



Town of Alpine Planning & Zoning Commission AGENDA

DATE: July 12, 2005
TIME: 7:00 p.m.

PLACE: Riverview Meadows Town Meeting Room
TYPE: Regular

1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISH QUORUM

3 - P&Z MINUTES May 12th, 2005, June 14th & June 28th, 2005 (*waiting on chairman approval*) **Need Motion.**

4 - COUNCIL MINUTES: June 7th, June 21st, July 5th, 2005 (*mailed prior to this meeting*) **Need Motion**

5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **NOTICE** - Next P&Z meeting, July 26th, 2005, will be from 7:00pm to 8:00pm ONLY. Beginning at 8:00pm Sharp there will be a workshop with all P&Z members with the planner.
- **Fence Permit #F-08-05 Bryan Pack** - Bryan is requesting a fence permit to an existing fence. Three notices were mailed to Bryan last year regarding noncompliance of building a fence without a fence permit. Joe has approved pins and verified that the fence is on the Pack's property. **Need Motion.**
- **Fence permit #F-05-05 Charles Horton** - Charles is requesting a fence permit as he has an emergency situation with neighbor dog attacking his dog and himself while he was protecting his dog. One such incident was his dog was on a chain near/inside their open garage and a pitbull dog came onto his property and attacked his dog inside the garage, his dog being chained up could not escape. Charles attempted to get the dog away from his dog and the pitbull turned on him. There are constant stray dogs in the area and his dog has remained on their property on a chain but this has proven unsafe for his dog. They cannot locate all their property pins. One is in the road. They found one in the back. Joe has not reviewed as there are not enough pins located. The Horton's are placing their fence about 15-17 feet from their property lines on both sides and 2 feet from the back property line. His neighbor on the back side is in agreement to place the fence on the property line if it ends up being there. The Horton's cannot afford to hire a surveyor at this time to locate the pins. They got their plat map and have attempted to locate the other pins. They have said they could agree to a condition such as agreeing to remove the back fence if it shows they are past their property line in the future. Having a survey of the property done will also benefit the Town to have these pins located for future issues. Since they cannot hire the surveyor at this time they are requesting a permit to allow them to protect their dog and ask for your help in this matter. **Need Motion.**
- **(Continuation): Residential permit #R1-04-05 - John & Nancy Hurley** - Hurleys are requesting a residential home permit. Con Jensen is their contractor. Lyal disapproved plans w/ notes, John and Con Jensen, contractor was advised of missing information: Electrical plan and smoke detector/GFI information needed. They brought updated plans to meeting. Joe approved pins, septic. P&Z reviewed and requested 2nd building inspector review the plans as items were missing. Rob Wagner was contracted and submitted an inspection report. Hurley's were emailed report on 7/6/05. **Tabled requesting a second inspector review plans.**
- **Discussion re needing a P&Z member-** Aron Kendall would like to speak to the commission about the position available
- **Building Fee & Variance Fee Draft** - Draft from Treasurer. Please review, any changes must be to the Treasurer by this Friday, July 15th.

6 - UNFINISHED/ONGOING BUSINESS:

- **P&Z ATTENDING COUNCIL MEETINGS:**
1) July 5th - Scott Reed 2) July 19th - Dave Gustafson

7 - ADJOURN MEETING- *Need Motion.*

AFTER MEETING REVIEWS-

DISCUSSIONS/WORKSHOP-

- **111-Ordinance 2005-01 Emergency Ordinances** - Atty. Carter Wilkinson has given these emergency ordinance drafts for you to review so it can continue to Council for approval. ***Paula said that she had advised Carter weeks ago and will get her notes and advise the commission of her conversation with attorney.***
- **Zoning map** - Please see letter from Tracy, clerk. The zoning map needs to be updated. Steve Fusco originally began updating this so you may want to speak with him. ***Commission advised Town needs a planner.***
- **Variance fees** - Discussion on a fee schedule for variance request applications. There have been numerous variance requests in the past year. There are no fees for requesting a variance; therefore there are no monies to cover the office staff labor or the Board of Adjustment's time. Other towns, counties, cities, etc. do charge a fee for the variance process/permit request. ***Paula will review.***
- **Building Permit Fees** - Need a new schedule of fees to present to Council to get approval. ***Paula will review and make draft for new fees.***

ENFORCEMENT-

- **Dave Pellagatto - #R1-11-04-** No Electrical was on permit, neighbor, Steve Fusco, complaining Dave is putting electrical in. ***(please see building packet)***
- **Bull Moose Saloon- Remodel Bldg. Permit #RE-03-04 re: non-permitted lights-** A letter now requesting proof from the insurance company re: requirements was mailed April 2005. No reply.
- **Alpine Variety signage** - Discussion on amount of signs and original sign permit requested all smaller signs be put inside the window. These are still on the outside adding to the allowed sq.ft.

Items given to P&Z during tonight's meeting:

- Fees Draft

Items mailed to P&Z before meeting: