



Town of Alpine
Planning & Zoning Commission
AGENDA

DATE: **October 26, 2004**
TIME: 7:00 p.m.

PLACE: Riverview Meadows Town Meeting Room
TYPE: Regular

Board of Adjustment AGENDA

1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISH QUORUM

3 - TONIGHT'S APPOINTMENT:

- **7:00pm - PUBLIC HEARING for Variance Permit #V-06-04**- David Silva wants to have a computer service business run out of his home. He is requesting to have a business in a residential zone. *Need Motion*

4- ADJOURN MEETING- *Need Motion*

Planning & Zoning AGENDA

1 - CALL TO ORDER

2 - ROLL CALL & ESTABLISH QUORUM

3 - P&Z MINUTES: October 12th, 2004 *Need Motion.*

4 - COUNCIL MINUTES: September 7th, 2004 & September 21st, 2004, (October 5th- no meeting) *Need Motions.*

5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **7:10pm – REVIEW ONLY - Ann May - Roof Issue** - The Mays would like to change their roof as heat is escaping. They would like to add 2x4's and plywood to the roof. Shingles will be removed and replaced. They are requesting information on how to proceed per Town Codes and procedures. Also secretary will need to know how many inspections will be needed.
- **7:15pm - Guy Williamson Addition Permit #A-01-04** - Guy is requesting a permit for extending his garage and adding a second floor. Lyal did pre-plan review, approved w/notes. Guy has been advised of notes. Joe Sender approved onsite inspection/setbacks. *Need Motion.*
- **7:20pm - Jim Sandner plat question** - Jim, owner of Gunnar's Pizza, has question on his 1999 final plat for the property: Lot #'s 13a & 13b in Palisades Heights Subdivision. He is looking to sell and wants to make sure all easements are adequate as the easements are shared between 13a & 13b.

6 - UNFINISHED/ONGOING BUSINESS:

- **P&Z ATTENDING COUNCIL MEETINGS:**
1) November 9th - Scott Reed 2) November 23rd - Don Sherman
- **ANNEXATION WORKSHOP:** Postponed to after November 9th P&Z meeting.

7 - ADJOURN MEETING- *Need Motion.*

continued...

-CODES/PROCEDURES RESEARCH SESSION- (After Meeting Session)

- UNFINISHED - Town Codes Section:

- **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**
- **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:

- P&Z letter presented to Council on 10/12/04 re: Hiring Fulltime Planner

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

- Final Plat of Lot#'s 13a & 13b of Palisades Heights Subdivision, re: Sander/Gunnar's Pizza property
- September 7th, 2004 Council Minutes
- September 21st, 2004 Council Minutes