



Town of Alpine Planning & Zoning Commission MINUTES

DATE: June 13th, 2006

Attendance: P&Z members: Dave Gustafson, Scott Reed, Don Sherman and Paula Stevens. Others in attendance: see attached sheet.

1 - CALL TO ORDER at 7:04pm

2 - ROLL CALL & ESTABLISHED QUORUM BY KIMBERLEE JANSEN

Dave Gustafson called for a motion to table P&Z minutes and Council minutes until the end of meeting. Paula S. motioned to table minutes. Don S. seconded. VOTE: 4-Yes; 0-No; 0-Abstain; 0-Absent.

3 - P&Z MINUTES: May 9th, 2006 & May 23rd, 2006

4 - COUNCIL MINUTES: May 16th, 2006

5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **PARK, Elizabeth - Lot #14 Palisades Heights - 190 Hwy 89 - 1.12 acres zoned B-1:** Elizabeth Park is a real estate agent and would like to address the committee regarding how many times this lot can be divided. Ms. Park handed out a zoning map and circled the lot in question. She stated that her client is interested in subdividing the lot and building businesses with residential units over the businesses, she was informed the property could be subdivided five times. Ms. Park asked if the lot was subdividable and how many times is it subdividable, Paula S. asked who she received the information from regarding the subdividing. Ms. Park received the information from the listing agent, who referenced the town codes. Paula S. asked if any of the calculations regarding if the lot was subdivided five times that all setbacks, parking requirements, etc. can be met. Ms. Park replied that if they were allowed to build up then the setback requirements could be met.

Dave G. informed her that the property would have to be rezoned to allow for the residential units, and also informed her of the height restrictions. Don S. informed Ms. Park that the lot could not be divided five times; the codes state a minimum lot width of 50 feet, this lot is only 225 feet. Don S. stated that the most it could be divided is four times. Paula S. stated that is if the other requirements can also be met. Scott R. stated that another concern would be easements regarding utilities, to avoid problems in the future. Dave G. brought up snow removal and also the fire department being able to access all the buildings adequately, and that all of this would be concerns for the design process. Paula S. inquired about the access; Ms. Park stated that you could either access the lot from either Highway 89 or Palisades Drive. Scott R. informed them that there is curb cut access from Highway 89. Don S. stated that this access would have to accommodate all four lots; Paula S. informed Ms. Park that she will have to check with WYDOT regarding access from Highway 89.

Ms. Park also questioned whether the owner could build condominiums on the lot in the future, Paula S. answered that the current town codes do not currently refer to condominiums. Ms. Park asked if this could be an option in the future, Paula S. replied that the in the future the codes will address this issue. Until then she could refer to the state statutes regarding condominiums. *FYI: Dave G. spoke with Ms. Park about this earlier in a phone conversation, and informed her about rezoning to a C-1. Dave G. stated that the board would wait until the master plan was in place to rezone the property to a C-1.* Ms. Park thanked the committee for answering her questions.

- **STURDENVANT, Dent - RE-04-06 & D-02-06 - Lot #5 Alpine Estates - 308 Grey's River Road:** Dent Sturdenvant is planning a remodel/ deck enclosure, to enclose an existing deck off of his house; the estimated valuation is \$4500.00. He is also planning to build a new 12'x15' deck valued at \$400.00. Dave G. mentioned the \$5000.00 limit. Dave G. informed Mr. Sturdenvant that if the project is under \$5000.00 the current codes state that a building permit is not required. Dave G. stated that when the new codes are adopted the \$5000.00 limit will change, because there are some projects that need to be inspected.

Dave G. informed Mr. Sturdenvant that a benefit to having a building permit is having the inspections. Mr. Sturdenvant replied that the deck has been there for 16-17 years and he built the house. He felt confident in his building abilities and did not wish to pursue a building permit. Paula S. stated that the project still needs to meet the setback requirements, which is another risk he takes by not getting a permit. Mr. Sturdenvant stated that Joe S. has looked at the project. Mr. Sturdenvant clarified with the board that he did not need a permit for either project.

