



Town of Alpine

Planning & Zoning Commission

Minutes

DATE: December 11, 2007

PLACE: Alpine Town Hall ▪ 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

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

NOTE: Microphones not working, tape did not record.

1 - **CALL TO ORDER at 7:03pm.**

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

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

- **Grand Teton Realty; Lot 601 Lakeview Estates C; 91 Hwy 89-***would like to extend their Temporary Sign Permit, S-14-07, until June.* Mike Simmons stated that their lease is up in their current location on June 1, 2008, sooner if possible. The original permanent sign was put on hold as the new locations may not allow for the size or the lighting of the new sign. Therefore he requested that his temporary sign be allowed to remain for the duration of the lease. Terra Miller stated that the original permit was issued for 90 days from October 9, 2007. Dave Gustafson reviewed the Town Codes regarding Temporary signs. According to the codes you can have a temporary sign up from 21 days to 1 year. **Paula Stevens made a motion to extend the temporary sign permit until June 1, 2008; John Thomas seconded; Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Christine Wagner-***would like to discuss lots involved with the Stage 1 development of the new sewer district.* Rob Wagner representing. Dave Gustafson stated that after speaking with Leon Kjellgren, Town Engineer, concerning the vacant lots in the Stage 1 Sewer Development area it was hard to determine a definite date as to when the sewer lines were going to actually be in place. Therefore he didn't feel that it would be appropriate at this time to deny anyone in that area a septic permit. He also stated that the reason for the uncertainty was the fact that the new Wastewater Treatment Plant bid came in way over budget. Leon mentioned to him that the collection system funds may have to be allocated over to the treatment plant funds and therefore Leon was unsure about when and how much of the Stage 1 collection system was actually going to be completed. Leon hopes to have a better answer when a bid has been accepted for the collection system and the project gets under way.
- **Targhee Landing Phase I Development-***Scherbel here to update the Commission on the development.* Mary McSorley, PUD owner, was present and stated that they were actually looking for a recommendation no the plat from the Alpine Planning & Zoning Commission to give to the Alpine Town Council. Mary stated that the project has evolved from the last time they met approximately a year ago. Richard, representative, stated that the County would actually like a recommendation from the Town of Alpine before they approve it. The area being discussed is located south of the storage units, across from the DOT Weight Station. Richard stated the concerns that were brought up from the last meeting were the community park areas, snow storage, recreational vehicle storage, and open space. He first explained what they have done to fix the community park concern by shifting the play area to the southwest corner of the project. They have removed two of the three units that were originally positioned there for a play area and leach field. He then went on to explain what changes were made for snow removal. The triangle area closest to the road will be used for a storm water runoff basin and in the winter for snow removal. As for the recreational vehicle storage area, land was purchased east of the project to accommodate for the lack of available space in the original proposal. In order to help screen the storage area they will be adding mature landscaping in front, behind and in the middle of the area. They will also be raising land to help with the screening process. For the open space concern they have dedicated the north side of the project. When the entire project is complete they will be well over the County's open space requirements. Paula Stevens asked what their plans were for wastewater. Bob Ablondi, representative, stated that they are proposing to the DEQ to put in place an enhanced septic system for the first phase of the project. This would allow them time to work out getting the entire project hooked on to the regional/Town sewer system. The septic tank will then be required to be removed with the same 15 year limit as the Town has set up. Dave Gustafson asked if they were working on the lines from the project area to the Town's sewer plant now since they know where the plant will be. Bob stated that they are currently working on two options. Dave Gustafson stated he was concerned that they may hit a brick wall and end up trying to get an onsite septic system. Bob stated that they are aware of the risks that they are taking but since they are building it in phases they feel comfortable with their decision. He also stated that he is concurrently working with the DEQ on their Chapter 23 requirements and the enhanced system with the commitment to hook onto the regional system in the future. Bob Ablondi then went on to discuss the plans for the water system. They are looking at either tying on to the North Alpine system or building their own tank. If they build their own

