



# Town of Alpine

## Planning & Zoning Commission

### Special Meeting

### Minutes

DATE: December 18, 2007 PLACE: Alpine Town Hall ▪ 250 River Circle  
TIME: 6:00 p.m. TYPE: Regular

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

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1 - **CALL TO ORDER at 6:05pm.**

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

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

**Targhee Landing Phase I Development**-needs a recommendation for Town Council. Dave Gustafson stated the purpose of the meeting was, number one, to give the citizens of the community an opportunity to voice their opinions and, number two, allow the Commission time to review the information presented at the meeting on December 11<sup>th</sup>. The Commission requested the information presented to be sent to them via email so that they could review it during the week before this special meeting from the developers. That information was never received.

Paula Stevens stated even though the development is outside of the Town's jurisdiction the Town is given the opportunity to make comments on it because it does have an impact on the Town. Mike Elliot, project representative, stated over the last year the developer has gone through the process with the County and has had numerous public meetings to get the master concept approval for the project. Mr. Elliot continued to state that the development provides housing in the area, they will be supporting the regional sewer system by hooking up to it, and they are providing additional water wells to the system. Paula Stevens asked if any of the units are deed restricted in terms of affordability. Mr. Elliot stated it is not designed in the sense that it be designated as affordable housing. Paula Stevens commented that any developer is providing housing for the community. She asked if they were providing any support for the library, emergency service response, or any community needs that would represent value added with development. Mr. Elliot stated that they have not volunteered for any of those things. Mr. Elliot stated what he thought the original meeting was intended for was to address concerns about snow storage, RV parking off site, and that they were going to provide a park area.

Dave Gustafson commented that he thought the meeting was a waste of the Commission's time because the information requested by P&Z was not given. He stated, again, the reason that he was there was to give the citizens of the community an opportunity to voice their opinion. He wanted to make it clear that he was upset with the developer for withholding the information requested including the meeting they had with the Mayo and Council member.

Mike Elliot stated he was unsure what P & Z is looking for specifically. Paula Stevens clarified that they are looking on behalf of the Town for more than the minimum required by the County, which ignores the needs of Alpine. She added that the density of the development is out of context with the surroundings, and it is ill-conceived regarding what this community really needs. From what the developer has said it is clear they are getting what they want from the development, but there is nothing evident as to how Alpine would benefit. Mr. Elliot stated that he didn't have a proper answer for that specific question. He continued to add that they are providing what the tax structure supports. He went on to say that it was implied that it was going to be a burden to the community. He disagreed with that assumption due to the fact that the people living there will be in the community and supporting the local businesses with other indirect benefits.

Marlowe Scherbel, representative, stated he was confused with the questions because they have gone through the County process and the reason they are at the meeting was to get the approval required by the County from the Town of Alpine Council and Commissioners concerning the final plat of the development. He stated that the presentation was made at the last meeting with all of the facts that he was aware of. Dave Gustafson reiterated that the information presented at the meeting was requested and was not given to the Commissioners for review. Bob Ablondi, representative, stated that the DEQ Chapter 32 document was put on the web. Dave Gustafson stated that the special meeting was set up for the stated reasons and that it would have been in the best interest of the developer to make sure they had the information. Paula Stevens stated that it was rightly mentioned that it is past the development review. She wanted to go on the record that she is opposed to the development on many different levels. Moving forward she recognized that they were doing a plat review. Marlowe Scherbel stated that the DEQ is the agency that reviews and verifies the information for the water and sewer aspects of the development so there are no possibilities of water contamination. The DEQ will be meeting tomorrow to go over the findings to assure the regulations are met. Marlowe stated their understanding was a final plat approval not a DEQ study but they are willing to make a presentation for the community. Paula stated the point from the last meeting

was that the Commission requested specific information including the DEQ study and the information wasn't provided. Dave Gustafson stated that the sole purpose of them setting up the special meeting was to allow time to review the information so that they could best represent the citizens at this end of the valley.

Dave opened the meeting to public comment. Lennie Soreson had a question regarding the perk test, what is the maximum that is allowed for an enhanced septic system? Bob Ablondi stated without the regulations in front of him he thought it would be faster than 5 mins/inch. Lennie Soreson stated that she believed that it was 1 min/inch. She stated that the developer is circumventing the Commissioners by going directly to the DEQ and that the developer is possibly endangering the community aquifers by claiming there were no studies on the vulnerability of the aquifers. She offered the developers copies that she was able to obtain. Lennie has concerns about the enhanced septic system or an injection system in regards to the monitoring and installation of these systems. She closed with the statement that the long term needs for public health and environment should outweigh the short term needs of a developer especially if there is a proven solution that may take a little longer. She felt that instead of thinking of alternative means of wastewater treatment they should contribute to the enhancement of the current system, the parks, or the library instead of focusing on the short term needs of the developer. Bob Ablondi responded to Lennie by stating that they want to hook onto the regional sewer system but it is not there. They are building in increments of 8 units so that the minimum number of units will be utilizing the enhanced system until the regional system is available. They are working on an enhanced system and obtaining a UIC permit and going through the process for approval. There are standards that need to be met so there will be monitoring of the enhanced system. The developers feel that it is a reasonable and fair approach for waiting until the regional system is available for hook up. Bob Ablondi stated that the engineers have to provide and stamped the plans for the system to insure that it is installed to spec.

