



*Town of Alpine
Planning & Zoning Commission Minutes*

DATE: February 13, 2018
TIME: 7:00 p.m.

PLACE: Town Hall
TYPE: Regular Meeting

1. **CALL TO ORDER:** Meeting called to order at 6:59 p.m.
2. **ROLL CALL & ESTABLISH QUORUM:** Planning & Zoning Secretary, Christine Wagner conducted roll call: Planning & Zoning Members present were Floyd Jenkins, Tim Harnett and Rex Doornbos. A quorum was established.
3. **APPOINTMENTS/NEW BUSINESS:**
 - **Peichel, Mitch: #231 Lakeview Estates, 768 Terrace Drive** – Boundary Line Amendment - **#RE-PLAT – 01-18** {Lot #854 of Lakeview Estates Addition) – Ms. Christine Wagner, Planning & Zoning Secretary, presented the Commission with a staff report for the re-plat for Mr. Peichel. In summary all the provided application, information and mailings have been deemed acceptable by the Planning & Zoning Secretary, in which identify the boundary line amendment and/or identification. The Commission reviewed the provided report and discussed the property re-plat with Mr. Peichel. Mr. Peichel commented on the costs of the re-plat application and stated that he felt that he was pressured into doing this property re-plat. Commission members discussed this topic with Mr. Peichel as to identify the pressure and costs of the re-plat; Commission members stated that if Mr. Peichel is not in a hurry to proceed with the re-plat that they could certainly table the application. Mr. Peichel's main objection is the cost of the application and that he had no idea that the cost was five hundred (\$500) dollars in addition to the surveying costs that go along with the re-plat, in essence that he is forfeiting a portion of his land to the Town. Commission members agreed with Mr. Peichel's comments; however they stated that fees are non-refundable and if he has additional concerns regarding the cost of the application fees and the property boundary lines, it would be best for him to address those concerns to the Town Council. In which the Town Council is the governing body that regulates these types of decisions. Mr. Rex Doornbos, Commission Chairperson again asked Mr. Peichel if he would like this application tabled or would he like to move forward with an approval recommendation to the Town Council. Mr. Peichel stated that he would like to move forward, however he will discuss this matter with the Town Council at next weeks meeting. It is the Commission's determination that the procedure for the boundary line adjustment and/or identification was completed properly and within the guidelines established for Simple Subdivision Review and Approval Process established by the Town of Alpine, Land Use and Development Code, Section 2.207.1. Therefore is the recommendation from the Planning & Zoning Commission to submit the following recommendation to the Town Council for their consideration and subsequent approval of the boundary line amendment as depicted for Lot #854; (formerly known as Lot #231) Lakeview Estates Tract A for property owner Mitch Peichel.

Mr. Tim Hartnett moved to send a recommendation to the Mayor and Town Council for their consideration and determination of the approval of the Simple Subdivision re-plat for Mitch Peichel. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

- **James Corsi: #516 Alpine Grid Area, 516 Nelson Lane – Discussion - #A-03-17** - Mr. James Corsi presented a letter to the Planning & Zoning Secretary, which he requested to be read into the record. Ms. Christine Wagner, Planning & Zoning Secretary read the following letter into the record:

February 13, 2018

Open letter to the Alpine City Council and Planning and Zoning Board:

In view of the biased and prejudicial treatment I have received at the hands of the Planning and Zoning board, I feel it necessary to point out a few of the grievances I have and the problems I have encountered.

I was met from the outset with an attitude that was combative and very restrictive: almost a personal battle between the builder and the board. I always thought that the purpose of planning and zoning was to facilitate not inhibit.

Unfortunately, I found no standardization of approval; rather, I was subjected to unnecessary and repeated appearances (3) because of confusing rules, contradictory instructions and miscommunication of those regulations. It took 90 days to get a permit to build a barn—THIS IS RIDICULOUS!!! We have a short building window; consequently, ALL the requirements and regulations should be made known to the builder at the outset of the issuance of the permit.

