



Town of Alpine Planning & Zoning Commission MINUTES

DATE: May 25, 2004

Attending: Board members: Steve Fusco, Dave Gustafson, Scott Reed and Don Sherman. Planner Paula Stevens. Business owners: Jim Blittersdorf, Shawn Bard; Homeowners: Penny Stringham, Michael Walter, Kent Perkins.

*****Billy Esperson will be out of town for 7wks regarding a family emergency. Dave Gustafson will be acting P&Z chairman until Billy's return.**

1 - **CALLED TO ORDER at 7:05pm**

2 - **ROLL CALL & ESTABLISHED A QUORUM**

3 - **P&Z MINUTES:** May 11th (*Not ready*)

4 - **COUNCIL MINUTES:** May 4th *Steve Fusco motioned to approve May 4th Council Minutes, Don Sherman seconded. All in favor.* May 18th (*Not ready*)

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

- Francene Edeson/Kringles- Fence permit #F-04-04 - Francene had a P&Z review on May 11th, all questions answered regarding her proposed fence. Only question remained was property markers. Joe Sender did onsite inspection and was there when Silverstar did locate the Silverstar pedestal. Since Joe found the other property marker, he felt it was okay if Francene put fence at least 1 foot back from the line as indicated on the siteplan. If she chose to put fence closer then the other property marker would have to be located. *Francene will be placing fence as indicated by Joe so that the other marker does not need located. Francene was not able to attend, Permit Tabled until next meeting.*

Discussion did though commence regarding this permit at the end of the meeting-

Don Sherman stated: As you guys know we had a little feud about me plowing my snow over into a vacant lot, well they plowed pretty much all their snow on city or state property. So I'm not even sure this fence is a hot idea. Why can she do it but I can't.

Dave then asked if Don is an adjacent property owner. Don said he's across the street. Dave then said that you may have the same situation as I do with Kent. So you may need to abstain. Don added that yes he needed to abstain because of the situation and he wanted it to be noted, because he is going to file a claim next time if her snow is on city property. He added if "I can't do it, she can't do it". Then Don went into detail about the incident that occurred between himself and the owners of Kringles over the snow removal. *Dave said cannot make recommendation at this time. He said they needed her at the meeting to do a motion. Item was tabled until next meeting.*

- Kevin Stringham Deck permit# F-05-04 (V-02-04)- Kevin was present for a P&Z review and variance request on April 13th, He received Variance during May 4th Council mtg. He has now returned to finish his deck permit application process. All information is the same from the first P&Z review of his proposed deck. (*Kevin is unable to attend, but his wife is here to represent him, P&Z secretary advised this would be okay since the proposed deck information has already been reviewed once by P&Z*). Members went through the building packet and Joe's inspection sheet. Some discussion on the deck began, Steve advised that they had already gone through alot of it already. *Don Sherman motioned to approve permit #F-05-04, Steve Fusco seconded. Dave in favor, Scott abstained.*
- Michael Walter Fence permit# F-07-04- Michael is asked for approval on a Dog Eared Cedar fence. All paperwork and inspection were in order. *Steve Fusco motioned to approve permit #F-07-04, Scott seconded, All in favor.*
- Kent Perkins Variance permit #V-03-04- Kent is requesting a variance to build an oversized garage to store his RV. Sid Johnson filed a disagreement to this Variance. 2 others filed an agreement. Dave Gustafson advised he will need to abstain as he is a neighbor. Paula requested a picture of the area so they could understand the area being discussed. Kent showed on a map where the property and house are and why he needs the variance to build this oversized garage. He knows he cannot

come close to his septic/leach area. Therefore he is right against his existing driveway. The garage will sit parallel to driveway. Don asked about snow removal, what would he do with the snow. Kent said it wasn't a problem as he'd blow it up to the side. Kent was then discussing how the setbacks were originally decided up in that area and that they were approved by Sid Johnson. There are garages that sit 5 feet off the road. Scott stated it looks like Kent is trying to fit two full size structures on one lot, but that he did not have a problem with the height. Don also said he did not have a problem with the height, but the variance seems to be for distances on two sides though. Paula agreed that two sides are an issue and then explained to Kent why there was a variance need for two sides, not just one. Scott asked if Kent could encroach on the driveway more to lessen the distance on the side setback.

