



## Town of Alpine Planning & Zoning Commission MINUTES

DATE: July 12, 2005

**Attending:** Board members: Scott Reed, Don Sherman and Paula Stevens. Property Owners: John Hurley, Charles Horton, Bryan Pack, Patrick Mulligan and Catherine Peet.

### 1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISH QUORUM -Dave Gustafson absent

3 - P&Z MINUTES May 12<sup>th</sup>, 2005, June 14<sup>th</sup> & June 28<sup>th</sup>, 2005 (*waiting on chairman approval*) **tabled**

4 - COUNCIL MINUTES: June 7<sup>th</sup>, June 21<sup>st</sup>, July 5<sup>th</sup>, 2005 (*mailed prior to this meeting*) **Scott Reed motioned to differ minutes to end of meeting, Don Sherman seconded. All in favor.**

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

- **NOTICE** - Next P&Z meeting, July 26<sup>th</sup>, 2005, will be from 7:00pm to 8:00pm ONLY. Beginning at 8:00pm Sharp there will be a workshop with all P&Z members with the planner.
- **Fence Permit #F-08-05 Bryan Pack** - Bryan is requesting a fence permit to an existing fence. Three notices were mailed to Bryan last year regarding noncompliance of building a fence without a fence permit. Joe has approved pins and verified that the fence is on the Pack's property. **Don Sherman motioned to approve fence permit#F-08-05, Scott Reed seconded. All in favor.**
- **Fence permit #F-05-05 Charles Horton** - Charles is requesting a fence permit as he has an emergency situation with neighbor dog attacking his dog and himself while he was protecting his dog. One such incident was his dog was on a chain near/inside their open garage and a pitbull dog came onto his property and attacked his dog inside the garage, his dog being chained up could not escape. Charles attempted to get the dog away from his dog and the pitbull turned on him. There are constant stray dogs in the area and his dog has remained on their property on a chain but this has proven unsafe for his dog. They cannot locate all their property pins. One is in the road. They found one in the back. Joe has not reviewed as there are not enough pins located. The Horton's are placing their fence about 15-17 feet from their property lines on both sides and 2 feet from the back property line. His neighbor on the back side is in agreement to place the fence on the property line if it ends up being there. The Horton's cannot afford to hire a surveyor at this time to locate the pins. They got their plat map and have attempted to locate the other pins. They have said they could agree to a condition such as agreeing to remove the back fence if it shows they are past their property line in the future. Having a survey of the property done will also benefit the Town to have these pins located for future issues. Since they cannot hire the surveyor at this time they are requesting a permit to allow them to protect their dog and ask for your help in this matter. **Scott Reed motioned to approve fence permit #F-05-05 with condition there be a 15ft setback on west side, Don Sherman seconded. All in favor.**
- **(Continuation): 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 brought updated plans to meeting. Joe approved pins, septic. P&Z reviewed and requested 2<sup>nd</sup> building inspector review the plans as items were missing. Rob Wagner was contracted and submitted an inspection report. Hurley's were emailed report on 7/6/05. P&Z went over the changes that were requested by Rob Wagner to verify all had been completed. **Scott Reed motioned to approve Residential permit #R1-04-05 with 2 addendums, Don Sherman seconded. All in favor. Conditions are: new truss certification and plans re the carport be submitted. Will review at next meeting.**
- **Residential permit #R1-03-05 - Catherine Peet/Pat Milligan Portable Shed/foundation slab** - Catherine said she received message to come to the meeting prior, to go over issues Lyal brought up: a thicker foundation and the eaves on shed were not to Town Code. Catherine advised she received call but was on vacation and didn't know what it was for (*Secretary advised Patrick he was to come back to the last meeting for the foundation recommendation and the eaves issue before they went on vacation*) Scott advised it has to be looked as a secondary structure so Scott felt the eaves was not an issue. Don agreed. Scott also said the foundation is fine for a simple bully barn.

- **Discussion re needing a P&Z member-** Aron Kendall would like to speak to the commission about the position available. *Aron was on a job in Jackson and unable to attend.*
- **Building Fee & Variance Fee Draft -** Draft from Treasurer. Please review, any changes must be to the Treasurer by this Friday, July 15<sup>th</sup>. Paula advised she had already begun working on a draft so she would review the Treasurer's draft.

6 - UNFINISHED/ONGOING BUSINESS:

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

7 - ADJOURN MEETING- *Don Sherman motioned to adjourned at 8:30pm, Scott Reed seconded. All in favor.*

**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.*

**ENFORCEMENT-**

- **Dave Pellagatto - #R1-11-04-** No Electrical was on permit, neighbor, Steve Fusco, complaining Dave is putting electrical in. *(please see building packet) Rob Wagner will inspect with inspection fee billed to property owner.*
- **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. *Paula will review approved sign permit application.*

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

- Fees Draft

\_\_\_\_\_  
Paula Stevens, P&Z member

\_\_\_\_\_  
Date

Attest:

\_\_\_\_\_  
Don Sherman, P&Z member  
(P&Z secretary absent)

\_\_\_\_\_  
Date