



PLANNING & ZONING COMMISSION

June 25th, 2024, at 7:00 PM

250 River Circle - Alpine, WY 83128

REGULAR AGENDA

1. CALL TO ORDER:

2. ROLL CALL & ESTABLISH QUORUM:

3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- ZIENKIEWICZ, SCOTT/CHRISTINE: Lot #31 Alpine Meadows, 395 Aster Loop (#R1-04-24) - Single Family Residential Structure

4. TABLED ITEMS:

- [BRINZA, ADRIAN: Lot #40 Alpine Meadows, 537 Aster Loop \(#R1-03-24\) - Single Family Residential Structure](#)
- [BUYER, DAVID: Lot #37 Alpine Meadows, 499 Aster Loop \(#R1-05-24\) - Single Family Residential Structure](#)
- [DIAMOND, JOHN: Lot #711 Lakeview Estates, 184 Trail Drive Road \(#R1-06-24\) - Single Family Residential Structure](#)
- [HEGGENSTALLER, JASON: Lot #3 Greys River Village #2, 377 Wooden Spur Drive \(#R1-07-24\) - Single Family Residential Structure](#)
- [TIENDA LA MEXICANA \(SALOMAN MARQUINA\): Lot 608 Lakeview Estates "C", 141 US Highway 89 \(#RE-05-23\) – Interior Remodel](#)

5. DISCUSSION AND/OR CORRESPONDENCE ITEMS:

- **Planning/Zoning Discussion Items:**
 - Lasher Townhomes
 - Public Comments and/or Concerns
- **Planning/Zoning Correspondence:**
 - Comments/Concerns from Commissioners

6. UNFINISHED/ONGOING BUSINESS:

- Active Permits List

7. APPROVAL OF MINUTES:

- P&Z Meeting Minutes for June 11th, 2024

9. ADJOURN MEETING:



RESIDENTIAL BUILDING

Permit Application

INFORMATION TO BE PROVIDED BY APPLICANT ~ PLEASE FILL IN ALL BLANKS

Town of Alpine
Planning Commission
MAY 29 2021
RECEIVED

PROJECT NAME:

Physical Address: <i>Lot #31 Asterloop Drive, Alpine, WY 83128</i>			
Legal Description (Lot # and Subdivision): <i>Lot #31 Alpine Meadows Subdivision Alpine, WY 83128</i>			
Description of Work: <i>New residential, single family</i>			
Proposed Building Use: <i>Residential</i>			
Estimated Valuation of Work: <i>\$ 941,008.50</i>			
Floor Area:			
First Flr: <i>3094</i>	Second Flr:	Third Flr:	Basement:
Total Square Footage: <i>3094</i>			

APPLICANT/CONTRACTORS AND/OR CONSULTANTS:

Owner: <i>Scott and Christine Zienkiewicz</i>	Phone: <i>414-331-9564 / 608-575-2506</i>
Mailing Address: 3384 <i>P.O. Box 3384 Alpine, WY 83128</i>	
Contractor: <i>Bryan Pade Construction LLC</i>	Phone: <i>307-413-3869</i>
Mailing Address: <i>P.O. Box 3114 Alpine, WY 83128</i>	
Excavating Contractor: <i>Salt River Excavation LLC</i>	Phone: <i>307-887-5330</i>
Mailing Address: <i>587 Alpine Way # 7604 Star Valley Ranch, WY 83127</i>	
Electrical Contractor: <i>Snake River Electric</i>	Phone: <i>307-413-2217</i>

TOWN OF ALPINE - PLAN REVIEW RECORD

PERMIT #: 21-04-24

APPLICATION DATE: 5/21/2024

TYPE OF REVIEW COMPLETED:

INSPECTOR: D. Holstead

(Circle One): COMMERCIAL - RESIDENTIAL

OWNER: Kienkiewicz

CONTRACTOR: Peak Construction

JOB ADDRESS: 5915 Astor Loop

PROJECT DESCRIPTION: Single Family Home

.....
 Date Received: 28 May 24 Date Completed: 3 JUNE 24

YES	NO	TO BE COMPLETED BY TOWN BUILDING OFFICIAL	
		PRELIMINARY SITE PLAN REVIEW - LOCATION OF PROJECT, PROPOSED VEHICULAR ACCESS, WATER/SEWER CONNECTION LOCATIONS, PROPOSED UTILITY'S LOCATIONS, PROPANE TANK LOCATION, DRIVEWAY (CULVERTS, if required), SETBACKS, ONSITE DRAINAGE FACILITIES {Commercial Only}	
X		COMPLIANT WITH 2021 INTERNATIONAL BUILDING AND/OR RESIDENTIAL CODE	
		THREE {3} COMPLETE SET OF SCALED CONSTRUCTION DRAWINGS STAMPED BY A STATE OF WYOMING LICENSED ENGINEER:	
X		a.	FOUNDATION
X		b.	FLOOR PLAN
X		c.	WALL SECTIONS
X		d.	ROOF SYSTEM
X		e.	BUILDING ELEVATIONS {Including Building Height from Finished Grade}
X		f.	EXTERIOR MATERIAL SPECIFICATIONS
X		g.	ELECTRIAL PLAN
X		h.	PLUMBING PLAN {Fixture Locations}
X		i.	HVAC SYSTEM DESCRIPTION
X		j.	INSULATION SCHEDULE: {ENERGY CODE, <u>RESCHECK</u> OR COMCHECK USED}
X		k.	RADON IDENTIFICATION
		l.	TYPE OF OCCUPANCY IDENTIFIED <u>RESIDENTIAL</u>
		m.	ENGINEERING REVIEW NOTES/NEEDED

CORRECTIONS IDENTIFIED:

ADDITIONAL NOTES:

BUILDING OFFICIAL REVIEW DEEMED: ACCEPTABLE UNACCEPTABLE

SIGNATURE OF BUILDING INSPECTOR REVIEWED BY:
Nant T. Harkin

TOWN OF ALPINE - SITE PLAN REVIEW

PERMIT #: RI-04-74

Stage 1 - Inspection Record

APPLICATION DATE: 5/21/2024

TYPE OF REVIEW COMPLETED:

REVIEWER: [Signature]

(Circle One): COMMERCIAL - RESIDENTIAL

OWNER: Zientkiewicz

CONTRACTOR: [Signature]

JOB ADDRESS: 395 Aster Loop

PROJECT DESCRIPTION: Single Family Home

YES	NO	TO BE COMPLETED BY PLANNING & ZONING COMMISSION
		COMPLETED, SIGNED AND DATED THE APPLICATION AND APPLICATION CHECKLIST
		ACTION TAKEN: Was the application and/or check list returned to the applicant