Don explained to Kent that people are buying too small of lots for everything they want to put on them. That we're getting bombarded by variances, and that we do have a set of codes/ordinances that we follow and everybody's trying to bombard them by applying for variances and it's simply just the piece of property you buy. Don tried to have Kent understand what he was saying by adding that he'd like to build a building the entire size of his lot, but that wouldn't be very good to do.

Paula asked if there is a minimum distance from a leachfield for accessory structures. She said she knew Kent is trying to stay away as far as he could. One of the members stated it is 10 feet from a home. Then Kent explained what he is attempting to do and why he has chose to do it in this manner. Paula told Kent that they are trying to see if there is a way to get his new structure on his lot and give him a positive recommendation from them, by modifying his design, location and orientation a little bit. Kent asked a question and Paula clarified that Kent's question back to them is how much jockeying does he have to do so it'll be acceptable to P&Z? Kent answered yes. Paula said that that was what they were looking at to give him the minimum variance they can to let him do what he wants to do. The boardmembers felt that Kent had more work to be done to get closer to the setbacks so the variance would not be so extreme and asked that he return with a redesign of siteplan.

Motion that Kent needs to get front setback as close to 20 feet. Don Sherman motioned, Steve Fusco seconded, all in favor. Dave abstained as he is a neighbor.

- *Water Dogs Irrigation/Shawn Bard Sign permit# S-05-04* - Questions began regarding height and measurements of the proposed signs. Steve advised the height could not exceed 15 feet high. Shawn agreed. After much discussion on the measurements and what Shawn was attempting to do, Scott verified with Shawn that he was going to put up one sign that was 6x4 and the other 8x4. Shawn said yes. Shawn said it would be a two-sided sign. Paula said if it was on a building it would not be a two-sided design. Then Shawn said well like Kringle's sign, it that one sign? Paula said it was grandfathered in. Steve said it was actually within the sign limit allowance and then read the Town Code on the angle of the sign as per the code. Boardmembers discussed that the square footage is increased due to the sign being two-sided now. Then gave Shawn options on what he needed to do to adhere to the codes. ***Don Sherman motioned to approve permit #S-05-04 provided the sign is at less than 45 degree angle as per Town Code #502; Signs; Definitions; #5 (Area of Sign), Scott Reed seconded, All in favor.***
- *Triple H Landscaping/Shawn Bard as representative for Sign permit# S-05-04*- (see above) Shawn is representing this second company's sign permit request on their behalf since it will be placed on Shawn's property. ***Steve Fusco motioned to approve permit #S-05-04 provided the sign is at less than 45 degree angle as per Town Code #502; Signs; Definitions; #5 (Area of Sign), Don Sherman seconded, All in favor.***
- *Rocky Mtn. Rogues/Bull Moose Roof Structure Addition permit #RE-03-04* - Jim Blittersdorf is requesting a remodel permit on a roof structure he originally began building without a permit. A letter (*included in the packet*) was given to Jim to stop work immediately and advising he must obtain a permit before continuing. May 20th Lyal approved for P&Z review. Dave asked Jim why he was building without a permit? Jim said he wasn't, that he submitted all his paperwork with the original permit, that we must have just lost it. And that he already had given us a Truss Certification. Dave didn't want to go rounds with him about this so he just let Jim explain what exactly Jim was building on the roof. Dave did interject at one point to advise Jim that the permit was indeed needed for what he understood was for snow load. Jim is building a roof addition for preventing snow and ice dropping off in front of the main entrance of the saloon. The roofing material will be shake. Don said it is something that is needed. Dave said it is needed and added that during the winter, the ice build up in front of the porch was treacherous. Dave felt it would hopefully prevent those dangerous conditions for the bus commuters and it'll be lucky to use it for the buses. Jim did say there would be no electrical on the roof structure. ***Dave Gustafson motioned to approve permit #RE-03-04, Steve Fusco seconded. All in favor.***

(*Note- Billy & Steve verified that it was not apart of any other permit application, when inspecting the building permit packets that Jim stated the information was apart of. Jim faxed over part of the Truss Certification on the present building of front roof structure, only after receiving the letter from Billy on May 10th, 2004, which stated to stop building without a permit. This office never received anything on this roof structure until after Mr. Blittersdorf received Billy's letter dated May10th, 2004. Drawings/dimensions were received on May 19th, 2004, which was after the deadline day of May 17th, and after another letter was sent out on May18th, 2004. No paperwork was lost.)

