

**TOWN OF ALPINE
PLANNING & ZONING COMMISSION
MINUTES MAY 23, 2006**

Dave Gustafson called the meeting to order at 7:04 pm. A quorum was established through roll call by the treasurer. Members present: Scott Reed, Dave Gustafson, Paula Stevens, Don Sherman absent and excused.

P & Z Minutes: May 9th minutes, will need to be tabled.

Council Minutes: May 2nd minutes, **Paula motioned to approve the May 2nd, 2006 council minutes. Scott seconded. All in favor. Motion carried.**

NEW BUSINESS:

1.) Cassie Reed - Sign permit S-02-06. Cassie is applying for a sign permit to attach to a temporary structure. Sign is actually going to be 16 inches by 8 ½ feet. Sign will be made out of barn wood slats, black w/white highlighted stage coach lettering, no lighting. There have been issues with getting a quorum to go over the permit packet as Scott is involved with the project. The file will be reviewed away from the meeting by other members and votes will either be e-mailed or faxed into secretary to pass or deny the permit. Copy of all will be given to Don. Paula will for the record e-mail her recommendation tomorrow.

2.) Stephanie Lomeli – Sign permit S-04-06. Stephanie is applying for a temporary sign permit. History on this building project: Dave received a call about three weeks ago from the secretary in regards to Stephanie wanting to know if there had been an occupancy permit given on this portion of the building. Yes, there has been one issued based on what the state fire marshal's office had done. Secretary then called the state fire marshal's office and talked to Pat whom said the state fire marshal's office has never issued any thing to the Bull Moose for occupancy. Dave left it at telling Stephanie that we issued an occupancy permit, according to the state fire marshal's office they did not issue any thing so it would be up to Stephanie to call them and find out for herself if they did issue one or not. There were also questions raised about the staircase outside as it was not originally on the plan. Renovations have been being done in the building with out any building permits. Liquor store has grown and moved. There is also a new spiral stair case. Dave made a recommendation to contact the town attorney in regards to this. It is commercial, if electrical has been changed and if the cost is over \$5000.00 building permits need to be issued. If it is under \$5000.00 they do not need a permit. Secretary is to call Stephanie to get more information in regards to this sign permit. P & Z needs to know the square footage of all existing signage at the Bull Moose (page 148 code book) to see if Stephanie's 6 foot by 3 foot sign will be allowable. Stephanie also needs to finish filling out the sign packet, size, shape, color, material used, method of mounting, sketch of sign, and how long is it going to be a temporary sign. **Paula moved to continue sign permit S-04-06. Scott seconded. All in favor. Motion carried.**

3.) Eugene Davis – Replat application REP-02-06. Mr. Davis would like to subdivide 3 lots into 5 lots and build a new road. Many concerns in regards to this replat. P & Z would like to recommend the council to look at all concerns Leon K, Val J., Scott S., and the Alpine Fire Department have. Biggest concern is a little piece of land that would be unusable. You cannot create a remnant lot. Dave wants to be sure the council gets all the same letters that they did on this issue for the June 6th meeting. All P & Z members will be present at council meeting and would like Leon, Scott, and Val to be there also. Mr. Baker will be present and will try to get Eugene Davis's son to come from Idaho for the meeting on the 6th. **Recommendation to council neither yes or no, recommending to go over all**

concerns and conditions from Scott & Leon to make sure infrastructure would be provided for and paid for by the owner. All in favor.

Recommendation approved.

4.) Eugene Davis – Rezone application REZ-01-06. Mr. Davis would like to rezone the front three lots of the property to be subdivided above. He would like to make them B-1, as of now they are R-1. P & Z is uncomfortable doing any rezoning right now due to the master plan and what they have been working for. P & Z thinks it would be a good idea to rezone it light commercial as there is the power plant, power lines, and a car wash across the street so no one would want to have to look at that from their house. This is a good topic for the master plan. Packets have been sent out to all surrounding properties. **Recommendation to not approve rezoning of these properties at this point in time pursuant to completion of master plan. To consider the rezoning of these properties through the master plan. All in favor. Recommendation approved.**

5.) Dent Sturdenvant – enclosure of deck and building of new deck. P & Z has lots of questions and would like Dent to come before the commission to explain and answer questions in regards to the enclosure of the deck. To build new deck he will need to get a deck permit. Would like secretary to look at old building packet to see if a deck permit was given for the one that he wants to enclose. Need to see set backs to see that they are right as it shows only a 14 foot set back and a 15 foot side set back is required.

UNFINISHED/ONGOING BUSINESS:

1.) Larry Bates – building applications and fees have been received in the office. Larry will be on the next agenda. Larry has been doing excavation on the property to build house and put in septic tank with out a permit. Dave had Officer Phillips go to the construction site and inform Larry that he needed to have permits. Hence he turned in all paper work the next day. This is a huge safety hazard as he is digging into a hill with out retaining walls. He will be at next meeting so all issues will be dealt with then. Dave will write a letter tomorrow and talk to Carter to have this digging stopped.

2.) June 6th Council Meeting – all will attend from Planning & Zoning as the replat will be presented. June 20th meeting – Don Sherman will attend.

Motion to adjourn meeting by Scott, seconded by Paula. Meeting adjourned at 8:45pm.

Dave Gustafson, Chairman
ATTEST:

Date

Brenda Bennett, Treasurer

Date