		COMPLETED AND ATTACHED SITE PLAN - IT MUST INCLUDE THE FOLLOWING ITEMS:
<input checked="" type="checkbox"/>	a.	NORTH ARROW
<input checked="" type="checkbox"/>	b.	SITE PLAN NAME <u>Zientkiewicz Home</u>
<input checked="" type="checkbox"/>	c.	ALL PROPERTY BOUNDARIES AND DIMENSIONS
		Lot Dimensions: <u>149x110</u>
		Lot Size: <u>Approx: 14,900 Sq ft.</u>
<input checked="" type="checkbox"/>	d.	LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, UTILITY LINES (WATER/SEWER AND POWER), DRIVEWAYS, YARD HYDRANTS, PROPANE TANKS, ETC.,
<input checked="" type="checkbox"/>	e.	IDENTIFICATION OF SETBACKS (HAVE MINIMUM SETBACK REQUIREMENTS BEEN MET?)
<input checked="" type="checkbox"/>	f.	LOCATION/DIMENSIONS OF PARKING AREAS, DRIVEWAY, ETC.,
		Garage Identified: <u>= 26x25 = 650 Sq ft.</u>
		Number of Units: <u>1</u>
		Size Identified: <u>1600 sq ft</u>
		Number Provided: <u>Garage & Driveway</u>
<input checked="" type="checkbox"/>	g.	LOCATION OF ACCESS ROAD(S):
		Road Name: <u>Aster Loop</u>

N/A	h.	IDENTIFICATION OF ANY PROPERTY EASEMENTS SUCH AS ELECTRICAL LINES (OVERHEAD AND/OR UNDERGROUND) TELEPHONE, ETC. Specify:
✓	i.	DRAINAGE PLAN - INDICATED LOCATION OF EXISTING AND/OR PROPOSED CULVERTS, DITCHES OR FLOW OF WATER ACROSS THE SITE, Specify: <i>Driveway Culvert</i>
—	j.	LOCATION OF IRRIGATION DITCHES (EXISTING IRRIGATION DITCHES PRESERVED), if any:
✓	k.	WINDOWS & ENTRYWAY - AT LEAST 15% OF THE AREA OF A STREET-FACING FACADE SHALL INCLUDE WINDOWS OR MAIN ENTRYWAYS. {Single Family Residential Only}
		Amount Needed: <i>left</i>
		Amount Identified: <i>10' x 15' = 150 sq ft</i>
✓	l.	MAXIMUM BUILDING HEIGHT VERIFICATION:
		Height Identified: <i>20 ft</i>
	m.	SNOW STORAGE AREAS IDENTIFIED: {All Districts} = <i>10' x 10'</i>
		Amount Needed: <i>120 sq ft</i>
		Amount Identified:
—		FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED (Residential Projects)
—		FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED AND/OR SIGN INSTALLATION (Commercial Projects)
✓		ATTACHED A COPY OF THE RECORDED DEED
✓		ACTION TAKEN: Was the site plan returned to the applicant

APPLICATION REVIEW DEEMED: ACCEPTABLE UNACCEPTABLE

PLANNING & ZONING REVIEW & PERMIT MEETING DATE: _____

ADDITIONAL NOTES AND/OR ITEMS NEEDED: *3 garage doors*

Window, door & skylights;
~~1600 BC~~ - *Window* Side lights
 2468 mu = *Front Door* -
 11000 - *Garage Door* -

SIGNATURE OF REVIEWER:

[Handwritten Signature]



RESIDENTIAL BUILDING

Permit Application

INFORMATION TO BE PROVIDED BY APPLICANT ~ PLEASE FILL IN ALL BLANKS

#21-03
 Section 4, Itema.
 No plan
 Review
 Completed

PROJECT NAME:

Physical Address: 537 Aster Loop, Alpine, WY 83128			
Legal Description (Lot # and Subdivision): Lot 40 ALPINE MEADOWS			
Description of Work: New home build			
Proposed Building Use: Home			
Estimated Valuation of Work: \$901,000			
Floor Area:		Basement: 0	
First Flr: 2793	Second Flr. 838	Third Flr: 0	
Total Square Footage: 3631			

APPLICANT/CONTRACTORS AND/OR CONSULTANTS:

Owner: Adrian Brinza	Phone: 802-488-4811
Mailing Address: PO Box 3368, Alpine WY 83128	
Contractor: Jaden Fischbeck	Phone: 208-520-3431
Mailing Address: 555 1st st, Idaho Falls, ID 83401	
Excavating Contractor: Mark Hollingshead	Phone: 307-679-0522
Mailing Address: PO BOX 5, Evanston, WY	
Electrical Contractor: Morgan Electric	Phone: 2086810599

TOWN OF ALPINE - SITE PLAN REVIEW

PERMIT #: 21-03-21

Stage 1 - Inspection Record

APPLICATION DATE: 2/21/2024

TYPE OF REVIEW COMPLETED:

REVIEWER: [Signature]

(Circle One): COMMERCIAL - RESIDENTIAL

OWNER: Blanca Alvarado

CONTRACTOR: [Signature]

JOB ADDRESS: 337 - Aster Loop

PROJECT DESCRIPTION: Single family Residential Home

YES	NO	TO BE COMPLETED BY PLANNING & ZONING COMMISSION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	COMPLETED, SIGNED AND DATED THE APPLICATION AND APPLICATION CHECKLIST
		ACTION TAKEN: Was the application and/or check list returned to the applicant

YES	NO	COMPLETED AND ATTACHED SITE PLAN - IT MUST INCLUDE THE FOLLOWING ITEMS:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. NORTH ARROW
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. SITE PLAN NAME <u>Blanca Residence</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c. ALL PROPERTY BOUNDARIES AND DIMENSIONS Lot Dimensions: <u>Identified</u> Lot Size: <u>211 - None</u>
		d. LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, UTILITY LINES (WATER/SEWER AND POWER), DRIVEWAYS, YARD HYDRANTS, PROPANE TANKS, ETC.,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. IDENTIFICATION OF SETBACKS (HAVE MINIMUM SETBACK REQUIREMENTS BEEN MET?) <u>Lines were identified</u>
		f. LOCATION/DIMENSIONS OF PARKING AREAS, DRIVEWAY, ETC., <u>None = 18x25</u> Garage Identified: <u>450584</u> Number of Units: Size Identified: Number Provided:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g. LOCATION OF ACCESS ROAD(S): Road Name: <u>Aster Loop</u>

