



*Town of Alpine*  
*Planning & Zoning Commission Minutes*

**DATE:** January 10, 2012  
**TIME:** 7:30 p.m.

**PLACE:** Town Hall  
**TYPE:** Regular

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1. **Call to Order:** Meeting to order at 7:30 p.m.

2. **Roll Call & Establish Quorum:** Town Administrative Assistant Christine Wagner conducted roll call: Present: Brett Bennett, Joshua Floyd, Pat Marolf, Wendi Walton and Greg Seay. A quorum was established.

3. **Appointments of Commission Chairperson & Vice Chairperson:** The Commission discussed the renewal and commitment of appointments for the 2012 Commission.

**Mr. Joshua Floyd motioned to nominate Pat Marolf for the continued appointment of Chairperson for the Planning & Zoning Commission. Ms. Wendi Walton seconded the motion. Vote 4 yes, 0 no, 0 absent, 1 abstain (Marolf) – Motion carried.**

**Ms. Wendi Walton motioned to nominate Joshua Floyd for the continued appointment of Vice-Chairperson for the Planning & Zoning Commission. Mr. Greg Seay seconded the motion. Vote 4 yes, 0 no, 0 absent, 1 abstain (Floyd) – Motion carried.**

4. **Appointments/New Business:**

- **Rocky Mountain Rogues, Inc.: Relocation of Existing Bar on Main Level – #601 Lakeview -** Mr. Jim Blittersdorf presented the plans for the main level bar relocation. The Commission reviewed and discussed the proposed plans. Mr. Blittersdorf commented that he will be moving the bar twenty-two (22) feet in an easterly direction of the main room. Mr. Blittersdorf stated that at the current time a wall has been framed up but no electric or plumbing has been started. Johnson Electric will be doing all the electrical work and he will be doing all the plumbing work himself. Mr. Floyd asked about the plans presented; as where there are bathrooms and laundry area that were not on the previous plans submitted in 2008. Mr. Blittersdorf commented that that work was done in 2006. Mr. Greg Seay asked if the laundry room was in use. Mr. Blittersdorf responded there is one (1) dryer and one (1) washer; for employees only for business purposes and service laundry for the motel. Mr. Pat Marolf asked if he was going to finish off the bathrooms; Mr. Blittersdorf responded that he is going to wait for the economy to get better; Mr. Blittersdorf commented that a big reason to move the bar to the other location is due to the break-ins that he has recently experienced. This will make a separate and secure area, for the liquor store as well as the bar area. Discussion on when the stairs were put in, as described on the plans submitted. Mr. Blittersdorf commented that they were put in 2004; and the realtor did not want them; so he removed them. Mr. Seay asked about a permit for the laundry room and the two bathrooms. Mr. Blittersdorf commented that the laundry room was permitted in 2006, by the tenant who leased the upstairs. It was determined to pull the old permits to research the work that was done at that point. Mr. Floyd expressed his concern about the work that was done and if it was permitted and/or inspected. Mr. Seay commented that the 220 electrical and dryer vents, because it is a commercial facility, all electric and plumbing need to be inspected. Ms. Walton mentioned that the Town needs to double check the previous work that was done, she further asked about the process of moving forward with the Liquor Division for the bar relocation. The applicant stated that he has spoken with the Wyoming Liquor Division, it was further mentioned that the Town Council will need to approve the bar relocation. The applicant and the Commission discussed his new plan for the bar relocation. Mr. Seay commented that he supports the idea of the relocation and the separation of the liquor store area from that, in light of the recent events. He further stated he appreciates him pulling tonight's permit, however he is concerned about the work that was done previous and he would like to see some type of inspection done on that work. Mr. Blittersdorf commented that the laundry room electrical has been inspected; and the framed up wall

has no electric in it. Mr. Blittersdorf further commented that he did not see anything in the rules about a non-load bearing wall, (dividing wall). Mr. Bennett asked if there was any plumbing above the game room. Mr. Blittersdorf reiterated that the previous tenant did the remodel and that was not open to the general public. Mr. Blittersdorf further commented that Mr. Jim Stephens and Mr. George Smith had inspected the work. Mr. Mayor Lutz made a recommendation to the Planning & Zoning Commission, by stating that Mr. Blittersdorf is here tonight for the bar relocation and moving his dispensing room; he suggested that the other issues, the Town will have to look into those issues at a later time. Let's deal with the issues at hand; he stressed to Mr. Blittersdorf that he needs to come into the office and pull the necessary permits and not let others inform the Town as to what is going on in his building.

**Mr. Grey Seay motioned to approve the plan to move the dispensing area/bar relocation as described on the plan for permit number MC-01-12. Ms. Wendi Walton seconded the motion. Vote 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.**

Mr. Joshua Floyd commented that when we do have the building inspector inspect the permitted work that they approved tonight, he would like to have the inspector take a look at the other items mentioned tonight which are depicted on the submitted plans tonight, (laundry room and bathrooms). Mr. Brett Bennett discussed the bathrooms that are shown on the plan, further stating that both sets of restrooms need to be American Disability Act (ADA) compliant. Inspections needed are the rough plumbing and rough electrical inspections, as a cost savings measure they can be done together if possible, and nothing will be covered until those inspections are done. Then there will also be a final inspection required. The permit includes two (2) inspection fees, however this is where the Town **subsidizes** the costs for the inspections, because the permit fee schedule does not cover all the costs and it was stressed to make the permitting costs affordable for the public, the Town has to **subsidize** some of the inspection fees.

