



*Town of Alpine
Planning & Zoning Commission Minutes*

DATE: May 24th, 2022
TIME: 7:00 p.m.

PLACE: Town Council Chambers
TYPE: Regular Meeting

1. CALL TO ORDER: Meeting called to order at 7:00 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:

- **Byerly, Mark {Apex Sage Inc.}: Lot #62 Alpine Meadows, 232 Columbine Street - (#R1 - 09-22) - Single Family Residential Home -** Mr. Mark Byerly was in attendance to present the building plans to the Commission members for review, discussion, and subsequent approval. The residential building inspector has reviewed the submitted plans and has not found any items for correction and/or clarification. It was reiterated by the Commission members that a certificate of place will be needed for the project, otherwise all items are in order, with not questions and/or concerns.

Mr. Floyd Jenkins moved to approve permit application #R1-09-22 for Mark Byerly, Lot #62 of the Alpine Meadows Subdivision, 232 Columbine Street. Mr. Tim Hartnett seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **Ferguson, William: Lot #5A Palis Park Subdivision - 189 Canyon View Drive - (#R1-10-22) - Single Family Residential Home -** Mr. William Ferguson was in attendance to present the project plans to the Commission for review and discussion; Mr. Ferguson is putting in a single-family home with an attached garage on the property; the property is located in the Mixed Residential & Commercial (MRC) District; at some future date Mr. Ferguson will be putting a business in the structure along with having the residential living. The Commission members reviewed and discussed the project with the applicant, along with the allowances for the MRC District. A plan review has been completed and a couple of items were identified and corrected with a letter provided from CES Consultants, LLC. This letter has been incorporated into the permit record.

Mr. Floyd Jenkins moved to approve permit application #R1-10-22 for William Ferguson, Lot #5A of the Palis Park Subdivision, 189 Canyon View Drive. Mr. Tim Hartnett seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **Thomas, William {125 Greys River LLC}: Lot #93 Palis Park Subdivision - 125 Greys River Road - (#R2 - 10-22) - Multi Unit Townhome Complex -** Ms. Rachel Ravitz was the authorized representative in attendance to present and discuss the building plans with the Commission; a concept of this project has been previously presented and adjusted to accommodate parking and snow storage. The building permit fees are being calculated out, as per the adopted schedule; the water connection fee was paid by the

previous property owner, with one (1) sewer connection paid. Additional sewer connections will need to be paid, based on the number of bedrooms for the complex. These fees will need to be paid prior to construction starting on the project. Commission members reviewed the plans and discussed the needed snow storage for the project, in relation to the street frontage and the Town right-of-way.

Mr. Floyd Jenkins moved to approve permit application #R2-10-22 for William Thomas, Lot #93 of the Palis Park Subdivision, 125 Greys River Road, contingent upon payment of building permit fees and the remainder of the sewer connections for the project. Mr. Tim Hartnett seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **Christie, Dave: Lot #56 Three Rivers Meadows – 445 Meadows Drive – (#RE/A – 04-22) –** Remodel/Addition Continuation/Completion of Permit #A-02-18 – Mr. Dave Christie presented the building plans for his project; this project is a continuation of the previously permitted project, in which the permit timeframe has run its allotted course (extensions). The applicant still has work to do on the project and has submitted a new permit application for consideration, there has been no changes to the previously permitted project. Commission member reviewed the permit application and plans; there were no questions regarding the application since it has been previously permitted.

Mr. Tim Hartnett moved to re-approve permit application #RE/A-04-22 for Dave Christie, Lot #56 of the Three Rivers Meadows Subdivision, 445 Meadows Drive. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

4. TABLED ITEMS:

- **Stuns, Doug & Catheryn: Lot #2 Grand Lake Addition – 707 Sunset Drive – (#R1-07-22) –** Single Family Residential Permit – A zoom conference was set up to accommodate the permitting process; Mr. Doug Stuns and Mr. Merritt Mavy (project engineer) were available via zoom conference. The permit application was reviewed and discussed at length. A site grading (topo-map) plans was submitted, per the previous request, to review the project for overall building height. Mr. Mavy discussed the plans with those in attendance, reviewing his documentation that was submitted for the items identified in the building plan review for the building permit, the comprehensive letter was sent to the building inspector and the Commission identifying the requested items for clarification and/or correction. This letter is dated May 2, 2022 and incorporated into the building permit packet. The applicant is moving forward with the building permit; however, it has been noted that only a foundation will be completed this year, due to the project location and supply availability timeline.

Mr. Tim Hartnett moved to approve permit application #R1-07-22 for Doug & Catheryn Stuns, Lot #2 of Grand Lake Addition to the Town of Alpine, 707 Sunset Drive: CONTINGENT upon payment of permit fees. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **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.
- **Panoramic Holdings {Lindell – Leitch}: Lot #20 Greys River Village #2 – 358 Wooden Spur Drive – (#R2-06-22) – Building #2 – Unit B – Single Family Dwelling Unit – R2 Zoning District – Application Expired on May 11th, 2022.**

Mr. Tim Hartnett moved to removed permit application #R2-06-22 for Panoramic Holdings; Lot #20 of the Greys River Village #2 Subdivision, 358 Wooden Spur Drive from the tabled items list; as the permit application has expired. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **Panoramic Holdings {Lindell – Leitch}: Lot #20 Greys River Village #2 – 358 Wooden Spur Drive – (#R2-07-22) – Building #3 – Unit C - Single Family Dwelling Unit - R2 Zoning District - Application Expired on May 11th, 2022.**

Mr. Tim Hartnett moved to removed permit application #R2-07-22 for Panoramic Holdings; Lot #20 of the Greys River Village #2 Subdivision, 358 Wooden Spur Drive from the tabled items list; as the permit application has expired. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **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:**
 - Review of Building Fee Schedule; Recommendation to be made to the Town Council - Commission member will review the presented document and have a recommendation ready for the next Planning and Zoning Commission meeting.
 - Comments/Concerns from Commissioners - There was no additional comments/concerns.
- **Planning/Zoning Correspondence:** The following correspondence was made available:
 - #295 Ordinance No. 2022-13 - Amending Section 233-04 of #233 Ordinance No. 2015-06 - Pyrotechnic Devices
 - Temporary Tent Permit Application
 - Alpine Meadows HOA Correspondence - RE: Flynn Projects
 - Town Council Meeting Minutes of May 17th, 2022
 - Comments/Concerns from Commissioners - There was no additional comments/concerns.

6. 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 8:42 pm.


Rex Doornbos, Chairman 8-9-22
Date

Transcribed By:


Christine Wagner, Planning & Zoning Administrator August 9, 2022
Date

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