N/A	h.	IDENTIFICATION OF ANY PROPERTY EASEMENTS SUCH AS ELECTRICAL (OVERHEAD AND/OR UNDERGROUND) TELEPHONE, ETC. Specify:
	i.	DRAINAGE PLAN - INDICATED LOCATION OF EXISTING AND/OR PROPOSED CULVERTS, DITCHES OR FLOW OF WATER ACROSS THE SITE, Specify:
	j.	LOCATION OF IRRIGATION DITCHES (EXISTING IRRIGATION DITCHES PRESERVED), if any:
✓	k.	WINDOWS & ENTRYWAY - AT LEAST 15% OF THE AREA OF A STREET-FACING FACADE SHALL INCLUDE WINDOWS OR MAIN ENTRYWAYS. {Single Family Residential Only}
		Amount Needed: = 74 yd ² @ 15 = 11.1 Sq ft
✓		Amount Identified: 272
✓	l.	MAXIMUM BUILDING HEIGHT VERIFICATION:
		Height Identified: 27.9 ft
✓	m.	SNOW STORAGE AREAS IDENTIFIED: {All Districts}
		Amount Needed: 120 Sq ft
		Amount Identified: 0
		FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED (Residential Projects)
		FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED AND/OR SIGN INSTALLATION (Commercial Projects)
✓		ATTACHED A COPY OF THE RECORDED DEED

ACTION TAKEN: Was the site plan returned to the applicant

APPLICATION REVIEW DEEMED: ACCEPTABLE UNACCEPTABLE

PLANNING & ZONING REVIEW & PERMIT MEETING DATE: _____

ADDITIONAL NOTES AND/OR ITEMS NEEDED:

Windows = ⑤ 50x20, ① 30x20, ③ 30x50
 ① 30x50 = ③ -15
 DWR = ① 6.0x10.0
~~sq ft: 3621 Main garage = 1084 - Deck 830.~~

SIGNATURE OF REVIEWER: _____

TOWN OF ALPINE - PLAN REVIEW RECORD

PERMIT #: 21-03-24

APPLICATION DATE: 5/21/2024

TYPE OF REVIEW COMPLETED:

INSPECTOR: D. Halstead

(Circle One): COMMERCIAL RESIDENTIAL

OWNER: Brian Adams

CONTRACTOR: John J. [unclear]

JOB ADDRESS: 537 Aster Loop - Alpine Meadows

PROJECT DESCRIPTION: Single Family Residential Home

.....

Date Received: 28 MAY 24

Date Completed: 3 JUNE 24

YES	NO	TO BE COMPLETED BY TOWN BUILDING OFFICIAL	
		PRELIMINARY SITE PLAN REVIEW - LOCATION OF PROJECT, PROPOSED VEHICULAR ACCESS, WATER/SEWER CONNECTION LOCATIONS, PROPOSED UTILITY'S LOCATIONS, PROPANE TANK LOCATION, DRIVEWAY (CULVERTS, if required), SETBACKS, <u>ONSITE DRAINAGE FACILITIES {Commercial Only}</u>	
X		COMPLIANT WITH 2021 INTERNATIONAL BUILDING AND/OR RESIDENTIAL CODE	
		THREE {3} COMPLETE SET OF SCALED CONSTRUCTION DRAWINGS STAMPED BY A STATE OF WYOMING LICENSED ENGINEER:	
X		a.	FOUNDATION <u>SEE NOTES</u>
X		b.	FLOOR PLAN
X		c.	WALL SECTIONS
X		d.	ROOF SYSTEM <u>NEED TRUSS CALCULATIONS</u>
X		e.	BUILDING ELEVATIONS {Including Building Height from Finished Grade}
X		f.	EXTERIOR MATERIAL SPECIFICATIONS
X		g.	ELECTRIAL PLAN
X		h.	PLUMBING PLAN {Fixture Locations}
X		i.	HVAC SYSTEM DESCRIPTION
X		j.	INSULATION SCHEDULE: {ENERGY CODE, RESCHECK OR COMCHECK USED}
X		k.	RADON IDENTIFICATION
		l.	TYPE OF OCCUPANCY IDENTIFIED <u>RESIDENTIAL V-B</u>
		m.	ENGINEERING REVIEW NOTES/NEEDED

CORRECTIONS IDENTIFIED:

Section 4, Item.

NEED 3" x 3" PLATE WASHER FOR SILL PLATE.

THERE ARE NO CALLOUTS FOR CRAWL SPACE
VENTILATION.

ADDITIONAL NOTES:

BUILDING OFFICIAL REVIEW DEEMED:

ACCEPTABLE

UNACCEPTABLE

SIGNATURE OF BUILDING INSPECTOR REVIEWED BY:

21-05-24



RESIDENTIAL BUILDING Permit Application

MAY 31 2024

RECEIVED

INFORMATION TO BE PROVIDED BY APPLICANT ~ PLEASE FILL IN ALL BLANKS

PROJECT NAME:

Physical Address: ?			
Legal Description (Lot # and Subdivision): LOT 37 ALPINE MEADOWS			
Description of Work: NEW CONSTRUCTION			
Proposed Building Use: RESIDENTIAL			
Estimated Valuation of Work: \$1.4 MILLION			
Floor Area:		Basement:	
First Flr:	Second Flr.	Third Flr:	Basement:
2904			1036
Total Square Footage: 3940			

APPLICANT/CONTRACTORS AND/OR CONSULTANTS:

Owner: DAVID BUTER		Phone: 973 219 5435	
Mailing Address: 86 UNDEROCK RD. SPARTA NJ 07860			
Contractor: JAY GOODRICH INC.		Phone: 307 203 7373	
Mailing Address: PO BOX 3049 ALPINE WY 83128			
Excavating Contractor: ALPINE XCAVATION		Phone: 307 413 3144	
Mailing Address: PO BOX 5017 ETNA WY 83118			
Electrical Contractor: HUNT'S ELECTRIC INC.		Phone: 307 413 3283	

TOWN OF ALPINE - PLAN REVIEW RECORD

PERMIT #: 21-05-24 DATE RECEIVED: 3/31/2024

APPLICATION DATE: <u>3/31/2024</u>		TYPE OF REVIEW COMPLETED: (Circle One): COMMERCIAL - <u>RESIDENTIAL</u>	
INSPECTOR: <u>DAN HALSTEAD</u>	CONTRACTOR: <u>JAY GOODRICH</u>		
OWNER: <u>DAVID BUYER</u>			
JOB ADDRESS: <u>37 ASTER LOOP</u>			
PROJECT DESCRIPTION: <u>Single Family Home</u>			

.....

