

Town of Alpine
Planning & Zoning
Minutes April 8, 2008

Meeting was called to order at 7:10 pm. Roll call was taken: Pat Marolf, Paula Stevens, Dave Gustafson and John Thomas were present. Kennis Lutz was absent and excused.

TONIGHTS NEW BUISINESS

Pedersen Planning: Proposal for Alpine Subdivision Regulations, need motion to approve (money is already set aside for this) We have a proposal from Pedersen Planning Consultants. Chairman Gustafson states that Pedersen Planning has been with us through this whole process and feels that they would continue to do a good job for us. Paula Stevens stated that the missing piece in everything we are trying to do is the subdivision regulations. Without it we have a hole in our regulatory process if we don't adopt some subdivision regulations. She feels we need to do this. Pat Morolf agrees that we need to take care of this, as it will help the Commission in the future. The bottom line on this project may change if there are a lot of changes made, if so, the project will be billed out hourly which is understandable. This does not have anything to do with finalizing the zoning code; it is a totally separate issue. It will allow people to know exactly what the requirements are for the Town of Alpine when filing for a subdivision. **Paula Steven moved to recommend to Town Council to adopt and approve Pedersen Planning Consultant's proposal as a scope of services for our new subdivision regulations. John Thomas seconded. VOTE: 4 Yes; 0 No; 0 Abstain; 1 Absent. Motion carried.**

T.A.P. Enterprises: Temporary Sign Permit S-03-08. In the past they have had little two sided boards that sit along the highway for the two days they are in town. WYDOT has also had issues with them putting the signs in their right of way. We could put a condition on the permit that the signs have to stay off of WYDOT right of way. **Pat Marolf moved to allow the temporary signs as long as they keep them off WYDOT right of way. Paula Stevens seconded. VOTE: 4 Yes; 0 No; 0 Abstain; 1 Absent. Motion carried.**

Dave Jenkins: R1-01-08 Building Permit. Single Family Resident RVM Subdivision, RVM has signed off on the plans. Inspector Jody Tibbitts performed the set back inspection, everything looked good. Chairman Gustafson asked Mr. Tibbitts if there were any concerns, he stated there were none. All was in order, engineer stamps are on the plans, and truss calcs are present. In the future when the new codes are adopted we will also have to have a stamped land surveyor to place and stake the foundation as there have been problems in the past. This does not need to be done this time. **Paula Stevens moved to approve Dave Jenkins single family residential building plans permit R1-01-08 with no conditions. Pat Marolf seconded. VOTE: 4 Yes; 0 No; 0 Abstain; 1 Absent. Motion carried.**

UNFINISHED & ON GOING BUSINESS

Jody Tibbitts: Jody has done 1 re-inspection for Larry Bates. He went to the home and found that Mr. Bates had completely complied with the 3 concerns/issues that were denied by Rob Wagner. Electrical was taken care of, electrical panel was taken care of, smoke detector was

moved, closet lights were moved, and everything was taken care of like asked. He had done a lot of work to bring it up to code. He seemed happy to do it. Chairman Gustafson wanted to remind Jody that he has 150% backing by this board. Paula Stevens stated that everything we do is for the health, safety, and well fare for the residents of the town. Jody stated that everything is very well spelled out in the permit package and that he wishes other places had complete packets. He stated he was going to start using our program with his other inspections.

Ernie Scott: There was a letter sent to HRS Construction. There has been no further communication with them at this time. Chairman Gustafson's fear is that they will come here to build and won't have any plans or permits then we will look like the bad people. They have until June 2, 2008 in which to have all paper work and fees turned in to the Town. The Commission would like to keep this under ongoing business.

Steve Chichinsky: Permit has expired. It has been noted by the commission.

Town Zoning Map: Commission received the revised map from Pedersen Planning. Commission will carry this over to the next meeting as they want to go over lot size information and verify that all is in order. Vincent Schrieber had concerns about his property as half is zoned one way and the other lot is different. He wanted to know what the reasoning was for this. Chairman Gustafson stated that it was to create a buffer, and that Council would make the final decision. Unfortunately we will not be able to please everyone or make everyone happy all the time.

PLANNING & ZONING MINUTES

March 25, 2008; need motion to approve. **Pat Marolf moved to approve the minutes from March 25. Paula Stevens seconded. VOTE: 4 Yes; 0 No; 0 Abstain; 1 Absent. Motion carried.**

P&Z ATTENDING COUNCIL MEETINGS:

1) April 15, 2008 - Paula Stevens

2) May 6, 2008 Pat Marolf

Paula Stevens motioned to adjourn the meeting. Pat Marolf seconded. VOTE: 4 Yes; 0 No; 0 Abstain; 1 Absent. Motion carried.

Meeting adjourned at 8:35 pm.

Dave Gustafson, Chairman

Date

ATTEST:

Brenda Bennett, Treasurer

Date

