



Town of Alpine
Board of Adjustments/Planning & Zoning Commission
Minutes

DATE: August 25, 2009
TIME: 7:00 p.m.

PLACE: Alpine Town Hall • 250 River Circle
TYPE: Regular

Attendance: P&Z Members Present: Pat Marolf, Joshua Floyd, Melisa Wilson, & Dave Jenkins. Others in attendance: see attached sheet.

Board of Adjustments:

1 - CALL TO ORDER at 7:03pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ UNFINISHED BUSINESS:

- **Paydirt, LLC: 613 Lakeview Estates C; 181 Hwy 89-Sign Variance, V-02-09, needs approval.** *The current sign was initially built above the permitted height. They are requesting a variance to keep the sign at the current height. All legal notices, certified mailings, money, and procedures have been followed.* Carlton Loewer stated the sign was originally built to the height of 21 feet. They are putting up a new sign but would like to keep the current height of the sign. The main reason for the variance request is the cost of lowering the sign would be significant. He also stated in the five years it has been there it has not been an eye sore. It is more in harmony with the neighboring signs. Carlton also feels it will hinder the view of the neighboring signs by lowering it. Public comment was taken against approval of the variance; refer to audio for details. The Commission is afraid of setting precedence against their codes if they pass the variance. They believe the problem started when the original sign permit was installed above what the permit was issued for. They do not see he meets the criteria of the state statues in a variance request. **Melisa Wilson made a motion to deny the variance; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

4 - ADJOURN MEETING- Need Motion. Joshua Floyd made a motion to adjourn the Board of Adjustment meeting; Melisa Wilson seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.

Regular Planning & Zoning Commission Meeting:

1 - CALL TO ORDER at 7:43pm.

2 - ROLL CALL & ESTABLISH QUORUM all members still present from Board of Adjustments meeting.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Town of Alpine: 600 Lakeview Estates C-Rezone, REZ-02-09, needs recommendation to Town Council.** *Need to add parking for Civic Center along with a public park; also want to combine with lot 607 LEC. All legal notices, certified mailings, and procedures have been followed.* The Town would like to change the zoning to Public and Community Facilities to allow for more range of uses. This would allow not only allow for the public park but also a Community Facility. Extensive public comment was taken in opposition of the rezone; refer the audio for details. Dave Jenkins agrees the proper process was not followed but is looking for a solution to the situation. He understands the frustration the community is having. However at this point he is looking for constructive, forward thinking suggestions rather than just complaints. He believes halting the project would just compound and delay the problem further. It was asked again if we needed to follow the state statues in accordance with vacating a public park. The Town Attorney has advised since the park is not being vacated the statue does not apply. Parking will be added but a park would still remain. The public suggested an additional park be established to make up for the portion of the park being changed. Also reestablishing the state of the current park so it does not look as shabby. Deb stated the Town Council is adamant about reestablishing the park. They are adding 38 new trees, 97 shrubs and bushes, and replacing memorials that have been removed. There is going to be a time frame during construction the park is not going to look good but they are very committed to keeping and reestablishing the park. Dave believes if we don't take advantage of the grant we were given we won't be able to get the funding in the future. The Civic Center is something the community needs and will enjoy for years to come. Joshua Floyd agreed and feels we need to move forward and come up with a positive solution to rectify the situation. **Dave Jenkins made a motion to recommend approval with the understanding they were very upset the process in place was not followed and with the understanding that this will not happen again. If the process is not followed in the future P&Z will imply serious repercussions. P&Z also felt, even though it was in the best interest of the Town, the decision was forced upon them. They would also like to see the addition of a park within the Town as a replacement memorial/dedication; Melisa seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

- **Wilson, Melisa & Josh: 14 Greys River Valley; 331 East Mill Road-Minor Construction Permit, MC-02-09, for a shed less than 200sq ft, needs approval.** Melisa removed herself from the Commission for this request. Commission reviewed packet. Melisa stated she currently has the shed on her property but has yet to place it pending permit approval and her sewer line be installed. **Dave Jenkins made a motion to approve the permit contingent on Jody's review and approval; Joshua Floyd seconded it; Vote: 3-Yes, 0-No, 1-Abstain, 0-Absent.**
- **Town Of Alpine-Lift Station: on HWY 89 just out of Town Boundaries-final discussion.** Was not discussed because the plans have not yet been received. Item pending due to plan review and approval. The neighboring property owners did ask to keep in mind esthetics when reviewing and approving the building.

4 - UNFINISHED/ONGOING BUSINESS:

- **Jackson Hole Real Estate & Associates: Lot 613 Lakeview Estates C; 181 HWY 89 – Sign permit S-06-09, needs approval. Pending variance, V-02-09, for Paydirt, LLC.** Since the variance was denied Carlton Loewer would like the sign permit to be reviewed as submitted. The Commission reviewed the application. Carlton also asked to add a small wall sign over the entrance to the permit. It would look the same as the proposed sign but be the size of the current wall sign. **Dave Jenkins made a motion to approve the permit contingent on not moving the current free standing poles and submittal of photos and size of the wall sign; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Active Building Permits & Non Compliance Issues: see handouts. Dan Boggs**-has been issued a certificate of occupancy for his residence. Debbie Thompson-a letter was mailed, however it was not certified. It was determined a certified letter be sent. John Hurley-Josh Floyd asked if the letter requiring him to hook into the sewer had been received. Mr. Hurley has spoken with Brenda and does not want to sign the letter. There is some discrepancy on whether or not the letter was required when the permit was approved. According to Jody's recent review there is not enough room for his secondary leach field. Terra Miller will review the tape and look into the matter more.
- **Jody Tibbitts: ongoing. CDC**-there were some difficulties with the plumbing inspection. The inspection has since been completed and passed.
- **Open Positions- Out-of-Town position (term ends 12/31/10) is still open. Second notice was in newspaper.** No response has been received.
- **Town of Alpine Maintenance Shop: Alpine West; 287 Buffalo Drive-Commercial Building Permit, C-03-09, needs approval. Pending review due to budget changes.** A part of the plans has been received today and given to Jody to review. Nelson Engineering should have their portion of the plans finished by Thursday.
- **5 - P&Z MINUTES: August 11, 2009 need motion to approve. Joshua Floyd made a motion to approve the minutes; Dave Jenkins seconded it; Vote: 3-Yes, 0-No, 1-Abstain, 0-Absent.**

6 - COUNCIL MINUTES DISTRIBUTED: July 21, 2009; August 4, 2009.

- **P&Z ATTENDING COUNCIL MEETINGS:**
 1) September 1, 2009-Pat Marolf 2) September 15, 2009-Melisa Wilson

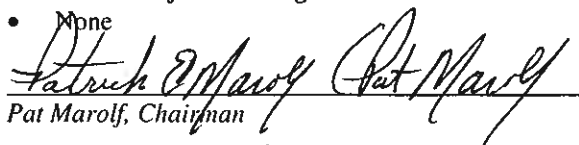
7 - ADJOURN MEETING- Need Motion. Dave Jenkins made a motion to adjourn the meeting at 9:45pm; Melisa Wilson seconded it; Vote: 3-Yes, 0-No, 1-Abstain, 0-Absent.

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

- Active Permits Worksheet
- Non-Compliance Worksheet

Items mailed to P&Z before meeting:

- None


 Pat Marolf, Chairman

9-22-09
 Date

Attest


 Terra Miller, P&Z Secretary

9-22-09
 Date