Date Received: 3 JUNE 24 Date Completed: 4 JUNE 24

YES	NO	TO BE COMPLETED BY TOWN BUILDING OFFICIAL	
		PRELIMINARY SITE PLAN INCLUDED WITH DOCUMENTS: Proposed Vehicular Access, Water/Sewer Connection Locations, Proposed Utility's Locations, Propane Appliances, Driveway (culverts, if required), Setbacks, and onsite drainage facilities {Commercial Only}	
X		COMPLIANT WITH 2021 INTERNATIONAL BUILDING AND/OR RESIDENTIAL CODE	
		THREE {3} COMPLETE SETS OF SCALED CONSTRUCTION DRAWINGS STAMPED BY A STATE OF WYOMING LICENSED ENGINEER:	
X		a.	FOUNDATION
X		b.	FLOOR PLAN
X		c.	WALL SECTIONS
X		d.	ROOF SYSTEM
X		e.	BUILDING ELEVATIONS {Including Building Height from Finished Grade}
X		f.	EXTERIOR MATERIAL SPECIFICATIONS
X		g.	ELECTRICAL PLAN (INCLUDED {No Town Review Completed})
		ELECTRICAL CONTACTOR IDENTIFICATION:	
X		h.	PLUMBING PLAN {Fixture Locations}
X		i.	HVAC SYSTEM DESCRIPTION
X		j.	INSULATION SCHEDULE: {ENERGY CODE, RESCHECK OR COMCHECK USED}
X		k.	RADON IDENTIFICATION
		l.	TYPE OF OCCUPANCY IDENTIFIED <u>RESIDENTIAL V-B</u>
		m.	ENGINEERING REVIEW NOTES/NEEDED

TOWN OF ALPINE - SITE PLAN REVIEW

Section 4, Itemb.

PERMIT #: 21-05-24

Stage 1 - Inspection Record

APPLICATION DATE: 3/31/2024

TYPE OF REVIEW COMPLETED:

REVIEWER: Kagner

(Circle One): COMMERCIAL - RESIDENTIAL

OWNER: David Buyer

CONTRACTOR: Jay Goodrich, Inc.

JOB ADDRESS: 499 Aster Loop

PROJECT DESCRIPTION: Single Family Residential Home

.....

YES	NO	TO BE COMPLETED BY PLANNING & ZONING COMMISSION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	COMPLETED, SIGNED AND DATED THE APPLICATION AND APPLICATION CHECKLIST
		ACTION TAKEN: Was the application and/or check list returned to the applicant

		COMPLETED AND ATTACHED SITE PLAN - IT MUST INCLUDE THE FOLLOWING ITEMS:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. NORTH ARROW
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b. SITE PLAN NAME <u>Buyer Residence</u>
		c. ALL PROPERTY BOUNDARIES AND DIMENSIONS
		Lot Dimensions: <u>Back Property line</u>
		Lot Size: <u>34/16; 14,775 sq ft. 11,000 sq ft.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, <u>UTILITY LINES</u> (WATER/SEWER AND POWER), DRIVEWAYS, YARD HYDRANTS, PROPANE TANKS, ETC.,
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e. IDENTIFICATION OF SETBACKS (HAVE MINIMUM SETBACK REQUIREMENTS BEEN MET?) <u>Side setbacks are very tight;</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f. LOCATION/DIMENSIONS OF PARKING AREAS, DRIVEWAY, ETC.,
		Garage Identified: <u>400; 20.4 x 32 Approx; 979 sq ft</u>
		Number of Units: <u>2 + CAR</u>
		Size Identified: <u>979 sq ft</u>
		Number Provided:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g. LOCATION OF ACCESS ROAD(S):
		Road Name: <u>Aster Loop</u>

<i>LINE WORK</i>	h.	IDENTIFICATION OF ANY PROPERTY EASEMENTS SUCH AS ELECTRICAL (OVERHEAD AND/OR UNDERGROUND) TELEPHONE, ETC. Specify:
	i.	DRAINAGE PLAN - INDICATED LOCATION OF EXISTING AND/OR PROPOSED CULVERTS, DITCHES OR FLOW OF WATER ACROSS THE SITE, Specify: <i>DRIVEWAY = CULVERTS = HIGH PROBLEMS</i>
<i>---</i>	j.	LOCATION OF IRRIGATION DITCHES (EXISTING IRRIGATION DITCHES PRESERVED), if any:
<input checked="" type="checkbox"/>	k.	WINDOWS & ENTRYWAY - AT LEAST 15% OF THE AREA OF A STREET-FACING FACADE SHALL INCLUDE WINDOWS OR MAIN ENTRYWAYS. {Single Family Residential Only}
		Amount Needed: <i>12.73</i>
<input checked="" type="checkbox"/>		Amount Identified: <i>177 sq ft</i>
<input checked="" type="checkbox"/>	l.	MAXIMUM BUILDING HEIGHT VERIFICATION:
		Height Identified: <i>21.7</i>
<input checked="" type="checkbox"/>	m.	SNOW STORAGE AREAS IDENTIFIED: {All Districts}
		Amount Needed: <i>170 sq ft</i>
		Amount Identified: <i>Circle Amounts - sq ft not identified</i>
<i>LINE WORK</i>		FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED (Residential Projects)
<i>---</i>		FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED AND/OR SIGN INSTALLATION (Commercial Projects)
<input checked="" type="checkbox"/>		ATTACHED A COPY OF THE RECORDED DEED

ACTION TAKEN: Was the site plan returned to the applicant

APPLICATION REVIEW DEEMED: ACCEPTABLE UNACCEPTABLE

PLANNING & ZONING REVIEW & PERMIT MEETING DATE: _____

ADDITIONAL NOTES AND/OR ITEMS NEEDED:

Handwritten notes and calculations:

32 APRIL: Garage

81.50 @ 15.90 = 12.73

12 x 12.6 = 151.2 = 151.50

14.11 = 7.12

WINDOWS: a, b, c, e = 4

Approximately 177 sq ft

20 x 5.0 = 100

12 x 16 = 192

4.8 x 9.0 x 3.0 = 129.6

3 x 16 = 48

SIGNATURE OF REVIEWER: _____

JUN 03 2024



RESIDENTIAL BUILDING
Permit Application

RECEIVED

INFORMATION TO BE PROVIDED BY APPLICANT ~ PLEASE FILL IN ALL BLANKS

PROJECT NAME: Diamond Residence

Physical Address: 189 Trail Dr.			
Legal Description (Lot # and Subdivision): 711 Lakeview Estates			
Description of Work: Home Build			
Proposed Building Use: Residential			
Estimated Valuation of Work: \$ 320,000			
Floor Area:	First Flr:	Second Flr:	Third Flr:
	888	562	
			Basement: 888
Total Square Footage: 2338			

APPLICANT/CONTRACTORS AND/OR CONSULTANTS:

