



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

DATE: August 9th, 2005
TIME: 7:00 pm

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/ NEW BUSINESS:

- **7:00pm- Steve Dicenso V-05-05 Variance request** - Steve Dicenso is requesting a variance for residential in B-1 zone. Residential already exists in the building. *Need Motion.*
- **7:20pm- Western Lands & Homes LLC V-06-05 Variance request** - Western Lands & Homes is requesting a variance for zero setback between two residential units already built. This was originally going to be townhomes. P&Z approved building permit for townhomes. *Need Motion.*

Planning & Zoning AGENDA

- 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*) July 12th & July 26th *Need Motion.*
- 4 - **COUNCIL MINUTES:** June 7th, and July 19th (*mailed prior to meeting*) *Need Motion*
- 5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **7:45pm- Fence Permit #F-09-05 Ernest & Ione Potter** - Potters are requesting a fence permit. Joe approved pins/setbacks. *Need Motion.*
- **8:00pm- Fence Permit #F-10-05 Town of Alpine Softball field fence**- Town of Alpine is requesting a fence permit for softball field area. Joe approved pins/setbacks. *Need Motion.*
- **8:15pm- Remodel/Addition Permit #RE-01-05 Jeff Dupler** - Jeff is requesting a remodel/addition permit for a front covered porch and dormer above garage door. Joe approved pins/setbacks. *Need Motion.*
- **8:30pm- Commerical Building Permit #C-04-05 First National Bank-West** - Jeremie Moore from Big-D Construction is the general contractor for the First National Bank building. He is requesting a commercial building permit for the bank. He has already had his first review with the P&Z and received a checklist of items to complete. He has received approval from Town Council contingent on P&Z's approval, therefore he will not go to Council after this meeting. Joe approved pins/ setbacks. *Need Motion.*
- **8:50pm- Mike Halpin-Alpine Meadows Plat review** - Plat has been approved by Town Council prior to this meeting. Councilmember Steve Fusco voted against as he wanted P&Z to review prior to Council's review as per our procedure. Town Attorney advised Council could approve without P&Z review even though this is the Town's procedure. The Mayor wanted P&Z to still be able to review it even though it's already approved.

- 6 - UNFINISHED/ONGOING BUSINESS:

- **P&Z ATTENDING COUNCIL MEETINGS:**
1) August 2nd - Paula Stevens 2) August 16th - Scott Reed

7 - ADJOURN MEETING- *Need Motion.*

AFTER MEETING REVIEWS-

DISCUSSIONS/WORKSHOP-

- **UPDATE- John Hurley RI-04-05** - Rob Wagner reviewed the new truss certification and carport plan. Rob approved all information and it was decided P&Z did not need to review it. All information was added to the building packet.
- **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.*

ENFORCEMENT-

- **Dave Pellagatto - #RI-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.
- **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:

- Paul Scherbel letter re: Northstar Utility sewage plant
- August 2nd Council minutes
- Lincoln County Staff Report for Meridian Group/Alpine Meadows

Items mailed to P&Z before meeting:

- Diana Taylor fence complaint letter
- Hunter's Maytag Home Appliance Center letter re: billboard sign
- 127 Ordinance No.2005-17 for building fees
- May 10th, June 14th & June 28th P&Z minutes
- July 19th Council minutes
- Legal Notice for Western Lands & Homes LLC variance request
- Legal Notice for Steve Dicenso variance request