



Town of Alpine
Planning & Zoning Commission Minutes

DATE: June 28th, 2022
TIME: 7:00 p.m.

PLACE: Town Council Chambers
TYPE: Regular Meeting

- 1. CALL TO ORDER:** Meeting called to order at 8:05 p.m.
- 2. ROLL CALL & ESTABLISH QUORUM:** Ms. Christine Wagner, Planning and Zoning Commission Administrator established roll call; members present were Mr. Floyd Jenkins, Mr. Tim Hartnett and Mr. Rex Doornbos. A quorum was established. Also in attendance was Mr. Dan Halstead, Residential Building Inspector.
- 3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**
 - **LEES, BRIAN & JOAN:** Lot #236 Lakeview Estates, 791 Terrace Lane – (#G-01-22) – New Garage Installation – Mr. Lees was in attendance to present his building permit plans to the Commission; Mr. Lees has been working on this project for quite some time, he has revised his plans in order to accommodate the building setbacks, he does realize that it will be a tight fit and has had Surveyor Scherbel out to do the survey and they will be completing the certificate of placement for the building, when it is time to do so. Mr. Dan Halstead, Residential Building Inspector reminded Mr. Lees that the eaves on the building need to be at eighteen (18) inches; otherwise, he is good to go on his plans.

Mr. Tim Hartnett moved to approve permit application #G-01-22 for Brian and Joan Lees, Lot #236 of the Lakeview Estates Subdivision, 791 Terrace Lane. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **BUFFALO SAGE TOWNHOME PROJECT:** Permit Amendments/Change from Concrete Patios to Elevated Decks on Units (See Attached Documents) – Mr. Rusty Todd, with Century Construction {Project Forman} was in attendance to discuss the proposed changes to project. Those changes would include switching from concrete driveways and decks to an asphalt driveway and the concrete pads for the decks to helical piers. The Commission discussed these changes, by changing concrete to asphalt is not a change that needs to be approved by the Commission, but by changing to the helical piers this would put the piers outside the allowable building envelope. The site plan would need to be amended, there would need to be the engineering for the piers along with the HOA approval. Mr. Todd stated that he would advise the property owner of what needs to be completed for the Town to approve the amendment to the plans, he will advise the Town once the property owner makes a decision if they would like to move forward with this change.

4. TABLED ITEMS:

- Flynn, Jeff & Yulia: Lot #90 Alpine Meadows - 352 Aster Loop - (#R1-01-22) - **Application Submitted on January 3rd, 2022; Approved for Footings & Foundation Only** - No new information has been submitted.
- Flynn, Jeff & Yulia: Lot #146 Alpine Meadows - 134 Sweetgrass Trail - (#R1-02-22) **Application Submitted on January 3rd, 2022; Approved for Footings & Foundation Only** - No new information has been submitted.
- Linford: Lot # 11 & 302 of the Riverview Meadows Subdivision, 363 & 367 Deer Lane - (Re-Zone # REZ - 01-22) - Request for Rezone from Commercial/Residential to Mixed Residential Commercial - **Application Expires on June 1, 2022 - with Extension Application to Expire on August 29, 2022.**
- Byrd, Joseph (Tye): Lot #25 & Lot #26 of the Riverview Meadows Subdivision, 326 & 322 Snake River Drive - (Re-Plat # 02-22) - Combining Lots into one (1) parcel - **Application Expires on July 4, 2022.**

5. DISCUSSION AND/OR CORRESPONDENCE ITEMS:

- **Planning/Zoning Discussion Items:**
 - Elkhorn Meadows Project Overview and Discussion - Ron Marlette - Mr. Marlette was in attendance to meet the Commission members and to just give an overall view of the Townhouse project since the property annexation. They are looking at phases of the project, the overall project will consist of twenty (20) townhome units and most likely the first phase will just be one (1) building at the current time. They are looking at the July meeting to start that progress, however they will keep the Town posted on the status.
 - Request from Alpine Flats, LLC - Building Foundation Installation - Mr. Drew Hale and Mr. Dale Cottom were in attendance to discuss putting in a couple more building foundations with the Commission, and then start the rest of the building in the springtime, with the permitting timeframe to start in the spring. Mr. Hale asked about the flexibility on digging and fees on the project. The property owner has put a lot of funds into the infrastructure for this project and they are seeking the ability to get an early spring start on the project, the installation of the infrastructure has taken longer than anticipated. Chairman Doornbos stated that foundations have been approved with the entire building packet, but this appears to be a different type of request, the Town does not have a mechanism for this type of allowance. The Town would like to see the assurance that the project will be carried through. They just don't want to see foundation sitting there for an indefinite period of time. Commission member urged the representatives to submit the building packets for those additional buildings.
 - Any other submissions as presented by the Zoning Administrator - There was no other items presented.
 - Comments/Concerns from Commissioners - There was no additional comments/concerns.
- **Planning/Zoning Correspondence:** The following correspondence was made available:
 - Town Council Meeting Minutes of June 21st, 2022;
 - Town Council Public Meeting Minutes (Draft) from June 21st, 2022 (Preliminary Plat Approval of Elkhorn Meadows Major Replat);
 - Comments/Concerns from Commissioners - There was no additional

comments/concerns.

6. TOWN COUNCIL ASSIGNMENT: July 19th, 2022 - Mr. Floyd Jenkins will be the representative in attendance at the next Town Council meeting.

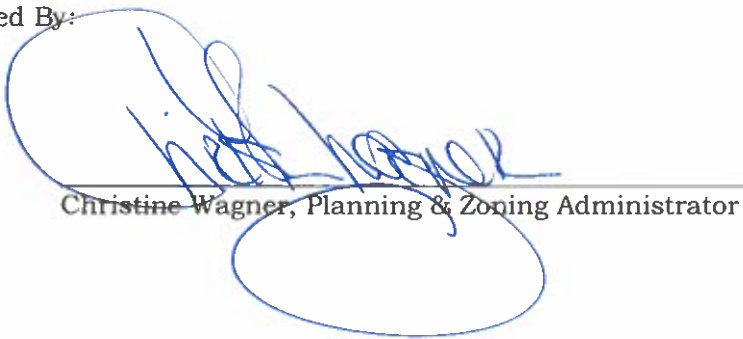
7. ADJOURN MEETING: Mr. Floyd Jenkins moved to adjourn the meeting. Mr. Tim Hartnett seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

Meeting adjourned at 8:48 pm.


Rex Doornbos, Chairman

9-13-22
Date

Transcribed By:


Christine Wagner, Planning & Zoning Administrator

September 13, 2022
Date

** Minutes are a brief summary of the meeting **