



Town of Alpine

Date: October 9, 2014

Time: 6:00 p.m.

Place: Town Hall

Type: Special Meeting

Call to Order: Mayor Lutz called the meeting to order at 6:01 PM. Mayor Lutz led the attendees in reciting the Pledge of Allegiance to the flag of the United States of America.

Roll Call: Town Clerk Pro tem Sharon Backus conducted the roll call: Present were Tim Foppiano, Dave Jenkins, Robert Kinn, Larry Rosenwinkel and Mayor Kennis Lutz. A quorum of the Council was established.

Adopt Agenda: Councilman Rosenwinkel moved to adopt the agenda. Councilman Kinn seconded the motion.

Vote: 5 Yes; 0 No; 0 Abstain. The motion carried.

RV parking:

Mayor Lutz stated that this meeting had been called to seek comments from the citizens so the Council may more accurately determine what the citizens Alpine actually want to see in a Recreational Vehicle Ordinance. The discussion was prefaced by noting the fact that the Land Use Development Code (LUDC) neither restricts nor directs use nor storage of Recreational Vehicles (RV). Mayor Lutz asked for the Council's comments.

- There is a concern that people are using the recreational vehicle as a primary residence. In this area, RVs are not suitable for year-round living. Examples of extension cords running through snow to the vehicle are but one example of a potentially serious safety concern. There is also the snow-load requirement that cannot be adequately met in an RV.
- There are multiple RVs located on one lot zoned as a lot for a single family dwelling. Multiple families living on one lot is what started the concern from the Council and the public.
- There are visual traffic obstructions which are contraindicated and in fact prohibited by the LUDC.
- These RVs parked for over thirty days in one area present an obstruction to the neighbors' scenic easement. They are in fact often a neighborhood "eye-sore".
- There is also the concern that the RV must be moved when the allotted time has expired for the vehicle to occupy the space it has been parked in, there needs to be a specified distance it would need to be moved from the current location. Mayor Lutz reminded all present that the Town needs to be notified of violations to this restriction so it may send the Compliance Officer to the location to issue a warning the first time and a citation the second time to the RV occupant.
- If RVs are to be allowed on a lot, it is suggested that they must be licensed and that said license must be current.

- It is important that people must be able to fit their possessions on their lot.
- It was suggested that an RV may be occupied for 30 days or 60 days within a 12 month period.

This was followed by a period of public comment. An informal discussion ensued. The concerns and suggestions cited by the public are as follows:

- Wendy Kendall expressed concern about the numerous trailers parked up Grey's River Road and that there are clearly people living in these trailers. Ms. Kendall inquired about Conditions, Covenants and Restrictions (CCR) not being enforced. Mayor Lutz explained that it is incumbent upon the individual Homeowner's Associations (HOA) within Alpine to keep the CCRs active. Currently the only active HOA in Alpine is the RVM HOA. Once the CCRs lapse, the area falls under the Town authority. Mayor Lutz reminded everyone that all HOAs must follow the LUDC.
- Joel Robertson stated that there was a camper in the RVM subdivision which under current ordinances had to move the vehicle after being parked 48 hours. When reminded of this requirement, the individual merely pulled the vehicle around in the right-of-way and parked on the other side of the road. This is not acceptable. Mr. Robertson then went on to suggest the Council limit the number of RVs, campers, trailers one may have per yard. He also expressed concern with full-time residents living in RVs. It was suggested that the Town construct an area designated for parking RVs and trailers. While this idea has merit, there is limited space in Alpine, limited funds and this creates problems of liability, cleaning and patrolling. The idea may work well for private industry.

Mayor Lutz asked the Council to submit a list of their suggestions for the RV Ordinance. The Mayor will compile the suggestions and have an ordinance to present at the next regular meeting. This item is to be placed on the next council meeting consent agenda.

Recess to Executive Session: Councilman Foppiano moved to recess to Executive Session per State Statute Article 16, Section 16-4-405. Councilman Jenkins seconded the motion.

Vote: 5 Yes; 0 No; 0 Abstain. The motion carried.

The meeting was in recess at 6:50 p.m.

Mayor Lutz called the meeting to order at 7:49 p.m. There was still a quorum of the Council present.

Motion to ratify decisions made in Executive Session:

Councilman Rosenwinkle moved to ratify motions made in Executive Session. Councilman Foppiano moved to second the motion.

Vote: 5 Yes; 0 No; 0 Abstain. The motion carried.

Adjourn: Councilman Kinn moved to adjourn the meeting. Councilman Foppiano seconded the motion.

Vote: 5 Yes; 0 No; 0 Abstain. The motion carried.

Mayor Kennis Lutz adjourned the public meeting at 7:50 p.m.



Kennis Lutz 1/20/15
Kennis Lutz, Mayor

Minutes taken and transcribed by:

Sharon Backus *1/20/15*
Sharon Backus, Clerk Pro tem Date

** Minutes are a brief summary of a recording of the meeting **