- **RE/MAX Advantage of Wyoming - S-05-06 - Lot # 601 LEC - 91 Hwy. 89:** RE/MAX is applying for a permanent sign permit. The sign will be located on gable of the new addition of the Bull Moose Saloon. They have included Option A and Option B for the signs design, see enclosed pictures and measurements. *FYI: The temporary sign permit that was previously applied for by Stephanie Lomeli has been withdrawn now that they have filed for the permanent sign permit.* Dave G. informed the board that the temporary sign permit was denied because of the lack of information on the application; the temporary signs were then put up without a proper permit. Jerry Hodson is the broker for the Alpine office of RE/Max. He stated that the Bull Moose currently has 180 square feet of signage, and 200 square feet of signage is allowed. Jerry H. is proposing that they use Option B for the design of the sign; Option B is 20 square feet. Dave G. asked if this was a lighted sign, Jerry H. stated that the sign is not lighted. RE/Max would have preferred to have Option A, but they were informed that they would need a variance to go over the allotted signage for this building.

Paula S. asked if anybody from the town has gone to the Bull Moose and verified the existing signage. Don S. described the signage that is at the Bull Moose. Scott R. informed the committee that the frontage of the building was measured by him and Joe S. a few years ago. Dave G. suggested that Joe S. check the measurements of the existing signage, to verify that they are within the allotted signage. Jerry H. inquired how long this would take; he wants to get the sign ordered as soon as possible. Dave G. replied that it would depend on when Joe S. could schedule it. Don S. stated that if Jim B. is already at 200 square feet then RE/Max would have no available signage. Jerry H. asked what his options would then be, either have Jim B. remove some signage or apply for a variance.

Dave G. stated that they want to see businesses thrive in the Town of Alpine. Dave G. also pointed out that the temporary sign permit was denied and the temporary signage was posted anyway. Jerry H. replied that the point was well taken. Paula S. mentioned that it directly contradicts what they had requested and communicated to Stephanie Lomeli, and it is not in the spirit of what the board is trying to accomplish. Don S. requested a copy of the ordinance be made and given to Jerry H. (*Secretary left meeting at this time to make the copy.*) **Scott R. motioned to approve sign permit pending Option A or Option B depending on the amount of square footage that is available pending Joe S. measurements. Paula S. seconded. VOTE: 4-Yes; 0-No; 0-Abstain; 0-Absent.**

- **BATES, Larry - Lot #34 Grey's River Village #2 - 441 Grey's River Loop:** Larry Bates is applying for a building permit and a septic permit. *FYI: The excavation work for the lot has been done and a letter sent to Mr. Bates regarding work done w/out a permit.* Dave G. informed the board that Larry B. had previously done the excavation work on the site prior to applying for a building permit; the board did send a letter Larry B. informing him that it was against the codes. Larry B. called Dave G. and apologized for starting the excavation work. Scott R. questioned what excavation had been done; Larry B. replied that the site is ready to stake out. He also replied that once he received the letter he stopped working on the lot.

Scott R. inquired as to the square footage of the property; Larry B. informed that is close to 14,102 square feet. Don S. asked if Joe S. has been out to the property, Larry B. stated that he spoke with him earlier in the day. *FYI: Joe S. did speak to Larry B. about corrections to the site that is why he did not write on the packet as to what he found at the site.* Don S. asked if Larry B. was aware of the setbacks, he is aware of all that and had staked out the property. Paula S. stated that the house sits right on the 25 foot setback; Dave G. asked if that also included the porches. Larry B. replied that yes that does include the porches. Dave G. commented that he had been to the site several times and has concerns with the digging into a significant hillside. He asked Larry B. if he had any plans to build a retaining wall, he does not plan to include a retaining wall because there is an 11 foot concrete wall on the back side of the house. Dave G. asked if this wall had been engineered, Larry B. replied that no the wall has not been engineered. Dave G. thought this was a concern because the wall will need to maintain the integrity of the hillside. Dave G. informed the board that under the current code the board can require an engineer certification on that wall. Larry B. informed the board that there is a shed that has been placed by neighboring homeowners that is 10 inches inside his property. Dave G. told Larry B. that they are not trying to be difficult, but with this situation an engineer stamp will protect both the town and the builder.