Owner: John Diamond	Phone: 801-949-8744
Mailing Address: 2536 E. 6500s. Uintah, UT 84405	
Contractor: Kelly East (Invasion Homes)	Phone: 801-710-1908
Mailing Address: 3542 W. Grey Crown Crane Ln, Clinton UT, 84015	
Excavating Contractor: Saunders Excavation	Phone: 435-230-3895
Mailing Address: 2745 W. 500 N. Tremonton UT 84337	
Electrical Contractor: Sleeping Indian Electric	Phone: 307-880-8181

TOWN OF ALPINE - PLAN REVIEW RECORD

PERMIT #: RL-24-24

APPLICATION DATE: 3 JUNE 24

TYPE OF REVIEW COMPLETED:

INSPECTOR: DAN HALSTEAD

(Circle One): COMMERCIAL **RESIDENTIAL**

OWNER: DIAMOND

CONTRACTOR: Division Home

JOB ADDRESS: 184 TRAIL DRIVE

PROJECT DESCRIPTION: Single Family Home

Date Received: 3 JUNE 24

Date Completed: 4 JUNE 24

YES	NO	TO BE COMPLETED BY TOWN BUILDING OFFICIAL	
		PRELIMINARY SITE PLAN REVIEW - LOCATION OF PROJECT, PROPOSED VEHICULAR ACCESS, WATER/SEWER CONNECTION LOCATIONS, PROPOSED UTILITY'S LOCATIONS, PROPANE TANK LOCATION, DRIVEWAY (CULVERTS, if required), SETBACKS, ONSITE DRAINAGE FACILITIES {Commercial Only}	
X		COMPLIANT WITH 2021 INTERNATIONAL BUILDING AND/OR RESIDENTIAL CODE	
		THREE {3} COMPLETE SET OF SCALED CONSTRUCTION DRAWINGS STAMPED BY A STATE OF WYOMING LICENSED ENGINEER:	
X		a.	FOUNDATION
X		b.	FLOOR PLAN
X		c.	WALL SECTIONS
X		d.	ROOF SYSTEM
X		e.	BUILDING ELEVATIONS {Including Building Height from Finished Grade}
X		f.	EXTERIOR MATERIAL SPECIFICATIONS
X		g.	ELECTRIAL PLAN
X		h.	PLUMBING PLAN {Fixture Locations}
X		i.	HVAC SYSTEM DESCRIPTION
X		j.	INSULATION SCHEDULE: {ENERGY CODE, RESCHECK OR COMCHECK USED}
X		k.	RADON IDENTIFICATION
		l.	TYPE OF OCCUPANCY IDENTIFIED
		m.	ENGINEERING REVIEW NOTES/NEEDED
		RESIDENTIAL	

CORRECTIONS IDENTIFIED:

ADDITIONAL NOTES:

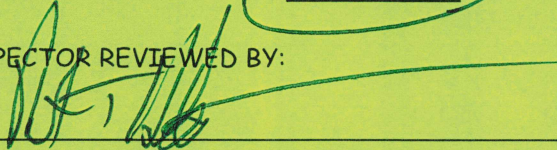
Window Wells = Set back area;
= Eaves cell used in Set back area;

BUILDING OFFICIAL REVIEW DEEMED:

ACCEPTABLE

UNACCEPTABLE

SIGNATURE OF BUILDING INSPECTOR REVIEWED BY:



TOWN OF ALPINE - SITE PLAN REVIEW

PERMIT #: RI-06-24

Stage 1 - Inspection Record

APPLICATION DATE: 6/3/2024

TYPE OF REVIEW COMPLETED:

REVIEWER: [Signature]

(Circle One): COMMERCIAL - RESIDENTIAL

OWNER: John Diamond

CONTRACTOR: Division Home

JOB ADDRESS: 184 Laurel Drive Rd,

PROJECT DESCRIPTION: Single Family Home

YES	NO	TO BE COMPLETED BY PLANNING & ZONING COMMISSION
		COMPLETED, SIGNED AND DATED THE APPLICATION AND <u>APPLICATION CHECKLIST</u>
		ACTION TAKEN: Was the application and/or check list returned to the applicant

Joint Parcel = 6.4 x 7.0 = 44.80

		COMPLETED AND ATTACHED SITE PLAN - IT MUST INCLUDE THE FOLLOWING ITEMS:
<input checked="" type="checkbox"/>		a. NORTH ARROW
<input checked="" type="checkbox"/>		b. SITE PLAN NAME <u>Diamond Residence - Existing Plan</u>
	<input checked="" type="checkbox"/>	c. ALL PROPERTY BOUNDARIES AND DIMENSIONS
		Lot Dimensions:
		Lot Size: <u>15,216 sq ft = 0.35 Acre</u>
		d. LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, UTILITY LINES (WATER/SEWER AND POWER), DRIVEWAYS, YARD HYDRANTS, PROPANE TANKS, ETC.,
<input checked="" type="checkbox"/>		e. IDENTIFICATION OF SETBACKS (HAVE MINIMUM SETBACK REQUIREMENTS BEEN MET?)
<input checked="" type="checkbox"/>		f. LOCATION/DIMENSIONS OF <u>PARKING AREAS, DRIVEWAY, ETC.,</u>
		Garage Identified: <u>NO garage</u>
		Number of Units: <u>0</u>
		Size Identified: <u>20 x 50 = 1000 sq ft</u>
		Number Provided: <u>1,000 - drive way</u>
<input checked="" type="checkbox"/>		g. LOCATION OF ACCESS ROAD(S):
		Road Name: <u>Laurel Drive Road</u>

2388

✓		h. IDENTIFICATION OF ANY PROPERTY EASEMENTS SUCH AS ELECTRICAL LINES (OVERHEAD AND/OR UNDERGROUND) TELEPHONE, ETC. Specify: <i>Underground Power</i>
✓		i. DRAINAGE PLAN - INDICATED LOCATION OF EXISTING AND/OR PROPOSED CULVERTS, DITCHES OR FLOW OF WATER ACROSS THE SITE, Specify: <i>grading plan</i>
<i>N/A</i>		j. LOCATION OF IRRIGATION DITCHES (EXISTING IRRIGATION DITCHES PRESERVED), if any: <i>grading plan</i>
✓		k. WINDOWS & ENTRYWAY - AT LEAST 15% OF THE AREA OF A STREET-FACING FACADE SHALL INCLUDE WINDOWS OR MAIN ENTRYWAYS. {Single Family Residential Only}
<i>Soft</i>	Amount Needed:	<i>3.75 Sq ft</i>
	Amount Identified:	<i>18 Sq ft</i>
✓	l. MAXIMUM BUILDING HEIGHT VERIFICATION:	
	Height Identified:	<i>26 ft, 24"</i>
✓	m. SNOW STORAGE AREAS IDENTIFIED: {All Districts}	
	Amount Needed:	<i>120 Sq ft</i>
	Amount Identified:	<i>Not provided</i>
<i>N/A</i>		FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED (Residential Projects)
<i>N/A</i>		FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED AND/OR SIGN INSTALLATION (Commercial Projects)
✓		ATTACHED A COPY OF THE RECORDED DEED

