



Town of Alpine
Planning & Zoning Commission
MINUTES

DATE: August 22nd, 2006

Attendance: P&Z members: Dave Gustafson, Paula Stevens & Kennis Lutz. Pat Marolf is absent & excused. Others in attendance: see attached sheet.

1 - CALL TO ORDER at 7:05pm

2 - ROLL CALL & QUORUM ESTABLISHED BY Tracy Matthews

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **GAYHART, Tiphany - F-02-06 - Lot 25 Forest Meadows - 507 Three Rivers Drive** - Ms Gayhart has applied for a fence permit, Greg Cook has inspected the site and approved. Kennis L. stated that he is the other half of the fence permit. Dave G. explained to him that if he abstains from voting then there is not a quorum, so this issue will have to go to the next meeting. **Tabled.**

- **DAVIS, Eugene R. - REPLAT APPLICATION - REP-02-06- Lot # 325, 326, and 327- Located at 192, 194, 196 Trail Drive:** Christine Wagner has questions regarding the Replat of this property. Christine W. is confused as to what she needs to do to move forward with the replat of the upper parcels. She has a recorded plat map of the upper parcel; she would like to know if she needs to go forward with the replat. She would like to know what a replat entails; she thought the replat and rezone needed to be done together. The upper parcel has an access road, she is having the area surveyed but it is not yet finished. Tracy M. commented that the upper parcels were originally to be replatted and property boundaries changed, they have since chosen to keep the upper parcels the same to simplify the process. The issue seems to be the road shown on the plat; Tracy M. stated they are not sure who owns the road. Paula S. concluded that a title search might need to be done to clarify this.

Dave G. commented that the council approved the rezone and stated that a replat would be necessary only if the boundaries are to change. Paula S. stated that the only issue at the moment seems to be the road, Dave G. commented that roads have been an issue in the past. Paula S. believed a title search needs to be done to determine who owns the road. Paula S. commented that without the title search it would be hard to tell her what to do in reference to the replat. Christine W. stated that she has some documentation regarding this area, but she can't seem to find the answers referencing Lakeview Drive. Paula S. stated that if she could try to find a warranty deed showing ownership of the road and if it has been deeded to the Town of Alpine.

- **MARINO, Elio - Western Wyoming Horseman - Non compliance issues - Lot #612 Lakeview Estates tract C - 173 Hwy, 89** - Mr. Marino came in to discuss repairing the fence along the property he rents from Mr. Barlow, he stated he was replacing the fence along the property boundaries. When the secretary informed him he would need to apply for a fence permit he stated he was only repairing the existing fence. There are now new fence posts installed on the property; the previous fence was a buck and rail type. There is also an issue with his temporary sign, when he applied for a sign permit he stated that he would temporarily have out Grand Opening signs along with the permanent business sign, he now has a sign advertising horse rentals. Does his permit allow for this? *(FYI: Mr. Barlow had been informed previously of the fact that he would need a fence permit if he were to replace the fence on his property, Mr. Marino stated that Mr. Barlow told him the fence was grandfathered and to take pictures for proof of this.)*

Tracy M. informed the board of the issues with this property regarding the fence. Tracy M. stated that she called and spoke with Elio M. because she had concerns regarding the temporary sign for horse rentals. He informed her that he would not be keeping horses there over night, he will have horses there for 3-4 hours at a time or as needed to shoe the horses, the horses for rent will not be on the property. He also stated that the rental sign is included in his original sign permit; Tracy M. was not sure about this. She also spoke to him regarding the fence; he informed her that according to Bob Barlow (owner of the property) it is okay to proceed with the fence. Bob B. informed him that everything was taken care of (meaning with the Town of Alpine) and Bob B. advised Elio M. to take pictures to prove the fence was grandfathered. She explained that there is no such thing as a grandfathered fence; if he removed the old fence and put in a new fence then therefore it is subject to the application process and fees. She advised Elio M. to stop working on the fence, to prevent him from having to possibly remove it later on. Kennis L. inquired about the fence type before and after, he stated that this is not an issue of just repairing a fence since he has installed a different type of fence.

Dave G. suggested a letter be sent informing him he needs to have a fence permit, have the setbacks checked and

any limitations there are. He also stated that he understands that for every temporary sign that is put up they need a permit for it. Paula S. stated yes unless it is exempt, she does not believe this property is exempt. Tracy M. asked if they remember if the temporary sign was for the grand opening or for horse rentals, Paula S. does not remember the issue. Dave G. requested that it be looked up in the minutes form the meeting when the sign was approved. **The board requests that a letter be drafted and sent regarding the fence, they wish to table the temporary sign issue until the minutes can be referenced.**

4 - UNFINISHED/ONGOING BUSINESS:

- **WAGNER, Rob - Town Building Inspector - P&Z Issues:** Discuss the issue of requiring sanitation bathrooms on jobsites and if the current town ordinances cover construction noise. Rob W. stated that there is nothing in the ordinances regarding sanitation; it would be good to require this on job sites. He also commented that there should be a time limit for construction work. These are just a few issues for the board to consider. They also discussed the IBC codes. Dave G. also brought up the adoption of the Master Plan; Tracy M. commented that there will be a letter from the board recommending approval for the September 5th, 2006 council meeting. Paula S. thought that a letter was redundant because they voted to recommend the Master Plan to the council. Tracy M. commented that she believes Mr. Pedersen requested the letter from the P&Z, Dave G. agreed with Paula S.

Rob W. also brought up the ISO survey, he explained what the ISO is to the board. He explained that the ISO is doing a program on the building inspections. They plan on doing the whole state within the next few years. He also commented that it is quite lengthy and a lot of information will need to be gathered. Paula S. asked what sort of information, Rob W. stated that it is mainly building inspector stuff but there will be a few things the staff will need gather. Dave G. asked if this was something the council would have control over. Paula S. agreed with this and asked what benefit the community will get out of the survey. Rob W. stated that the program will reduce homeowners insurance among other things. Tracy M. suggested that this be taken to the council and they answer the questions. She also suggested they wait until after the first of the year to do the survey because by then the new codes will be adopted.

5 - **P&Z MINUTES:** None

6 - **COUNCIL MINUTES: July 6th, 2006; July 18th, 2006; August 1st, 2006 - Paula S. motioned to approve all the minutes as a batch. Kennis L. seconded. VOTE: 3- Yes; 0-No; 0- Abstain; 1- Absent.**

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

1) Sept. 5th, 2006 *Pat Marolf*

2) Sept. 19th, 2006 *Dave Gustafson*

7 - **ADJOURN MEETING- 8:40.**

AFTER MEETING REVIEWS/WORKSHOPS: *None*

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

- TOWN COUNCIL MINUTES for July 6th, 2006; July 18th, 2006; and August 1st, 2006.
- Public Notice for Ordinances 134, 135 & 136/
- Public Notice for Ordinance 137.
- Wastewater Treatment Facilities Construction & Use Agreement between the Town of Alpine & Northstar Utility.

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

- . Scofield, Steve & Dianna - Lincoln County Board of County Commissioners Staff report regarding a variance request.
- TOWN COUNCIL MINUTES for August 15th, 2006.
- Public Notice for Special Meeting RE: Draft Annexation Agreement & Ordinance for the annexation of the Alpine Meadows project.
- E-mails RE: Request suggestion for platting w/in 1 mile radius.

Dave Gustafson, P&Z Chairman

Date

Attest:

Kimberlee Jansen, Secretary

Date