



*Town of Alpine  
Planning & Zoning Commission Minutes*

**DATE:** *September 25, 2018*  
**TIME:** *7:00 p.m.*

**PLACE:** *Town Hall*  
**TYPE:** *Regular Meeting*

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1. **CALL TO ORDER:** Meeting called to order at 7:01 p.m.
2. **ROLL CALL & ESTABLISH QUORUM:** Planning & Zoning Secretary, Christine Wagner conducted roll call: Planning & Zoning Members present were Mr. Floyd Jenkins and Mr. Tim Harnett. Chairman Mr. Rex Doornbos was absent and excused. Vice-Chairman Tim Harnett will preside over tonight's meeting. Also present at the meeting was Mr. Dan Halstead Building Inspector in Training and Code Enforcement Officer. A quorum was established.
3. **APPOINTMENTS/NEW BUSINESS:**
  - **None**
4. **TABLED ITEMS:**
  - **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. The requested site plan was submitted and discussed. As part of the discussion the orientation of the house for the area of the street-facing façade was discussed for the requirement of the windows and entryways requirement. It was determined that if the garage door has windows it would meet the requirement. A brief mention of a separate home on the lot at some future date was presented, with no additional comments. Other than the window and landscaping requirements, the building plans were in order for this project to move forward.

**Mr. Floyd Jenkins moved to approve permit #R1-08-18 for Tim and Cindy Haberberger; Lot #69 Three Rivers Meadows, 403 Greys River Road, with the notation that the garage door panels will have the required window panels to meet the Land Use and Development Code (LUDC) requirements. Mr. Tim Harnett seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.**

5. **DISCUSSION AND/OR CORRESPONDENCE ITEMS:**
  - **Planning/Zoning Questions, Concerns and/or Public Comments:** Mr. Brooke Saunders addressed the Commission regarding his existing carport that is need of repair. Mr. Saunders stated he is unclear as to when the carport was constructed; however, the house was built in 1982. The existing carport is detaching from the home and is not tied to any foundation and/or post or piers. Mr. Saunders and the Commission members discussed the project in great length. The final outcome of the discussion was that Mr. Dan Halstead will meet with Mr. Saunders to go over and discuss this project in further detail. They will work on what will be needed for permitting this project.
  - **Alpine Car Wash:** Sign Permit Application; Ms. Christine Wagner, Planning & Zoning Secretary presented a sign permit application to the Commission for review, discussion and subsequent approval. This application represents vinyl lettering to be place on the west side of the building; the total amount of signage for this project is twenty-six (26) square feet. Mr. Dan Halstead will verify the lineal frontage of the building for the overall allowable signage for the application/project. There were no questions and/or comments on the project.

Mr. Floyd Jenkins moved to approve permit #S-05-18 for the Alpine Car Wash (Kennis Lutz); Lot #707 Lakeview Estates, 195 Trail Drive. Mr. Tim Harnett seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.

- **Planning/Zoning Correspondence; (if any):** The only correspondence distributed a Resolution from the County Commissioners in which establishes a Fire Closure for Lincoln County until further notice. There were no questions and/or comments on the distributed correspondence.
- **Town Council Minutes of September 18<sup>th</sup>, 2018.** – The Commission reviewed the supplied document from the Town Council; the Commission reviewed and briefly discussed the recommendation that the Town Council made regarding the Timber View Estates project in north Alpine. {The recommendation stated by Councilman Larsen, “to recommend approve the Timber View Estates PUD to Lincoln County Planning and Zoning contingent upon modifying the current rendering by changing all units to Single Family Dwellings; decrease total units from twenty to eighteen thereby increasing the open space; trees are to be planted along the perimeter and along Jordan Canyon Drive and there must be per unit storage with usable deck space.” Councilman Fritz seconded the motion.} There were no additional comments by the Alpine Planning and Zoning Commission members.

**6. UNFINISHED/ONGOING BUSINESS:**

- **Active Building Permits Issued:** Commission reviewed and briefly discussed the current on-going projects.
- **Alpine Fire District/Department: (MC-05-18)** – Permit expires June 2019.
- **Buschow/Taylor: (S-04-18)** – Permit expires July 2019.
- **Christie, Dave & Chris: (A-02-18)** – Permit expires July 2019.
- **Corsi, James: (A-03-17)** – Permit expires August 2018. – Commission member to discuss at next meeting.
- **David, Dale & Teresa: (R1-05-18)** – Permit expires July 2019.
- **Harris, Ken: (MC-01-18)** – Permit expires March 2019.
- **Hunn, Stephen: (MC-13-16)** – Permit expires September 2019.
- **Larsen, Jeremy: (A-09-16)** – Permit expires September 2018. Final Inspection Requested.
- **Leonard, Elizabeth: (R1-04-18)** – Permit expires May 2019.
- **Jenkins Lumber (Ace Home Center): (C-01-18)** – Permit expires March 2019.
- **Marquis, Ben: (R1-08-16)** – Permit expires November 2018.
- **Melvin Brewing Co.: (MC-07-18)** – Permit expires May 2019.
- **Morgan, Richard & Susan: (MC-04-18)** – Permit expires August 2019.
- **Morning Star Baptist: (RE-02-18)** – Permit expires August 2019.
- **Moszynski, Jersey: (MC-01-17)** – Permit expires June 2019.
- **O’Brien/Manna: (R1-07-18)** – Permit expires September 2019.
- **Pack, Richard & Barb: (R1-01-18)** – Permit expires April 2019.

