



*Town of Alpine
Planning & Zoning Commission Minutes*

DATE: June 22nd, 2021
TIME: 7:00 p.m.

PLACE: Town Hall
TYPE: Regular Meeting

1. CALL TO ORDER: Meeting called to order at 6:59 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 Harnett, and Chairman Mr. Rex Doornbos. 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:

- **KING, KENNETH & MARYA: Lot #101 Alpine Meadows – 626 Aster Loop – (#R1-12-21)** – Single Family Residential Structure – Mr. Robert Wagner was in attendance as the authorized representative for the building project. Mr. Wagner described the details of the single-family residential project to the Commission members. This project has been reviewed by Mr. Dan Halstead, the residential building inspector and a site plan review has been completed by the zoning administrator. All components of the project are in order; Commission members has for further questions for the representative.

Mr. Tim Harnett moved approve the single-family residential permit application #R1-12-21 for Kenneth and Marya King; Lot #101 of the Alpine Meadows Subdivision, located at 626 Aster Loop. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

- **WAGNER, ROBERT & CHRISTINE: Lot #102 Riverview Meadows – 444 Riverview Drive – (#R1-11-21)** – Single Family Residential Structure – Mr. Robert Wagner, owner of the property was in attendance to present the building plans to the Commission for their review, comments and permit approval. Commission members reviewed the building plans, it was noted that there were no additional items needed on this permit application.

Mr. Tim Harnett moved approve the single-family residential permit application #R1-11-21 for Robert and Christine Wagner; Lot #102 of the Riverview Meadows Subdivision, located at 444 Riverview Drive. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

- **MANNA, ANDREW: Lot #158 Alpine Meadows – 205 Sweetgrass Trail – (#R1-13-21)** – Single Family Residential Structure – Mr. Gonzalo Ortega was in attendance as the representative and building of this project. This is a family home with a bonus room above the garage for additional space. The project has been reviewed by the residential building inspector and there were no objections and/or items that needed further clarification.

Mr. Floyd Jenkins moved approve the single-family residential permit application #R1-13-21 for Andrew Manna; Lot #158 of the Alpine Meadows Subdivision, located at 205 Sweetgrass Trail. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

- **DRIFTWOOD PIZZERIA: Lot #13A Palisades Heights Subdivision – 170 US Highway 89 – (#MC 04-21)** – Deck Replacement – The applicant was not in attendance; however, the commercial building

inspector was present to any questions from the Commission members. This project is for the replacement of the back dining deck, in which the demolition had already been started before receiving permit approval. This project has been reviewed and had some items identified for correction and/or clarification, refer to inspection sheet. The building inspector is working with the contractor to identify the code compliant items, otherwise the permit application is in order.

Mr. Tim Harnett moved approve the minor construction permit application #MC-04-21 for the commercial deck located on Lot #13A of the Palisades Heights Subdivision, located at 170 US Highway 89; CONTINGENT upon the red lined items to be addressed and that the deck will not be used until a final certificate of completion is issued. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

4. TABLED ITEMS: None

5. DISCUSSION AND/OR CORRESPONDENCE ITEMS:

- **Planning/Zoning Discussion:**

- Ordinance Revisions - Land Use and Development Code Review – Documents from Neighborhood Alliance – Mr. Joe Deromedis was in attendance to review and discussion any additional changes and/or corrections to the submitted request/proposal, shall read as follows:
- Item I – Article 6.2 Definitions – add the work travel shall read:
 - Define fifth wheel trailer; add the work travel to fifth wheel travel trailer.
- Item II – Ordinance 236 Ordinance NO. 2015-09 – Camping section shall read:
 - Camping – Shall now read: No person shall camp overnight within the Town of Alpine other than at those areas designated by the Town Council or upon private property; camping overnight within RVs, teepees, or tents upon any individual privately-owned “R-1” Single-Family Residential District property shall not exceed thirty (30) consecutive days per any individual RV, teepee or tent in any individual calendar year.
- Item III LUDC, Section 3-202 (g)(2) and (4):
 - Items #g and #2 are fine with the revisions from the last meeting (workshop).
 - Item (4) shall have the last sentence removed in its entirety: “All vehicles required to be licensed in conformance with this paragraph shall have a license plate prominently displayed in a manner visible from the public roadway.
- Item IV – Ordinance #103 Ordinance No. 2003-16: Maintenance of Premises, shall have the following changes:
 - Section 103-00 Definitions: Add the definition of “Accumulation” and remove definition of “Quiet Enjoyment”; and
 - Section 103-03 Offensive Matter on Premises: Removal of the word “quiet” enjoyment.
- Item IV – Ordinance #152 Ordinance No. 2007-08, Section 152-13 Noisy Animal - shall read as follows: No person owning or having in his custody any animal or fowl shall permit or allow the same to disturb the peace of the Town of Alpine or its inhabitants by any unreasonable noise. This includes any dog which habitually, constantly or frequently disturbs the sleep, peace or quiet of any neighborhood or person by howling, whining or barking for an extended period of time, whether or not the owner or custodian is physically present. Such noisy animals shall be considered a public nuisance. Failure of the owner or person having custody of said nuisance animal(s), to control or quiet said animal(s) is a violation of this section and shall be guilty of a Class C misdemeanor.
- Item VI – Revisions to Penalties for Noncompliance: This item was not discussed, as setting fines would be up to the Town Council.
- Item VII – Ordinance No. 101 Ordinance No. 2003-14: Abandoned Property, shall have the following changes:
 - Section 101-01 - It was determined to change the timeframe, to reflect for a period of time no longer than thirty (30) days; and
 - Section 101-01.1(b) to add the word dismantling.
- Recommendation to Town Council – Proposed Ordinance Changes – It was determined to have a final

- draft of the ordinances at the next meeting and then a recommendation will be sent to Town Council.
- Elk Meadow Major Subdivision – Replat – Ms. Christine Wagner, Zoning Administrator, briefed the Commission members on the upcoming major subdivision application; this is the first major subdivision application that the Commission has seen in quite some time; Ms. Wagner discussed the procedures and stated that a public hearing for the application will need to take place, that public hearing is scheduled for August 10th, and will be conducted separate from the regularly scheduled Planning and Zoning Commission meeting. This public hearing will start at 6:30 PM, in the Town Council Chambers.
- **Comments/Concerns from Commissioners** – There was no additional comments and/or questions from the Commission members.
- **Planning/Zoning Correspondence:**
 - Comments/Concerns from Commissioners - There was no correspondence to distributed.

6. ADJOURN MEETING: Mr. Tim Hartnett 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 8:32 pm.


Rex Doornbos, Chairman

7-13-21
Date

Transcribed By:


Christine Wagner, Planning & Zoning Administrator

July 13, 2021
Date

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