Don S. questioned the steepness of the bank by the driveway; Larry B. replied that the driveway bank is only four to five feet high. Don S. stated that at this point he is not prepared to issue a permit. Don S. explained there are several things missing from the plans. Dave G. informed Larry B. that because he has filed his permit application and he will stay on the agenda for future meetings until the board receives all the information needed to approve a permit. Scott R. inquired about the roof rafters; he then explained that the best way to show the board is a top view schismatic. Paula S. stated that between the corrections list and the need to verify that Joe S. had inspected the site that she would have to agree that the next P&Z meeting is when this application should be reviewed again. Don S. and Dave G. addressed the concerns over the steepness of the lot and the need for an engineer stamp on the plans. Dave G. informed Larry B. of what the board would need to see in order to approve the permit; the corrections form from Rob W. and reflect them in the plans, plan view of the roof detail and floor detail, and Joe S. review of the site. Dave G. stated that the board has the ability to fine builders for not following the codes. The board thanked Larry B., and hopes to see him in two weeks.

- **BROWN, Bryant** - The board asked Mr. Brown if he would like to introduce himself. Mr. Brown introduced himself one of candidates for the Mayor position. Mr. Brown informed the board of his qualifications and work history. He also addressed his concerns regarding the town council, and ideas for improvements he would like to make to the community

and the town council. Mr. Brown also explained he would like to see a close working relationship between the town council and the P&Z commission. Mr. Brown stated that one of his major concerns and the reason he is running for the Mayor position is the sewer developments and the annexation of the property across the river. Mr. Brown feels the long term interest of the community is at stake.

- **P&Z MINUTES:** - May 9th, 2006 & May 23rd, 2006 -**Paula Stevens motioned to approve minutes. Scott Reed seconded. VOTE: 4-Yes; 0-No; 0-Abstain; 0-Absent.**
- **COUNCIL MINUTES:** May 16th, 2006 -**Don Sherman motioned to approve minutes. Paula Stevens seconded. VOTE: 4-Yes; 0-No; 0-Abstain; 0-Absent.**

6 - UNFINISHED/ONGOING BUSINESS:

- **WAGNER, Rob - Town Building Inspector - P&Z Issues: Discuss recommendations with the committee regarding adopting the IBC Codes.** The committee has decided to call a special meeting on June 21st, 2006 at 7 P.M. to be able to discuss the IBC codes with Rob W.
- **WAGNER, Christine - Regarding the Eugene Davis Replat & Rezone -** Ms. Wagner informed the board that she was unable to attend the P&Z Meeting that this issue was discussed in. Since this issue is going before the Town Council on June 20th, 2006 she would like to be updated and informed if she needs to provide anymore information. Dave G. informed her that the board recommended that council not approve the rezone at this time, because the Master Plan is in development. Paula S. stated that there was also an issue with the replat, in regards to a piece of property that would have remained unplatted. Ms. Wagner has addressed this issue and felt it needed to be cleaned up along with the rest of the process. Secretary informed Ms. Wagner that if the minutes are approved they will be available the next day.
- **P&Z ATTENDING COUNCIL MEETINGS:**
 - 1) June 20th, 2006 - All members attending

7 - ADJOURN MEETING- Dave Gustafson called for a motion to adjourn meeting. Don S. motioned to adjourn the meeting at 8:25 P.M., Paula S. seconded. **VOTE: 4- Yes; 0- No; 0- Abstain; 0- Absent**

Items mailed to P&Z before tonight's meeting:

- P&Z MINUTES: May 23rd, 2006

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

- COUNCIL MINUTES FOR REVIEW: *NONE*
- SCAFFIDE, Salvatore et al - Lincoln County Board of Commissioners variance request hearing date & Lincoln County Planning & Zoning Commission meeting hearing date.
- WILSON, Todd - Lincoln County Planning & Zoning Commission Rezone Application, Minor Subdivision Applications for Etna Trade Park I & Etna Trade Park II.

Paula Stevens, P&Z Member

Date

Attest:

Kimberlee Jansen, Secretary

Date