



Town of Alpine

Planning & Zoning Commission AGENDA

DATE: **December 9, 2003**
TIME: 7:30 p.m.

PLACE: Riverview Meadows Town Meeting Room
TYPE: Regular

1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISH QUORUM

3 - P&Z MINUTES: November 12, 2003

4 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- New P&Z Member introduction – Scott Reed
- 12/02/03 Council Minutes

5 - UNFINISHED/ONGOING BUSINESS

- **GREATER ALPINE AREA MASTER PLAN:** Ted Smith will be out of the country for the months of November and December 2003. He is asking that ANY information be gathered on the sections assigned earlier, of the draft master plan outline. He can take ANYTHING and work with it once he is back. The public meeting, to review the draft master plan, will be tentatively
- **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, i.e., all building requirements are finished but landscaping is not, for example. Dave Gustafson drafted an ordinance, similar to ordinance 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):** The current codes for accessory buildings/ sheds are too vague. A lot of questions have come up recently about 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. To avoid this in the future, 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.
- **P&Z ATTENDING COUNCIL MEETINGS:**
Need to set for October Council Meetings:
1) Nov. 18th, 2003 2) Dec. 2nd, 2003 3) Dec. 16, 2003

P & Z Meeting

AGENDA

November 12th, 2003

6- ANNOUNCEMENTS & INFORMATION:

- START Bus Servicing Star Valley starting Dec. 8th, 2003