



Town of Alpine Planning & Zoning Commission Minutes

DATE: January 8, 2008

PLACE: Alpine Town Hall ▪ 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

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

1 - CALL TO ORDER at 7:03pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Real Estate of Jackson Hole: Lot 610 Lakeview Estates C; 161 Hwy 89-Remodel Permit, RE-10-07, needs approval.** Commission reviewed building packet. Bill Esperson, representative, explained that they are doing a structural upgrade on the floor, updating the roof to meet current snow load requirements, and dividing the floor plan for the Real Estate Office on the front structure. Rob Wagner has no current concerns with the project. **Pat Marolf made a motion to approve the building permit; Kennis Lutz seconded; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**
- **1st National Bank: Lot 717 Lakeview Estates C; 79 Hwy 89-Sign Permit, S-18-07, needs approval.** No representative present, tabled until next meeting.
- **Figi Inc: Grid; 332 Meadows Drive-Remodel Permit, RE-11-07, needs approval.** Commission reviewed building packet. Jerry Raasch, representative, explained that they are repairing the fire damage that the building had sustained. Rob Wagner stated that there are some conditions he has written in the building packet. Jerry stated that he is still working with the insurance company concerning those conditions. **Kennis Lutz made a motion to approve the building permit contingent that the conditions stated in the Building Inspection Record 1 of 4 are met; Pat Marolf seconded; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**
- **Texaco Sign-complaint emailed from Mayor DeCora concerning the lights going out/blinking.** Mayor DeCora requested that a letter be sent to the business requesting that the sign be fixed. Dave Gustafson asked Terra Miller if she could draft a letter to be sent.
- **Town Code; Zoning Map-Sanford Saline: Lot 30 & 31 Greys River Village #2; Tiphany Gayhart: Grid 190 Hwy 89; Aron Kendal: Lot 55 & 56 Palis Park, 631 Lakeview Estates C; Donn Wooden: Lots in General; Don Goetz: Grid 24, 26, 28 Hwy 89-have concerns about the zone change of their lots with the new Town Codes. See handout.** Dave Gustafson stated that this is a proposal, that nothing is set in stone yet, and that when the Code book was designed the Commission focused more on the codes, not the map and that there are obvious changes that need to be made. He also stated that one thing that the Commission is trying to avoid is spot zoning. The following changes will be made to the zoning map: Lot 3A Palis Park, SALL Enterprise, will be adjusted to Commercial; 24, 26, 28 Hwy 89 will be changed to Mixed Residential and Commercial 2; Lot 1&2 Palisades Heights will be changed to Commercial; Lots 3-9 Palisades Heights will be changed to Mixed Residential and Commercial 2; 190 Hwy 89 will be changed to Commercial; Lots 401-404 Riverview Meadows will be changed to Commercial; Lot 28 Riverview Meadows will be changed to Multi Unit Residential; Lots 617, 619, 621, 623, 625, 627, & 629 Lakeview Estates C will be changed to Mixed Residential and Commercial 2; Lots 631, 633, 632, 635A & 650 Lakeview Estates C will be changed to Commercial; Lots 5 & 6 Greys River Valley will be changed to Commercial; Lot 4 Greys River Valley will be changed to Multi Unit Residential; Lots 30 & 31 Greys River Village #2 will be changed to Multi Unit Residential. Donn Wooden wanted to make sure that a grandfather clause was in the new code book. Dave Gustafson stated that he would look and contact Jim Pedersen if it was not. Kennis Lutz stated that he would like to see the property owners use zoning has changed sent a letter. Dave Gustafson agreed. Terra Miller stated that she would mail letters when all changes have been made.

4 - UNFINISHED/ONGOING BUSINESS:

- **Joe Sender: Resignation Letter- Need to find a replacement Septic Inspector to recommend to Town Council.** A replacement has not been found will remain on the agenda. Dave Gustafson asked the Council members that were present about their recommendation on giving Joe and accommodation such as a plaque and gift certificate.

- **Rob Wagner:** *Adoption of 2006 Building Codes-Council didn't do anything at meeting they thought Rob was going to be there for discussion; on going.* No new business.
- **Active Building Permits & Non Compliance Issues:** *ANPR operating a business out of an R-2 Zone, see handout. On going, see handouts.* Ernie Scott-Donn Wooden updated the Commission about the meeting he had with the Scotts in December. The point that they made at the meeting with the Scotts is that they need to fix their home for the safety and welfare of the community and themselves. Stefan Fodor, Town Attorney, has mailed them a second letter requesting their compliance. Mathew Hail-Rob Wagner did conduct a Final Inspection. There were some corrections needed and we have not heard from them since. Dave Gustafson requested a letter be sent. ANPA-Dave Gustafson stated that this has been addressed before with the Commission. Donn Wooden feels that they should have come to the Town upon restarting for the season to assure that they were in compliance with the Town Codes. Mayor DeCora stated that they applied for a rezone last year; it made it through the Commission and then died on the table with the Council. Dave Gustafson requested that a letter be sent requesting their compliance.

5 - **P&Z MINUTES:** *December 11, 2007; December 18th, 2007. Need motion to approve.* Quorum not present for minutes from December 18th, 2008. **Pat Marolf made a motion to approve the minutes from December 11, 2008; Kennis Lutz seconded; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**

6 - **COUNCIL MINUTES DISTRIBUTUED:** December 4, 2007.

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

1) January 15, 2007-*needs assigned*

2) February 5, 2008-*needs assigned*

7 - **ADJOURN MEETING- Need Motion.** **Kennis Lutz made a motion to adjourn the meeting at 8:17pm; Pat Marolf seconded; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**

AFTER MEETING REVIEWS/WORKSHOPS: None

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

- Letter from Sanford Saline concerning zone change of his lot.
- Letter from Donn Wooden concerning review of zoning map.
- Letter from Donald Goetz concerning zone change of his lot.
- Letter from Steve Dicenso concerning ANPR.
- Active Permits Worksheet
- Non-Compliance Worksheet
- Lincoln County Notice: GEGR, LLC; Etna, Nordic Ranches; Subdividing 79 acres
- Letter from Lennie Sorenson concerning Targhee Landing Townhome Project
- Letter from Chris Morasco concerning Targhee Landing Phase Development.
- Lincoln County Notice: Mary McSorley; Targhee Landing Subdivision
- Letter from John Woodward postponing the Targhee Landing Phase Plat Approval

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

- P&Z minutes for: December 11, 2007; December 18, 2007 meeting minutes.

Dave Gustafson, Chairman

Date

Attest:

Terra Miller, Secretary

Date