



Town of Alpine
Planning & Zoning Commission Minutes

AMENDED

DATE: August 25, 2015
TIME: 7:30 p.m.

PLACE: Town Hall
TYPE: Regular

1. **CALL TO ORDER:** Meeting called to order at 7:28 p.m.
2. **ROLL CALL & ESTABLISH QUORUM:** Town Administrative Assistant Christine Wagner conducted roll call: Members Present were Jessica Foster, Wendi Walton, Brett Bennett, Jeff DuPont and Pat Marolf. A quorum was established.
3. **APPOINTMENTS/NEW BUSINESS:**
 - **Huckin, Laura (Eric Johnson): #7 & 8 Greys River Village #1 Subdivision – 467 Greys River Loop – Shed Permit (#MC-11-15)** – Ms. Huckin presented her plans to the Commission for review and consideration, further stating that no plumbing or electrical will be done in the shed.

Ms. Wendi Walton moved to approve the minor construction permit for Laura Huckin, 467 Greys River Loop, Lots #7 & #8 Greys River Village #1 Subdivision, contingent upon identifying the corner markings of the property and shed placement markings. Ms. Jessie Foster seconded the motion. **Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.**

- **Stone, Carla (McCormick, Christina): #611C Lakeview Estates Subdivision – 171 Alpine Drive – (S-05-15)** – Ms. McCormick, representative and renter of the property presented the sign plans to the Commission for review and consideration. Total square footage of the sign will be 56 square feet.

Mr. Brett Bennett moved to approve the sign permit for Christina McCormick, #611C Lakeview Estates Subdivision, 171 Alpine Drive; permit #S-05-15. Mr. Jeff DuPont seconded the motion. **Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.**

- **King, Carson: #716C Lakeview Estates Subdivision – 182 Trail Drive – Fence Permit – (#F-06-15)** – Mr. King presented his fence plans to the Commission for review and consideration. Mr. King will be replacing the east side of the fence with a privacy fence and then a split rail fence on the other two (2) sides of the property. Mr. King was advised on the placement of the boards and the regulations for stepping the fence down in front of the house.

Ms. Wendi Walton moved to approve the fence permit for Carson King, 182 Trail Drive Road, Lot #716C Lakeview Estates Subdivision. Ms. Jessie Foster seconded the motion. **Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.**

- **Von Krosigk, Kent: #645C Lakeview Estates Subdivision – 146 Trail Drive Road – Residential Permit – (#R-04-15)** – The Von Krosigk’s presented the preliminary drawings for the residential structure to be placed on the property. The Commission review what was presented, however it was noted that the drawings did not have the required engineering stamp and once the stamped plans are received, the Town Inspector will complete his plan review. It was discussed and noted that the property owner could do some dirt work, but no concrete

work can be done until the stamped plans are received, reviewed and a permit is approved. The Planning & Zoning Commission moved into the next item of business, in which was the applicant's shed permit.

- **Von Krosigk, Kent: #645C Lakeview Estates Subdivision – 146 Trail Drive Road – Minor Construction (Fence/Shed) Permit – (#MC-12-15)** – Mr. Von Krosigk presented his plans for the storage shed for his property. This shed will be installed prior to building the residence, as the applicant needs a storage place while the house is being completed.

Ms. Wendi Walton moved to approve the minor construction (shed) permit for Kent Von Krosigk, 146 Trail Drive Road, Lot #645C, contingent upon identifying the corner markings of the property and shed placement markings. Ms. Jessie Foster seconded the motion. Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **Willson, David & Lori: #843 Lakeview Estates Subdivision – 711 Sunset Drive – Addition (Garage) Permit – (A-03-15)** – Mr. Boyd Bowman authorized representative for the project presented the plans for the garage/addition structure, this structure would be placed on a vacant lot. It was determined by the Commission that this would not be a permitted item as the regulations state; structures will only be permitted on the same lot with a primary residential structure. It was suggested that the applicant might want to consider a lot consolidation (re-plat) to be able to complete this project on that lot

Ms. Wendi Walton moved to table permit #A-03-15; until the property owner decides if a re-plat is what they would like to do. Mr. Brett Bennett seconded the motion. Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.

At this time, Christine Wagner, Administrative Assistant for the Town recued herself from the meeting table to present the following permits.

- **Town of Alpine (Civic Center): #607C Lakeview Estates Subdivision – 121 US Highway 89 – Sign Permit – (#S-06-15)** – Ms. Christine Wagner, Administrative Assistant presented the sign permit to the Commission for approval. The total sign area is twenty (20) square feet; this sign was an Eagle Scout project and has already been installed.

Mr. Brett Bennett moved to approve the sign permit for the Town of Alpine; #607C Lakeview Estates Subdivision, 121 US Highway 89; permit #S-06-15 and waive the permit fees. Ms. Wendi Walton seconded the motion. Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **Carlston, Janice: #19 Greys River Valley Subdivision – 319 Greys River Road – Extension Permit (Minor Construction) – (#E-04-15)** - Ms. Christine Wagner, Administrative Assistant presented an extension permit to the Commission for review and consideration. Stating the applicant need more time to complete the project.

