



**Town of Alpine**  
**Planning & Zoning Commission**  
**Minutes**

DATE: July 24, 2007

PLACE: Alpine Town Hall ▪ 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

P & Z in attendance: Pat Marolf, Paula Stevens, Kennis Lutz and John Thomas. Dave Gustafson absent & excused. Others in attendance: Rob Wagner, Donn Wooden, Matt Burtness, Diane Beckstead, Harold Rumbaugh and Melisa Wilson.

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**1 - CALL TO ORDER at 7:07.**

**2 - ROLL CALL & ESTABLISH QUORUM**

**3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **Harold “Sarge” Rumbaugh: Grid Area; 125 Morning Star Dr-**Remodel Permit, RE-03-07. Needs approval. He is changing his wood stove to propane. It was discussed that this type of remodel did not need to be presented to the P&Z board for approval, Rob Wagner would just need to do a couple of inspections prior, during and after the installation process. Sarge was not present at the beginning of the meeting but showed up later on. Paula S. explained to him the earlier discussion regarding the issue of this type of remodel not needing prior approval and that it would just require inspections from Rob Wagner.
- **Donn Wooden: Grid Area; 10 Hwy 89-** Sign Permit, S-12-07. Replacing his old sign. P&Z reviewed the plans for the new sign. Paula Stevens asked Donn Wooden to present his proposed sign to the board. Mr. Wooden explained that he is replacing the existing sign for his business and the current sign is in disrepair. There will be no lights on the new sign only the existing security light that is above the existing sign and it will be located in the same place as the existing sign. The new sign will be higher than the current sign. John Thomas questioned what kind of supports the sign will have; Mr. Wooden commented the supports will be treated posts. John Thomas questioned the height of the new sign, Mr. Wooden replied it was 16’ and that there were taller signs located in the town limits. Paula Stevens commented that the code limits the height of the signs to 15’, she also explained that Mr. Wooden could seek a variance to accommodate the extra foot. Mr. Wooden stated he would just remove a foot from the sign to make it 15’, he questioned other signs in town being taller than 15’. Paula Stevens commented that they have applied for and received a variance. Mr. Wooden stated that he is very busy and would rather cut the sign down than take the time to apply for a variance. Paula Stevens called for a motion. **Pat Marolf motioned to approve the sign permit application with the condition that the sign meets the required height of 15’, John Thomas seconded. VOTE: 4- Yes; 0- No; 0-Abstain; 1- Absent.**
- **Diane Beckstead: Grid Area; 170 Trail Dr-** Non-Compliant issue- Fence permit F-05-06. Diane Beckstead stated that she had never received the letter with Joe Senders comments on it. She had spoken with Val Jensen and the property pins have been located and the fence is 8” in the town’s easement. Ms. Beckstead explained that they had just replaced an existing fence and used the same post holes. They have cemented the posts in on this new fence; she commented that they will sign a waiver acknowledging that the fence is on town property. Ms. Beckstead also commented that they will take all responsibility for any damage caused by snow removal, water line repairs, etc... Ms. Beckstead apologized for the issue with the fence. Paula Stevens questioned if they would have a claim to town property if the fence was allowed to stay in the easement area, and that maybe the attorney should be contacted in regards to this question. John Thomas noted that 8” was not much but did question the length. Ms. Beckstead wants to resolve this issue and finish the fence. She inquired if the fence was grandfathered; John Thomas explained that once the fence was removed it lost the grandfather clause. Ms. Beckstead stated she did not want to have to come back over for a meeting and asked if it could be resolved with out her needing to be here. Paula Stevens stated she would contact Stefan Fodor and a get a legal opinion and then someone would contact Ms. Beckstead. Kennis Lutz commented that the fence looked good, John Thomas agreed. Ms. Beckstead will only have to come back to a meeting if necessary.
- **Matt Burtness: Lot 20 & 21 Grey’s River Village 2-** Matt Burtness explained his project to the P&Z board; he is inquiring if he can put two separate residences on each R-2 lot instead of going with duplexes. Mr. Burtness inquired about the required lot size for lots with more than one home. Paula Stevens explained that the lot has to be 14,000 square feet for the first unit and an additional 3,000 for each additional unit. Paula Stevens requested that they take some more time to review the information and options available.

**4 - UNFINISHED/ONGOING BUSINESS:**

- **Steve Dicenso: Lot 6 Kilroy; 321 Meadows Dr.** – Shed permit, A-05-07. Rob Wagner commented that Steve Dicenso just

needs to make sure the tie downs are installed properly and call the office for a final inspection.

- **Liz Santangini-Sothebys International Realty: Lot 13B Palisades Heights; 168 Hwy 89-** Non Compliance Sign, S-11-07, need total signage for entire building. Representative not present at the meeting.
- **Sarah Neumann-Real Estate of Jackson Hole; Lot 609/651 Lakeview Estates C-** Representative not present at meeting.
- **WAGNER, Rob** – On-going. Discussed installation of propane stoves and determined it was not an issue that needed to be presented to P&Z, just inspections done by Rob Wagner during installation.

**5 - P&Z MINUTES:**

1. **June 13<sup>th</sup>, 2007 Kennis Lutz motioned to approve, Pat Marolf seconded. VOTE: 3- Yes; 0- No; 1-Abstain; 1-Absent.**
2. **June 26<sup>th</sup>, 2007 Pat Marolf motioned to approve, John Thomas seconded. VOTE: 3- Yes; 0- No; 1-Abstain; 1-Absent.**

**6 - COUNCIL MINUTES DISTRIBUTUED: July 3<sup>rd</sup>, 2007**

• **P&Z ATTENDING COUNCIL MEETINGS:**

1) August 7<sup>th</sup>, 2007 - Kennis Lutz

2) August 21<sup>st</sup>, 2007 – John Thomas

**7 - ADJOURN MEETING- Kennis Lutz. motioned to adjourn the meeting at 8:07, Pat Marolf seconded. VOTE: 4- Yes; 0- No; 0-Abstain; 1- Absent.**

**AFTER MEETING REVIEWS/WORKSHOPS: None**

**8 - Items given to P&Z during tonight's meeting:**

- Active Permits Worksheet
- Non-Compliance Worksheet
- Lincoln County P&Z Marc Hakoshima, LLC-Rezone-Palisades County Rd. 101-west Alpine

**9 -Items mailed to P&Z before meeting:**

- None

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*Paula Stevens*

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*Date*

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*Kimberlee Jansen*

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*Date*