ACTION TAKEN: Was the site plan returned to the applicant

APPLICATION REVIEW DEEMED: ACCEPTABLE UNACCEPTABLE

PLANNING & ZONING REVIEW & PERMIT MEETING DATE: _____

ADDITIONAL NOTES AND/OR ITEMS NEEDED:

*3 levels = unfinished basement;
 windows = 2 @ 3080 - Entry, 2 @ 3080 upper level
 Door = 1 @ 3080 - Entry = 18 + 24 = 78 sq ft.
 * Snow Storage Number not provided; appears to be enough; but number is needed*

SIGNATURE OF REVIEWER: *[Signature]*

*Size: 75 x 47 = Main 1175
 78.80 x 37 = Upper 925
 178.80 x 37 = Basement 925 = 3075 sq ft*



RESIDENTIAL BUILDING

Permit Application

INFORMATION TO BE PROVIDED BY APPLICANT ~ PLEASE FILL IN ALL BLANKS

PROJECT NAME:

Physical Address: 377 Wooden Spur Drive			
Legal Description (Lot # and Subdivision): Lot # 3 Grays River Village			
Description of Work: New Residential Home			
Proposed Building Use: Single Family			
Estimated Valuation of Work: \$550.00			
Floor Area:	First Flr:	Second Flr:	Third Flr:
	1995 Sq. Ft.		
			Garage: 854 Sq Ft
			Basement: 699 Sq Ft.
Total Square Footage: 3548 Sq Ft.			

APPLICANT/CONTRACTORS AND/OR CONSULTANTS:

Owner:	Jason Heggenstaller (Alpine Exteriors LLC)	Phone:	307-248-0429
Mailing Address:	PO Box 2778 Alpine, WY 83128		
Contractor:	Eric D. Feussc	Phone:	307-880-2508
Mailing Address:	PO Box 3801 Alpine, WY 83128		
Excavating Contractor:	Alpine Excavation LLC	Phone:	307-654-3478
Mailing Address:	PO Box 5017 Etna, WY 83118		
Electrical Contractor:	UP Electric LLC	Phone:	307-733-9711

Note
Butler

TOWN OF ALPINE - PLAN REVIEW RECORD

PERMIT #: 21-07-24 DATE RECEIVED: 6/3/2024

APPLICATION DATE: <u>6/3/2024</u>		TYPE OF REVIEW COMPLETED: (Circle One): COMMERCIAL - <u>RESIDENTIAL</u>	
INSPECTOR: <u>DAN HALSTEAD</u>	CONTRACTOR: <u>Wm Coast Builders</u>		
OWNER: <u>ALPINE EXTERIORS LLC</u>			
JOB ADDRESS: <u>LOT #3 GREYS RIVER VILLAGE 2ND</u>			
PROJECT DESCRIPTION: <u>Single Family Home</u>			

.....

Date Received: 4 JUNE 24 Date Completed: 4 JUNE 24

YES	NO	TO BE COMPLETED BY TOWN BUILDING OFFICIAL	
		PRELIMINARY SITE PLAN INCLUDED WITH DOCUMENTS: Proposed Vehicular Access, Water/Sewer Connection Locations, Proposed Utility's Locations, Propane Appliances, Driveway (culverts, if required), Setbacks, and onsite drainage facilities {Commercial Only}	
X		COMPLIANT WITH 2021 INTERNATIONAL BUILDING AND/OR RESIDENTIAL CODE	
		THREE {3} COMPLETE SETS OF SCALED CONSTRUCTION DRAWINGS STAMPED BY A STATE OF WYOMING LICENSED ENGINEER:	
X		a.	FOUNDATION
X		b.	FLOOR PLAN
X		c.	WALL SECTIONS
X		d.	ROOF SYSTEM
X		e.	BUILDING ELEVATIONS {Including Building Height from Finished Grade}
X		f.	EXTERIOR MATERIAL SPECIFICATIONS
X		g.	ELECTRICAL PLAN (INCLUDED {No Town Review Completed}) <u>SEE NOTE</u>
		ELECTRICAL CONTACTOR IDENTIFICATION:	
X		h.	PLUMBING PLAN {Fixture Locations}
X		i.	HVAC SYSTEM DESCRIPTION
X		j.	INSULATION SCHEDULE: {ENERGY CODE, <u>RESCHECK</u> OR COMCHECK USED}
X		k.	RADON IDENTIFICATION
		l.	TYPE OF OCCUPANCY IDENTIFIED <u>R-3/u V-B</u>
		m.	ENGINEERING REVIEW NOTES/NEEDED

CORRECTIONS IDENTIFIED:

Section 4, Itemd.

ADDITIONAL NOTES:

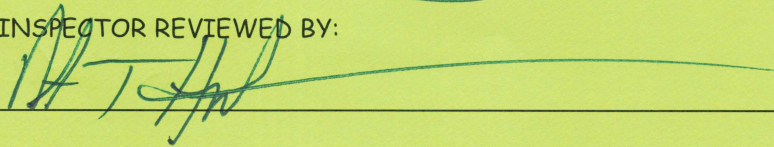
NEED SMOKE DETECTOR OUTSIDE OF BEDROOMS R314.3
- plan updated to show smoke detectors
in red on plans;
= Basement currently unfinished
but smoke detector identified

BUILDING OFFICIAL REVIEW DEEMED:

ACCEPTABLE

UNACCEPTABLE

SIGNATURE OF BUILDING INSPECTOR REVIEWED BY:



TOWN OF ALPINE - SITE PLAN REVIEW

Section 4, Itemd.

