



**PLANNING COMMISSION
COUNTY OF ALPINE, STATE OF CALIFORNIA**

AGENDA
THURSDAY, MAY 26, 2016
6:00 P.M.

Tom Sweeney, Chair
Nick Hartzell, Vice-Chair
Aaron Johnson
Jerry Joldersma
William Morgan

Meeting Location:
Administration Building
Board Chambers
99 Water Street
Markleeville, CA 96120

The Planning Commission welcomes you to its meetings, which are regularly scheduled for the last Thursday of each month. Your participation and interest are encouraged and appreciated. All members of the public are encouraged to participate in the discussion on any items on the agenda at the time the items come up for Commission consideration. Speakers are requested to identify themselves before speaking. Whenever possible, lengthy testimony should be presented to the Commission in writing and only pertinent points presented.

All proceedings are conducted on English. The Commission is committed to making its proceedings accessible to all citizens. Individuals with special needs may call 530-694-2140. All inquiries must be made at least 48 hours prior to the meeting.

So far as practical, unless otherwise altered by the Chair of the Commission, the order of business for the Commission meeting is as follows. Please note that designated times are for that particular item only.

1. CALL TO ORDER

2. ORAL COMMUNICATION – GENERAL PUBLIC COMMENT

Any person may make comments during the Oral Communication – General Public Comment period on items of interest, within the subject matter jurisdiction of the Commission, that are not listed on the posted agenda. No action will be taken on any oral communication item. All oral communications must be directed to the Commission as a whole, not to individual Commission members and not to the audience.

3. MINUTES

3.1. Request approval of regular meeting minutes of April 28, 2016

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

5.1. Alpine County Zoning Ordinance Revision –

1. Discussion of process and working outline for the revision.
2. Review and discussion of possible approaches to the following topics:
 - a. vacation rentals (i.e. transient lodging),
 - b. home occupations,
 - c. zoning ordinance enforcement.

6. PUBLIC HEARINGS

- 6.1. **Review and possible action on Verizon Markleeville Communications Tower Use Permit** – A conditional use permit (CUP) to allow construction and operation of a new wireless communication facility including: 150 feet monopine tower, a fenced 30 feet by 30 feet concrete pad, 48KW standby generator, and equipment cabinets. The project is located approximately .4 miles northwest of Markleeville. Access to the project site is from State Highway 89 via an existing road. (Applicant\Agent: Verizon Wireless\ Epic Wireless) (Property Owner: Storm Crow LLC) (APN: 002-250-012) (Case File #2015-19).

7. OTHER BUSINESS

7.1. Director's Report – Brian Peters

7.2. Commissioner's Announcements or Reports

8. ADJOURNMENT

The Commission will adjourn to the next regular meeting with the meeting date, time and location to be determined.