



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

DATE: **June 28, 2005**  
TIME: 7:00 p.m.

PLACE: Riverview Meadows Town Meeting Room  
TYPE: Regular

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**Board of Adjustment AGENDA**

1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISH QUORUM

3 - TONIGHT'S APPOINTMENTS:

- **7:00pm - Treasurer information regarding a planner**
- **7:05pm- (Continued from last meeting and onsite review 6/16/05)-VARIANCE- V-02-05 Jim Sandner Sign size - Jim is requesting a larger amount of signage and difference on setback for his office complex. *Need Motion.***

4 - ADJOURN MEETING- *Need Motion.*

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**Planning & Zoning Commission AGENDA**

1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISH QUORUM

3 - **P&Z MINUTES** May 12<sup>th</sup>, 2005 & June 14<sup>th</sup>, 2005 (*waiting for chairman's approval*)

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

5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **7:15pm Steve Chichinsky- concerns on Mike Halpin's Alpine Meadows, sewer and annexation** - Steve has many concerns of how the Town is handling the possible annexation, sewer, etc. from the Alpine Meadows project. He requested to speak with P&Z, since he felt this commission should hear the concerns of the public too.
- **7:25pm Rezone Request- REZ-01-05- Steve Dicenso** - Steve Dicenso is requesting a rezone of his property as he has a residential built inside a commercial zone. *Need Motion for recommendation to Council only.*
- **7:35pm R1-03-05 Catherine Peet Shed/foundation** - Permit approved in 6/14/05 P&Z meeting w/condition for Lyal to review foundation info. Lyal made a few recommendations which owner was advised of. Lyal recommended P&Z review the overhangs on the shed as he felt they were not by code. Owner advised to return to P&Z re: the overhangs but could continue on foundation installation. *Need Motion.*
- **7:45pm- Fence permit #F-07-05 Jim McJunkin** - Jim is requesting a fence permit. Joe approved. *Need Motion.*
- **7:55pm- 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 will bring updated plans to meeting. Joe approved pins, septic. *Need Motion.*
- **8:05pm- Residential permit #R1-05-05 - M.W.W., LLC** - Wade Grant, acting as manager for the group M.W.W., LLC, is requesting a residential home permit. Lyal disapproved plans and made notes. Wade revised plans per Lyal's notes. Lyal approved plans. Joe's first inspection showed no stakes. An unknown person removed all of Wade's stakes. Joe was resent after Wade redid the stakes. Joe approved site and septic. *Need Motion*
- **8:15pm- Donn Wooden**- Donn Wooden would like to talk to the commission.
- **Jackson Hole Real Estate & Appraisal landscaping requirement-** JHRE&A has a landscaping bond and deadline for their building permit. Landscaping was set aside due to winter conditions on the ground. The deadline for installing landscaping

was June 15, 2005. P&Z's letter dated 12/29/04 (*accompanied the temporary certificate of occupancy*), advised them that their temporary certificate of occupancy would be revoked and they would not be allowed to occupy the building. Secretary spoke with Brad Andrews of JHRE&A on 6/22/05. They are waiting for paving of road, due to weather conditions this has been delayed a few weeks and now the paving company is backed up. They will have prep work done for parking lot 6/23-6/24/05. Paving of area will be done by second week in July. Landscaping will be done mid July. They apologized and advised they had not forgotten but due to the weather, rain, conditions they were delayed, they request an extension for their landscaping condition on their temporary building permit.

#### 6 - UNFINISHED/ONGOING BUSINESS:

- **P&Z ATTENDING COUNCIL MEETINGS:**  
1) July 5<sup>th</sup> - Scott Reed      2) July 19<sup>th</sup> - ??????

#### 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** - (*Earlier discussed w/Council*) Need a new schedule of fees to present to Council to get approval. *Paula will review and make draft for new fees.*

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

- Draft agenda
- Steve Chichinsky letter
- Steve Dicenso Rezone notice