system it would be a 2000gal tank that they possibly would like to hook either to the system in the adjacent subdivision or another regional system. They are currently digging a supplement well that will pump approximately 90-100gals/min. Paula Stevens asked if there was any documentation that they could look at for the wastewater. Bob Ablondi stated that they could review the project's Chapter 23. Mary McSorley stated that it had been scanned onto the web. Paula Stevens stated that it was a lot to expect them to have everything put in front of them tonight and make a comprehensive decision on the project. Mary stated that the County has scheduled them for their approval on January 9, 2008. Paula Stevens asked if the County had approved the off site recreation storage. Richard stated that they had with the provision of the screening. Paula Stevens wanted reassurance that the open space requirement was being met. Richard again stated that the County's requirement would be well met when the entire project was finished. The Commission reviewed the open space on the plat for the phase 1 development. Richard stated that the project was restricted to 89 units total. Dave Gustafson stated that he didn't think that there was a lot of what he considered open space for walking dogs, children playing within the development. Paula Stevens wanted to know if there were any bond requirements for the mature landscaping that was being proposed. Richard stated that there was a bond being required for the Recreational Storage area only. Mary stated that the landscaping is an essential part of the project. Mike, representative, stated that the development was more marketable with the landscaping therefore it has been already factored into the budget. He and Mary feel that the project wouldn't be a success without the proposed landscaping. Dave Gustafson asked about the areas behind the townhomes. Richard stated that between every two units will be a large tree or lilac bush to help screen between the units. Then behind the garages there will be small storage units to help with the overflow of the garage, ex. Canoes, bikes, land mower. The units will be fenced and a small deck will be allowed with limitations in their CCR's. Rob Wagner asked about the road widths. Richard stated that the drive lanes were 12 feet, the swells on both sides were each 10 feet, and that the sidewalks were 4 feet on average over the entire project. Dave Gustafson asked if they had any plans for the pathways as in the Town's Master Plan. Richard stated that they could be along the green spaces or the County Road. Paula Stevens again stated that she did not feel comfortable making a recommendation to the Council. She would like to be able to gather her thoughts about the information presented and to make a recommendation at a later date. Dave Gustafson agreed with her. Mary asked if they could take home the information and still be able to give the Council a recommendation by their meeting on the 9th of January. Paula stated the decision needs to be heard at a public meeting. Kennis Lutz stated he feels that the adjoining neighbors need to be given the opportunity to speak their concerns to the Commission or the Council. Dave Gustafson asked if they could possibly move the dates. Mary stated that they did that they would have to wait for February for the County to make a decision. There was a consensus from the Commission that they needed more time to review the information to make a sound recommendation to the Council. Dave Gustafson suggested that a Special Meeting be held and that we try and contact the adjoining home owners for their opinions. The representatives present stated they would email all the information that they currently had to Terra so that she could disseminate the information to all the Commission & Council Members. It was agreed that a Special Meeting be held December 18th at 6pm so that they could make a recommendation in the time frame that Mary was requesting. Terra Miller stated that she would make flyers and post them around the area and either mail letters or post flyers on the adjoining home owners' doors.

4 - UNFINISHED/ONGOING BUSINESS:

- **Town Code-Final Draft; needs recommendation to Town Council. Discuss timeline for approval.** Pat Marolf had spoken to a Council Member concerning the fact that storm drains were not included in the new Town Codes. Paula Stevens stated that were not included in this type of Code. Rob Wagner stated that there are State requirements that handle storm drains. Dave Gustafson stated that they have put a lot of time and effort into this project and that he hopes the Council will move this along quickly. **Pat Marolf made a motion to recommend the Final Draft of the Town Codes with no conditions to the Town Council; John Thomas seconded; Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Joe Sender: Resignation Letter-Appreciation for years of service from Town of Alpine; need to find a replacement Septic Inspector to recommend to Town Council.** Dave Gustafson stated that Joe Sender spent a lot of years working with the Town and he feels that he deserves some sort of recognition for those years. **Paula Stevens made a motion to recommend to the Town Council that such a recognition be given; Kennis Lutz seconded; Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Septic Permits: Proposed Sewer Area-discuss how we want to handle Septic Permits in Stage 1.** Discussed above.
- **WAGNER, Rob: Adoption of the 2006 Building Codes; on going.** Rob Wagner requested that the Commission make a recommendation to the Council to adopt the most recent building codes with the same revisions that were made to the 2003 Building Codes. **Paula Stevens made a motion to recommend to the Town Council the adoption of the 2006 Building Codes with the amendments from Rob Wagner; Kennis Lutz seconded; Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Active Building Permits & Non Compliance Issues: on going. See handouts.** Ernie Scott-Commission has not heard how the meeting went that was held by Donn Wooden, Council member, and Ernie Scott. Dave Gustafson will contact Donn to make sure that the letter was delivered and to get an update as to the solution to the concern. Elkhorn Design Inc.-Rob Wagner has received the information from the State Fire Marshal. He will get that information to Terra Miller so that she can send them a letter for an update along with a remodel permit application.

5 - P&Z MINUTES: November 13, 2007; November 27, 2007. *Need motion to approve.* **Pat Marolf made a motion to approve the November 13, 2007 meeting minutes; Paula Stevens seconded; Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent. Pat Marolf made a**

to approve the November 27, 2007 meeting minutes; Kennis Lutz seconded; Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent.

6 - COUNCIL MINUTES DISTRIBUTUED: September 26, 2007; November 20, 2007.

• P&Z ATTENDING COUNCIL MEETINGS:

1) December 18, 2007- ALL

2) January 15, 2007-needs assigned

7 - ADJOURN MEETING- *Need Motion*. John Thomas made a motion to adjourn the meeting at 9:52pm; Kennis Lutz seconded; Vote: 5-Yes, 0-No, 0-Abstain, 0-Absent.

Reminder: Next Planning & Zoning meeting scheduled for December 25th, 2007 will be cancelled due to the Holidays.

AFTER MEETING REVIEWS/WORKSHOPS: None

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

- Active Permits Worksheet
- Non-Compliance Worksheet

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

- P&Z minutes for: November 13, 2007, November 27, 2007 meeting minutes.
- Final Draft of Town Code
- Letter from Jim Pedersen to Town Council, cc: Planning & Zoning Commission

Dave Gustafson, Chairman

Date

Attest:

Terra Miller, Secretary

Date