



*Town of Alpine
Planning & Zoning
Public Hearing Meeting Minutes*

DATE: September 28th, 2021
TIME: 6:30 p.m.

PLACE: Town Hall
TYPE: Public Hearing

1. CALL TO ORDER: Meeting called to order at 6:30 p.m.

2. ROLL CALL & ESTABLISH QUORUM: Ms. Christine Wagner, Planning and Zoning Commission Administrator established roll call; members present were Mr. Floyd Jenkins, Mr. Tim Hartnett, and Chairman Mr. Rex Doornbos. A quorum was established. Also present were representative for the subdivision application; Mr. Marlowe Scherbel of Surveyor Scherbel LTD, Mr. Dave Kennington of Sunrise Engineering and Mr. John Lotshaw, property owner.

3. TONIGHT'S APPOINTMENTS/NEW BUSINESS:

- **Bugling Elk Properties, LLC: Minor Replat Application for Elk Meadows Addition: (#RE-Plat – 01-2021)** – New Subdivision to the Town of Alpine – Ms. Christine Wagner addressed the Commission regarding the submitted subdivision permit application, stating the application was originally submitted as a major subdivision and was subsequently changed to a minor subdivision, to accommodate larger lots. A staff report was prepared for the subdivision, in which was distributed to all in attendance. Mr. Marlowe Scherbel was in attendance as the representative for Mr. Lotshaw to discuss and review the minor subdivision application with the Commission members. Mr. Scherbel stated that the subdivision plat is to accommodate a mixture of uses, there will be multi-family lots on the west side of the subdivision and there will be commercial lots on the US Highway 26 (east) side of the subdivision. They further identified that they went from six (6) lots to four (4) lots to accommodate larger buildings with more parking and snow storage.

The representatives in attendance stated that the utility (water and sewer) lines (locations) are being looked at very closely and the applicant is working with the Town officials for viable solutions. All in attendance discussed the size of lines that are needed/required for the separate water and sewer connections; also discussed is the different locations that might be utilized; the determinations will need to be made before final plat approval is authorized.

A meeting will be held with the Mayor and the Town Engineer to identify locations. Chairman Doornbos asked about locations of fire hydrants for the subdivision and the three-phase power installation. Mr. Scherbel stated that he will need to coordinate the fire hydrant locations with the Town Engineer and the Alpine Fire District, Fire Chief. It was also stated that Department of Environmental Quality will need to review the plans for the project, in which Mr. Kennington is in the process of taking care of. Mr. Lotshaw stated that the power will be brought to the lot lines.

Ms. Wagner stated the review of the application and the associated paperwork for this minor subdivision application, has been found to be in order, for a preliminary approval. As of the current date, no written and/or verbal opposition for the re-plat project has been submitted, this is either from the public and/or Town elected officials.

However, additional items will need to be completed prior to final plat approval, of those items for final determination are the infrastructure locations that will need to be made, the development agreement will need to be finalized and approved at the Town level and the performance bond amounts will need to be determined, this amount will be subject to Town Counsel and Town Attorney review.

Mr. Tim Harnett moved to recommend preliminary plat approval for the minor subdivision replat application #RE-Plat – 01-2021 for Elk Meadows Addition to the Town of Alpine, Bugling Elk Properties, LLC., with the recommendations to be made by the Town Engineer on the infrastructure installation, which includes location determination and pipe sizing. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

The Alpine Town Council will be informed of the Planning and Zoning Commissions recommendation; with advertising to being for a Town Council public hearing to be held on Tuesday, November 16th for their consideration for preliminary plat approval.

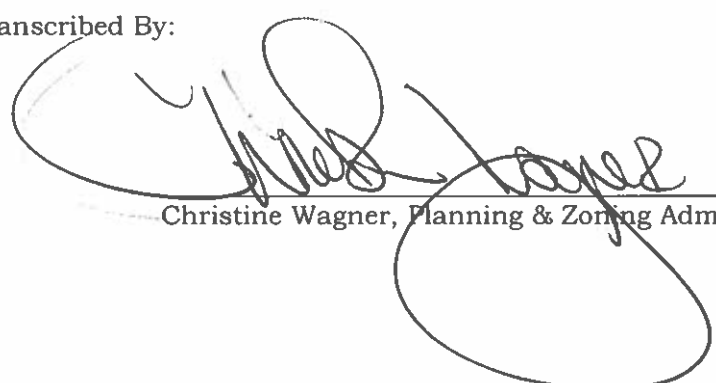
4. ADJOURN MEETING: Mr. Tim Harnett moved to adjourn the meeting. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

Meeting adjourned at 7:15 pm.


Rex Doornbos, Chairman

10-26-21
Date

Transcribed By:


Christine Wagner, Planning & Zoning Administrator

10/26/2021
Date

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