



Planning & Zoning Commission Minutes

DATE: February 23, 2010

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:30 p.m.

TYPE: Regular

Attendance: P&Z Members Present: Pat Marolf, Joshua Floyd, Melisa Wilson, & Dave Jenkins. Others in attendance: see attached sheet.

1 - CALL TO ORDER at 7:32pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **TAP Enterprises: 601 Lakeview Estates C; 91 Hwy 89-Temporary Sign Permit, S-01-10, needs approval. Representative not present.** The Commission reviewed the packet. Terra Miller explained TAP Enterprises holds a tool show here every year. The signs are the same as before. The Commission noted there needs to be clarification in the LUDC concerning temporary signs and how many signs are allowed for each permit. **Joshua Floyd made a motion to approve the temporary sign permit; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**
- **Mountain View Natural Food Market: 11 Palisade Heights; 140 Hwy 89-Non-Compliance Issue; Sign Permit, S-02-10, needs approval.** The Commission reviewed the packet for the main wall sign currently on the building and 4 small signs hanging from the eaves. The small signs will be a green background with yellow writing; similar to the ones hanging on Alpine Variety's building. Pam Hoff clarified the wall sign is approximately 8x4ft in size. The small signs will be 10x32ins. Melisa Wilson asked if the letters would be raised. Pam stated they were all going to be flat, painted on lettering. Pam had a question concerning the snow banks. Dave Jenkins explained each property owner is responsible for the placement of their parking lot snow. He suggested possibly approaching neighboring property owners who may have extra space. Terra Miller asked if she wanted to discuss with the Commission the sign on the roof. Pam would like to hold off until Rob Hoff could discuss it with them. Commission verified the total square footage of signage for the building to be 60sqft. They are within the allowed limit. Joshua Floyd mentioned a variance would need to be applied for, for the roof signage as they are not permitted according to the LUDC. Pam was directed to come into the office and get the variance application to move forward with the roof sign. **Joshua Floyd made a motion to approve a wall sign, 8x4ft, and 4 hanging signs, each 10x32in; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

4 - UNFINISHED/ONGOING BUSINESS:

- **Active Building Permits & Non Compliance Issues: see handouts. Ongoing.** John Hurley-his shed has been completed and an inspection conducted. He still owes for a re-inspection and his shed inspection. As soon as those are paid his certificate of completion for the shed will be issued. Civic Center-the final inspection has been conducted. There are 24 items on the check list, 4 of which are code related. Jody has been directed by the Mayor not to issue a certificate of occupancy until all items have been completed. The Commission agreed with the Mayor's decision. Downie-Terra Miller stated they have applied for their extension so no further action needs to take place.

5 - **P&Z MINUTES: February 9, 2010 need motion to approve.** The Commission reviewed the paragraph missing from their emailed draft of the minutes. **Joshua Floyd made a motion to approve the meeting minutes; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

6 - COUNCIL MINUTES DISTRIBUTED: February 2, 2010

- **P&Z ATTENDING COUNCIL MEETINGS:**

1) March 2, 2010-Joshua Floyd

2) March 16, 2010-Pat Marolf

7 - **ADJOURN MEETING- Need Motion. Melisa Wilson made a motion to adjourn the meeting at 8:00pm; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

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

- Active Permits Worksheet
- Non-Compliance Worksheet

Items mailed to P&Z before meeting:

- None

8 - WORKSHOP 6:30PM-LUDC REVIEW-P&Z Members will review Sections 2-301 through 2-501.



Pat Marolf, Chairman

3-9-10

Date



Terra Miller, Secretary

3-9-10

Date