



*Town of Alpine
Planning & Zoning Commission Minutes*

DATE: July 27th, 2021
TIME: 7:00 p.m.

PLACE: Town Hall
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. Tim Hartnett, and Chairman Mr. Rex Doornbos. Mr. Floyd Jenkins was absent and excused. A quorum was established. Mr. Dan Halstead, Town Residential Building Inspector and Municipal Enforcement Officer, was also in attendance.

3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Town of Alpine: Lot # 2, #7 & #8 Greys River Valley {Specific to Lot #2 Installation} – 340 Meadows Drive – (MC-07-21)** – Concrete (Prefabricated) Bathroom Installation – Ms. Christine Wagner described the permit application, this project is being completed in conjunction with the project manager, Mr. Brian Culpepper. One of the town residents is donating the costs for the prefabricated building, town employees will be completing the site preparations and utility connections. This facility will be place on Lot #2 of the Greys River Valley property, adjacent to the parking lot area. Commission members asked if the facility would be open during the winter months? Will this building be heated? And will there be a water shut off to the structure? Ms. Wagner stated that she was handed this project, therefore she has limited information on the structure and its installation. However, she is under the impression that this will be a seasonal facility, she will need to check with the Town officials on the source of heat and any water shut off valves. It was determined that since the structure will not be here until September, that the permit application can be tabled until further information is available from the Town officials and/or the project manager.

Mr. Tim Harnett moved table the minor construction permit application #MC-07-21 for Town of Alpine, Lot #2, #7 & #8 of the Greys River Valley Subdivision, 340 Meadows Drive, until further information is provided on the winterization of the structure. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

4. TABLED ITEMS:

- **ESSEGAN, HOWARD {TABOOSE, LLC}: Lot #77 Riverview Meadows – 630 Snake River Drive – (#R1-14-21)** – Single Family Residential Structure – Mr. William Esperson was in attendance to present the project plans to the Commission. The Commission reviewed the permit application and the notes from the residential building inspector. Mr. Dan Halstead stated that all the permit items are in order, there was no questions and/or concerns regarding the project.

Mr. Tim Harnett moved approve the single-family residential permit application #R1-14-21 for Howard Essegian {Taboose, LLC} 630 Snake River Drive, Lot #77 of the Riverview Meadows Subdivision; CONTINUED upon the payment of the water and sewer fees, no excavation will be permitted until those fees are paid. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

- **ESSEGAN, HOWARD {LINDVALL, ERIC}: Lot #43 Alpine Meadows – 589 Aster Loop – (#R1-15-21)** – Single Family Residential Structure – Mr. William Esperson stated that they are still waiting on the

revised plans, he will advise when ready.

5. DISCUSSION AND/OR CORRESPONDENCE ITEMS:

- **Planning/Zoning Discussion:**

- Ferencz-Frassinelli – 220 River Bench Road – Porch Enclosure – Ms. Ferencz was not in attendance to discuss her project with the Commission; however, she has been in contact with the Residential Building Inspector regarding the needed items for the project.
- Buffalo Sage Complex Development – Ms. Christine Wagner gave the Commission a brief review on the project, she anticipates that the Commission will see a portion of the townhouse project in the next couple of months.
- Elk Meadows Preliminary Staff Report – Ms. Wagner updated the Commission on the replat; it appears that there could be a change in the number of lots for this replat, but no additional information has been submitted as of the time of the meeting date. Chairman Doornbos suggested that we put the staff report on hold until a decision is made on the total number of lots for the subdivision.
- Letter of Support – City of Kemmerer – Proposed Advanced Nuclear Power Plant – A draft letter in support of the Kemmerer Nuclear Power Plant was presented for consideration and subsequent approval. Chairman Doornbos stated that the Town Council has submitted their letter of support and he feels that any additional community support that they receive is beneficial to their efforts.

Mr. Tim Harnett moved to send the City of Kemmerer the finalized support letter for the Nuclear Power Plant. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

- Comments/Concerns from Commissioners – The Commissioners had no other questions or comments.

- **Planning/Zoning Correspondence:**

- Town Council Meeting Minutes of June 15th and the Council Public Hearing Minutes from April 20th & June 15th were distributed.
- Comments/Concerns from Commissioners - There was no questions and/or comments from the Commissioners regarding the distributed materials.

