



Town of Alpine
Board of Adjustment and
Planning & Zoning Commission
Minutes

DATE: October 9, 2007

PLACE: Alpine Town Hall ▪ 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

Attendance: P&Z members present: Pat Marolf, Paula Stevens, Kennis Lutz & John Thomas. Absent & Excused: Dave Gustafson.
Others in attendance: see attached sheet.

Board of Adjustment

1 - **CALL TO ORDER at 7:02pm.**

2 - **ROLL CALL & ESTABLISH QUORUM by Terra Miller.**

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

- **Irish Properties, LLC: Lot 3A.1 Palis Park; 65 Greys River Rd-**Variance Request, V-02-07, needs approval. The variance is to request that the driveway access footage be less than the required 150 feet from the highway access. Irish Properties is requesting that it be 96 feet on one side and 82 feet on the other. Commission reviewed adjacent property owners' letters of comments; 3 agree and 1 disagrees. Paula Stevens stated that the Board of Adjustment for the Town uses the State Statutes when approving variances. Rich Hess, representative, stated that the final building is going to be for a bank; more and more banking is done through drive throughs so they would like to request access closer in response to looking at the other options. One of those would be to place the building far away from Highway 89. The other option was to put the building right on the setback with the parking behind. The problem they saw was that they were creating a structure that turned its back on Highway 89 and Alpine. So they would like the variance to create a usable entry with more of a pleasing structural appearance with the majority of parking in back. He also addressed the findings 3) Harmony-the pattern fits with the existing and isn't injurious to the development of the Town 2) Use of Land-they are trying to facilitate a drive through that is usable for clients of the bank 1) Special Requirements-try to create a presentable building but also usable. No questions from the Commission.

Opened to Public Comment. Irish Properties, Fran Fleming, stated that they did work the lot several ways trying to service the tenant and the Town of Alpine's requirements. They were looking at curb side appeal for both the Greys River Road and Highway 89. Scott Yandell, Bank of Alpine Representative, stated that customers want drive throughs and they would like to build something useful for the community. He stated that to have a usable, convenient drive through you need circulation around the building and easy access for customer satisfaction. With this in mind they feel the curb cuts need to be closer to the road.

John Thomas stated that with our goal in mind, on getting the Town closer to the road instead of parking lots, he thinks they have met this with their plans. Paula Stevens asked about the box on the plans that represents the other tenant that would be on the property and how that plays into what they are requesting tonight. Fran Fleming answered that the dashed box is for planning future growth and using the lot at maximum potential. **Pat Marolf made a motion to approve the variance; John Thomas seconded the motion.** Paula Stevens would like to reiterate the Commission's desire to move the buildings closer to the road and put the parking behind so that what people see are welcoming buildings and businesses. She stated that she applauded their sensitivity to that desire. Paula Stevens addressed the findings that their request was perfectly reasonable for the business that is going to be located there. **Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

4 - **ADJOURN MEETING- Kennis Lutz made a motion to adjourn the Board of Adjustment at 7:28pm. John Thomas seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

Planning & Zoning Commission

1 - **CALL TO ORDER at 7:28.**

2 - **ROLL CALL & ESTABLISH QUORUM by Terra Miller.**

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

- **E&D Inc: Grid Area; 20 Hwy 89-Final Replat, REP-02-07, needs recommendation to Town Council.** Reviewed Plans. Paula Stevens reviewed the conditions from the last review; distance of propane tank-notation made on plat, a disclaimer regarding proximity to the airport-notation made on plat, water and sewer lines-indicated on plat, and all easements. Paula McCann, representative, read a note from Karl Scherbel, surveyor: they are working on the easements and will be indicated on final plat presented to the Town Council. John Thomas asked if the Commission wanted a disclaimer on the plat indicating that no further developments would be allowed. Paula M. stated that there was a disclaimer for further division of the lots. Paula Stevens indicated that building development would be regulated by setbacks, landscaping, and things like that. Paula S. also stated that the current buildings are all conforming to the current setbacks. **Kennis Lutz made a motion to recommend approval contingent on the fact that the easements will be included on the final plat; John Thomas seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

4 - **UNFINISHED/ONGOING BUSINESS:**

- **Grand Teton Realty; Lot 601 Lakeview Estates C; 91 Hwy 89-Sign permit, S-14-07, needs approval.** Reviewed packet for temporary sign for Grand Teton Realty only. **Kennis Lutz made a motion to approve the Temporary Sign for 90 days; John Thomas seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.** Mike Simmons also handed out permanent sign packets for the Commission to review. Since the application had not yet been filled out and put on the agenda the Commission could not approve the signs tonight. However as soon as the needed information was filled out the permanent signs could be placed on the agenda and approved.
- **Town Code**-review and discuss the following items: Temporary Banners for businesses, Requiring Surveyors on Site Inspections, Duration for Application Process, Roofing, and Siding. Items listed were fully discussed at previous meeting. Paula will email her list to Jim Pedersen directly. Terra Miller requested that she be included in the email. Terra Miller also asked if we were going to limit the fence to perimeter fences only and the decks to those that needed inspection with reference to the IRC/IBC. Rob Wagner stated that he would like to see them all as a minor construction permits for administrative review only. So decks and fences would be all inclusive. Paula Stevens indicated that the minor construction permits process needed to be defined in the new Town Codes. Terra stated she would email it to Jim Pedersen.
- **WAGNER, Rob:** on going. Ernie Scott-Steve Hocket recommended getting a hold of the Town's attorney. Rob will contact the attorney.
- Note-Paula had to leave. Quorum still present.
- **Active Building Permits & Non Compliance Issues:** Dan Carter-building permit expires tomorrow, phone call to be given; Diane Beckstead-remove from list; Josh Daigle-has until the October 24th to finish; Matthew Hail-no CofO, phone call to be given; Brian Parks-remove from list, no longer a safety concern; Rocky Mountain Rogue-banners, leave on agenda until next meeting, Sotheby's sign-still up.

5 - **P&Z MINUTES:** August 28, 2007-Quorum not present; September 11, 2007-**Kennis Lutz moved to approve the minutes; John Thomas seconded it; Vote 3-Yes, 0-No, 0-Abstain, 2-Absent.**

6 - **COUNCIL MINUTES DISTRIBUTUED:** none

- **P&Z ATTENDING COUNCIL MEETINGS:**

1) October 16, 2007-*Paula Stevens*

2) November 6, 2007-*needs assigned*

7 - **ADJOURN MEETING-** Kennis Lutz motioned to adjourn the meeting at 8:18pm; John Thomas seconded it; Vote 3-Yes, 0-No, 0-Abstain, 2-Absent.

AFTER MEETING REVIEWS/WORKSHOPS: None

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

- none

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

- none

Paula Stevens, Co-Chairman

Date

Attest:

Terra Miller, Secretary

Date