



Town of Alpine Planning & Zoning Commission MINUTES

DATE: September 12th, 2006

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

1 - CALL TO ORDER

2 - ROLL CALL & QUORUM ESTABLISHED BY Kimberlee Jansen

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **ZIEHL, Travis & WELLS, Monica - F-03-06 - Lot 10 Riverview Meadows - 400 Deer Lane - Mr. Ziehl & Ms. Wells** have applied for a fence permit, they have a letter of permission from an adjoining neighbor to tie into the existing fence. Joe Sender has inspected the site and approved. **Item tabled, P&Z would like the applicants to be present for the meeting.**
- **STAR VALLEY MEDICAL CLINIC - Alpine Medical Clinic - Lot 2 Alpine West - 230 Elk Run -** This is a non-compliance issue. Received the application and fees regarding the remodel work that has been done without a remodel permit. **Item tabled, P&Z would like the applicant to be present for the meeting. Dave G. requested that they submit a site plan regarding the work already done.**
- **BAKER, Paul - Lot 818 Lakeview Estates tract A - 686 Sunset Drive -** Mr. Baker has some questions regarding drainage definitions, Joe Sender has supplied some notes regarding this property. The questions Mr. Baker had have already been resolved. But he would like to ask a few other questions. He would like to know if the town had a minimum dwelling square footage requirement; Rob W. stated that some subdivisions have a requirement. Don W. stated that at one time there was a minimum requirement of 840 square footage on the ground floor; although that may have changed. Dave G. asked if it would be an R-1 residence, Paul B. stated yes. Dave G. referred to the code book and did not see anything in reference this requirement.

He also asked if the town had any ordinances against a modular or prefabricated home, Dave G. stated that the town does allow for this although the homeowner would have to abide by any subdivision rules. Dave G. also informed him that the town did not allow any old buildings to be moved into the town limits. Rob W. stated that there are some requirements in regards to the eaves and snow loads. Paul B. also inquired about having two dwellings on a lot; Dave G. informed him that if the lot is zoned R-1 then only one unit is allowed. He also inquired if the town required for him to have insurance as the builder, Dave G. commented that there is not any requirement on this. Paul B. had one last question, he would like to cover his propane tank, and he plans on building a post and beam frame with louvered siding. Dave G. stated that the current codes only require a certain distance from the dwelling. Dave G. stated that he would need to fill out a fence permit application prior to building the enclosure.

Don W. asked if Paul B. would address the issue he had come in for, Paul B. stated that he has a lot in Lakeview Estate Tract A. Joe S. had at one time claimed this lot was unsuitable to build on because of a seasonal water way, he has since retracted this statement. Dave G. inquired as to the location of the lot, they referenced the map supplied by Joe S. Dave G. commented that any concerns with the building process would be addressed when the permit application came before the board. Dave G. informed Paul B. that in the near future there would be a requirement that all plans would have to be engineered by a certified engineer.

Don W. felt the need to comment why he was here tonight; he was the realtor who represented the sale of this property for the Oswald family. The property was sold under the premise that they were buildable lots, when the verbal statement came out that the lots were unbuildable because it was a seasonal water way. He felt that for somebody to declare them unbuildable they should be an expert on seasonal water ways. He stated he spoke with Joe S. earlier in the day, and they went up there and walked the area. Don W. explained the map and area of the properties in question. Don W. wanted it clarified that the lot is buildable with the conditions that are set by the P&Z. He wanted to know on behalf of the Oswald family, because he represented them, that this will not turn into a litigation case. He stated that the lots would be buildable if they conform to any requirements the P&Z might have, but to have them condemned he felt that point blank this was a taking so then they might have to be reimbursed for the lots. Dave G. commented that this issue has not been presented to the board yet, Don W. stated that the lots are buildable. Dave G. clarified that when a building permit comes before the board only then is when a decision is made in regards to whether or not the lot is buildable; they

will take recommendations from the inspectors at that time.

- **CHICHINSKY, Steve - Buffalo Sage Townhomes - Lot 28 Riverview Meadows** - This is the final plat review for the townhome development. The final plat review will be presented to the Town Council on October 3rd, 2006. Steve C. commented that there were a few errors on the plat maps; he explained the errors to the board and stated they will be changed. Dave G. reminded Steve C. of the letters from the engineer and the surveyor, the board did recommend approval on the preliminary plat as long as the conditions be met that are called out in the letters. The secretary informed the board of the current issues with the plat; the engineer stated he did not need to look at this review. The surveyor had not had a chance to review the new plat yet but would have comments before the October 3rd meeting; the final plat review needs to be advertised in the newspaper before the council can review it. Dave G. would like to follow the past recommendation for approval. Steve C. gave an update on the DEQ permit; he should have a final version before the permit process. Dave G. asked if the board had any comments, they did not. Dave G. again stated that this plat should move forward with the recommendations and conditions set previously.