PERMIT #: 21-07-24

Stage 1 - Inspection Record

APPLICATION DATE: 6/3/2024

TYPE OF REVIEW COMPLETED:

REVIEWER: [Signature]

(Circle One): COMMERCIAL - RESIDENTIAL

OWNER: Jason Henson

CONTRACTOR: Alta Crest Bldg Co

JOB ADDRESS: 377 Wooden Spur Drive

PROJECT DESCRIPTION: Single Family Home

YES	NO	TO BE COMPLETED BY PLANNING & ZONING COMMISSION
✓		COMPLETED, SIGNED AND DATED THE APPLICATION AND APPLICATION CHECKLIST
—		ACTION TAKEN: Was the application and/or check list returned to the applicant

YES	NO	COMPLETED AND ATTACHED SITE PLAN - IT MUST INCLUDE THE FOLLOWING ITEMS:
✓		a. NORTH ARROW
✓		b. SITE PLAN NAME <u>Lot #3-Residence = 811 #2</u>
	✓	c. ALL PROPERTY BOUNDARIES AND DIMENSIONS
		Lot Dimensions:
		Lot Size:
		d. LOCATION OF EXISTING AND/OR PROPOSED STRUCTURES, UTILITY LINES (WATER/SEWER AND POWER), DRIVEWAYS, YARD HYDRANTS, PROPANE TANKS, ETC.,
✓		e. IDENTIFICATION OF SETBACKS (HAVE MINIMUM SETBACK REQUIREMENTS BEEN MET?)
✓		f. LOCATION/DIMENSIONS OF PARKING AREAS, DRIVEWAY, ETC.,
		Garage
		Identified: <u>3 car</u>
		Number of Units: <u>3 cars</u>
		Size Identified: <u>24 x 34.10 = 818.40 = Minimum 600 sq ft</u>
		Number Provided: <u>818.4</u>
✓		g. LOCATION OF ACCESS ROAD(S):
		Road Name: <u>Spur Drive - Updated</u> <u>Should be wooden spur drive</u>

Utilities needed

Garage

None Known	h.	IDENTIFICATION OF ANY PROPERTY EASEMENTS SUCH AS ELECTRICAL (OVERHEAD AND/OR UNDERGROUND) TELEPHONE, ETC. Specify:
N/A	i.	DRAINAGE PLAN - INDICATED LOCATION OF EXISTING AND/OR PROPOSED CULVERTS, DITCHES OR FLOW OF WATER ACROSS THE SITE, Specify: No Culverts
N/A	j.	LOCATION OF IRRIGATION DITCHES (EXISTING IRRIGATION DITCHES PRESERVED), if any:
✓	k.	WINDOWS & ENTRYWAY - AT LEAST 15% OF THE AREA OF A STREET-FACING FACADE SHALL INCLUDE WINDOWS OR MAIN ENTRYWAYS. {Single Family Residential Only}
	Amount Needed:	95 sq ft
	Amount Identified:	10.60 sq ft
✓	l.	MAXIMUM BUILDING HEIGHT VERIFICATION: Height Identified: 20.1 1/2" = 3/12 pitch
✓	m.	SNOW STORAGE AREAS IDENTIFIED: {All Districts} - front of lot;
	Amount Needed:	170 sq ft
	Amount Identified:	20 x 20 = 400 sq ft
Not yet		FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED (Residential Projects)
		FUTURE THOUGHTS TO FENCING, AND/OR STORAGE SHED AND/OR SIGN INSTALLATION (Commercial Projects)
✓		ATTACHED A COPY OF THE RECORDED DEED
✓		ACTION TAKEN: Was the site plan returned to the applicant

APPLICATION REVIEW DEEMED:

ACCEPTABLE

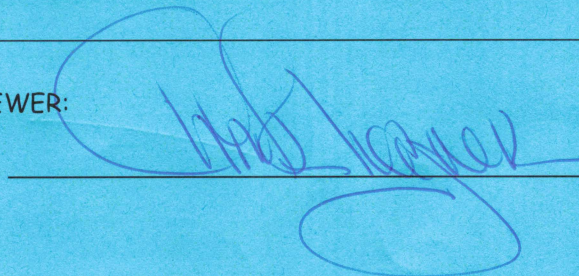
UNACCEPTABLE

PLANNING & ZONING REVIEW & PERMIT MEETING DATE: _____

ADDITIONAL NOTES AND/OR ITEMS NEEDED:

2040 - 20 x 3 = 60 sq ft
2040 - 20 x 1 = 20 sq ft
2040 - 20 x 4 = 80 sq ft
Garage -
18.9
13.6
10.7

SIGNATURE OF REVIEWER:





PLANNING & ZONING MEETING MINUTES

June 11, 2024, at 7:00 PM

Meeting Type – Regular Meeting

1. CALL TO ORDER:

Christine Wagner, Zoning Administrator, called the June 11th, 2024, Planning and Zoning Commission Meeting to order at 6:58 p.m.

2. ROLL CALL & ESTABLISH QUORUM:

Mrs. Wagner conducted roll call. **PRESENT: Planning & Zoning Commission Member Dan Schou, Planning & Zoning Vice Chairman, Susan Kolbas, Planning & Zoning Chairman Melisa Wilson.**

3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- a. ALPINE FLATS, LLC: Alpine Flats – East Tract, 303 US Hwy 26 (#R2-02-24) – Multi-Unit – Apartment Building/Complex – Building #3

Mr. Brian Freed, the authorized representative of the Alpine Flats project, was invited to the floor to address the Planning and Zoning Commission. The building plans were presented to the Commission. Ms. Wagner identified to the Commission that there have been no changes to the building plans. The infrastructure has already been started.

Mr. Dan Schou proposed to approve Alpine Flats – East Tract, located at 303 US Hwy 26 (#R2-02-24), addressing both Building #3 and Building #4. Ms. Wagner intervened, emphasizing the need for separate approvals as these are distinct permit applications. In response, Mr. Schou modified his motion, separating Building #3 from Building #4. He then motioned again to approve Building #3 of Alpine Flats – East Tract, 303 US Hwy 26 (#R2-02-24), a Multi-Unit Apartment Building/Complex. The motion was seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Vice Chairman Kolbas, and Chairman Wilson.

- b. ALPINE FLATS, LLC: Alpine Flats – East Tract, 303 US Hwy 26 (#R2-03-24) – Multi-Unit – Apartment Building/Complex – Building #4.

Mr. Dan Schou made a motion to approve Alpine Flats – East Tract, 303 US Hwy 26 (#R2-03-24) – Multi-Unit – Apartment Building/Complex – Building #4, Seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Vice Chairman Kolbas, and Chairman Wilson.

- c. Brinza, Adrian: Lot #40 Alpine Meadows, 537 Aster Loop (#R1-03-24) - Single Family Residential Structure

Mr. Adrian Brinza presented his plans for a Single-Family Residential Structure at 537 Aster Loop to the Commission members. During their discussion, the Commission identified five necessary items for permit approval: Certificate of Placement, Town of Alpine Business License(s) for subcontractors, a clean site plan, foundation venting, and proper dimensions for snow storage.

