



## Town of Alpine

DATE: September 13<sup>th</sup>, 2005  
TIME: 7:00 pm

PLACE: Riverview Meadows Town Meeting Room  
TYPE: Regular

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### Planning & Zoning AGENDA

#### 1 - CALL TO ORDER

#### 2 - ROLL CALL & ESTABLISH QUORUM

3 - P&Z MINUTES July 12<sup>th</sup>, July 26<sup>th</sup> and August 9<sup>th</sup>, 2005 *Tabled from last meeting, Need Motion*

4 - COUNCIL MINUTES: August 2<sup>nd</sup> and August 16<sup>th</sup>, 2005 *Tabled from last meeting, Need Motion*

#### 5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **7:00pm- Fence Permit #F-11-05 Dennis Frost** - Dennis is requesting a fence permit. RVM Homeowner's Assoc. has approved. Joe inspected, okay other than one property pin not located on the front of lot. Therefore, it's for P&Z to decide whether to grant permit without the corner pin or advise homeowner to call for a surveyor to locate 4<sup>th</sup> pin. *Need Motion.*
- **7:10pm- Fence inquiry by Diana Taylor** - Diana is requesting information and an inquiry regarding the 6 foot wood fence located at 159 A&B Alpine Drive. All other twinhomes on this street have a short white fence in front of them. Diana has written a letter to P&Z (*mailed prior to meeting*). Secretary has checked and there is no permit packet for a fence for this twinhome. Don Sherman brought this issue to P&Z's attention last year but no enforcement was done at that time. Diana is requested it be removed as it does not comply with Town P&Z codes. (*See pictures.*)
- **Need backup for Joe Sender responsibilities** - Joe has advised he will be on vacation until September 30<sup>th</sup>. Will need a P&Z member to review properties for property pins and buildings, fences, etc that have been stringed and staked, matching to the siteplan. Please advise which P&Z member will be responsible for these duties during Joe's vacation. At this time there is a fence permit that needs an onsite inspection. *Must decide this meeting as permits applications are coming in for deadline of next P&Z meeting.*
- **FYI- Patsy Ohanesian for the Estate of C.L. Stewart rezone request from R1 to B1** - This issue came before P&Z on 8/23/05. At such time motion was as follows: *Don Sherman motioned to recommend lot be rezoned R1 to B1, Scott Reed seconded, Paula Stevens against, Dave Gustafson against.* Council reviewed issue on 9/6/05. Council tabled item and sent it back to P&Z to be reviewed with the Town Planner. This item will be discussed after this meeting in the Planning workshop.

#### 6 - UNFINISHED/ONGOING BUSINESS:

##### P&Z ATTENDING COUNCIL MEETINGS:

- 1) September 6<sup>th</sup> - All
- 2) September 20<sup>th</sup> - Don Sherman

#### 7 - ADJOURN MEETING- *Need Motion.*

#### AFTER MEETING REVIEWS- DISCUSSIONS/WORKSHOPS-

- **WORKSHOP- Jim Pederson, Town Planner** - Planning issues and Patsy Ohanesian for the Estate of C.L. Stewart rezone request from R1 to B1 - Per Patsy Ohanesian letter: It is an irregular lot, now surrounded by three roads, when Town put a road through one side of the lot, it limited the value and use as a residential lot. Per town attorney the Town is not going to remove the road. She feels the lot would have more use and value to the Town as a business lot. She believed it was originally a B-1 lot. Don said he supported rezoning the lot, Paula said she did not and stated that the Town's new planner would be dealing with rezoning and it would be better not to spot rezone. Marlowe said he would think the town would want to spot rezone and fix certain lots before a planner came in. Paula disagreed.

*continued...*

**ENFORCEMENT-**

- **Dave Pellagatto - #R1-11-04-** Mrs. Pellagatto advised secretary will be making a revision to their permit as they will be adding power. Secretary advised an electrical plan will be needed and then attendance at a P&Z meeting to review for approval. ***Letter sent 8/24/05***
- **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. ***Letter sent 8/24/05. Tom Brown spoke with secretary advised that Joan was allowing for only his signage and he is under the 82 sq.ft. allowable. The smaller outside signs along with large roof sign measures under the allowable 82 sq.ft. He is going to take a picture of his store now to be put in the permit packet. If there are any further issues or questions a P&Z member needs to call Tom directly to discuss.***

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

- 4 pictures of the noncompliant fence on Alpine Drive

***Items mailed to P&Z before meeting:***