Paula Stevens asked who would be in charge of monitoring the system. Bob stated that the owner will have to comply with a monitoring schedule as part of the UIC permit.

Lara Gertsch had concerns with the monitoring of the system. She asked why can't they wait until Halpin is done, why can't they wait so that we aren't a community of waste water treatment, why can't they wait to be done so that it is in an infrastructure. She would like them to wait so that it is planned well and so that her water will never be contaminated. Lara stated that she feels that the development will be a burden to the community and the community deserves the developers to respect it and to give something back.

Matthew Cobb understands that the burden of monitoring initially goes to the owner but after a period of time the burden goes onto the home owners association. He feels that it is an undo burden to put on an association that already has a hard enough time with what is already required of them. Matthew feels that they need to take time to assure that it is in right to avoid a public environmental hazard that will last longer than any of the developers will be involved. Bob Ablondi responded to both Lara and Matthew's concerns by stating that the owner desires to hook up to the plant however the infrastructure is not in place to do so. They have been working on the development for about a year now and don't want to have to wait any longer. Bob stated that they have devised a plan to build while concurrently working on getting the entire development hooked up to the system. He also stated the facilities have to meet State standards as a prerequisite from the beginning. Mr. Elliot stated that he recognizes the general concern about groundwater. He commented the things being proposed are not a band aid to hooking up to the regional sewer system. He continued to state that nothing in the proposal for the enhanced system is intended to harm the health of the community.

Tom Coletti stated the density of the project is something that he is against however the County has accepted it and is something that he is going to have to deal with. Tom stated the technology is sound for an injection system however the community around the development is opposed to. An agreement was reached by those involved to do an enhanced system so they could get started. Tom asked that the Town only accept the option of an enhanced system and not both options. He feels that the developers need to pick one of the options before bringing it to the County or the Town for review. As for the water well his only issue is the parcel of land that the tank is going to be situated not be allowed to be split for future development to meet the current CCR's for the subdivision. Marlowe Scherbel responded to Tom's concerns by stating that the lots can not be divided according to any County rule that he knows of. Also they have earmarked those in the Master Plan presented a year ago that it would be open space except for building envelopes. Marlowe stated that there would be no more lot splitting to those particular lots. He also stated that the density for the development is very much in the same as what the Town allows in its mixed use areas. Marlowe stated that the Town of Alpine is looking at a transitional time to hook up to the sewer system with a 15 year total life limit on septic tanks and that they have matched this philosophy in this development. Bob Ablondi responded to Tom's concern about the sewer system options on the Chapter 32 application by stating that within the application it was kept as an option but that the enhancement system is the way that they are planning on going. Mike stated that there is a commitment to do the enhanced system as a bridge so that they can get started, with the intent of hooking on and supporting the regional system. Tom Coletti clarified that the units hooked onto the enhanced system would be using it for the 15 years. Mike stated that that is correct.

Lennie Soreson added she is concerned with the developer being honest when it comes to monitoring their own system. She continued to state that Alpine expects more than the minimums for their community. Lennie also mentioned that the current enhanced systems in Reese Subdivision and Ridge Estates are failing due to lack of monitoring and service given to those systems. She feels that they need to wait to prevent any pollution and possible issues that may come up. Dave Gustafson stated that this meeting goes much farther than the plat review and that in his opinion the Council is looking for a recommendation on the entire development. In order to give them an accurate recommendation the Commission needed to know all of the facts. Dave Gustafson read the letter from the Starkeys.

Chairman Gustafson closed public comment and asked if there were questions or comments from the Commission. Pat Marolf stated that he felt that I would be best for the community if the developer waited for the regional sewer system. Paula Stevens stated that as to from alone the plat is in order with the exception of an airport warning and with a change in working regarding the area designated as park. Currently the plat shows the entire area open for future development. As discussed in the previous meeting the developer stated that only one unit would be developed there. She recommends making that clear on the plat. Paula again stated that she is opposed the development. It is too dense at this location at this time. She thinks the comments made by the public directly affected by the development reflect this. There is a plethora of available housing in the community. In general it is the wrong development at the wrong location at the wrong time. She also stated that she does not support a wastewater injection system. Dave Gustafson agrees with Paula. The development is too dense at this time. It does not fit the character of this area. The Chairman noted that the time provided for the meeting had expired without a vote from the Commission. Since the Council members were mostly present, the Commissioners felt that their concerns were heard.

**7 - ADJOURN MEETING- *Need Motion.* Paula Stevens made a motion to adjourn the meeting at 7:00pm; Pat Marolf seconded; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**

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

**AFTER MEETING REVIEWS/WORKSHOPS:** None

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

- Letter from Richard & Joanne Starkey concerning Targhee Landing Development
- Email from Donn Wooden concerning Starkey Letter

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

- Targhee Landing Phase 1 information.

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*Dave Gustafson, Chairman*

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*Date*

*Attest:*

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*Terra Miller, Secretary*

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*Date*