Mr. Floyd Jenkins moved to removed permit #R1-01-18 for Richard & Barb Pack from the list. Mr. Tim Harnett seconded the motion. All in favor; Vote: 2 yes, 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.

- **Pack, Richard & Barb: (R1-02-18)** – Permit expires April 2019.
- **Peichel, Mitchell: (R1-04-17)** – Permit expires September 2018.
- **Peichel, Mitchell: (SP-01-17)** – Permit expires September 2018.
- **Quinnabella: (Alpine Adventure Rentals) - {G-01-17/EA-XX-18}** – Permit expires July 2019.
- **Sandner, James: (S-03-16/EA-10-17)** – Permit expires November 2018.
- **Shapovalov-Pak: (R1-03-18)** – Permit expires May 2019.
- **Shockey, Robert & Jaelyn: (MC-01-18)** – Permit expires March 2019.
- **Snow Peak Investments {New Jenkins Building}: (C-01-17)** – Permit expires June 2018.

- **Star Valley Medical Center: (C-03-18)** – Permit expires August 2019.
- **Stringham, Jeff & Ashley: (R1-02-17)** – Permit expires June 2019.
- **Thatcher, Donald: (R1-01-17)** – Permit expires May 2019.
- **Towles, Chris: (R1-03-17)** – Permit expires October 2019.
- **Town of Alpine: (MC-04-18)** – Permit expires May 2019.
- **Winfrey, Mike: (MC-06-18)** – Permit expires May 2019.

**Mr. Floyd Jenkins moved to removed permit #MC-06-18 for Mike Winfrey from the list. Mr. Tim Harnett seconded the motion. All in favor; Vote: 2 yes, 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.**

- **Wyss, Kenny & Diane: (MC-08-18)** – Permit expires May 2019.

❖ **AFFIDAVITS ISSUED:**

- **Chay, Alex {Riley Gardner}: (SA-05-17)** – Permit expires September 2018.

**Mr. Floyd Jenkins moved to removed permit #SA-05-17 for Alex Chay & Riley Gardner from the list. Mr. Tim Harnett seconded the motion. All in favor; Vote: 2 yes, 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.**

- **Cook, Caryn: (SA-03-17)** – Permit expires June 2018.
- **Cook, Caryn: (FA-03-17)** – Permit expires June 2018.
- **Jenkins, Richard: (FA-06-16/EA-07-17)** – Permit expires October 2018.
- **Kuznia/Quick: (F-02-17/EA-09-17)** – Permit expires May 2018.

**Mr. Floyd Jenkins moved to removed permit #F-02-17/EA-09-17 for Toby Kuznia/Quick from the list, with a follow-up letter sent to the applicant. Mr. Tim Harnett seconded the motion. All in favor; Vote: 2 yes, 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.**

- **Sandner, James: (FA-06-16)** – Permit expires November 2018.
- **Snow Peak Investments {Jenkins Back Lot}: (FA-04-17)** – New permit expiration October 2018.
- **Worthington, Robert & Anne: (FA-05-17)** – Permit expires September 2018.

**Mr. Floyd Jenkins moved to removed permit #FA-05-17 for Robert & Anne Worthington from the list. Mr. Tim Harnett seconded the motion. All in favor; Vote: 2 yes, 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.**

**7. APPROVAL OF MINTUES:**

- **P&Z MINUTES:** September 11<sup>th</sup>, 2018 - Commission members reviewed the meeting minutes that were previously distributed.

**Mr. Floyd Jenkins moved to approve the minutes of the September 11<sup>th</sup>, 2018 meeting, as written. Mr. Tim Harnett seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.**

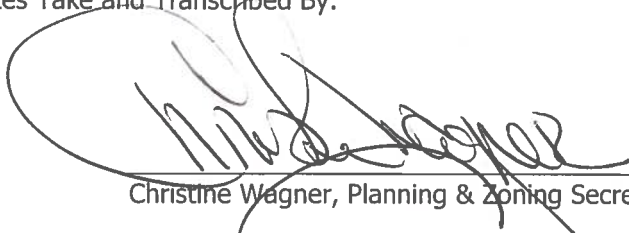
- 8. ADJOURN MEETING:** Mr. Floyd Jenkins moved to adjourn the meeting. Mr. Tim Harnett seconded the motion. Vote: 2 yes 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.

Meeting Adjourned at 8:46 pm.

  
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Tim Harnett, Vice Chairman

10. 9. 18  
\_\_\_\_\_  
Date

Minutes Take and Transcribed By:

  
\_\_\_\_\_  
Christine Wagner, Planning & Zoning Secretary

October 9, 2018  
\_\_\_\_\_  
Date

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