The inspection fee should be standardized and include 3 checks during the building process, that way the inspector can make sure that all building is being done correctly and insuring that the everything proceeds in a timely and regulated manner.

Amongst the citizen of Alpine there is tacit understanding that because of P&Z; Alpine is not a construction friendly town. There are numerous businessmen who will not build within the town limits and contractors who do not want to deal with odious regulations and requirements. This holds back growth and development in a small community that needs forward motion, not stagnation. Conflict of interest, favoritism, and inequality are rampant in the manner in which this board processes building permits.

I reiterate, P & Z should present itself as a friend and facilitator not a judge and jury.

Hugs and Kisses,
James Corsi

Mr. Corsi addressed his topic of concerned; which was the engineered plans and concrete plans for his project. Mr. Rex Doornbos, Chairperson of the Planning & Zoning Commission addressed Mr. Corsi's concerns, further stating that this project had a minimal set of plans and he did not feel that there was any favoritism and/or prejudice against this project, he felt that they were simply helping him walk through the project to help facilitate the process; further reiterating that the same rules apply for everyone. The Land Use and Development Code regulations were put into place back in 2008 and aside from some minor amendments; these are the guidelines that the Commission operates on. Mr. Corsi stated that he would like to see the Planning & Zoning be dissolved and he will be fighting for a change!

- **Snow Peak Properties: #112 Alpine Grid Area, 112 Morning Star Drive** – Commercial Building Permit - **#C-01-18** - Mr. Brett Bennett was in attendance to present the permit plans for Snow Peak Properties; building inspector identified these items in plan review: Those corrections include:
 - One of the two (2) mezzanine areas may be constructed in the Phase 1 building;
 - Show floor drain in area of water heater or described another approved method, as per I.P.C. 504.6;
 - Show drinking fountain location; I.B.C. Table 2902.1, Section 410 of the I.P.C.;
 - Floor drains - These floor drains are non-sanitary;
 - Fire Department Connection is an on-going discussion; this issue may involve the Wyoming State Fire Marshal's office issuing a permit for the fire suppression system.

The Commission discussed the identified items and determined to approve a contingent permit, effective with the date of approval, identified the items identified on the building inspections plan review and payment of fees.

Mr. Floyd Jenkins moved to approve Snow Peak Properties, #C-01-18; 112 Alpine Grid Area, 112 Morning Star Drive CONTINGENT upon corrections/amendments number one (1) through five (5) as identified on building inspectors plan review and payment of permit fees. Mr. Tim Hartnett seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

4. **TABLED ITEMS: NONE**

5. **DISCUSSION AND/OR CORRESPONDENCE ITEMS:**

- **Town Ordinance #177 Ordinance No. 2008-33 (Review & Discussion):** The Commission reviewed the provided ordinance, the Commission decided to take a closer look at the ordinance at the scheduled workshop.
- **Draft Town Council Minutes of January 16, 2018** – The Commission reviewed the distributed minutes from the January Town Council Meeting.
- **Planning/Zoning Questions, Concerns and/or Public Comments:** Mr. Rex Doornbos addressed a question that was presented to him regarding the placement of Recreational Vehicles in a Mix Residential and Commercial (MRC) District. The Commission discussed the allowable uses in the MRC District, recreational vehicle parks are allowed in Commercial Districts; however multiple residential structures (tiny homes) are allowed in the MRC District, so long as they meet all required guidelines (setbacks, parking, landscaping, etc). There was no public comment and/or questions.

