



*Town of Alpine  
Planning & Zoning Commission Minutes  
Special Meeting - Public Hearing - Greys River Cove Subdivision Re-Plat*

**DATE:** July 16, 2013  
**TIME:** 7:30 p.m.

**PLACE:** Town Hall  
**TYPE:** Public Hearing

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1. **CALL TO ORDER:** Meeting called to order at 7:34 p.m.
2. **ROLL CALL & ESTABLISH QUORUM:** Town Administrative Assistant Christine Wagner conducted roll call: Members Present: Larry Rosenwinkel, Greg Seay, Wendi Walton, Brett Bennett and Pat Marolf. A quorum was established.
3. **APPOINTMENTS:**
  - **SALL, Ent., LLC: Greys River Cove Subdivision – (Re-Plat #01-13)** – The Planning & Zoning Commission reviewed the documentation presented. The documents included the comments received from the Town Surveyor, Alpine Fire Department and Ty Ross (Meridian Group, Inc.); to avoid any conflict of interest Mr. Ross was hired by the Town to be the engineer on this re-plat proposal, as the Town engineer is working with the applicant.

Mr. Robert Albondi, Rendezvous engineering addressed the Commission regarding the project. Mr. Albondi addressed and responded to the comments received from Ty Ross in numerical order, see attached document:

1. A narrative was submitted on the previous re-plat process in 2007; it was approved and went through the process at that time. The applicants thought it was already on record and therefore it was not submitted with this application. In discussion with all those present it was determined that the information will be made available to the Commission and forwarded on the Mr. Ross to address his comment. In addition, the information will be made available to the Council for their review and comment for their public meeting review on Thursday.
2. Mr. Albondi and Mr. Diggs Lewis would like to address the performance bond after all the other comments are addressed. (See Below item # 13)
3. Addressing the proposed lot sizes, the lots also include the usage of the larger lot (Lot #7) thereby making the lot sizes larger when considering that common area.
4. Addressing the common area, it was in the previous proposal (2007) there was discussion and agreement for zero lot line setback and the development codes were not changed to reflect the intent of zero lot line setback.
5. There will be shared parking, Mr. Albondi stated it is hard to predict all the parking needs for the entire build out, they will maximize the parking to utilize the lots and common area to its full potential. It was discussed to create CCR's for the subdivision to address this issued.
  - a. #11 – Mr. Albondi stated he agrees with the minimum of three (3) handicapped parking spaces. When the plan was laid out the codes were based on a percentage they will happy to provide additional spaces for the ADA codes.
  - o Discussion of delivery access was addressed, it was stated that this will be part of the covenants; Mr. Albondi does not feel that it would necessarily be part of the recorded plat. Ms. Wendi Walton commented that when each lot is built out it will be addressed. Mr. Troy Johnson commented that this is an issue for the town to handle regarding any blocking of the Town streets. Mr. Albondi feels that this issue is specific to the subdivision CCR's. Ms. Wendi Walton asked how the CCR's attach to the plat; Mr. Albondi stated it would be referenced on the plat that there are subdivision CCR's. It was agreed that all would review the CCR's prior to plat approval.
6. This item is combined with item seven (7).
7. This is an engineering item; and both water and wastewater have quite a bit of capacity, the biggest use is fire protection; there are water and sewer mains on both sides of the street. The wastewater system is sufficient to address this project; Mr. Albondi does not feel there are any concerns.

- a. Mr. Albondi feels this property is well located for access for fire protection, stating there is a good number of fire hydrants and there will be additional fire hydrants put in the development.
  - o Addressing the hydrant comments from the fire department; there is currently two (2) hydrants at the development, the Department has a different location in mind for the hydrant located on Greys River Road; there is two (2) proposed hydrants for the subdivision. The applicant (Mr. Lewis) has some issues with that, he feels that there are enough hydrants to cover their development; he does not feel they should have to pay for putting in an additional hydrant that will be utilized by the businesses across the street. The applicant stated that there hydrants are within 250 of the buildings; further referring to the Town does not even have hydrants within 500 feet of the area buildings. They will commit to one (1) hydrant and there will be a total of three (3) for the development. Mr. Albondi state that they do not want to violate the fire codes and all agreed that they would want this to be a safe area; hydrant placement needs to meet code. Mr. Albondi stated he will discuss this request with the Alpine Fire Chief. Mr. Lewis stated he does not have a problem adding one (1) more fire hydrant, but he feels that four (4) of them is overkill. They will try to accommodate this request the best they can.
- 8. Mr. Albondi stated that storm water management is always an issue; he would like to see for the Town to establish a standard for inlet detail, the Town of Alpine does not any storm drains. Storm water management will be specific to each lot, they are usually put in the landscaped areas, for this development it would be addressed by a site plan, so that will be addressed by each specific lot owner and that item will be addressed in the CCR's.
  - a. Mr. Albondi stated the same can be said with the shared parking site, the maintenance of the storm water management drains will be addressed in the CCR's.
- 9. Addressing the snow storage requirements, that item will be addressed on the plat map. It will again be addressed in the CCR's.
- 10. Addressing the parking lot and details;
  - a. Mr. Albondi stated that it was on the earlier plan; he will get that information to provide to the Commission so that it can be made part of the application. He further stated that it was the standard two (2) inches and a minimum four (4) inch base.
  - b. Wheel stops – Some of the sites make have sidewalks, it was discussed to stick with the continuous sidewalk and that will address the wheel stops in the parking area. Ms. Wendi Walton commented that the sidewalks are in the plans and that would address the curb stops. Mr. Lewis stated the only problem is they do not know what the next three (3) lots will be. It was discussed that this would be addressed with the building permit and the Commission would have to approve the site plan. It was further stated that the wheel stops are designed in the master plan and this items will also be addressed in the CCR's.
  - c. Lighting will be addressed in the CCR's; it is currently unsure if additional lighting for the parking area is needed for the development. However, it will be reference lighting will be to Town standards.
  - d. Mr. Albondi is not aware of the thirty (30) foot diameter around the hydrant, if that is what in the LUDC states, they will meet the Town standards.
- 11. This item has discussed in item 5(a).
- 12. At this time Mr. Ablondi discussed the concerns of the bond and/or letter of credit, when sales and/or development of the project could be years down the road and typically bonds are issued for a year at a time, in which they do tie up funds and/or assets, again reiterating that lot sales could be years down the road. A lot of the improvements will be site specific. That is a consideration for the applicant but yet covering the issues at hand.

Mr. Lewis stated the buyer is aware that they will have to put in the landscaping and parking lot; that is the way it will be for the rest of the lots. Factors to consider are the sewer connections will be going across the parking. He feels that this are issues when a building permit is issue. Mr. Larry Rosenwinkel stated that when they get down to the last three (3) lots, there is only a little space left for the parking lot to be done. Mr. Troy Johnson commented that is something that usually the developer does and/or pays for, the way it is proposed is you are going to have four (4) different curb and gutters, and there is no consistency. Mr. Lewis and Mr. Johnson discussed the development issues. Ms. Wendi Walton agreed that although it is not required to have the developer put in the services, it would be an ideal situation, and it is only a requirement of the LUDC that the developer give some type of insurance. The Commission discussed this issue a length. Mr. Brett Bennett stated we have the LUDC help with the implementation of the landscaping. Mr. Johnson commented that he would like to see this development happen, but he feels that the Town needs to have a guarantee that this development happens as proposed. It was further discussed that everyone has tried to fast track this re-plat in order to accommodate the applicant for the proposed sale of the lot with the re-plat. Mr. Albondi suggested that there might be some type of comprise and/or a condition we could incorporate into the CCR's. Mr. Lewis stated he will provide the CCR's for the meeting on Thursday night. Discussion was held on

submitting a letter of credit to ensure that the items discussed tonight will be put into the CCR's. Much discussion was held on the letter of credit and the consistency of the requirement with other developers. Ms. Wendi Walton discussed an approval with contingencies, Mr. Greg Seay commented that this is hard and it should be done right the first time around, he would like to fully review the CCR's before the go to Council. It was agreed by all Commission members that they will review prior to sending off to council. It was agreed to put together a list for the requested items. Mayor Lutz commented that this is a unique situation; there is not a lot of opportunity for a subdivision such as this. Mr. Rosenwinkel suggested that the Town get some type of assurance that when the next lot sells (third in the subdivision, with the family dollar lot included) the parking lot will be completed. It was further noted that the parking lot entrances are tight and it was suggested that the entrance will be widened. The Commission reviewed the list for recommendations to Council.

