



Town of Alpine
Planning & Zoning Commission
MINUTES

DATE: **October 10th, 2006**

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

1 - CALL TO ORDER

2 - ROLL CALL & QUORUM ESTABLISHED BY Kimberlee Jansen

3 - UNFINISHED/ONGOING 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. **Paula S. motioned to approve fence permit. Kennis L. seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 0- Absent.**

- **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. It is determined that the building can be placed on skids rather than a slab. Dave G. showed some concern over the setbacks, because the building will be sitting on a property line. Paula S. explained that there is not a side yard setback in a B-1 zoning, because the building will not be hooked into the Town's sewer system. Donn W. explained the situation with the properties; he leases one and owns the other. He further explained that if this business does well he is considering building a larger permanent building to house not only this business but the real estate office also. The foundation will be 6x6 posts that will 48" in length; they will be buried up to 36" deep. He also stated that the posts will be buried up to 40" so they will have 8" of air flow under the building. The floor will be heavy duty and well insulated. They have also changed the snow load to accommodate the 100 lb. requirement. The required venting has also been added. Paula S. confirmed that her concern about the building straddling the lot line has been resolved, it will be a temporary building and can be easily moved if the need arises. Dave G. inquired about the snow removal that Joe S. was concerned about. Donn W. stated this would not be an issue. **Kennis L. motioned to approve the building permit. Paula S. seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 0- Absent.**

- **BATES, Larry - R1-04-06 & SP-03-06 - Lot #34 Grey's River Village #2 - 441 Grey's River Loop:** Larry Bates is applying for a building permit and a septic permit. Dave G. inquired where the permit application stands, secretary explained there are still some calculations with the septic that Joe S. needs before he can give his approval for the septic permit. Dave G. asked Larry B. to bring the board up to date on the project. Larry B. explained the review he had prepared by an engineer; the engineer said that a one and half to one slope is satisfactory. There is however one little segment that doesn't meet this requirement; he has arranged to have this taken care of. He further stated that he has complied with everything Rob W. has asked him to do. Larry B. further explained some of Rob W. concerns and stated that he has addressed all of the concerns. Paula S. inquired how Larry B. will address the area of the slope that doesn't meet the requirement; he explained that he will have an excavator pull the slope back. Dave G. handed Paula S. the letter from the engineer to read over. Larry B. also explained that he intends to landscape the property to help with the run off. Dave G. explained that the board will review the letter. Paula S. asked if Larry B. can explain the photo and where the slope will be adjusted. The board took this time to review the new information. **Paula S. motioned to approve the building permit with the condition that the hillside be revegetated by this coming spring to stabilize the slope. Pat M. seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 0- Absent.**

- **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, letter pending.**

- **BECKSTEAD, Diane - F-05-06 - 170 Trail Drive - Non compliance issue** - Ms. Beckstead is applying for a fence permit. She is unable to attend tonight's meeting. Fence is 42" high. **Item tabled, need to further address Joe S. concerns.**

- **CHURCH, James - R1-06-06 - a part of Lot 643C Lakeview Estates Tract C - 160 Trail Drive** - Mr. Church would like to install an 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. The Town codes state that an accessory building cannot be built upon a vacant lot, unless the owner intends to build a primary residence within 6 months. James C. has not addressed the board with the intent to do this. **The P&Z board denied this building permit based on this Town Code.**

- **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.**
- **BULLMOOSE SALOON/HOTEL - C-02-04 - Lot 601 Lakeview Estates Tract C - 91 Hwy 89** - Review and discussion regarding Rob W. inspection/corrections form. The board would like a letter sent to Mr. Blittersdorf inviting him to the next meeting to address some of the changes to the Hotel that have not been noted on the plans.
- **WAGNER, Rob - Building Inspector** - Discuss future building height limitations, current height is 45'. The recommended height would be 35'. **Not at tonight's meeting.**

4- TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **SILVERSTAR COMMUNICATIONS - S-09-06 - Lot 603 LEC - 100 Grey's River Road** - Silverstar Communications would like to install a 30"x 96" backlit acrylic sign with translucent vinyl graphics, the cabinet will be 9" deep. Dave G. confirmed this was the grocery store location, he also inquired if there were measurements for the store signage. The information was copied from the sign permit packet from when the grocery store and bank first opened. The board calculated the current signage that the store has. Drew Izatt explained this sign and the intention to put up a freestanding sign in the near future; they are still working on the plans for this sign at this time. Drew I. also inquired if the board would allow them to raise the store freestanding sign and then out the Silverstar sign below it. Dave G. explained that there are limitations on the height of freestanding signs. Paula S. explained the history of the stores freestanding sign; they had applied and received a variance for the freestanding sign. Paula S. stated that there is portion of the freestanding sign that is not being used, the store owner wanted to retain this space to advertise sale items. Paula S. informed him that to raise the current sign he would have to seek a variance. Dave G. explained that the board cannot just deny the request the applicant has the right to apply and go through the process. There are state statutes that need to be met for the freestanding sign. **Kennis L. motioned to approve the sign permit for the wall sign. Paula S. seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 0- Absent.**
- **LINCOLN COUNTY ENGINEER - Ross Turner** - The County engineer would like to speak about the plans for the Alpine Library. Ross Turner was not able to be present for this meeting, so John Campbell the project manager was here to present the plans. John C. described the building plans, and explained that they would like to pour the foundation now. Then the building is set to arrive in January. Rob W. still needs to look at the plans for the foundation. Kennis L. confirmed that the county would like to get started on the footers now. Dave G. questioned if the town would wave the fees for the building. There was not an answer at this time in regards to the fees. Dave G. mentioned that Rob W. needs to review the plans; John C. explained that there are still items they need to prepare. Paula S. mentioned that Joe S. will need to do a site inspection and check the property corners. John C. stated that they would stake the area out. **Paula S. motioned to approve the permit for purpose of discussion that the conditions would be; to have Rob W. review the footing and foundation plan, have the site plan revised to show ingress and egress, the change in access to the parking lot side and also have confirmation to the location of the building. Pat M. seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 0- Absent.**
- **DORSEY, James - Alpine Palisades - Conceptual Plat Review** - This proposed development is within a 1 mile radius to the Town limits. They have filed with the county a zone change and conditional use application. The property is 64.7 acres with 5.3 acres zoned mixed use and 59.4 acres zoned rural. The rural portion is intended for the zone change to allow for residential PUD with a range of housing types. The mixed use portion will be determined on a market demand basis. Community water and sewer facilities are proposed in conjunction with North Star Utility or the Town of Alpine. Bob Ablondi explained the project to the board, and the process they have followed with the county. He also informed the board that they are on the Lincoln County P&Z agenda for October 25th, 2006. Bob A. went into detail about the description and the intents for the project, the project plans on using utilities provided by Northstar Utilities.

The proposed development would have 143 units; there is a transition space of mixed use along the highway. The plan shows duplex units, multi unit lots, the interior lots (1/4 to 1/3 of an acre) are smaller in size and the exterior lots (1/3 to 1/2 of an acre) are larger. They have met the county requirements for the open space areas; there is a 5 acre park at the north end of the development and a 2 acre park in the south end of the development. They also have proposed a 40' landscaped pathway around the perimeter of the property; this would be used as a buffer to the surrounding properties. The open space areas combined adds up to about 14 acres, this meets the requirements of the county. There is one major entrance in and out of the development and year round emergency accesses. This property does have two wells that could be used a supplemental water for the Northstar Utility System. Bob A. continued by describing the 60' easements for roads, utilities, and a storage area for the project of about 1/3 of an acre. Bob A. also addressed the snow storage issue, and stated that the park areas could be used for snow storage.

James Dorsey also addressed the board and explained that the intersection has been approved; he spoke with Tory Thomas at the State level. He further explained that the speed limit would be reduced to 45 miles per hour and the State planned to install turning lanes. Paula S. had some questions, she questioned the lot sizes. Bob A. explained the average lot sizes to the board; the intention is to keep the lots at a size that would be affordable. Paula S. next inquired about the landscaping plans

for the development, James D. explained the current property conditions and that they intended to make it desirable to the community, at this point they don't have specific landscaping plans. He intends for the outside easement area to be a winding trail that can be used as a pathway for bikes, cross country skiing and jogging. The trail area will have some nice sized trees and will give the community a sense of security and enclosure. Paula S. had concerns in regards to the surrounding neighbors, particularly on the airport and airstrip side, these lots are much larger in size. She commented that there will be impacts to the area with this development having much smaller lots. Bob A. explained that the landscaping will be addressed during the building process.

Paula S. also inquired as to the depth of the existing wells; Bob A. replied 175 to 200 feet; they pump tested at 100 counts a minute each. Paula S. asked how many lots the property could be divided into if it were not rezoned, James D. replied 65 lots. When James D. approached Lincoln County and talked to John Woodward, he was informed that due to the placement of the property, and the continued development north of the river, John W. thought this property was a great candidate for a PUD. Dave G. replied that this didn't surprise him; Paula S. agreed that they had heard this before. Dave G. appreciated the developer being here and allowing the P&Z and the Town Council to voice their feedback to the developer. Dave G. stated that he has heard a lot of talk about "that community" he feels that this end of the valley as "one community", he also has concerns about the Northstar project. Dave G. inquired how James D. felt about annexation, James D. stated that a lot of people will eventually be living in that area and annexation would be a good thing. He further explained that the development is looking into tapping into the sewer and water system, annexation is also something they would be interested in. Dave G. stated that he is community minded and he is looking at the future and this end of the valley will be considered the Town of Alpine. He disagreed with the division of the utilities, one infrastructure vs. another infrastructure; he doesn't feel this will work.

