



Planning & Zoning Commission Minutes

DATE: October 26, 2010

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:30 p.m.

TYPE: Regular

P&Z Members Present: Justin Sandner, Dave Jenkins, & Melisa Wilson; Pat Marolf & Joshua Floyd: Absent & Excused.
Others in attendance: see attached sheet.

1 - CALL TO ORDER at 7:44pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Rocky's Place, Megan O'Rourke: 608 Lakeview Estates C; 141 Hwy 89-Sign Permit, S-08-10, needs approval.** Megan O'Rourke handed out a new design for her signage. She explained the reasoning for the change was after speaking with the person making her sign they determined a sign resting on the lower roof eave would collect snow sliding off of the main roof behind it which in turn could be potentially hazardous. Therefore she has decided to replace the round sign with her new signage leaving the posts where they were. The sign will not be lit as there is no electricity to the current posts. The Commission reviewed the changes and confirmed they fell within the limits she was allowed. Terra Miller stated due to the change in her signage from a wall sign to a free standing sign there was a price difference. Terra also asked Megan if the sign would sit within the posts or if they were going to fall above them. Megan stated it would slip in between the two posts leaving posts sticking above the sign. Terra mentioned it might be a good idea to have the height of the current posts in the packet for verification upon final inspection. Megan stated she would get those two items to the office. **David Jenkins made a motion to approve the freestanding sign; Justin Sandner seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.** Terra explained what the next steps were.
- **Overland Properties LLC: 1 Greys River Cove, 109 Greys River Road-Sign Permit, S-07-10, needs approval. Tabled from for amendments to the size of the wall signs.** A representative was not present. The item was moved to the next meeting.
- **Town of Alpine: 7 Alpine West, 226 Buffalo Drive-Building Permit, C-02-10, needs approval.** Dave Jenkins was going to fill in for the Legion. However he would have had to remove himself from the Board leaving them without a quorum. **Justin Sandner made a motion to table the picnic shelter to the next meeting due to quorum issues; Dave Jenkins seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**

4 - UNFINISHED/ONGOING BUSINESS:

- **Active Building Permits & Non Compliance Issues: see handouts. Ongoing.** Coffee Cabin-Terra sent them an expiration notice for their Remodel Permit. Steve Cope-The Commission reviewed the letter typed. They approved it and asked it to be sent. Jack DeCou-Terra has spoken with Mr. DeCou and he has opted not to renew his permit. She will mark it as expired and remove him from the list. Mike & Lupe Hickman-A Certificate of Occupancy has been issued. They will be removed from the list. Roger Judd-He has requested a final inspection for his fence. Jody will be doing the inspection tomorrow. If everything passes he will be removed from the list. Aron Kendall-Dave Jenkins has done the final inspection for the wall sign. Terra will type up a Certificate of Completion for Dave to sign. He will be removed from the list. Overland Properties-there are several items the Commission would like to discuss with the owner before allowing them to continue further with their project. Terra will contact Dave Murdock to confirm he will be at the next meeting for discussion. Craig Pavlick-Jody will be going by tomorrow to verify the roofing has been installed. Mountain View Natural Food Market-They were sent an email requesting they submit a letter requesting an amendment to their original application along with a revised drawing. They were requested to have the information in by the next meeting for the Commission's review and possible approval. Gordon Smith-His permit expires on Thursday. Terra asked if the Commission was comfortable with sending them a certified expiration notice if the extension was not completed by then. They agreed. Others-there are several other items on the list which may be completed. Terra asked if the Commission had a status update for any of them. They did not. Terra will try contacting them to see if they are completed to schedule final inspections.
- **5 - P&Z MINUTES: October 4, 2010 need motion to approve. David Jenkins made a motion to approve the minutes; Justin Sandner seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent. October 12, 2010 need motion to approve. Justin Sandner made a motion to approve the minutes; Dave Jenkins seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**

6 - COUNCIL MINUTES DISTRIBUTED:

• P&Z ATTENDING COUNCIL MEETINGS:

1) November 3, 2010-*Pat Marolf/Dave Jenkins*

7 - ADJOURN MEETING- Need Motion. **Dave Jenkins made to adjourn the meeting at 8:09pm; Justin Sandner seconded it; Vote: 3-Yes, 0-No, 0-Abstain, 2-Absent.**

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

- Active Permits Worksheet
- Non-Compliance Worksheet

Items mailed/mailed to P&Z before meeting:

- none

8 - WORKSHOP 6:30PM-LUDC REVIEW-P&Z Members reviewed the building packets.



Melisa Wilson, Senior Commission Member

11-9-10

Date

Attest


Terra Miller, Secretary

11-9-10

Date