



*Town of Alpine
Planning & Zoning Commission Minutes*

DATE: August 27, 2019
TIME: 7:00 p.m.

PLACE: Town Hall
TYPE: Regular Meeting

1. **CALL TO ORDER:** Meeting called to order at 6:51 p.m.
2. **ROLL CALL & ESTABLISH QUORUM:** Ms. Christine Wagner, Planning and Zoning Commission Secretary established roll call; members present were Mr. Tim Hartnett and Mr. Rex Doornbos. Mr. Floyd Jenkins was absent and excused. A quorum was established.
3. **APPOINTMENTS/NEW BUSINESS:**
 - **O'Donnell, Katrina & Eric: Lot #17 Greys River Valley, 323 Greys River Road – (#MC-12-19)** {Window Installation} - Ms. Katrina O'Donnell was in attendance to present her window installation plans to the Commission members; members reviewed the presented plans and determined that the application and the association documents are all in order.

Mr. Tim Hartnett moved to approve minor construction permit #MC-12-19 for Eric and Katrina O'Donnell; Lot #17 Greys River Valley, 323 Greys River Road. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

- **Simmons, Neil: Lot #11 Palisades Heights, 150 US Highway 89 – (#S-09-19)** {Sign Installation} - Ms. Christine Wagner, Zoning Administrator addressed this permit application presenting the sign drawings and sign dimensions. Commission members review the submitted application along with the sign square footage. All items were found to be in order.

Mr. Tim Hartnett moved to approve sign permit #S-09-19 for Neil Simmons (ALPINE art gallery) Lot #11 Palisades Heights, 150 US Highway 89. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

4. **TABLED ITEMS:**
 - **Broulim Supermarkets: Lot #36 Snake River Junction, 118400 US Highway 26/89 – Commercial Building – (#C-01-19)** {Application Extension Date – 9/27/2019} There is nothing new to report on this application.
 - **Town of Alpine/Melvin Brewing Co: Melvin Brewing Property, 624 County Road #101 – (#MC-08-19)** {Pergola Installation} – There is nothing new to report on this application it was determined to check into the application submittal date; this application will be discussed at the next Commission meeting.
5. **DISCUSSION AND/OR CORRESPONDENCE ITEMS:**
 - **Planning/Zoning Correspondence, Questions, Concerns and/or Public Comments:** There was no presented correspondence and/or questions from the public.
 - **Planning/Zoning Discussion:**
 - **Special Use Permits** – There is no mechanism in the Alpine Land Use and Development Code to utilize and/or authorize any type of special use permit. Chairman Doornbos stated that if this is something that the Council would like to look into and advice that would be acceptable,

however the Commission feels that if any type of construction activity and/or development on any site needs to have an approved building permit; as stated in the LUDC.

6. UNFINISHED / ONGOING BUSINESS:

Active Building Permits Issued: Commission reviewed and briefly discussed the current on-going projects.

- **25 US Hwy 89, LLC: (MC-03-19)** – Permit expires May 2020.
- **Alpine Car Wash: (S-04-18)** – Permit expires September 2019.
- **Beus, Jade: (R2-01-19 – R2-04-19)** Permit expires September 2019.
- **Birk, Todd: (MC-01-19)** – Permit expires April 2020.
- **Christie, Dave & Chris: (A-02-18)** – Permit expires July 2020.
- **David, Dale & Teresa: (R1-05-18)** – Permit expires July 2019.
- **Ehresman, Josh: (G-01-19)** – Permit expires May 2020.
- **Esperson, William: (A-02-19)** – Permit expires May 2020.
- **First Bank: (MC-05-19)** – Permit expires June 2020.

Mr. Rex Doornbos moved to removed permit #MC-05-19 for First Bank from the active permit list. Mr. Tim Hartnett seconded the motion. All in favor; Vote: 2 yes, 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

- **Guzman, Peter & Victoria: (MC-02-19)** – Permit expires April 2020.
- **Haberberger, Tim & Cindy: (R1-08-18)** – Permit expires September 2019.
- **Jensen, Stephen: (R1-01-19)** – Permit expires April 2020.
- **Kendall {Adams}: (R1-05-19)** – Permit expires May 2020.
- **Larsen, Jeremy: (A-09-16)** – Permit expires September 2019.
- **Linford, Kurt {Alpine Dental Care}: (S-06-19)** – Permit expires July 2020.

