



Town of Alpine
Board of Adjustment & Planning & Zoning Commission
AGENDAS

DATE: **June 14, 2005**
TIME: 7:00 p.m.

PLACE: Riverview Meadows Town Meeting Room
TYPE: Regular

Board of Adjustment AGENDA

1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISH QUORUM

3 - TONIGHT'S APPOINTMENTS:

- **7:00pm- (continued from last meeting): VARIANCE- V-01-05- RVM Office Complex screening/fencing** - Problems with the Silverstar and Lower Valley Energy's easements, lines too close to where fencing would have to be installed. The property owners association is requesting a variance to not install this fencing. There is no room for it and is a possible hazard to drivers coming around the corners of these lots if 6 foot fencing was installed. Jeff Dupont got locates from both utilities. *Please view the area behind Town office and neighboring business lots before decision making. **Need Motion.***
- **7:10pm- VARIANCE- V-02-05 Jim Sandner Sign size** - Jim is requesting a larger amount of signage for his office complex. **Need Motion.**

4 - ADJOURN MEETING- *Need Motion.*

Planning & Zoning Commission AGENDA

1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISH QUORUM

3 - **P&Z MINUTES** April 12th and April 26th, 2005 (*tabled prior/mailed prior to meeting*) **Need Motion**

4 - **COUNCIL MINUTES:** May 17th, 2005 (*mailed prior to this meeting*) **Need Motion**

5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **ANNOUNCEMENT: Lincoln Cty Commissioners Public Meeting:** Thursday, June 23rd, 7pm at the Alpine Town Hall.
- **ANNOUNCEMENT: BUDGET READINGS:** June 14, 6:30pm; June 21, 7:00pm and June 23, 6:30pm
- **7:30pm Sign permit #S-02-05 Jim Sandner Sign** - Jim is requesting a sign permit. **Need Motion.**
- **7:35pm Fence permit #F-01-05 Mark Stilson** - Mark is requesting a fence permit. Joe approved pins. **Need Motion.**
- **7:40pm- Residential permit #R1-01-05 Bryan Pack** - Bryan is requesting a residential permit for a house. Lyal approved with notes, Joe approved setbacks, septic. **Need Motion.**
- **8:00 pm- Residential permit #R1-03-05 - Catherine Peet/Pat Milligan Portable Shed/foundation slab** - Catherine and Patrick are requesting permit to build foundation and move shed onto it. They received a variance on October 12th, 2004 to move shed onto property. Only conditions were: verify 100lb. snowload of roof and \$1,920.00 performance bond needed. RVM HOA approval needed. **Need Motion.**
- **8:10pm Fence permit #F-06-05 Lori Isenhardt** - Lori is requesting a fence permit. Joe approved property pins. **Need Motion.**
- **8:15pm - Replat Advisement for Lot#29 GRVIL#2 -Western Land & Homes, LLC** - Surveyor Scherbel is advising Town P&Z of replat of the duplex property to a lot split on lot #29, GRVIL#2 subdivision for owner Jeff Dupont of Western Land & Homes, LLC. Reference: Commercial building permit #C-02-05. **Need Motion to forward to Council.**
- **8:25pm - Alpine Meadows new subdivision information** - (*mailed prior to mtg-new map to be given in this meeting*). No review is being done by P&Z prior to Council as what is the normal procedure. Attorney advised Town Clerk they did not

need to go to P&Z, since P&Z cannot make a decision. Clerk did advise the attorney that that is our normal procedure. That procedure allows P&Z to review planning issues that could affect the Town and then advises Council. ***Council will make a decision to approve this plat at their June 21st meeting.***

6 - UNFINISHED/ONGOING BUSINESS:

- **P&Z ATTENDING COUNCIL MEETINGS:**
1) June 21st - 2) July 5th -

7 - ADJOURN MEETING- *Need Motion.*

AFTER MEETING REVIEWS-

DISCUSSIONS/WORKSHOP-

- **111-Ordinance 2005-01 Emergency Ordinances** (mailed prior to mtg) - Atty. Carter Wilkinson has given these emergency ordinance drafts for you to review so it can continue to Council for approval.
- **Donn Wooden letter** - (mailed prior to mtg) Discussion on a response to Mr. Wooden's letter which was mailed to P&Z members.
- **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.
- **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.
- **Building Permit Fees** - (Earlier discussed w/Council) Need a new schedule of fees to present to Council to get approval. *Please submit asap.*

ENFORCEMENT-

- **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:

- Alpine Meadows new subdivision map
- Letter from Town clerk re Zoning
- Copy of existing Zoning Map
- Budget Hearings schedule

Items mailed to P&Z before meeting:

- May 17th Council meeting minutes
- Legal notice for Jim Sandner variance
- Legal notice for division of lot for Western Land & Homes, LLC
- Draft ordinance 111 No. 2005-01 on P&Z permits and enforcement
- Existing Section 108 Code re enforcement
- Advisement of Lincoln Cty. Commissioners meeting in Alpine
- Flyer on CDBG Grant public hearing
- Alpine Meadows new subdivision information