



*Town of Alpine
Planning & Zoning Commission Minutes*

DATE: September 11, 2018
TIME: 7:00 p.m.

PLACE: Town Hall
TYPE: Regular Meeting

1. **CALL TO ORDER:** Meeting called to order at 6:59 p.m.
2. **ROLL CALL & ESTABLISH QUORUM:** Planning & Zoning Secretary, Christine Wagner conducted roll call: Planning & Zoning Members present were Mr. Floyd Jenkins, Mr. Tim Harnett and Mr. Rex Doornbos. Mr. Dan Halstead, Building Inspector in Training/Code Enforcement Officer was also present. A quorum was established.
3. **APPOINTMENTS/NEW BUSINESS:**
 - **O'Brien/Manna, Jacqueline & Andrew: Lot #159 Alpine Meadows Subdivision, 225 Sweetgrass Trail** – Single Family Residential Permit – (**#R1-07-18**) – Mr. Gonzalo Ortego the authorized presented for the project presented the plans to the Commission for review and discussion. The Town Building Official has reviewed the submitted documents and met with Mr. Ortego at the project site for the on-site inspection. This is the first project in Alpine Meadows, since the Town has annexed the subdivision and approval documentation has been received from the Alpine Meadows Homeowners Association Board. Mr. Ortego noted that the certificate of placement document has been initiated with Surveyor Scherbel's office. There were no other questions and/or comments.

Mr. Floyd Jenkins moved to approve the single family residential permit #R1-07-18 for Jacqueline O'Brien and Andrew Manna; Lot #159 Alpine Meadows Subdivision, 225 Sweetgrass Trail. Mr. Tim Harnett seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

- **Haberberger, Tim & Cindy: #69 Three Rivers Meadows, 403 Greys River Road** – Single Family Residential Permit – (**#R1-08-18**) - Mr. Ben Marquis presented the construction plans to the Commission members for review and discussion. This project will be a garage with living space, located on Greys River Road the structure will have a little over 420 square feet of living space with approximately 870 square feet of garage space. How the structure will be situated on the lot is undetermined, due to the lack of a site plan. It was also discussed that a "res check" will need to be submitted and/or the insulation factors submitted. Also identified was a certificate of placement for the structure.

Mr. Tim Harnett moved to table permit #R1-08-18 for Tim and Cindy Haberberger; Lot #69 Three Rivers Meadows, 403 Greys River Road, until additional information is submitted. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

4. **TABLED ITEMS:**
 - None

5. **DISCUSSION AND/OR CORRESPONDENCE ITEMS:**
 - **Planning/Zoning Questions, Concerns and/or Public Comments:** There were no public comments and/or questions.
 - **Town Council Minutes of August 21st, 2018.** – The Commission briefly reviewed the supplied

documents from the Town Council.

- **Planned Unit Development of Timber View Estates** – Commission members gave an update on the public workshop that was held on Thursday, September 6th on the Timber View Estates project. The project has been modified to 20 units; Mr. Marlowe Scherbel again gave the presentation on the project, in which there was a substantial turnout for the workshop. As with any workshops, decisions are not made only suggestions are taken. Those in attendance expressed their concerns on the project. In which were the same concerns as were stated at the August 14th, Planning and Zoning Commission Meeting.

Commission Chairman, Rex Doornbos stated that he feels that the Commission should start working on a proposal for a new zoning district that would be a better fit for the Timber View Estates project. There could be the possibility of more of these type of projects (workforce housing) that could be done in the County, with the possibility of annexation into the Town's incorporated boundaries. By working on a new district the Town would be better prepared to answer and/or make recommendations to the County for any future projects. In addition to the creation of a new district, the thought was to incorporate some of the adopted building codes in which would certainly help with the higher density projects. All Commission members agreed that growth is coming our way and it should be a discussion for both the Commission and the Council's consideration. An idea discussed was to create a congregated housing district for this type of project; Commission members and staff will look at putting some language together over of the next couple of months. More discussion on this topic will be held at future Commission meetings.

6. APPROVAL OF MINTUES:

- **P&Z MINUTES:** August 28th, 2018 - Commission members reviewed the meeting minutes that were previously distributed.

Mr. Tim Harnett moved to approve the minutes of the August 28th, 2018 meeting, as written. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 1 abstain (Jenkins), 0 absent. Motion carried.

7. **TOWN COUNCIL ASSIGNMENT:** September 18th, 2018 - Commission member Rex Doornbos will be the representative at the Town Council meeting.

8. **ADJOURN MEETING:** Mr. Floyd Jenkins moved to adjourn the meeting. Mr. Tim Harnett seconded the motion. Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

Meeting Adjourned at 8:17 pm.



Tim Harnett, Vice Chairman

9/25/2018

Date

Minutes Take and Transcribed By:



Christine Wagner, Planning & Zoning Secretary

September 25, 2018

Date

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