



Town of Alpine
Planning & Zoning Commission
MINUTES

DATE: May 27, 2008

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

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

****Tape Did Not Record****

1 - CALL TO ORDER at 7:00pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Lincoln County Library: Lot 3 Alpine West; 243 River Circle-Sign Permit, S-06-08, needs approval.** Commission reviewed packet. Wendi Walton, representative, described to the Commission that the sign would be wall mounted, on the left of the entry way, and that there was no sign face. The sign would be dark brown letter stock. **Paula Stevens made a motion to approval; Pat Marolf seconded; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**
- **Jace Walsh: Lot 52 Three Rivers Meadows; 444 Meadows Dr-Fence Permit, F-03-08, needs approval.** Representative not present. Tabled until next meeting.
- **Brian Schrieber: Lot 24 Greys River Village #1; 457 Greys River Loop-Building Permit, R1-02-08, needs approval.** Commission reviewed packet. Jody Tibbitts stated that the plans were accurate and that he saw no issues with them. Jody did state that the site and septic inspections had not been completed. Brian Schrieber stated that the property pins were located and that everything was staked out. Paula Stevens asked what the height of the home would be. It was calculated and noted on the plans that the building height was approximately 24 feet. Brian signed the amended plans. **Paula Stevens made a motion for approval with the condition that the site and septic inspections be verified; Pat Marolf seconded; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**
- **Bob Pelletier-has questions concerning fences.** Bob Pelletier understood that the last person who built on their property was responsible for building and maintaining a perimeter fence. Paula Stevens stated that there was nothing under the current Town Codes that stated anything of that nature. The person who erects the fence maintains it. A copy of the current fence codes was provided for Mr. Pelletier.

4 - UNFINISHED/ONGOING BUSINESS:

- **Town Codes: Zoning Map- Shawn Bard-would like to discuss his property in Riverview Meadows.** Shawn was not present. **Final Recommendation for Council.** **Paula Stevens made a motion to recommend the Zoning Map to the Council with the condition that Lot 5 in the Strout Subdivision be changed to MRC; Pat Marolf seconded; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.** **Paula Stevens made a motion to recommend the Land Use and Development Code to the Town Council with the conditions as outlined in the handout given; Pat Marolf seconded; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**
- **GIS System-waiting for approval from Council to move forward.** Deb Wolfley asked the Commission what they needed from the Council to get this moving forward. Paula Stevens stated that the County's system worked well for those outside of the Town. However the current system did not function for the Town's uses. It was the Commissions understanding that the reason we have not moved forward with the project was because of the cost. Paula Stevens stated that she still thought that it would benefit the Town because of the estimated growth.
- **Jody Tibbitts: On going.** Jody had concerns with the property pins for Jace Walsh. The Commission noted the concerns on the packet for the next meeting.

- **Active Building Permits & Non Compliance Issues:** *Ongoing, see handouts.* Chad Hudson-Terra Miller wanted to know if the Commission was okay with his permit expiration to start a year from the date of last year's moratorium being lifted. The Commission members present thought that was reasonable. Brian Simmers-his permit has expired and no Certificate of Occupancy has been issued. He has not responded to the letter mailed to him concerning the issue. Terra would like to know what action the Commission would like to take. It was agreed by the Commission members that a second letter from the Town should be issued. Jon Kindzerski-has not responded to the letter addressing his zoning violation. It was agreed that a second letter should be mailed from the Town Administrator. Rocky Mountain Rogue-Terra wondered if any of the Commissioners knew where Rocky Mountain Rogue was in their remodel permit. The Commission members were not. They wanted a letter mailed requesting a written update. Wyoming Home & Ranch-it was brought to the Commissions attention that the real estate signs located at Lot 28 Riverview Meadows were in violation of the Town Codes' size limitation. The Commission concluded that it wasn't a safety concern and that they would like the complaint removed from the list. Ernie Scott-Deb Wolfley updated the Commission concerning Ernie Scott. Deb stated that he had been talking to Harold Sauer concerning the building permit process and all that was required. Mr. Sauer's biggest concern is the cost for the engineered plans.

5 - P&Z MINUTES: April 22, 2008 need motion to approve. Quorum was not present for approval of minutes-tabled till next meeting.

6 - COUNCIL MINUTES DISTRIBUTED: January 15, 2008; February 19, 2008; March 4, 2008; March 18, 2008; April 1, 2008; April 15, 2008; May 1, 2008; May 6, 2008; May 13, 2008

- P&Z ATTENDING COUNCIL MEETINGS:

1) June 3, 2008-Dave Gustafson & Paula Stevens

2) June 17, 2008- Dave Gustafson & Paula Stevens

7 - ADJOURN MEETING- *Need Motion.* Pat Marolf made a motion to adjourn the meeting at 8:15pm; Paula Stevens seconded; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.

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

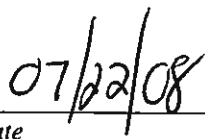
- Active Permits Worksheet
- Non-Compliance Worksheet
- Town Council meeting minutes listed above
- Handed out at meeting- Town of Alpine Land Use & Development Code Conditions for Approval

9 -Items mailed to P&Z before meeting:

- None



 Dave Gustafson, Chairman

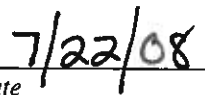


 Date

Attest



 Terra Miller, Secretary



 Date