

Town of Alpine
Planning & Zoning
Minutes March 25, 2008

Meeting was called to order at 7:09 pm. Roll call was taken: Pat Marolf, Paula Stevens, Kennis Lutz, and John Thomas were present. Quorum was established. Dave Gustafson arrived late.

Appointments/New Business:

Peter Burtness: Plat Review application. Conceptual plan for lots 20 &21 GRV #2, changing them to 1 lot, 358 and 360 Wooden Spur Drive. Fees have been paid. No one was present on this project so it is tabled until next meeting.

Bart Conrad: R1-12-07. Single Family Residence Lot 7 Riverview Meadows. Commission reviewed plans and information from the building inspector. There were no questions from the Commission. **Paula Stevens moved to approve building permit R1-12-07. Pat Marolf seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

David Giech: Property question. Mr. Giech was at a meeting last month and had questions about his property. Town has received a plat map from the County and has pulled the old records on this property. The plat map that is here has been signed and received. It does not show its recorded book or page number. The plat map shows 4 lots, 3 in front are zoned commercial, 1 in back is zoned residential. There is nothing on the map in regards to the fire hydrant that was requested. Domestic water and septic may be available from Alpine water and sewer district. On site fire fighting facilities are not proposed. Solid waste haulage service is not proposed. Lot owners shall be responsible for hauling their own solid waste. The plat map shows a drive way to the residential lot, which would be a private entry, not a Town of Alpine road. If Mr. Giech would like to discuss this in further detail, he will need to make an appointment to go before the Commission.

Ed Fila: Letter & emails in regards to property at 514 Nelson Lane. Mr. Fila was here to ask for clarification that it is okay for them to purchase the property and use it as they want. He needs a clear cut answer so they can get financing and go forward with this purchase. Chairman Gustafson stated he had talked with Mr. Fila on the phone yesterday and told him that the Commission cannot give them a clear cut answer to this question. He stated the Commission has no recourse as to the purchase or sale of the property. Mr. Fila asked about getting a use variance on this property. Paula Stevens stated that this would not be possible as that would be spot zoning which is not something the town is willing to do. Jason Neal wants to stay in compliance with the town and wants to be a good neighbor. He wants to know what can happen down the road with this property if they purchase it, will they be fined for doing something wrong, and will they have to sell the property? He does not want to threaten others in the town by causing a problem as

that is not their intent or purpose. Don Wooden stated that the home is back on the market. He feels we have an opportunity here to help the community grow. With all respect he asks that the Commission looks into this vacation home / time share issue to clarify it in the codes. Paula Stevens stated that this kind of use has a negative planning impact on communities. Vacation /time shares bring no volunteers, no kids, no schools, and no stability to the community. She also stated that we do need to look at the codes and include this issue in them. John Thomas would like everyone to look at the long term impact of this for the future. He feels we need to keep looking to the future not the past. Beau Taylor agrees that this should be looked at in a timely matter. Victoria DeCora agrees that this is the future that we are looking at not the past. Paula Stevens would like this to be discussed with the planner before the codes go to the Council. Ed Fila said he talked to the neighbors and they said they would be in favor of a rezone for this area. He wanted to know how long it would take to do a re-zone. Chairman Gustafson said when the last group of residents that came before them had their block or area rezoned it took approximately 8 months.

Zoning Map: Map has not come in, discuss lot size on changed areas. Commission was given a copy of the map with lot sizes on it. Commission would like some time to digest all this information to make sure it will fall under the correct proposed zoning. This will be discussed at the next meeting.

Unfinished/ongoing business:

Rob Wagner / Ernie Scott: Letter from HRS Construction and Attorney Stefan Fodor. Chairman Gustafson feels that we the Town need to take the initiative on this and get a letter to HRS Construction commending them for taking on this project also to let them know that they need to get the permit process going so all will be ready when they get here to start the work on the home. He feels we need to stay ahead of the game with this project so it won't be delayed. Rob Wagner & Jody Tibbits will write up a letter and send a remodel permit to the construction company as asked for by the Commission. Rob would also like to put a time limit on this so we are not scrambling at the last minute. Rob Wagner introduced Jody Tibbits to the Commission as his possible replacement. John Thomas asked Jody if he was ready to step into Rob's shoes. Jody said he was ready for that as Rob has done a great job implementing the building inspection process. He has learned a lot from Rob. He already is using Rob's paper work for inspections that he is doing now for other Town's and the County. Kennis Lutz commended Rob on his good demeanor with the public and asked Jody about his demeanor. Jody stated that he feels he is a lot like Rob when it comes to dealing with the public and the clients. Chairman Gustafson stated to Jody that the board stands behind the inspector all the way. Paula Stevens stated that the main purpose here is for the health, safety, and the welfare for the residents of the Town of Alpine. **Paula Stevens moved to recommend to the Council for Jody Tibbits to take over for Rob Wagner as the new building inspector. Kennis Lutz seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.** **Paula Stevens moved to recommend to the Council for Jody Tibbits to replace Joe Sender as the septic tank inspector. Pat Marolf seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.**

Chairman Gustafson called for a recess at 8:17 pm.

Chairman Gustafson called the meeting back to order at 8:34 pm.

P & Z minutes: January 8, 2008; January 22, 2008; February 26, 2008; March 11, 2008; March 12, 2008 - Need motion to approve.

January 8, 2008: Pat Marolf moved to approve minutes.

Kennis Lutz seconded.

All I's, motion carried.

January 22, 2008: Paula Stevens moved to approve minutes.

John Thomas seconded.

All I's, motion carried.

February 26, 2008: Pat Marolf moved to approve minutes.

John Thomas seconded.

All I's, motion carried.

March 11, 2008: Paula Stevens moved to approve minutes.

Pat Marolf seconded.

All I's, motion carried.

March 12, 2008: Pat Marolf moved to approve minutes.

Paula Stevens seconded.

All I's, motion carried.

P & Z Attending Council Meetings:

April 1, 2008 – Dave Gustafson

April 15, 2008 – Paula Stevens

Kennis Lutz motioned to adjourn the meeting. John Thomas seconded. VOTE: 5 Yes; 0 No; 0 Abstain; 0 Absent. Motion carried.

Meeting adjourned at 9:02 pm.

Dave Gustafson, Chairman

Date

ATTEST:

Brenda Bennett, Treasurer

Date