Jim then spoke about putting up a flag/flagpole. Don comically asked if it is going to be an American flag or a big bull moose flag. Paula advised that there is a maximum on height limit in the county. She then asked if Jim was planning on lighting the flag. Jim said yes. Paula said that lighting is problematic because it effects neighbors, etc. Dave said there is something to

consider - illuminating it down on the flag instead of upwards. Scott that no, lighting always shoots straight up. Paula answered that actually that is not true, as there is lots of situations where flags are downlit because alot of communities do have light standards. Dave added that he did not know if we have those standards but it is something Jim could consider. Dave also said like the large horse arena down the highway with all the lights on it, it's a little ridiculous. Dave said though he knows Jim's would not do that but if everyone is shooting things up in the air that's when we start having a problem. But until we get our ordinances rewritten, Dave suggested to Jim that in the future, if possible, he look at that.

- Steve Fusco announcement- Steve announced he is running for Council therefore will be resigning from P&Z. All were very much in favor of Steve being on Council and said they'd definitely vote. They felt he'd be a great help to the Council and to the betterment of the Town. Dave comically added that P&Z would need to make a motion on it first.

Dave Gustafson motioned to adjourn meeting at 8:30 pm, Don Sherman seconded, All in favor.

6 - UNFINISHED/ONGOING BUSINESS:

- **Kringle's Fence issue** – On HOLD until owners have surveyor review property marker that was destroyed.
- **P&Z ATTENDING COUNCIL MEETINGS:** *Need to decide who will attend next meetings*
1) May 18th – Billy Esperson 2) June 1st – Don Sherman 3) June 15th -

Code Research Session-

- **UNFINISHED - Town Codes Section:** Steve Fusco reviewed where he was at in the research.

- **Zoning Map** – Need to go through by subdivision to update/redo this map.
- **CODE NEEDING UPDATED:** New ordinance/code updated is needed, to add that New homeowners & businesses need to identify their physical address & they should also call Town to obtain their correct physical address first.
- **GREATER ALPINE AREA MASTER PLAN**
- **CERTIFICATE OF OCCUPANCY PERMITS (TABLED):** Commission has discussed process of issuing certificate of occupancy permits. Some new businesses and residential homes have been issued an occupancy permit without finishing their projects entirely. Dave Gustafson drafted an ordinance, similar to what Jackson utilizes. Currently, for when certificates of occupancy permits are issued. Action needs to be taken to write the draft code and forward to Council.
- **ACCESSORY BUILDING/ SHEDS (TABLED):** Current codes for accessory buildings/ sheds are too vague. Lots of questions re: how big a shed can be, whether it can be placed in setbacks, etc. There is no building permit application for a shed either. *This code will need to be rewritten/ modified.*
- **COMMERCIAL DEVELOPMENTS/LANDSCAPING PLANS (TABLED):** Commission discussed implementing landscaping plans for commercial and R-2 zoned properties. As many new businesses and R-2 zoned business for rental housing have done a great job completing their proposed landscaping, many businesses and apartment complexes have not. Dave Gustafson agreed to draft proposed landscaping requirements for B-1 and R-2 zoned properties for the August 26, 2003 Planning & Zoning Meeting. Item pending Dave Gustafson's completion of a draft code.

Items Mailed to P&Z prior to tonight's meeting:

none

Items Handed out to P&Z during tonight's meeting:

HANDOUTS FOR INFORMATION ONLY:

- DEQ letter and information
- Blittersdorf/Bull Moose Motel letter from Town Council & P&Z

Dave Gustafson, acting Chairman
(Billy Esperson, Chairman)

Date

Attest:

Steve Fusco, P&Z member (for P&Z Secretary not present)

Date