Ms. Wendi Walton moved to approve the extension permit #E-04-15 for Janice Carlston; 319 Greys River Road, Lot #19 Greys River Valley Subdivision. Ms. Jessie Foster seconded the motion. Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **Harris, Ken: #28 Forest Meadows Subdivision – 535 Forest Circle Drive – Extension Permit (Fence) – (#E-05-15)** - Ms. Christine Wagner, Administrative Assistant presented an extension permit to the Commission for review and consideration. As the applicant needs more time to complete the project as permitted.

Ms. Wendi Walton moved to approve the extension permit #E-05-15 for Ken Harris; 535 Forest Circle Drive, Lot #28 Forest Meadows Subdivision; with the original permit expiration date of May 15, 2016. Mr. Brett Bennett seconded the motion. Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.

4. ***TABLED ITEMS:***

- **Jenkins, Rilianne (Luthi Construction): #64 Palis Park Subdivision – 222 River Bench Road – Residential Building Permit – (#R-03-15) – Application valid until December 29, 2015.**

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

- Cul-De-Sac Lot Setbacks – It was discussed and determined that the setbacks for those lots would be just like those of corner lots.

6. ***UNFINISHED/ONGOING BUSINESS:***

- **ACTIVE BUILDING PERMITS ISSUES:** Commission reviewed and discussed the on-going projects.
- **Atkins, Skylar: (F-05-15) – Permit expires May 2016.**
- **Avriett - Draper: (F-05-14) – Permit expires August 2015.**
- **Aznoe, Kevin: (MC-17-14) - Permit expires September, 2015.**
- **Bostner, Joe: (MC-18-14) - Permit expires September 2015.**
- **Dowd, Sam: (MC-08-15) – Permit expires July 2016.**
- **Farnsworth, Adam: (MC-09-15) – Permit expires June 2016.**
- **Gayhart-Lutz: (MC-07-15) - Permit expires May 2016.**
- **Gayhart-Lutz: (A-01-15) - Permit expires July 2016.**
- **Jenkins Building Supply: (A-01-14) – See above item Section #3, item #d. Permit expires June 2016.**
- **Jenkins, Dave: (MC-04-15) – Permit expires May 2016.**
- **Jenkins Ace Home Center: (S-02-15) – Permit expires May, 2016.**
- **Kinn, Robert: (MC-01-15) – Permit expires January, 2016.**
- **Martin, James C: (D-03-15) – Permit expires May 2016.**
- **Matson, Merridee: (R-02-15) – Permit expires June, 2016.**
- **Nye, David: (MC-10-15) – Permit expires July, 2016.**
- **Norris, Leticia: (F-05-15) – Permit expires June, 2016.**
- **Oviedo, Joel & Kelsey: (F-03-15) - Permit expires April 2016.**
- **Oviedo, Joy: (F-02-15) - Permit expires April 2016.**
- **Pearce, Brian: (MC-05-15) - Permit expires May 2016.**
- **Rogers, Jim: (A-01-15) - Permit expires May 2016.**
- **Sandner, James: (C-01-15) – Permit expires June, 2016.**
- **Sinclair, Alex: (F-04-15) – Permit expires May 2016.**
- **Tibbitts, David: (R1-01-15) - Permit expires May 2016.**
- **Waclawsky, John: (D-01-13 & E-01-15) – Permit expires September 2015.**
- **Walker, Danny: (MC-16-14) - Permit expires October 2015.**
- **Wilson, Joshua: (F-02-15) - Permit expires April 2015.**
- **Wyoming Investment Ent. (Black Mountain Rentals): (C-01-14) – Permit expires October, 2015.**
- **Urlik-Ruttenberg (Atkins): (S-03-15) – Permit expires May 2016.**
- **Town of Alpine: (MC-05-14) – Permit expires May 2016.**

- ***NON-COMPLIANT ISSUES:*** Commission reviewed/discussed the non-compliant issues.
- **Carlston, Janice: (MC-04-14) – Move to Compliant List.**
- **Cowboyz Bistro: (MC-01-14) – Property Sold; New Owner advised of advised of non-compliant lighting.**
- **Harris, Ken: (F-02-13) – Move to Compliant List.**
- **Rocky Mountain Rogues: (MC-01-12) – Permit expired; No notification from Applicant.**
- **Walters, Dave: (S-04-15) – Waiting for payment of fine.**

7. APPROVAL OF MINTUES:

- **Planning & Zoning Meeting of July 28, 2015 – The Commission reviewed the minutes that were presented.**

Ms. Wendi Walton moved to approve of the Minutes as presented for the July 28, 2015 Planning & Zoning Meeting. Ms. Jessie Foster seconded the motion. Vote: 4 yes, 0 no, 1 abstain (DuPont), 0 absent. Motion carried.

- 8. ADJOURN MEETING: Mr. Brett Bennett moved to adjourn the meeting. Mr. Jeff DuPont seconded the motion. Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.**

Meeting Adjourned at 9:20 pm.

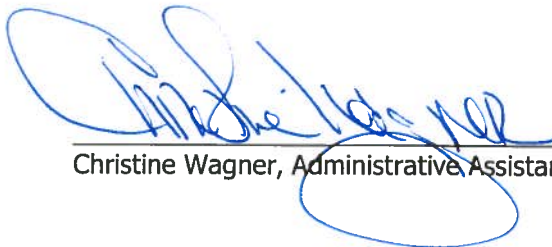


Pat Marolf, Chairperson

10-27-15

Date

ATTEST:



Christine Wagner, Administrative Assistant

October 27, 2015

Date

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