



Town of Alpine
Planning & Zoning Commission
MINUTES

****Unable to establish a quorum for tonight's meeting. Although the board members present did have some questions for some of the applicants who were present.**

DATE: September 26th, 2006

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

1 - CALL TO ORDER

2 - ROLL CALL Kimberlee Jansen

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **BECKSTEAD, Diane - F-05-06 - 170 Trail Drive - Non compliance issue** - Ms. Beckstead is applying for a fence permit. Paula S. confirmed that the fence had already been built, and that Joe S. has not done a site inspection yet. Diane B. explained her site plan to the board. Paula S. asked about the height of the fence, Diane B. wasn't sure but said she would measure it and let the office know. *(The fence is 42" in height)* Diane B. explained the new fence is similar to the old fence, including having used the same post holes and a two rail fence design. **Tabled.**

- **JORGENSEN, Valerie & WOODEN, Donn - C-03-06 - between 80 & 100 hwy 89** - Ms Jorgensen and her business partner Mr. Wooden are applying for a commercial building permit. She is opening a tanning shed/craft business. It will be a pre-constructed building from Teton Truss; the building will have electricity only and will be placed on skids. Paula S. had some questions in regards to this application. She asked to look at the site plan; she had concerns about the shed straddling the leased property and the owned property. Paula S. questioned the setbacks, the application form states that there are no setbacks required for a B-1 property. Snow load is the next item to be addressed; the building has a 85lb. snow load and the Town requires a 100 lb. They will adjust it to 16" on center to accommodate the 100lb requirement. Paula S. asked Rob W. if a commercial building like this is required to be on a slab or a foundation, Rob W. commented that they need to meet the snow load requirements, the electrical will need to have the drive rods grounded. Don W. pointed out that there are other businesses in town that are skid mounted, Paula S. countered that there is nothing in the regulations that prohibits it and she is concerned about the health and welfare of the public, this is why she has addressed these questions to Rob W.

Paula S. requested Don W. show the available parking; he points this out on the site plan. He also explained that most parking will be after normal business hours, and that there will only be one tanning bed. Paula S. also inquired about the signage for the business; Valerie J. explained there will be a window sign. Don W. commented that he has plans to extend the height of his current sign, the new sign will then include the real estate company, the hair salon and the new tanning/craft business. Paula S. explained that this will carry over to the next meeting then the P&Z will vote on it, the other members may have more questions at that time. **Tabled.**

- **CHURCH, James - R1-06-06 - a part of Lot 643C Lakeview Estates Tract C - 160 Trail Drive** - Mr. Church would like to install a 8'x12' storage shed on his lot, the lot is currently vacant. Mr. Church is unable to attend tonight's meeting due to work, he has addressed a letter to the board. Paula S. and Pat M. look at the plans submitted; Paula S. had a few questions. She would like to know what the shed will be used for, just to make sure it is being used for residential purposes and not to run a business out of. She next commented that this is an accessory building and the code states that the owner has 6 months to put a primary residence on the property. They would like something in writing that shows what he intends to use the shed for. **Tabled.**

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. Dave G. is absent but stated verbally to approve the permit application. Paula S. and Pat M. both recommend approval for the fence permit. *(FYI: This vote was taken verbally from Dave G., Paula S. and Pat M due to absences at prior meetings when this permit was to have been reviewed.; Kennis L. abstained from voting due to the fact that this permit pertains to him personally.)*

- **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. **Tabled.**

- **STAR VALLEY MEDICAL CLINIC - Alpine Medical Clinic - Lot 2 Alpine West - 230 Elk Run** - This is a non-compliance issue. The application and fees regarding the remodel work that has been done without a remodel permit have been received. **Tabled.**
- **BARLOW, Bob &/or MARINO, Elio - Western Wyoming Horseman - Non compliance issue - Lot #612 Lakeview Estates tract C - 173 Hwy, 89** - Fees were received on September 11th, 2006 for the fence permit. Mr. Barlow came into the office and left a site plan and a letter explaining why he cannot attend the P&Z meeting. **Tabled.**
- **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. **Tabled.**
- **WAGNER, Rob - Building Inspector** - Discuss future building height limitations, current height is 45'. The recommended height would be 35'. Rob W. spoke about the height limit; the Fire Department has limited capabilities in regards to reaching the roof of buildings with a eve height over 35'. He would like to see this code be more descriptive. Paula S. asked if a fire suppression system would be a benefit, Rob W. stated that a good fire suppression system would help. Paula S. inquired if the state had requirements that if the local fire response capabilities were limited, would the state then require a fire suppression system. Rob W. stated that the state follows the minimum fire code. Rob W. is concerned with all the new commercial development that will be happening across the river in the near future. Rob W. feels that the eve height is important to having access to the roofs. Paula S. stated that this discussion will be continued at the next meeting, so it can be discussed with Dave G. and Kennis L.
- **WAGNER, Christine** - Wanted to ask the board some more questions about the re-plat she has been working on. She started out discussing the upper lots, she does have the warranty deed and title commitment. She left these items for the board to look over. Paula S. stated that at the next meeting they will review the information and get back to her. Christine W. is still waiting on maps for this subdivision. The county apparently does not have this information/maps on file so she has to find the information/maps through surveyors. Christine W. is still having difficulty getting information on Lakeview Drive; she is waiting on her surveyor. As she gets more information she will bring it into the office.

5 - **P&Z MINUTES: August 8th, 2006; August 22nd, 2006 & September 12th, 2006.** *Tabled.*

6 - **COUNCIL MINUTES: August 10th, 2006; August 24th, 2006; August 29th, 2006 and September 5th, 2006.** *Tabled.*

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

1) October 3rd, 2006 *Dave Gustafson*

2) October 17th, 2006 *Need to Assign*

7 - **ADJOURN MEETING-**

AFTER MEETING REVIEWS/WORKSHOPS:

- **E-mail from Kiley Taggart of Sotheby's International Realty** - Ms. Taggart sent an e-mail inquiring if a member of the P&Z board would like to do a presentation of the Master Plan at an office meeting.
- **E-mail from Elizabeth Koeckeritz** - Ms. Koeckeritz would like to know if Alpine have a minimum road standard.

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

- P&Z MINUTES: August 8th, 2006; August 22nd, 2006 & September 12th, 2006.
- TOWN COUNCIL MINUTES: August 10th, 2006; August 24th, 2006; August 29th, 2006 & September 5th, 2006.
- Corrections form regarding Dicenso property prepared by Rob Wagner.
- Special Council Meeting Notice on September 28th, 2006 regarding water development issues.

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

- Letter from DEQ regarding the final plat review for Buffalo Sage Townhomes.