Dave G. also wanted to address the new letter from the fire department, they have noted some concerns. Dave G. asked Steve C. to address the concerns, Steve C. first spoke about the emergency access to the common area (1). He stated that emergency vehicles have access to what ever area they need to access; he doesn't believe an easement needs to be called out on the plat. Dave G. and Steve C. agreed that this was more of a legal question. (2) Fire apparatus access road, he stated that the units were single story and he assumed they meant a ladder truck when referring to the apparatus truck; Dave G. asked if there was anyway he could provide a turn around. Steve C. doesn't think one is necessary; there is 45' of road (length), 20' of driveway and 15' of road (width). Dave G. explained that he feels they are looking to expedite the movement of vehicles without having to back up. Rob W. commented he discussed this with Terry Potter, he explained that roads in excess of 150' are required to have a turn around. Rob W. explained that this is the national fire codes, but the plat did not show the dimensions of the road. Steve C. referred to the plat to figure out the roads dimensions; he stated the road is over the 150'. The board and Steve C. discuss the options; Kennis L. suggests making the road go all the way through and connecting into the other road. Steve C. liked this idea; they also addressed the issue of needing the road to be 20' wide. Rob W. also confirmed the location of the access to enter the green space. If he moved the buildings and added a mow strip he would meet the 20' road requirement. Dave G. also addresses item (3) Rob W. explained that the driveways are too short to accommodate most vehicles. He spoke with the code council to get clarification and was told that the vehicles could be moved if there was a fire. Dave G. asked if there was a code to reference, Rob W. stated that there is not a code requiring a driveway to be a certain length. If the town or county had a fire code official then they could require a sign be posted that stated "no parking fire lane", neither the town or the county has a fire code official.

Steve C. asked Rob W. what the minimum width he would require to get a vehicle through, Rob W. stated that 15' to 20' would be sufficient. Dave G. commented that #1 will need to get a legal opinion on, Dave G. would like to amend the recommendation that #2 be complied with. Dave G. requested that the letters from the fire department, the engineer and the surveyor be attached to the agenda for the council to review. Rob W. stated that the fire department just wanted to have designated area for access, and kept free of landscaping. Steve C. commented he would add wording on the plat referencing the utility/emergency vehicle access.

- **BARLOW, Bob &/or 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 before he started building the fence he then stated he was only repairing the existing fence. He has since installed a new post and rail type fence the property; the property had a buck and rail fence previously. *(FYI: Mr. Barlow owns this lot and had been informed previously of the fact that he would need a fence permit if he were to replace the fence, Mr. Marino has stated that Mr. Barlow told him the fence was grandfathered and to take pictures to prove this.)* Fees were received on September 11th, 2006 for the fence permit, and there wasn't a site plan included. 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? Dave G. suggested that the property pins be located so Joe S. can do a site inspection and he requested a site plan to go with the application. Dave G. also requested that a letter be sent regarding the temporary sign and that it needs to come down.

4- UNFINISHED/ONGOING 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. **Item tabled due to a lack of a quorum.**

5 - **P&Z MINUTES: July 25th, 2006** Town Council will approve these minutes.

6 - **COUNCIL MINUTES: June 20th, 2006** (P&Z unable to approve due to a transition period with old members resigning and new members joining the board) and **August 10th, 2006** (Tabled)

• **P&Z ATTENDING COUNCIL MEETINGS:**

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

2) October 3rd, 2006 *Dave Gustafson*

7 - ADJOURN MEETING-

AFTER MEETING REVIEWS/WORKSHOPS;

- Discuss **Complaint protocol**

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

- Special Meeting Minutes - August 10th, 2006 Workshop for the Waste water Treatment Plant Draft Agreement between the North Star Utility and the Town of Alpine.
- P&Z MINUTES: July 25th, 2006 (e-mailed to Dave & Paula only)

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

- P&Z MINUTES: July 25th, 2006 (given to Pat & Kennis only)
- Special Meeting Minutes - August 24th, 2006 Waste water Treatment Facilities Agreement between Northstar Utility and the Town of Alpine.
- Public Notice for Special Meeting on September 28th, 2006 regarding potential water development issues for land owners on the North side of the Snake River/Town of Alpine.
- Revised draft of 136- Ordinance No. 2006-06; second reading September 19th, 2006.
- Public Notice for readings of Ordinances 138, 139 and 140; first reading on September 19th, 2006.
- Drafts of 138- Ordinance No. 08-09-19-2006, 139- Ordinance No. 09-09-19-2006 and 140- Ordinance No. 10-09-19-2006.
- E-mail requesting information about 4.5 acres property on the north side of the river.

Dave Gustafson, P&Z Chairman

Date

Attest:

Kimberlee Jansen, Secretary

Date