



*Town of Alpine
Public Hearing - Minor Re-Plat
Planning & Zoning Commission Meeting Minutes*

DATE: August 22nd, 2023
TIME: 6:30 p.m.

PLACE: Town Council Chambers
TYPE: Public Hearing

1. CALL TO ORDER: Meeting called to order at 6:37 p.m.

2. ROLL CALL & ESTABLISH QUORUM: Ms. Christine Wagner, Planning and Zoning Commission Administrator established roll call; members present were Mr. Floyd Jenkins and Mr. Rex Doornbos, Ms. Melisa Wilson was absent and excused from the meeting. A quorum was established. Also in attendance was the applicant, Mr. Barry Griest and his representative Mr. Marlowe Scherbel.

3. TONIGHT'S APPOINTMENTS/NEW BUSINESS:

- **GRIEST, BARRY:** Lots #510 & #512 Alpine Grid Area, 510 & 512 Nelson Lane - (Re-Plat # RE-PLAT - 01-23) - Request for Minor Subdivision Property Re-Plat - Chairman Mr. Rex Doornbos address the public in attendance regarding the minor subdivision property replat guidelines and regulations.

Mr. Marlowe Scherbel, the authorized representative for Mr. Griest addressed the Commission members regarding the re-plat project. A summary of the replat is as follows: Mr. Griest owns two (2) parcels of land located on Nelson Lane; the total combined acreage is 2.13 +/- acres. Mr. Griest wishes to divide the property into four (4) individual lots. The smallest lot will be 0.32 +/- acres and the largest lot is 0.64 +/- acres. This is known as a minor subdivision application. The subject property will share a common driveway easement that exists off Nelson Lane, which is a Town road and is maintained by the Town of Alpine. Along the east side (adjacent) of Nelson Lane is US Forest Service Lands; this replat is completed to provide four (4) single family residential lots to the Town of Alpine. Mr. Dave Kennington, Sunrise Engineering addressed the Commission regarding the water and sewer infrastructure for the project, the volume that would be needed for the two (2) additional homes and the locations where the infrastructure would be located. Mr. Kennington also addressed that there is a fire hydrant across the property on Nelson Lane and there is a secondary hydrant on the back side of the property on Three Rivers Drive.

Chairman Doornbos addressed the public in attendance to provide their input. Those individuals that wanted to address the Commission were: Shaden Corsi, Jim Corsi, Dave Burchard, Jace Walsh and Jim Rodgers, all of which were opposed to the re-plat for various reasons. Written comments were submitted by Leslie & Christine Parkin and Christopher & Angie Parkin, who were also against the property re-plat, Letters of opposition are attached hereto. Some of the stated reasons for opposition were: higher population density; obstruction of view corridor; knowledge of neighboring lot sizes; increased traffic and wear on Greys River Road and Nelson Lane; Nelson Lane is only maintained once a year and should be paved; changes to the integrity of the neighborhood; lack of green space provided; increased area noise and changes to the quality of life.

Chairman Doornbos asked the Zoning Administrator to present the completed staff report. Ms. Christine Wagner presented/read the staff report into the public record. A copy of the staff report is attached hereto.

Chairman Doornbos had some questions regarding the re-plat: Of those questions he was curious why Nelson Lane was not paved, if the driveway access is for all four (4) properties, snow storage areas and amounts, the utility easements on the north and south side of the property and if the easement area is large and/or wide enough, should there be an emergency line break.

Mr. Marlow Scherbel stated that there is Covenants, Conditions and Restrictions for the Griest Addition that are in the developmental phase and will be available at final plat review/approval; those in attendance stated they would like to see them before final approval.

Mr. Doornbos addressed the public in attendance again reiterating they the Planning and Zoning Commission is an advisory board to the Town Council. The Planning and Zoning Commission is looking at adherence to the established guideline regarding the re-plat process. The Commission will make a recommendation to the Town Council at their regularly scheduled meeting, which is to follow the public hearing tonight. The public will have another opportunity to address the Town Council at their scheduled public hearing and subsequent meetings for their determination of approval, approval with conditions and/or denial of the re-plat application, further stating that if there is a denial of the application, there is an appeal process that the application has the ability to appeal that decision. The public hearing at the Town Council level will be published in the local newspaper and additional notification of dates and times will be made to property owners. Should anyone have any further questions, please contact the Town office and/or the Zoning Administrator. Chairman Doornbos thanked those for their attendance.

Mr. Dave Burchard asked if the Covenants, Conditions and Restrictions could be made available before the meeting so that citizens have time to consider those CCR's. Mr. Scherbel addressed the public regarding the items that were addressed in the staff report for further information and/or clarification, identifying those items will be clarified prior to the next meeting and/or public hearing date.

4. ADJOURN MEETING: Mr. Rex Doornbos moved to adjourn the public hearing for the Griest Addition. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Wilson). Motion carried.

Meeting adjourned at 7:52 pm.


Rex Doornbos, Chairman

9-12-23
Date

Transcribed By:


Christine Wagner, Planning & Zoning Administrator

September 12, 2023
Date

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