6. Active Building Permits Lists: See Handouts, the Commission discussed the ongoing projects.

- **25 US Hwy 89, LLC: (C-04-20)** Permit expires August 2021.
- **25 US Hwy 89, LLC: (RE/A-01-21)** Permit expires March 2022.
- **Acosta, Ricky: (RMC-13-19)** Permit expires October 2021.
- **Amborski, Daniel & Kilee: (RE/A-03-21)** – Permit expires May 2022.
- **Beeson, Jonathan: (MC-07-20)** – Permit expires December 2021.
- **Broulim Oswald, LLC: (S-02-20)** – Permit expires September 2021.
- **Broulim Oswald, LLC {Fuel Center}: (C-01-21)** – Permit expires March 2022.
- **Christie, Dave & Chris: (A-02-18)** – Permit expires July 2021. Do contact has been made.
- **Clayton, William {Kim Gregg}: (R1-02-21)** – Permit expires March 2022.
- **Driftwood Pizzeria (Mike Fisher): (MC-05-21)** – Permit expires June 2022.
- **Engel & Volkers: (MC-06-21)** – Permit expires July 2022.
- **Engel & Volkers: (S-05-21)** – Permit expires July 2022.
- **Esperson, William: (A-02-19)** – Permit expires May 2022.
- **Gersch, Kate: (R1-06-20)** – Permit expires June 2021. Extension paperwork sent.
- **Gustafson, David: (MC-02-21)** – Permit expires March 2022.
- **House, Harry: (R-01-21)** – Permit expires January 2022. {Permit under transfer consideration.}
- **Jacobson, Tim & Tracy: (R1-04-20)** – Permit expires May 2022.
- **Johnson, Jared: (R1-07-21)** – Permit expires April 2022.
- **King, Kenneth & Marya: (R1-12-21)** – Permit expires June 2022.
- **Ladner, Kristin: (S-03-21)** – Permit expires June 2022.
- **Landis/Mackey {DCMI Group}: (R1-08-21)** – Permit expires April 2022.

- **Lasher, Chris: (MC-03-20)** – Permit expires September 2021.
- **Madsen, Tim {Castle Rock Homes}: (R1-08-21)** – Permit expires April 2022.
- **Manna, Andrew: (R1-13-21)** – Permit expires June 2022.
- **OBrien, Jacqueline: (R1-05-21)** – Permit expires April 2022.
- **O'Donnell, Katrina: (MC-12-19)** – Permit expires August 2021.
- **Pitman/Chadwick, Tyler/Garrett: (R1-07-20)** – Permit expires September 2021.
- **Quinnbella, LLC: (MC-04-20)** – Permit expires October 2021.
- **Ravitz, Rachel: (RE/A-02-21)** – Permit expires April 2021.
- **Rezents, Jeffry: (MC-03-21)** – Permit expires April 2021.
- **Riverview Meadows HOA: (MC-06-19)** – Permit expires June 2022.
- **Sandner, James: (S-03-21)** – Permit expires June 2022.
- **Schou, Dan: (R1-02-21)** – Permit expires March 2022.
- **Severson, Mark: (R1-03-21)** – Permit expires March 2022.
- **Snow Peak Investments, LLC: (MC-04-21)** – Permit expires June 2022.
- **Star Valley Health (Medical): (C-02-20)** – Permit expires March 2022.
- **Tholen, Preston: (R1-10-20)** – Permit expires October 2021.
- **Wagner, Robert: (R1-11-21)** – Permit expires June 2022.
- **Zweig, Katherine: (R2-01-20 & R2-02-20)** – Permit expires June 2021. Extension paperwork sent.

7. APPROVAL OF MINTUES:

- **Planning and Zoning Meeting Minutes of June 8th, 2021:** Commission members reviewed the meeting minutes that were distributed prior to the meeting date. There was no question, comments and/or corrections to the meeting minutes.

Mr. Tim Harnett moved to approval of the minutes from the June 8th, 2021, Planning & Zoning Meeting as written. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

- **Planning and Zoning Meeting Minutes:** July 13th, 2021 – Commission members reviewed the Planning and Zoning Meeting minutes that were distributed prior to the meeting date. There was no question, comments and/or corrections to the meeting minutes.

Mr. Tim Hartnett moved to approval of the minutes from the July 13th, 2021, Planning and Zoning Commission Meeting as written. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

8. ADJOURN MEETING: Mr. Tim Harnett 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 8:15 pm.


Rex Doornbos, Chairman

8-10-21
Date

Transcribed By:


Christine Wagner, Planning & Zoning Administrator


Date

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