



*Town of Alpine
Planning & Zoning Commission Minutes*

DATE: June 8th, 2021
TIME: 7:00 p.m.

PLACE: Town Hall
TYPE: Regular Meeting

- 1. CALL TO ORDER:** Meeting called to order at 7:28 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. Mr. Dan Halstead, Town Residential Building Inspector and Municipal Enforcement Officer, was also in attendance.
- 3. TONIGHT'S APPOINTMENTS/NEW BUSINESS:**
 - **NONE**
- 4. TABLED ITEMS:**
 - **MADSEN, TIM {Castle Rock Homes – Zach Clyde}: Lot #141 Alpine Meadows – 325 Columbine Street – (#R1-08-21)** – Single Family Residential Structure – Mr. Zach Clyde was in attendance to discuss the items needed for the permit application. Mr. Clyde brought in the final items for submittal, the residential building inspector, Mr. Dan Halstead has reviewed the initial items needed for the permit application and will review the rest of the submitted items, received tonight, first thing in the morning. Mr. Halstead feels that this will be acceptable for permit approval, upon acceptance of the final review.

Mr. Floyd Jenkins moved approve the rest of the single-family residential permit application #R1-08-21 for Tim Madsen {Castle Rock Homes} upon acceptance by Dan Halstead, Residential Building Inspector for Lot #141 of the Alpine Meadows Subdivision, located at 325 Columbine Street. Mr. Tim Hartnett seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

- **{Alpine Board of Adjustments} – Bianchin, Nathan – Lot #37 Alpine Meadows – 499 Aster Loop - #V-01-20** – This item was taken care of at the Alpine Board of Adjustment meeting which was held earlier this evening. It was reiterated that the Board members concluded with the disappointment that a resolution was not reached over the winter months, this application has gone on longer than needed; the variance application was voted on and the motion for approval failed. It was stated that if the applicant was not happy with the final outcome, they can appeal the decision to the Town Council. Ms. Christine Wagner asked the Commission to remove this item from the table items list, as this issue has been resolved.

Mr. Floyd Jenkins moved to remove variance application #V-01-2020 for Nathan Bianchin, Lot #37 Alpine Meadows, 499 Aster Loop, from the table items list. Mr. Tim Hartnett seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent.

- **Alpine Board of Adjustment Meeting Minutes from January 12th, 2021** – This item was voted on and taken care of at the Alpine Board of Adjustments meeting held earlier this evening.

Mr. Tim Harnett moved to remove the Alpine Board of Adjustment Meeting Minutes from the table items list. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent.

5. DISCUSSION AND/OR CORRESPONDENCE ITEMS:

• Planning/Zoning Discussion Items:

- Mr. Leon Kjellgren – Land Use and Development Code Changes – The Citizens Neighborhood Alliance was in attendance, members of the alliance are Joe Deromedis, Robert Moss, Lynn Cox, Marilyn Perkins and Leon Kjellgren, also providing input was Melissa Wilson. Mr. Kjellgren gave a brief update as to why we are here at this point and asked for the Commission's help in getting neighborhood cleaned up, with revisions to the Land Use and Development Code and other Town ordinances. All of those in attendance discussed their concerns. The original e-mail (attached) was submitted to the Town Clerk, provided to the Town Council members for their review and discussion at their March 2021 Council meeting; it was then redistributed to the Planning & Zoning Commission for input, review, and comments; in which the Planning and Zoning Commission reviewed at their April 13th, 2021 meeting with a subsequent recommendations addressing the concerns stated in the e-mail back to the Town Council for their further action. Mr. Kjellgren stated that when following up on the ordinance revisions, he was informed, by the Clerk and a Town Councilmen that the reason that there was no action taken on these items, is that the Planning and Zoning Commission is holding up the process.

Chairman Rex Doornbos stated that the Commission is an advisory board and they made recommendations to the Town Council, who ultimately enact the town ordinances. With that said, in order to facilitate the citizens' concerns, the e-mail was reviewed by those in attendance and discussed in detail. Suggestions were made on how to streamline the issues to get the ordinance concerns implemented at the Town Council level. It was determined that there will need to be more work and communication with the Town Council members; it was suggested that a workshop be put together with the Neighborhood Alliance, Planning and Zoning members and Town Council members, along with any of the other Town citizens get their input on how to ratify the ordinances. A special workshop was planned for Thursday, June 17th at 6:30 PM to work on these issues; it will be posted and advertised accordingly.

- Comments/Concerns from Commissioners – There was no questions and/or comments presented.
- **Planning/Zoning Correspondence:** The following correspondence was distributed and there were no comments and/or questions.
 - Town Council Meeting Minutes: May 18th, 2021;
 - Public Notice of Workshop for FY 2022 Town Budget;
 - Town of Alpine Proposed Ordinances: 278 – Amending Town Budget, 2020-2021; #279 – Town Budget FY 2021-2022; #280 Annexing the Flats at Alpine Junction; #281 Annexing Elk Meadows; #282 Traffic of Intoxicating Beverages; and
 - 2020 Annual Water Quality Report.
- Comments/Concerns from Commissioners – There was no questions and/or comments presented.

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 {Grocery Store}: (C-01-20)** – Permit expires March 2022.
- **Broulim Oswald, LLC {Fuel Center}: (C-01-21)** – Permit expires March 2022.
- **Christie, Dave & Chris: (A-02-18)** – Permit expires July 2021.
- **Clayton, William {Kim Gregg}: (R1-02-21)** – Permit expires March 2022.
- **Esperson, William: (A-02-19)** – Permit expires May 2021.
- **Gersch, Kate: (R1-06-20)** – Permit expires June 2021.
- **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 2021.

- **Johnson, Jared: (R1-07-21)** – Permit expires April 2022.
- **Jones, Dusty: (R1-06-20)** – Permit expires July 2021.
- **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.
- **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 2021.
- **Sandner, James: (C-03-20)** – Permit expires May 2022.
- **Schou, Dan: (R1-02-21)** – Permit expires March 2022.
- **Severson, Mark: (R1-03-21)** – Permit expires March 2022.
- **Star Valley Health (Medical): (C-02-20)** – Permit expires March 2021.
- **Tholen, Preston: (R1-10-20)** – Permit expires October 2021.
- **Zweig, Katherine: (R2-01-20 & R2-02-20)** – Permit expires June 2021.

7. APPROVAL OF MINUTES:

- **Planning and Zoning Meeting Minutes: May 11th, 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 Harnett moved to approval of the minutes from the May 11th, 2021, Planning and Zoning Commission Meeting as written. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **Planning and Zoning Meeting Minutes: May 25th, 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 May 25th, 2021, Planning and Zoning Commission Meeting as presented. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

8. TOWN COUNCIL ASSIGNMENT: June 15th, 2021 – Mr. Tim Hartnett will be the representative in attendance at the next Town Council meeting.

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

Meeting adjourned at 8:45 pm.



Rex Doornbos, Chairman

7.27.2021
Date

Transcribed By:

Christine Wagner, Planning & Zoning Administrator

Date

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