



Town of Alpine Planning & Zoning Commission Minutes

DATE: January 22, 2008

PLACE: Alpine Town Hall ▪ 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

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

Note: Public Microphone not working.

1 - **CALL TO ORDER at 7:02pm.**

2 - **ROLL CALL & ESTABLISH QUORUM** by Terra Miller.

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

- **First Bank of Alpine: Lot 717 Lakeview Estates C; 79 Hwy 89-Sign Permit, S-18-07, needs approval.** Penny Jones, representative, described that they would like to add an arrow to their current sign to direct people to the ATM machine. Commission reviewed packet. The square footage of the sign was discussed, total estimated at 76 sq ft from plans given. **Kennis Lutz made a motion to approve the sign permit with the condition that we don't find anything contradicting the total square footage; John Thomas seconded; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.** Public Comment: Jim Blittersdorf stated that he thought it was a good idea because people are always wondering into his establishment inquiring about where the ATM machine is located.
- **Lakeview Estates A Replat: Lots 233, 243, 244, 245, & 270-Replat, REP-01-08, needs recommendation to Town Council.** Also Discuss Fees involved. Commission reviewed packet. Paula McCann, representative, stated that Surveyor Scherbel was redefining the property lines and roads and replacing missing monuments. There is no density change or lot splits. In reference to Leon Kjellgren's letter it was asked how the easements would be divided amongst the property owners. Paula stated that it would be an equal distance on each side of the road. **Pat Marolf made a motion to recommend approval to the Council with the condition that the road easement of 7 ½ feet be added on each side; John Thomas seconded; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.** Paula asked about the fees. It was stated that since this is just a final replat that is all they would be charged for.
- **Bull Moose-has questions on whether or not he needs a sign permit.** Jim Blittersdorf stated that he wanted to replace the large manual read board with an electrical one. John Thomas asked if the size of the sign was going to change. Jim stated that it would remain the same. Rob Wagner asked if there was going to be any electrical work done. Jim stated that he was going to use the same power source. John Thomas stated that they need to abide by the lighting and no flashing codes established by the Town. He also recommended that the company designing the sign be licensed in the State of Wyoming. Paula Stevens stated that since the structure and dimensions of the sign are not being changed he doesn't need a permit.
- **Town of Alpine Wastewater Treatment Plant: 291 Buffalo Drive-Commercial Building Permit, C-01-08, needs recommendation to Town Council.** Commission reviewed packet. Rob Wagner stated that there were a couple of issues that he had but they were being resolved. Bob Norton, representative, stated that the structure has been changed from masonry to steel. Paula Stevens asked what the building would look like. Bob stated that it has a stucco finish and a metal roof. The building is designed to allow for an addition when the plant needs to be expanded. **Pat Marolf made a motion to recommend approval to the Council; John Thomas seconded; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Targhee Landing Phase-Need official recommendation to Town Council concerning replat and Master PUD plan.** Terra Miller stated that the last time that Mary McSorley met with the Council the Council gave Ms. McSorley some conditions that they would like to see addressed before they approved the plan: that septic tanks be abandoned after 6 months of being able to hook up to the sewer system instead of the 15 years; the safety and security of the parking area for the recreational vehicles; and that an agreement be made for the maintenance and care of Jordan Canyon Road. Paula Stevens asked about the direct injection system. Beau Taylor stated that Mary had abandoned that option. Paula Stevens asked about the location of the play area for the children. It was stated that the park had been moved and reflected such on the plat map. Pat Marolf had a concern with the congestion that the project will add to Highway 89. Kennis Lutz had an issue with the septic, snow storage, and that the project is too dense. He doesn't feel that it works for this area. John Thomas agrees that the project is too dense. He also has concerns about the vehicle storage area in the fall when the trees lose their leaves. He feels that there are still too many unanswered questions. Paula Stevens stated that the conditions that the Council has given them are well thought out concerns and she agrees with them. She thinks that the following phases should not be approved without a fully supported sewer system. She does not want to see the entire project on septic systems. She still does not support the project. Paula thinks the project should bare the burden of its impact and that off site parking is unacceptable. It isn't being

very neighborly. Kennis Lutz has a concern that unforeseen issues may come up and that the sewer line won't be in place when the Town's system is up and running. He thinks that when the plant is available that there should be a limitation set that if they don't hook up they can't occupy their dwellings. He is worried that they won't have such things as the easements for the sewer line, an agreement with North Star Utility, or any other unforeseen issue out of the Town's control completed. **Kennis Lutz made a motion to recommend denial of the project based on the density of the project being too high, the lack of a practical snow storage plan, unmitigated negative impacts on Jordan Canyon road and its current residents, the recreational vehicle storage should be within the project area, and there are too many uncertainties regarding the enhanced septic system; Pat Marolf seconded; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

