



Town of Alpine Planning & Zoning Commission MINUTES

DATE: October 24th, 2006

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

1 - **CALL TO ORDER at 7:00.**

2 - **ROLL CALL & QUORUM ESTABLISHED BY Kimberlee Jansen**

3 - **TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **BANK OF STAR VALLEY - A-02-06- Lot 701 LEC - 102 Greys River Road** - Heidi Roberts has applied for a building permit on behalf of the bank, they wish to build a small addition and add handicap access to the existing fly shop building. The existing modular home and two car garage will be removed. Also on the neighboring property the Napa building will be removed, they will not be rebuilding on this lot at this time. The board reviewed the information they had concerning the remodel. Paula S. inquired if Heidi R. wanted to add anything; Heidi R. explained that they would like to leave the lots as two separate lots. They will not be putting a building on lot #702 this lot will be used as parking for lot #701. Part of the buildings on lot #701 will be removed and the remaining building will be used as the bank and a small addition will be added. Paula S. inquired if the bank owed both lots; Heidi R. stated yes the bank owns both lots.

Paula S. asked if Heidi could explain the plans, she explained the plans. Paula S. questioned if lot #701 could accommodate the parking for the bank once the residence and garage were removed. Heidi R. explained that she preferred not to have parking behind the bank; she wanted to encourage the bank patrons to use the main entrance. By this spring there will be a drive thru on the side of the building and the area behind the bank will be used as an exit for the drive thru. Kennis L. questioned the plans; Paula S. confirmed that this building permit covers just the addition and not the drive thru. **Pat M. motioned to approve the site plan, Kennis L. seconded. VOTE: 3- Yes; 0- No; 0- Abstain; 1- Absent.**

Rob W. commented that the bank needs get him some more information on the addition. Kennis L. commented that they approved the site plan because that was all the information they had. In a phone call earlier that day Rob W. explained to Heidi R. the information he still needed. Kennis L. inquired about the parking; Paula S. explained that because they own both lots they will not need a parking agreement.

- **JENKINSON, Will et al/ Surveyor Scherbel - REP-07-06 - Multiple Lots along Sunset Drive and Mountain Drive** - This is a final plat review for the Grand lake Addition to the Town of Alpine. This is scheduled to go before the Town Council on November 7th, 2006. Marlowe S. explained that this issue was started a couple of years ago, and is now finally completed. He explained that Sharp Street lies between lots 9 & 10, this street has never been built. The neighboring lot owners wanted to vacate this street. Also when Sunset Drive was paved the paving flowed over onto their lots, the lot owners have given up portions of their property into Sunset Street so the utilities and the paving are on a dedicated street. Will J. owns a number of the lots; this new map combines these lots. Marlowe S. explained that on the original plat the lot lines didn't go all the way to the forest boundary, and there appeared to be a road that didn't connect anywhere. The Town did some vacating of this area a number of years ago.

Marlowe S. explained that this new plat is cleaning a lot of things up as well as defining the lot boundaries. Marlowe S. asked for final approval for recommendation to go to the council, and then they will seek final approval from the council at the November meeting. Paula S. questioned why Sunset Drive isn't defined more clearly on the plat; Marlowe S. explained that in the final they will add a line that says "see the recorded plat". Paula S. stated that since the lots are served by Sunset Drive it should be clarified more. **Kennis L. motioned to recommend for the council to approve the plat, Pat M. seconded. Paula S. requested that an amendment be added to clarify Sunset Drive. VOTE: 3- Yes; 0- No; 0- Abstain; 1- Absent.**

- **BULLMOOSE SALOON/HOTEL - C-02-04 - Lot 601 Lakeview Estates Tract C - 91 Hwy 89** - Review and discussion regarding Rob W. inspection/corrections form. Rob W. reviewed and explained his corrections form; he has discussed these with Jim B. Rob W. stated that there have been some changes to the plans and Jim B. is working with the architect to get a revised version of the plans within a few weeks. Rob W. stated that everything else looked good, the board thanked Jim B. for coming tonight.
- **DANIEL, Carrie** - Ms. Daniel would like to address the board about a possible retaining wall and road issues pertaining to her property. Dave Daniel spoke on his mothers behalf. Paula S. asked for some history on the problem, it is the first time

these board members have seen this. Dave D. explained that at the highest part of Stoor Drive before it starts' sloping down is where her house sits on the uphill side. He explained the road and how the driveway sits, part of her driveway is deteriorating away, and as a result she has a very dangerous driveway in the winter. He had originally wanted to put a retaining wall at the part of the driveway that is deteriorating away, although after speaking to Val Jensen this is not an option. In 2008 the Town will be putting a sewer line through there. Dave D. is now proposing to adjust the road and remove about a foot from the steepest part at the top; he stated that it would not change the angle.

He wants to make a level entrance to her driveway. Paula S. questioned what this would do to the downhill grade; Dave D. stated that he would make it such a gradual grade that there would be a minimal change to the road. He asked if the board had other suggestions, Paula S. inquired if Leon K. has reviewed this issue. Paula S. suggested that Leon K. take a look at the driveway and road to verify what the options are. Marlowe S. also agreed with having Leon K. looking at it since it could be an issue with the road. Pat M. also requested the information about the property corners along the roadway be reviewed by Leon K.

- **CHRISTIE, Dave** - Mr. Christie is the owner of Rocky Mountain Taxidermy and would like to address the board concerning off-site signage. This was a recent non-compliance issue. Dave C. stated that this was no longer an issue of off site signage; he explained that he has had a taxidermy business for over 15 years within the Town limits. He has decided to have a display area at Wilderness Roofing; he will request an additional business license for this location.

