

Town of Alpine
Planning & Zoning
Minutes February 12, 2008

Meeting was called to order at 7:05 pm. Roll call was taken: Pat Morolf, Paula Stevens, and Dave Gustafson were present. Kennis Lutz, and John Thomas were absent and excused.

Snake River Junction Town Homes - preliminary plat review and recommendation for Town Council. Nick Fiore from Jorgensen Associates was here to let all know that the project has been changed from Condos to Town Homes. In December of 2006 he was here to record the first phase and then came again this past summer. He was asking if he needed to come for every phase of the project. Paula Stevens offered to call the attorney to see if there would be options on the phases. After talking with Nick more, it was deemed that yes he would have to come before the Planning & Zoning, the Council, and the County as we have to follow our own rules and regulations. **Paula Stevens made a motion to approve this to move forward to Council with no conditions. Pat Marolf seconded. VOTE: 3 Yes; 0 No; 0 Abstain; 2 Absent. Motion carried.**

Moltz Construction – sign permit, S-01-08, needs approval. Darby Dunn from Moltz Construction was here asking to be allowed to put up temporary signs for the duration of the building of the new sewer treatment plant. There will be many deliveries in the near future and it is some what of a hard place to find. There would be two signs, one by the highway then one behind the office going to Buffalo Drive. They would be double sided free standing signs. They have been in touch with WYDOT as to where they can place the sign by the highway. **Pat Marolf made a motion to approve the signs on temporary bases until the end of the project, or by the end of this year. Paula Stevens seconded. VOTE: 3 Yes; 0 No; 0 Abstain; 2 Absent. Motion carried.**

Civic Center – emergency remodel permit, RE-02-08, needs approval. Rob Wagner building inspector gave an update on the Civic Center. He informed all what happened, and how it has been fixed for now. **Paula Stevens motioned to approve the emergency remodel permit RE-02-08. Pat Marolf seconded. VOTE: 3 Yes; 0 No; 0 Abstain; 2 Absent. Motion carried.**

Town Codes / Rezoning Map: Chairman Gustafson stated that this process will take time. They have gone through all the letters and made note of the questions and concerns from property owners. They are waiting on legal information and more information from the planner so nothing will be decided here tonight. There will be a workshop scheduled at the next meeting to go over all the letters and to discuss what do to. It will be a meeting open to the public, but not open to public comment as that is what we are here for tonight. The workshop will be advertised on the Town web site, in the local paper, flyers around Town and also put on next months water bills. Property owners that were here and spoke are: Beau Taylor, Don Sherman, Sarge Rumbaugh, Joe Vasko, Jeff Raver, Kevin Aznoe, Mauri Stewart, Dustin Brown, Nikki Dodd, Maria Vanderloop, Ted Smith, Jamey Hornung, Dodie Urban-Jordan, and Roger Buschow. Every one had three minutes to

explain their lot and their situation. Planning & Zoning made note of lots and concerns which will be discussed at the workshop.

Chairman Gustafson called a recess at 8:10 pm.

Chairman Gustafson called the meeting back to order at 8:20 pm.

David Giech – has question concerning his property. Mr. Giech wants to know what he can and cannot do with his property. Who will put in the road, who will maintain the road, what about water and sewer to the property? The Town does not have the final plat that was recorded on this piece of property. It was remembered there was talk about putting in a circular road, a fire hydrant, and other stipulations before this went as a final. Town will get a copy of the final plat, look at the minutes of meetings and let Mr. Giech know their findings.

Steve Patvin, ANPA Tours – would like to discuss Home Occupation Application. At this time the company is presently using the house for suiting up its clients for their trip. The snow mobiles, trailers, and vans are being parked down the road at Charlie Sands commercial property as was requested. Mr. Patvin obtained permission from the Council to continue this until coming before Planning & Zoning for the Home Occupation Application and permit. Home occupation has 6 criteria that need to be met. Questions 1, 2 and 3 are important and are the ones Mr. Patvin needs to meet. Questions 4, 5, and 6 are mute. **Paula Stevens recommends this to go to Council for approval on the condition that requirements for home occupation can be met, specifically questions 1,2 and 3, and for the Council to give a specific time limit on what they allow. Pat Marolf seconded. VOTE: 3 Yes; 0 No; 0 Abstain; 2 Absent. Motion carried.**

Planning & Zoning Minutes: December 18, 2007; January 8, 2008; January 22, 2008 need motion to approve. Pat Marolf motioned to approve the minutes from the December 18, 2007 meeting. Paula Stevens seconded. VOTE: 3 Yes; 0 No; 0 Abstain; 2 Absent. Motion carried.

Pat Marolf motioned to end the meeting. Paula Stevens seconded. VOTE: 3 Yes; 0 No; 0 Abstain; 2 Absent. Motion carried.

Meeting adjourned at 9:05 pm.

Dave Gustafson, Chairman

Date

ATTEST:

Brenda Bennett, Treasurer

Date