



*Town of Alpine  
Planning & Zoning Commission Minutes*

**DATE:** June 25, 2019  
**TIME:** 7:00 p.m.

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

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1. **CALL TO ORDER:** Meeting called to order at 7:41 p.m.
2. **ROLL CALL & ESTABLISH QUORUM:** Ms. Christine Wagner, Planning and Zoning Commission Secretary established roll call; members present were Mr. Floyd Jenkins, Mr. Tim Hartnett and Rex Doornbos. Also present was Legal Counsel Mr. James Sanderson and Mr. Dan Halstead, Building Inspector/Municipal Enforcement Officer. A quorum was established.
3. **APPOINTMENTS/NEW BUSINESS:** NONE
4. **TABLED ITEMS:**
  - **Broulim Supermarkets: Lot #36 Snake River Junction, 118400 US Highway 26/89 – Commercial Building – (#C-01-19)** – Ms. Christine Wagner, Planning and Zoning Secretary updated the Commission members on the phone conversations with the Broulim representatives, a request for the application extension was granted, the new application expiration date is September 27, 2019; Chairman Doornbos suggested the Commission members think about what is need to get the project moving forward for a fall utility installation.
5. **DISCUSSION AND/OR CORRESPONDENCE ITEMS:**
  - **Planning/Zoning Questions, Concerns and/or Public Comments:** There was no public in attendance for comments.
  - **Planning/Zoning Correspondence:** The Commission staff has not received any correspondence to be distributed to Commission members.
  - **Planning/Zoning Discussion:**
    - **LUDC – Setbacks, Corner Lot Identification, and Non Conforming Structures/Uses -** Ms. Christine Wagner addressed Commission Member regarding the request to put some information together for Corner identifications and Existing Non Conforming Structures/Uses. The Commission members review the supplied documents. Town Legal Counsel, Mr. James Sanderson addressed the Commission members regarding the supplied documents that were review and discussed in detail prior to the meeting; with a final determination that a response back to the Town Council, identifying that upon review and discussion members felt that it was prudent to not amend the Land Use and Development Code taking into consideration the applicants potential timeframe; a variance and/or zone change would be a faster remedy than amending the Land Use and Development Code (LUDC) with three readings. A recommendation would not be warranted, just a letter to the Council; in which their meeting will be held on July 16<sup>th</sup>. It was further noted by Ms. Wagner that applications have been submitted in an effort to move the project forward and she will be working though the process; and as such the Town Council will be notified of such applications.
    - **Shed Affidavit Approval** – Ms. Christine Wagner, supplied the Commission members with the new shed affidavit, after the approval of the LUDC, minor changes have been made to the shed process, such as size and setback guidelines: further stating this is the similar verbiage on the other affidavits, it is just specific to shed installations.

Mr. Floyd Jenkins moved to send a recommendation to the Town Council for the subsequent approval of the Shed Affidavit for installation of sheds equal to or under three hundred (300) square feet for consideration for the Town Council to adopt such affidavit. Mr. Tim Harnett seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

- **Proposed Recommendation for Amending #190 Ordinance No. 2009-46 - Breach of Peace** – Ms. Christine Wagner addressed the Commission members regarding the request to review, discuss and possibly amendments to the “Breach of Peace” ordinance. Upon review by the staff it appears that there are certain sections in the above mentioned ordinance, which was adopted in 2009, that does not address “**Construction Noise and/or Activity**”. In addition, the LUDC does not address construction times; Mr. Sanderson stated that he likes to concept of amending this ordinance; however for the implementation of this ordinance the Town needs to make sure that they have a decibel meter to measure the noise levels. Mr. Sanderson inquired as to the number of complaints received and if the number is significant enough to amend the ordinance. Mr. Dan Halstead addressed those in attendance as to how many complaints and asked how binding this particular ordinance is with the language stated in the ordinance. It was determined that excessive noise and some of the ordinance language is inaccurate. Commission Chairman Doornbos stated that at a minimum the ordinance needs to be updated and a request to Town Council to update the ordinance would be beneficial. Therefore the Commission would like to seek the direction of the Town Council for addressing these issues, in which would most likely be served by amending the current “Breach of Peace” ordinance. The ordinance language that has been put together is for consideration only; however the Commission will defer to the Town Council and/or Legal Counsel on the final language and format of any amendment to the Town ordinance. Mr. Sanderson stated the he will review the provided recommendation and moved forward with any amendments when directed by Alpine Town Council.

Mr. Tim Harnett moved to send a recommendation to the Mayor and Town Council for their consideration to seek legal counsel for the proposed revised amendments and updates to #190 Ordinance No. 2009-46; with a recommendation for a means of enforcement. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

- **Town Council Meeting Minutes of May 21<sup>st</sup>, 2019 Review:** Commission members review the distributed Town Council Meeting Minutes.

**6. APPROVAL OF MINTUES:**

- **P&Z MINUTES:** June 11<sup>th</sup>, 2019 – Commission members reviewed the draft minutes that were provided prior to the meeting.

Mr. Tim Hartnett moved to approve the minutes of the Planning and Zoning Commission Meeting of June 11<sup>th</sup>, 2019. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

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

Meeting Adjourned at 8:22 pm.

  
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Rex Doornbos, Chairman

7-9-19  
Date

Transcribed By:

  
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Christine Wagner, Planning & Zoning Secretary

July 9, 2019  
Date

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