



Town of Alpine

DATE: **January 10th, 2006**
TIME: 7:00 pm

PLACE: Riverview Meadows Town Meeting Room
TYPE: Regular

Planning & Zoning Meeting AGENDA

1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISH QUORUM

3 - **P&Z MINUTES** November 8th & December 13th, 2005 *Need Motion*- (No meetings for November 22nd or December 23rd, 2005)

4 - **COUNCIL MINUTES**: October 18th, November 1st, November 15th, December 6th and December 20th, 2005 (mailed prior to meeting) *Need Motion* - *Can do one motion to cover all meeting minutes.

5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **7:00pm- Palisades Pines/Jim Sandner Replat Review** - Karl Scherbel is presenting a replat for the Palisades Pines subdivision located within the 1 mile radius of the Town. The replat is simply to change the position of roadway to facilitate a better approach onto the hill within the subdivision. There are no more impacts to the Town, nor any changes to lots, lot dimensions or change of lot amount, subdivision layout, etc. They are vacating the original plat that was already approved by the Town of Alpine Council on April 6th, 2004 (see paperwork given to you at this meeting) and replat to move the road within that subdivision. This is a review for P&Z; final approval is with Town Council. *Need Motion.*
- **7:15pm- Steve Chichinsky- Master Plan for Buffalo Sage Townhomes** - Steve is presenting a master plan and basic building plan for the townhome design. He has written a letter summarizing his plan and enclosed a plat design to P&Z and Council (mailed to P&Z prior to meeting) He plans on returning in Spring to go through the building permit process in the manner P&Z feels is appropriate for this type of building plan. Please advise Mr. Chichinsky how you would like the future building permit applications completed. For example would he apply for: each individual building, entire complex at one time, or in building phases, etc.
*Riverview Meadows Homeowner's Association has approved the basic plan as Mr. Chichinsky has agreed to abide by the RVM CC&R's. They advised it is not their final approval though; their approval is for the basic design/plan. *Need Motion.*

6 - UNFINISHED/ONGOING BUSINESS:

- **Signage Variance Request Permit #V-07-05 Carla & Mike Stone** - They are requesting a variance to have a 22ft. high free-standing sign and 280 sq.ft. of physical signage from the 80sq.ft. maximum allowed to accommodate approximately seven (7) businesses. *Continued until Business District works on issues discussed.*

• **P&Z ATTENDING COUNCIL MEETINGS:**

- 1)
- 2)

7 - ADJOURN MEETING- *Need Motion.*

Items mailed or given in Dec. 13th meeting to P&Z before tonight's meeting:

- October 18th Council minutes
- November 1st Council minutes
- November 15th Council minutes
- December 6th Council minutes
- December 20th Council minutes
- December 13th P&Z minutes
- Practical Issues in Adopting Impacting Fees for Annexation paperwork
- Bryant Brown's letter re: North Alpine Annexation
- Lincoln Cty. P&Z Report re: Alpine Development Group, LLC.

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

- Letter from Bill & Mary Flowers/RVM Property Owners Assoc. re: New Waste Treatment Plant
- Letter from Donn & Pat Wooden re: New Waste Treatment Plant
- Copy of April 7th, 2004 letter from Mayor Lloyd to Mike Archibald re Jim Sandner plat for Palisades Pines
- Copy of Preliminary Plat of Palisades Pines attached to Mayor's letter