



Town of Alpine Planning & Zoning Commission MINUTES

DATE: August 8th, 2006

Attendance: P&Z members: Dave Gustafson & Paula Stevens. Others in attendance: see attached sheet.

1 - CALL TO ORDER at 7:07pm

2 - ROLL CALL & QUORUM ESTABLISHED BY Kimberlee Jansen

3 - P&Z MINUTES: None

4 - COUNCIL MINUTES: None

5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Tracy Matthews, Alpines' Town Clerk was here to swear in the new Planning & Zoning Members; Kennis Lutz and Pat Marolf.** *Paula S. and Dave G. wanted to know if Scott Reed had officially resigned his position. At the time of this meeting we had not officially heard from Scott R. and if he intended to resign. Dave G. welcomed the new members to the P&Z commission.*
- **HERTIAGE TITLE & ESCROW LLC - REP- 04-06 - Lots 32 & 33 Greys River Village 2nd Addition - 378 & 380 Wooden Spur Drive** - This is a final plat review, combining lots 32 & 33 into one lot. Karl S. gave a description of the project. Dave G. commented that at the previous review there were concerns about digging into the hillside, and asked Karl to further describe this. Karl S. described the area of the lots, and that the units would not require a deep cut into the hillside. Dave G. asked if he was looking for a recommendation from the board so it can move onto the Town Council. Kennis L. confirmed this review was to combine the lots. **Paula S. motioned to recommend the council approve the replat. Kennis L. seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 0- Absent.**
- **Aznoe, Kevin** - Mr. Aznoe is building a cover for a existing porch, the project will be under \$5000.00. He just wishes to inform the committee of his project. Dave G. asked Kevin A. to describe the project; he explained he is building a roof over his existing back deck. He stated that he runs a daycare out of the home and is required to have an alternate exit; they wish to cover the deck because they are required to keep the exit clear of debris and snow. Kevin A. shows the board some plans he has drawn up for the deck, Dave G. commented that Rob W. is here and can answer any questions. Kevin A. has already talked to Rob W., he has had the timbers engineered, he has estimated some figures regarding the cost of material and inquired if the board would like to see them. Dave G. said they are on the honor system and that would not be necessary. He also thanked Kevin A. for coming in and informing the board of his plans.
- **THOMAS, John - A-01-06 - 40 Hwy. 89** - Mr. Thomas is applying for a remodel/addition permit. He plans to build an addition onto the current building and do some interior remodeling as well. Mr. Thomas has sent his plans to the State Fire Marshal's office and is awaiting for them to be returned. Rob W. has approved the plans contingent that he completes the items on the Stage I review. Greg C. has done the site inspection; there is a conflict with the setbacks. The setbacks state "no setback required" but there is a resolution that states there needs to be a 5' setback if hooked into the sewer. *See enclosed resolution and pg. 123 of the code book.* Paula S. confirmed this was an existing building and wanted to know how the setback issue was affecting things now. John T. explained that he plans to build a stairway and this is what the issue is. Dave G. asked if he could make the 5' requirement, John T. would speak to his contractor and did not think it would be an issue. He explained that this was a loading ramp and access to the bake shop in the basement of the building. Paula S. referred to the regulations regarding this situation. She stated that this situation isn't specifically covered and allowed to have this sort of projection into the setback. She agreed with Dave G. in narrowing the access to the basement. She stated she wanted to be sure they had not over looked any of the subsections in regards to the setback. Dave G. stated that narrowing the access would be the easiest solution, the other option would be a variance, but this is more costly and time consuming. Paula S. confirmed with Rob W. that he recommends approval contingent that John T. completes the items in his review, Rob W. stated that some of the issues have already been corrected and they are waiting on a few more items. He also stated that they are waiting on the review from the State Fire Marshal; John T. explained that the review is expected to be completed any day. Dave G. asked for a motion to approve the building permit. **Paula S. motioned to approve the building permit stipulating that the approval of the plans is contingent upon completion of the items on the Stage I review as stipulated by Rob W., Kennis Lutz 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. Dave G. inquired if the board would like to present the new ordinances to the council as they are finished or present them as a packet. The secretary reminded them that the ordinances will have to go through three readings with the Town Council before final approval. Dave G. commented that they should be forwarded onto Carter W. as they are finished so he can adjust them and then present them to the council. Dave G. explained to the new members the situation with Carter W. and the fact that he is no longer employed with Mr. Lubing's Law Firm. The town has retained Carter W. to finish some ongoing issues.

- **Master Plan: Paula S. recommends the Town Council adopt the draft Master Plan in its current form with the changes reflected in the revised land use mapping. Kennis L. has not looked at the Master Plan. Pat M. seconded. VOTE: 3- Yes; 0- No; 1- Abstain; 0- Absent.**

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

1) August 1st, 2006 - *Dave Gustafson*

2) August 15th, 2006 - *Kennis Lutz*

7 - ADJOURN MEETING-

AFTER MEETING REVIEWS/WORKSHOPS: *None*

Items mailed to P&Z before tonight's meeting: None

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

- Scofield, Steve & Dianna - Lincoln County Planning & Zoning hearing notice regarding a variance request.
- Krautter, Don - Lincoln County Planning & Zoning hearing notice regarding conditional use permit for a planned unit development to be named Longview Ranch Resort.
- LINCOLN COUNTY PLANNING & DEVELOPMENT NOTICE: Re; Mary McSorley, Sterling Land Co.
- Public Notice Hearing Date Aug. 15th, 2006
- Revised Maps Master Plan Maps from Jim Pedersen.

Dave Gustafson, P&Z Chairman

Date

Attest:

Kimberlee Jansen, Secretary

Date