- **Murphy, Brian & Janice: Shed Permit - #90 Riverview Meadows Subdivision, 509 Snake River Drive** – Applicants were issued a cease and desist order; and asked to attend tonight's meeting. They started on a non permitted structure; in which they were asked to change their permit due to the size of the structure. The applicants were not in attendance tonight; it was decided to have the Chief hand deliver a letter to the property owners so that they will be in attendance for the January 24, 2011 Commission meeting.

#### **5. Other Items:**

Mr. Bob Austin was present at the meeting. Mr. Austin gave a brief history of his vision and what he feels the needs are for the Town of Alpine. He seriously feels that a laundry mat is what is needed. Property has been obtained and is located in the Snake River Junction Subdivision; in which is regulated by Lincoln County and Northstar Utility District; he is seriously looking at the costs for the sewer connections, in which are very high and has discussed several times with Mayor Lutz. Mayor Lutz and Mr. Austin discussed the costs and the limitations that are in place for the Equivalent Residential Units (ERU's). All in attendance discussed the ordinance adopted by the town, along with the financial commitments that were made to the State. Mayor Lutz and Mr. Austin further discussed was the master plan that has been put in place; it was also discussed that the Town does not have the ability to restrict the utility company has to what they charge. Mayor Lutz would like the support from the Commission on how to move forward with the continued costs for the sewer infrastructure.

#### **6. Unfinished/Ongoing Business:**

- **Active Building Permits & Non Compliance Issues:** Commission reviewed and discussed the on-going projects in the Town.
- **Cope, Steve: (RE-05-09, E-05-10 & E06-11)** - Permit expires August 2012.
- **Daigle, Josh: (F-05-09, E-06-10 & E-05-11)** – Continue contact regarding the project.
- **Downie, Alan: (MC-03-10)** – Send certified letter to applicant about permit expiring.
- **Floyd, Joshua: (RE-04-09 & D-01-11)** – Permit expires June, 2012 and July 2012.
- **Jennings, John: (RE-01-09)** – Permit expires April 2012.
- **King, Carson: (MC-06-10)** – Permit expires March 2012; the applicant does not have the proper clearance needed for the covered walkway set of stairs; the stairs will be removed to accommodate the needed clearance, Mr. King already has a set of working steps that allow access to the house; he will call for final inspection.
- **Murphy, Brian & Janice: (MC-05-11)** – See Item #3(b), keep on list.
- **Patterson/Wranick: (RE-07-08, E-08-09, E-07-10)** – Applicant is unable to attend meeting; he came into

office and submitted a letter to the Commission stating he will have final inspection within the next seven (7) to ten (10) days. Ms. Wendi Walton commented that we should give him until the next meeting to get the project taken care of.

- **Rocky's Place/Megan O'Rourke: (S-08-10)** – Remove from list.
- **Town of Alpine:** The Town needs to develop and ordinance for the road abatement; project is moving along, waiting for response from Town Attorney before we can move forward. Permit expires November 2012.
- **SALL Enterprises, LLC: (F-04-10)** – Permit expires February 2012.

**7. Correspondence:** Department of Environmental Quality – Wyoming Asbestos Program – Letter and pamphlet was handed out to the Commission, this information applies to all business that are remodeling commercial structures.

**8. Tabled Items:**

- **Patterson/Wranick: Lot #841 Lakeview Estates Subdivision, 714 Sunset Drive – (MC-09-11)** - No representatives were in attendance, please refer to the unfinished/ongoing business, item #9.

**9. P&Z Minutes Approval: Planning & Zoning Meeting of December 13, 2011** – The Commission reviewed the minutes presented.

**Ms. Wendi Walton motioned to approve of the minutes of the Planning & Zoning Meeting of December 13, 2011. Mr. Joshua Floyd seconded the motion. Vote 4 yes, 0 no, 0 absent, 1 abstain (Bennett) – Motion carried.**

Mr. Joshua Floyd welcomed Mr. Brett Bennett to the Commission and the entire Commission “thanked” him for his willingness to service as a Commission member.

**10. Adjourn Meeting – Mr. Brett Bennett motioned to adjourn the meeting. Ms. Wendi Walton seconded the motion. Vote 5-0-0-0 – Motion carried.**

Meeting Adjourned at 8:31 pm.

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Pat Marolf, Chairman

1-24-12  
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Date

ATTEST:  
  
\_\_\_\_\_  
Christine Wagner, Administrative Assistant

1/25/2012  
\_\_\_\_\_  
Date

\*\* Minutes are a brief summary of a tape recorded meeting \*\*