Dave G. also added his own personal opinion, they hear a lot about the county pushing for PUD's at this end of the valley. He feels that at some point we need to start preserving our open spaces, at some point there needs to be land set aside to maintain the character of the area. James D. commented he was guided by the county and they responded that larger lots (5 acres) will have a more severe impact than the PUD developments. Paula S. commented that she took exception to that, because if you are not responsible for the infrastructure, emergency services and the facilities it is easy for a person to say put it somewhere else where it will not be their responsibility. The burden of responsibility will fall on the community and its residents where the development is placed. Because of this she feels that they need to take great care in the decisions and recommendations that they make. Paula S. wanted to know why they should support the residential zoning increase of this sort of nature; with the current zoning he could have 65 lots, why should they support the rezoning. James D. replied that the differential is only 43 lots; he further explained the meeting he had with the county. The County P&Z chairwoman explained that if they don't have a planned community, then you have people building on 5 acre lots, according to the county you then have more sprawl and less centralized services. James D. also explained that the only bottom south corner of his property falls within the 1 mile radius of the Town, but with the impending annexation of Alpine Meadows his development would then be only 490 feet from the Town limits.

He is looking towards the future in regards to the development; he wants to come up with a planned community that makes sense. Dave G. hoped the developers would listen to the opinions and incorporate some ideas from the Town of Alpine; the Town has been working hard on the master plan. He stated that someday he hopes the county will listen, he understands there is a need for housing and the influx of people, but he also feels that Alpine should not have to bare the entire burden of these developments. Paula S. asked what the project looked like when he first started, Bob A. replied there were not any parks, and they started with smaller open space areas. The amount of lots has always stayed in the 120 range. James D. commented that revisions have been made out of revelation or impute from county. Dave G. pointed out that the county does not share the same vision as the Town. Paula S. noted that she hopes the plat will state that there is an active runway near the development, the airport activity is increasing.

Dave G. inquired what the next step in the process was, James D. replied that next was to present this to the Town council and et there feedback, then they would go back to the county for final approval. Tim Tennyson questioned the access cutting through two parcels of land, James D explained where the new intersection is, and the access will split a piece of property in half. Bob A. explained that there were a few different options they looked at and this was the one they chose. James D. further explained that this option leaves the owner 200 feet in the front and 200 in the back. Matt Maloney asked what they meant by affordable, James D. explained the average lot according to the master plan was at \$89,000.00, if these are similar the "comp" will dictate the price. It will depend on the market and in today's market the lots will be in the \$80,000.00 price range.

- **CARTER, Dan - R1-07-06 & SP-05-06 - Lot 823 LEA - 738 Pinecrest Circle** - Dan Carter and contractor Matt Maloney have applied for a building application for a single family residence and a septic application. *FYI: The application was not received in the office by the deadline date of 10/2/06; it was received on 10/5/06 at the end of the business day. The contractor Mr. Maloney was informed at this time that the application had missed the deadline for the 10/10/06 meeting, so it would go on the agenda for the 10/24/06. Joe S. then called the office and informed the secretary that Mr. Maloney informed him he was on the agenda for 10/10/06 and requested he do his site inspection. Rob W. had reviewed the building packet on 10/6/06. When Mr. Maloney was contacted to clarify that he was not on the agenda until 10/24/06 he became argumentative with the P&Z secretary, at his insistence he was put on the agenda for the 10/10/06 meeting.*

The board reviewed Joe S. notes and problems from the inspection; they also reviewed Rob W. notes and plans. Paula S. asked Matt M. to explain site plan and location of the lot, Matt M. explained the lot sits on Pinecrest Circle between Sunset Drive and Terrace Drive and overlooks the lake. **Kennis L. motioned to approve contingent upon notes made by Joe S., Paula S. seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 0- Absent.**

5 - **P&Z MINUTES: August 8th, 2006; Pat M. motioned to approve minutes, Kennis L. seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 0- Absent. August 22nd, 2006; Paula S. motioned to approve minutes, Kennis L. seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 0- Absent. September 12th, 2006 Kennis L. motioned to approve minutes, Pat M. seconded. VOTE: 4- Yes; 0- No; 0- Abstain; 0- Absent.**

6 - **COUNCIL MINUTES: August 10th, 2006; August 24th, 2006; August 29th, 2006; September 5th, 2006; September 19th, 2006; September 28th, 2006 and October 3rd, 2006. Minutes distributed.**

• **P&Z ATTENDING COUNCIL MEETINGS:**

- 1) October 17th, 2006 - *Paula Stevens* 2) November 7th, 2006 - *Dave Gustafson*

7 - **ADJOURN MEETING- Kennis L. motioned to adjourn meeting at 9:30 P.M., Paula S. seconded.**

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.
- Review new information regarding the Eugene Davis replat.
- FYI: Last call for changes to Ordinances 138, 139 & 140 - Final reading is October 17th, 2006.

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

- Public Notice RE: Readings of 141 - Ordinance No. 2006-11 International Fire Code
- E-mail & map from Kim Barrus RE: comments for development of 4.5 acres within the 1 mile radius of the Town limits.

9 - **Items mailed to P&Z before meeting:**

- COUNCIL MINUTES: September 19th, 2006; September 28th, 2006 and October 3rd, 2006
- P&Z MINUTES: Discussion on September 26th, 2006
- Letter from Leon Kjellgren of Nelson Engineering RE: Buffalo Sage Townhomes.

Dave Gustafson, P&Z Chairman

Date

Attest:

Kimberlee Jansen, Secretary

Date