



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

DATE: August 10th, 2021
TIME: 6:30 p.m.

PLACE: Town Hall
TYPE: Public Hearing

1. CALL TO ORDER: Meeting called to order at 6:33 p.m.

2. ROLL CALL & ESTABLISH QUORUM: Ms. Christine Wagner, Planning and Zoning Commission Administrator established roll call; members present were Mr. Tim Hartnett, and Chairman Mr. Rex Doornbos. Mr. Floyd Jenkins was absent and excused. A quorum was established.

3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Bugling Elk Properties, LLC: Major 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 major subdivision permit application. A staff report was prepared based on the major replat information submitted, those comments included:

A review of the application and the associated paperwork for this major subdivision application, in which found all the paperwork is in order. As of the current date, no written and/or verbal opposition considering the re-plat project has been submitted, this is either from the public and/or Town elected officials. It is believe that the proposed re-plat would not readily impede the properties in the direct area (behind the project) as their access off of Foxtail Street and would not be affected; the only property to be affected would be Lot #1 of the Zyland Subdivision, in which the applicant has been in communication with that property owner as to the status/update of the proposal and it is understood that they have no apparent issues with the project. This property/project has the potential to be a highly visible "Commercial" area and/or property, due to its location to the "Junction".

However, due to the continued change of the layout of the projected number of lots and the uncertainty of the locations of the water and sewer infrastructure, a recommendation for approval cannot be granted at the current time. It is suggested that the applicant review the entire proposal and "**amended**" the existing permit application to reflect their changes, for lot sizes and infrastructure locations for subsequent resubmittal to the Commission, for further consideration. Once the plat determination has been finalized with the updated and/or proposed information a new determination can be made. The Land Use and Development Code does not identify a guideline for plat amendments; therefore, it is the suggestion of the Zoning Administrator that the Alpine Planning and Zoning Commission table this replat application until further information is submitted, and the plat map has been corrected to identify the actual number of lots, street identifications have been made and the location of the infrastructure has been identified, with appropriate easement agreements and/or notations. In addition to the aforementioned property being annexed into the Town of Alpine, the estimated date for annexation at the Town Council level is Tuesday, August 17th, 2021.

The Town Zoning Administrator received a written request, from Surveyor Scherbel, LTD., to table the subdivision application for Bugling Elk Properties, LLC until the next available meeting. It was noted that once the amended information has been submitted, the notification process will resume with a new schedule of dates. It is important for the applicant to note that the permit application is good for ninety (90) days from the date of submittal. However, the Town does provide for an additional, one (1) time, ninety (90) day extension upon showing justifiable cause.

Mr. Tim Harnett moved table the major subdivision replat application #RE-Plat – 01-2021 for Elk Meadows Addition to the Town of Alpine, Bugling Elk Properties, LLC. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

Mr. Tim Harnett moved to send the City of Kemmerer the finalized support letter for the Nuclear Power Plant. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

4. ADJOURN MEETING: Mr. Tim Harnett moved to adjourn the meeting. Mr. Rex Doornbos seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Jenkins). Motion carried.

Meeting adjourned at 6:44 pm.



Rex Doornbos, Chairman

8-24-21
Date

Transcribed By:



Christine Wagner, Planning & Zoning Administrator

August 24, 2021
Date

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