Wilderness Roofing has the freestanding sign post already in place; he would just add a sign to this post. Paula S. stated that they will need to have a sign permit application and fees to process a sign for this location. Kennis L. inquired if he had already worked out the deal with Wilderness Roofing; he also confirmed with Dave C. that he would use their wall space for displaying his mounts. Paula S. suggested he finish filling out the application, and include the other information needed to process the application. Dave C. commented that he would approach Wilderness Roofing about having a sign professionally made for them to go along with his signs. Paula S. also requested documentation from the owners of Wilderness Roofing that Dave C. will use their wall space as a display area for his mounts. Paula S. confirmed when the next P&Z meeting was and when the application was due to be put on that agenda.

Marlowe S. inquired if they allow a variance on the size of signs, Paula S. stated that the Town has in the past if the situation has called for a variance. If he wanted to go with the size of his current signs, he would have to seek a variance. Dave C. commented that he had a lot of money invested in those two signs, Kennis L. suggested he try them first to see if they work and stay within the allowable measurements. Kennis L. also suggested that if he plans to make Wilderness Roofing a sign then maybe that sign can be down sized. He also inquired if Dave C. was trying to generate more business with the remaining hunting season, Dave C. stated that he only has until October 31st. Kennis L. inquired if he could apply for a temporary sign permit for the remainder of the hunting season. Paula S. referred to the Town codes regarding the temporary sign permits, she explained that the sign could not exceed 32 square feet and not be displayed for more than 21 consecutive days. Within the 21 days he could have the permanent sign application in. Dave C. confirmed his signs were right at 32 square feet. **Kennis L. motioned to approve the temporary sign permit for 21 days, Pat M. seconded. VOTE: 3- Yes; 0- No; 0- Abstain; 1- Absent.**

The secretary requested the fees and application be returned to the office the next day to process the temporary sign permit. *(FYI: The application and fees for the temporary sign were never received, so a sign permit was not issued to Dave Christie.)*

- **GAYHART, Tiphany - REP-06-06 - Lot 706 LEC - 185 Hwy. 89** - Ms. Gayhart would like to address the board about vacating a 20' easement in common with lot 705. Tiphany G. explained the easement issue to the board; she also provided them with copies of an agreement, mortgage papers, etc. The easement is being used by lot 705. Tiphany G. stated that the easement on lot 706 was only included to grant access to lot 707, so the bank would fund on it. In the mean time the owners of lot 705 have listed the lot for sale, Tiphany G. does not wish to give up a portion of lot 706 to benefit lot 705. There is a WYDOT access that has been paved and can be used for access to lot 705. She also explained that the easement was being used as a turn around for access to the temporary coffee hut, at the time that was fine.

She also produced a lease of the easement on lot 706; it stated that as long as lot 705 was being used for the temporary coffee hut they had access to the easement. She commented that the owners of lot 705 knew the easement would not transfer if they were to sell it. As long as they still own the property then Tiphany G. is unable to vacate the easement, when the property sells, then she would like to have the Town vacate the easement. Paula S. asked if lot 705 has an access permit from WYDOT, Tiphany G. stated that she has paid to widen the access and have it paved. Kennis L. explained that WYDOT did not want to have another curb cut there. Kennis L. added that the town attorney has looked at this issue; Tiphany G. also explained that the owners of lot 705 are trying to have the vacation of the easement removed from the title commitment. Paula S. questioned the re-plat application; Marlowe S. explained that it would not be a re-plat because the easement will still be used as access for lot 707 so there will not be a re-plat. Paula S. commented that since there will not be changes to the plat then the issue should be turned over to the Town council for a decision.

4- UNFINISHED/ONGOING BUSINESS:

- **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. *Letter from Star Valley Medical Center pending.*
- **BECKSTEAD, Diane - F-05-06 - 170 Trail Drive - Non compliance issue** - Ms. Beckstead is applying for a fence permit. *Item 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. (*FYI: The temporary sign has been removed.*) Mr. Barlow stated in his letter he would be unavailable until mid-December due to hunting season. *Item Tabled.*
- **WAGNER, Rob - Building Inspector** - Discuss future building height limitations, current height is 45'. The recommended height would be 35'. The board agreed that if it was a health, safety and welfare issue then there should be limit on building height or require a sprinkler system for buildings over the limit. Discussion then turned to the on-site sanitation issue. Paula S. inquired if there was something in the I.B.C. or I.R.C. that addressed on-site sanitation, Rob W. commented that he would look again but he did not see anything in there about it. Paula S. suggested that these issues be carried over to the next meeting so Dave G. can be involved in the discussion. The discussion went back to the building height issue; they discussed requirements by Lincoln County and Teton County that may be helpful in determining the height requirement for the Town.

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

6 - **COUNCIL MINUTES: None**

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

1) November 7th, 2006 *Dave Gustafson* 2) November 21st, 2006 *Pat Marolf*

7 - **ADJOURN MEETING - Kennis L. motioned to adjourn the meeting, Pat M. seconded. VOTE: 3- Yes; 0- No; 0- Abstain; 1- Absent.**

AFTER MEETING REVIEWS/WORKSHOPS:

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

- Letter of review from Surveyor Scherbel RE: Buffalo Sage Town Homes. (*FYI: This was approved at the Oct. 17th, 2006 Town Council Meeting.*)
- Lincoln County P&Z Commission Staff Reports. RE: The James Dorsey Project.
- Lincoln County Planning & Development Hearing Notices RE: The James Dorsey Project.

9 - *Items mailed to P&Z before meeting: None*

Paula Stevens, P&Z Member

Date

Attest:

Kimberlee Jansen, Secretary

Date