Mr. Schou made a motion to table permit #R1-03-24 - Lot #40 Alpine Meadows, 537 Aster Loop - Single Family Residential Structure, until the next Planning and Zoning Commission meeting scheduled for June 25th, citing the missing elements in the plan review. Ms. Kolbas seconded the motion. Voting Yea: Mr. Schou, Vice Chairman Kolbas, and Chairman Wilson.

- d. Buyer, David: Lot #37 Alpine Meadows, 499 Aster Loop (#R1-05-24) - Single Family Residential Structure.

Mr. Jay Goodrich, the general contractor, represented David Buyer for Lot #37 Alpine Meadows, located at 499 Aster Loop (#R1-05-24), where a single-family residential structure is planned. The Commission engaged in a brief discussion concerning Mr. Buyer's proposed residential structure. During this discussion, four key items were identified as necessary for the plans to be approved for a permit: dimensions for the back on the south side, total square footage, dimensions for snow storage, and dimensions for the driveway.

Mr. Schou made a motion to table permit #R1-05-24 - Lot #37 Alpine Meadows, 499 Aster Loop - Single Family Residential Structure, until the next Planning and Zoning Commission meeting scheduled for June 25th. This was due to several missing items in the plan review. Ms. Kolbas seconded the motion. Voting Yea: Mr. Schou, Vice Chairman Kolbas, and Chairman Wilson.

- e. Diamond, John: Lot #711 Lakeview Estates, 184 Trail Drive (#R1-06-24) - Single Family Residential Structure.

Mr. Kelly East from Invision Homes, serving as the Authorized Representative for John Diamond, presented the building permit application for Lot #711 of Lakeview Estates, located at 184 Trail Drive (#R1-06-24). The Commission members discussed Mr. Diamond's plans for his proposed Single-Family Residential Structure, identifying three critical items required for approval: identification of window wells exceeding 4 feet, driveway square footage, and snow storage dimensions.

Mr. Schou made a motion to table to permit #R1-06-24 - Lot #711 Lakeview Estates, 189 Trail Drive - Single Family Residential Structure, until the next Planning and Zoning Commission meeting scheduled for June 25th, citing several missing items in the plan review. Ms. Kolbas seconded the motion. Voting Yea: Mr. Schou, Vice Chairman Kolbas, and Chairman Wilson.

- f. Heggenstaller, Jason: Lot #3 Greys River Village #2, 377 Wooden Spur Drive (#R1-07-24) - Single Family Residential Structure

Mr. Eric Fuesse, the Authorized Representative for Jason Heggenstaller, for his building permit application (#R1-07-24) for a Single-Family Residential Structure on Lot #3 Greys River Village #2, located at 377 Wooden Spur Drive. Following the plan review, two specific items were identified as necessary for permit approval: driveway dimensions and snow storage dimensions.

Mr. Schou made a motion to table permit #R1-07-24 - Lot #3 Greys River Village #2, 377 Wooden Spur Drive (#R1-07-24) - Single Family Residential Structure, until the next Planning and Zoning Commission meeting scheduled for June 25th. This was due to several missing items in the plan review. Ms. Kolbas seconded the motion. Voting Yea: Mr. Schou, Vice Chairman Kolbas, and Chairman Wilson.

- g. L & K Fireworks: Lot #6 Broulims Addition, 118402 US Hwy 26/89 (#MC-05-24) - Temporary Fireworks Tent.

Ms. Wagner informed the Commission that the permit application for a temporary fireworks tent operated by L & K Fireworks has been submitted, and all necessary fees have been paid. She confirmed that L & K Fireworks has completed all required steps for the permit. They will receive the Consumer Fireworks Retail Sales Inspection Guidelines, which they must comply with during their operations.

Mr. Schou made a motion to approve #MC-05-24 - Temporary Fireworks Tent - Lot #6 Broulims Addition, 118402 US Hwy 26/89. Ms. Kolbas seconded the motion. Voting Yea: Mr. Schou, Vice Chairman Kolbas, and Chairman Wilson.

- h. KJ's Fireworks: Lot #17 Boardwalk Subdivision, 15 Boardwalk Drive (#MC-06-24) - Temporary Fireworks Tent.

Ms. Wagner informed the Commission that KJ's Fireworks has successfully paid all necessary fees. She acknowledged that there was a miscommunication in the office which led to the tent being set up without a permit. However, Mr. Gilcrease, the Town of Alpine's Code Enforcement Officer, has resolved the issue with the business owners. KJ's Fireworks is now in compliance with all regulations.

Mr. Schou made a motion to approve #MC-06-24 - Temporary Fireworks Tent - Lot #17 Boardwalk Subdivision, 15 Boardwalk Drive. Ms. Kolbas seconded the motion. Voting Yea: Mr. Schou, Vice Chairman Kolbas, and Chairman Wilson.

4. TABLED ITEMS:

- a. TIENDA LA MEXICANA (SALOMAN MARQUINA): Lot 608 Lakeview Estates "C", 141 US Highway 89 (#RE-05-23) – Interior Remodel.

Mr. Salomon Marquina appeared before the Commission to represent himself regarding his Interior Remodel permit application. During the discussion, several necessary items were highlighted that needed to be addressed before the permit could be approved. These items included: Providing a more detailed site plan, double-checking the firewall requirements related to the cooktop and burners, and obtaining written agreement from the landlord confirming permission for the proposed changes. The Commission emphasized the importance of addressing these items to ensure compliance and proper approval of the Interior Remodel permit application. Mr. Marquina was given time to submit the appropriate documents before the next meeting.

Planning/Zoning Discussion Items:

- Rex Doornbos, New West Building Company – Developmental Concept.

Mr. Rex Doornbos, on behalf of New West Building Company, was given the opportunity to present to the Planning and Zoning Commission a Developmental Concept for a 6 Acre piece of land that was recently annexed into the Town of Alpine. The developmental plan would be for Commercial Development.

- There was no Public Comment and/or Concerns.

5. UNFINISHED/ONGOING BUSINESS:

- It was determined by the Commission members not to discuss the active permits at this time.

6. APPROVAL OF MINUTES:

- Planning & Zoning Commission Meeting Minutes - May 14th, 2024

The Planning and Zoning Commission Meeting Minutes from the May 14th, 2024, meeting was reviewed by the Commission.

Mr. Schou made a motion to approve the May 14th Planning and Zoning Commission Minutes and the motion was seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson

7. ADJOURN MEETING:

Mr. Schou made a motion to adjourn the the Planning and Zoning Commission Meeting. The motion was seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson. The Meeting was adjourned at 8:59 p.m.

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

Meeting minutes passed and approved:

Melisa Wilson, Chairman

Date

Attest:

Christine Wagner, Planning & Zoning Administrator

Date

Transcribed By:

Sarah Greenwald

Date