- **Irish Properties, LLC: Lot Palis Park 3A; 63 Hwy 89-would like to amend their Sign Permit, S-13-07. No representative present-Terra Miller will try and answer all questions.** Terra Miller stated that Irish Properties would like to amend their temporary sign by putting a drawing of their building over the guy that is on there currently. Commission Reviewed amendment. **John Thomas made a motion to approve the amendment to the sign permit; Pat Marolf seconded; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

4 - UNFINISHED/ONGOING BUSINESS:

- **Town Code; Zoning Map-Robert Fisher: Lot 635A Lakeview Estates C; Craig & Wendy Kendall: Lot 631 Lakeview Estates C; -have concerns about the zone change of their lots with the new Town Codes; Other lots to discuss: Lot 1 Palisades Heights (Morning Star Baptist Church), lots around "The Circle"-See handout** The Commission reviewed the changes from the Town Council. The following adjustments/changes were made to the zoning map: Lots 401-404, 505-510 Palis Park will be changed to R-2; Lot 737 Lakeview Estates C will be changed to MRC-1; Lot 2 Palis Park (where the Baptist Church is situated) will be changed back to PCF; and Lots 631-633, 635, 640, 642, & 650 will be changed to MRC-1. Kennis Lutz inquired about letters being sent to owners who would have zoning changes. Terra Miller stated that she was working on the letters and they would be sent out next week. Terra wanted to assure that the Commission was comfortable with the zoning map before the letters were mailed out.
- **Joe Sender: Resignation Letter- Need to find a replacement Septic Inspector to recommend to Town Council.** The Commissioners are unaware of any one that would qualify as a replacement either in house or out. **Pat Marolf made a motion to recommend to the Council to advertise for Joe's replacement; John Thomas seconded; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Rob Wagner: on going.** No New Business to Discuss.
- **Active Building Permits & Non Compliance Issues: On going, see handouts. ANPA-Terra Miller gave a brief history of what is going on with the snowmobile company. Steve Patvin, representative, was wondering what his next step was to become compliant and operate his business. Paula Stevens was concerned that even with the new zoning taking place if he would be in compliance with the MRC-1 code. Steve described for the Commission what his business entailed in relation to the property here in Alpine. He stated that he is trying to give his customers a different experience by bringing them to a home where they could change and have warm sleds not just to a trailhead. John Thomas stated that he understands what he is trying to do but at the same time the Town needs to follow the guidelines that have been established for the welfare and safety of the entire community. Paula Stevens stated that the only way she could see the business working in the MRC-1 code is to have an office only with no sleds coming and going. She suggested that he fill out a "Home Occupation Application" for review in an MRC-1 zoning code. At this point a rezone application will not be necessary. If after the Home Occupation Application is reviewed and if it is discovered that the business does not meet the Town's requirement under MRC-1 then it would be advised that a Rezone Application be filled out. Steve asked if he could bring the customers to his current location and walk across the street where the snowmobiles are stored in a neighboring lot. Paula stated that she would contact the Town's attorney for advice.**

5 - **P&Z MINUTES:** December 18, 2007; January 8, 2008; need motion to approve.

6 - **COUNCIL MINUTES DISTRIBUTUED:** March 6, 2007; March 20, 2007; April 17, 2007

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

1) February 5, 2008-Paula Stevens

2) February 19, 2008-Pat Marolf

7 - **ADJOURN MEETING- Need Motion.** Kennis Lutz made a motion to adjourn the meeting at 9:02pm; John Thomas seconded; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.

AFTER MEETING REVIEWS/WORKSHOPS: None

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

- Active Permits Worksheet
- Non-Compliance Worksheet
- P&Z minutes for: January 8, 2008
- Lincoln County Notice: GEGR, LLC; Nordic Ranches Division No. 14

9 -Items mailed to P&Z before meeting:

- Lincoln County Notice: James & JoAnn Stephens; Stewart View Subdivision No. I
- Lincoln County Notice: James & JoAnn Stephens; Stewart View Subdivision No. II
- Lincoln County Notice: James & JoAnn Stephens; Stewart View Subdivision No. III
- Lincoln County Notice: Scott Terry; Wild Remuda

Paula Stevens, Co-Chairman

Date

Attest

Terra Miller, Secretary

Date