1. Delivery Access locations to be incorporated into the CCR's;
2. Storm water management, in relation to the parking lot, to be incorporated into the CCR's in addition to the maintenance by the property owners;
3. Snow storage to be identified on the plat map and documented in the CCR's (shared costs);
4. Signage – Multi Business Sign (Marquee) location to be put on the plat map;
5. Lighting – in the parking lots and on the buildings, to be stated on the plat map and incorporated into the CCR's that they be up to Alpine LUDC;
6. Shared Parking Agreement and Parking details, also addressing the ADA requirements to be incorporated into the CCR;s;
7. Snow Removal and/or Landscaping Maintenance Agreement for lots and common area will be incorporated into the CCR's;
8. Maintenance of Marquee Signage will be incorporated into the CCR's;
9. Wheel Stops and/or Curbs identification will be incorporated into the CCR's and master plan;
10. Agreement for last fire hydrant installation will be incorporated into the CCR's, with the verbiage when the sale of the third sells, installation to be complete;
11. Agreement for the completion of the asphalt in the parking lot (common area) to be incorporated into the CCR's, with the verbiage when the sale of the third sells, installation to be complete;
12. Number of fire hydrants to be identified on the plat map
13. Notation of CCR's to be put on the existing plat map.

**Mr. Brett Bennett motioned to send a recommendation to the Town Council for approval of the Re-Plat for SALL Enterprises, LLC, Greys River Cove Subdivision, # Re-Plat 01-13 based on the contingencies established by the Planning & Zoning Commission on July 16, 2013; these contingencies to be included in the covenants, conditions and restrictions and the recorded plat map are as listed;**

**CCR's**

**Delivery Access locations;  
Storm water management and maintenance by property owners;  
Snow storage – shared costs  
Lighting – in the parking lots and on the buildings, to be stated that they be up to Alpine LUDC;  
Shared Parking Agreement, also addressing the ADA requirements;  
Snow Removal and/or Landscaping Maintenance Agreement;  
Maintenance of Marquee Signage;  
Wheel Stops and/or Curbs identification;  
Agreement for last fire hydrant installation with the verbiage when the sale of the third sells, installation to be completed;  
Agreement for the completion of the asphalt in the parking lot (common area) with the verbiage when the sale of the third sells, installation to be completed;**

**PLAP MAP**

**Snow Storage Area;**

**Multi Business Sign identification;  
Number of fire hydrants to be identified, subject to identification by Alpine Fire Chief;  
Notation of CCR's;**

Mr. Greg Seay seconded the motion. Vote 4 yes, 1 no (Walton), 0 absent, 0 abstain. Ms. Walton stated that she is not opposed to the subdivision, she is not comfortable with the lack of the performance bond and that she wishes that they had an opportunity to have more time to review the final proposal. Motion carried.

4. **PLANNING & ZONING REPRESENTATIVE TO TOWN COUNCIL FOR COUNCIL PUBLIC HEARING:** Mr. Greg Seay will be the Commission Representative at the Town Council Public Hearing on Thursday, July 18, 2013.
5. **ADJOURN MEETING:** Mr. Greg Seay motioned to adjourn the meeting. Ms. Wendi Walton seconded the motion. Vote 5 yes, 0 no, 0 absent, 0 abstain – Motion carried.

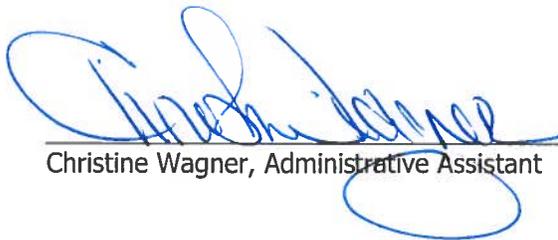
Meeting Adjourned at 9:29 pm.

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Pat Marolf, Chairman

7-23-13  
\_\_\_\_\_  
Date

ATTEST:

  
\_\_\_\_\_  
Christine Wagner, Administrative Assistant

7/23/2013  
\_\_\_\_\_  
Date

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