6. **UNFINISHED/ONGOING BUSINESS:**

- **Active Building Permits Issued:** Commission reviewed and briefly discussed the current on-going projects.
- **Asher, Merv & Gloria: (MC-01-16)** – Permit expires May 2018.
- **Bank of Star Valley: (A-01-17)** – Permit expires August 2018.
- **Bunker, Richard: (D-03-16)** – Permit expires August 2018.
- **Corsi, James: (A-03-17)** – Permit expires August 2018.
- **DeMello, John: (DE-01-2017)** – Permit expires June 2018.
- **Hunn, Stephen: (MC-13-16)** – Permit expires September 2018.
- **Jenkins, Rilanne: (R1-02-16)** – Permit expires April 2018.
- **Larsen, Jeremy: (A-09-16)** – Permit expires September 2018.
- **Marquis, Ben: (R1-08-16)** – Permit expires November 2018.
- **Mietchen, Robert & Pat: (A-05-16)** – Permit expires August 2018.
- **Moszynski, Jersey: (MC-01-17)** – Permit expires June 2018.
- **Munson, Vickie: (S-01-17)** – Permit expires May 2018.
- **Peichel, Mitchell: (R1-04-17)** – Permit expires September 2018
- **Peichel, Mitchell: (SP-01-17)** – Permit expires September 2018
- **Perez-Nardacci: (MC-02-17)** – Permit expires November 2018.
- **Quinnabella: (Alpine Adventure Rentals) - {G-01-17}** – Permit expires July 2018.
- **Reilly, Nicholas: (R2-01-17 & R2-01-17)** – Permit expires April, 2018.
- **Sandner, James: (S-03-16/EA-10-17)** – Permit expires November 2018.
- **Snow Peak Investments {New Jenkins Building}: (C-01-17)** – Permit expires June 2018.
- **Stasiev, Andrei: (G-01-16)** – A permit extension was approved; permit expires October 2018.
- **Stringham, Jeff & Ashley: (R1-02-17)** – Permit expires June 2018.
- **Thatcher, Donald: (R1-01-17)** – Permit expires May 2018.
- **Thrall, Clarita: (R1-05-17)** – Permit expires October 2018
- **Towles, Chris: (R1-03-17)** – Permit expires October 2018

❖ **AFFIDAVITS ISSUED:**

- **Brackin, Matt: (FA-01-17)** – Permit expires May 2018.
- **Chay, Alex {Riley Gardner}: (SA-05-17)** – Permit expires September 2018.

- Cook, Caryn: (SA-03-17) – Permit expires June 2018.
- Cook, Caryn: (FA-03-17) – Permit expires June 2018.
- Dwyer, Steven: (FA-02-17) – Permit expires May 2018.
- Jenkins, Richard: (FA-06-16/EA-07-17) – Permit expires October 2017.
- Kuznia/Quick: (F-02-17/EA-09-17) – Permit expires May 2018.
- Oviedo, Joel & Kelsey: (FA-03-15/EA05-17) – Permit expires April 2018.
- Sandner, James: (FA-06-16) – Permit expires November 2018.
- Snow Peak Investments {Jenkins Back Lot}: (FA-04-17) – Permit expires September 2018.
- Star Valley Medical: (BA-01-18) – Banner expires April 1, 2018.
- Star Valley Medical: (BA-02-18) – Banner expires April 15, 2018.
- Worthington, Robert & Anne: (FA-05-17) – Permit expires September 2018.
- Wray, Noel & Anne: (SA-01-17) – Permit expires May 2018.

7. **APPROVAL OF MINTUES: P & Z Minutes – January 9, 2018** – The minutes were reviewed by those present.

Mr. Floyd Jenkins moved to approve the minutes as written. Mr. Tim Hartnett seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

8. **TOWN COUNCIL ASSIGNMENT: February 20, 2018:** Mr. Floyd Jenkins will be the representative present at the meeting.

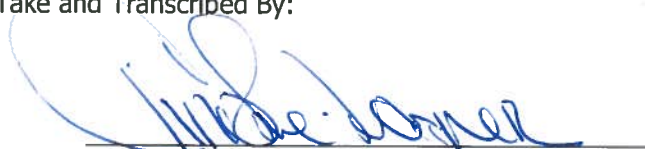
9. **ADJOURN MEETING:** Mr. Tim Hartnett moved to adjourn the meeting. Mr. Floyd Jenkins seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

Meeting Adjourned at 9:37 pm.


Rex Doornbos, Chairman

3-13-18
Date

Minutes Take and Transcribed By:


Christine Wagner, Planning & Zoning Secretary

March 13, 2018
Date

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