Mr. Tim Hartnett moved to removed permit #S-06-19 for Alpine Dental Care from the active permit list. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes, 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

- **McDowell – Castle Rock Homes: (R1-02-19)** – Permit expires April 2020.
- **Northstar Investments: (MC-07-18)** – Permit expires August 2019.

Mr. Tim Hartnett moved to removed permit #MC-07-18 for Northstar Investments from the active permit list. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes, 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

- **Pace, Rhonda S.: (R1-02-18)** – Permit expires April 2019.

Mr. Tim Hartnett moved to removed permit #R1-02-18 for Rhonda Pace from the active permit list. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes, 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

- **Peichel, Mitchell: (R1-04-17)** – Permit expires September 2018.
- **Reynolds, Tricia: (MC-06-18)** – Permit expires August 2019.
- **Riverview Meadows HOA: (MC-06-19)** – Permit expires June 2020.
- **Rodenbough, Jesse & Karen: (S-05-19)** – Permit expires May 2020.
- **Rogers, James: (MC-07-19)** – Permit expires July 2020.

Mr. Tim Hartnett moved to removed permit #MC-07-19 for James Rogers from the active permit list. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes, 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

- Sherman, Christopher (Henry's Fork Home): (R1-09-18) – Permit expires October 2019.

Mr. Tim Hartnett moved to removed permit #R1-09-18 for Christopher Sherman from the active permit list. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes, 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

- Shockey, Robert & Jaclyn: (MC-01-18) – Permit expires March 2020.
- Snow Peak Investments {New Jenkins Storage Building – Phase 1}: (C-01-17/EA-05-18) – Permit expires August 2019.
- Stringham, Jeff & Ashley: (R1-02-17) – Permit expires June 2019.
- Teton Quality Homes: (R1-10-18) – Permit expires November 2019.
- Thatcher, Donald: (R1-01-17) – Permit expires May 2020.
- Towles, Chris: (R1-03-17) – Permit expires October 2019. Commission would like to send the applicant the provided inspection schedule.
- Tribbit, John: (R1-03-19) – Permit expires April 2020.
- Triple JL Companies: (S-04-19) – Permit expires April 2020.
- Vasko, Laurie: (MC-05-18) – Permit expires August 2019.
- Weyland, Jordan & Carrie: (R1-04-19) – Permit expires May 2020.
- Weesen, Drew & Brandi: (A-01-19) – Permit expires April 2020.
- Wierda, Mike & Amy: (MC-10-18) – Permit expires November 2019.

7. APPROVAL OF MINTUES:

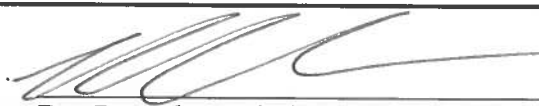
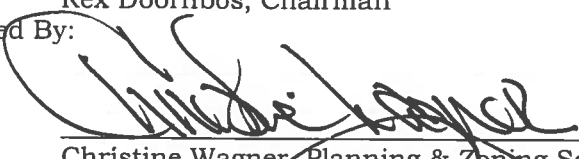
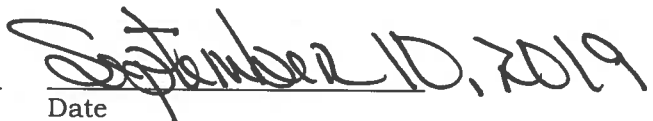
- **Board of Adjustments:** August 13, 2019 – Commission members reviewed the draft minutes that were provided prior to the meeting for the Alpine Board of Adjustments Meeting.

Mr. Rex Doornbos moved to approve the minutes of the Alpine Board of Adjustments of August 13th, 2019, as written. Mr. Tim Hartnett seconded the motion. Vote: 2 yes, 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

- **Planning and Zoning:** August 13, 2019 – Commission members reviewed the draft Planning and Zoning Meeting minutes that were provided prior to the meeting.

ADJOURN MEETING: Mr. Tim Hartnett moved to adjourn the meeting. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

Meeting Adjourned at 7:28 pm.

 Rex Doornbos, Chairman	<u>9-10-19</u> Date
Transcribed By:  Christine Wagner, Planning & Zoning Secretary	 Date

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