



***Town of Alpine  
PUBLIC HEARING MINUTES***

***DATE: December 20, 2022,  
TIME: 6:30 p.m.***

***PLACE: Town Council Chambers  
TYPE: Public Hearing***

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**Call to Order:** Mayor Kennis Lutz called the Public Hearing to Order at 6:30 p.m.

**Council Present:** Councilmen Burchard, Dickerson, Fritz (via telephone), Larsen and Mayor Lutz.

**Public Present:** (via telephone) Representing the Developer Justin Beckner, Engineer; Edward Ernste; and Mark Macy, Attorney for the Petitioner; Snig Backus; Luis O; Selina Ojedo; Patricia McQuade; and Frank Magazine (3 names were signatures that were illegible, sign in sheet attached)

Sharon Backus, Clerk/Treasurer welcomed those in attendance and stated that this Public Hearing is to give the public an opportunity to discuss the proposed Tru-Grit Land Development, LLC Tract B annexation to the Town of Alpine.

Ms. Sharon Backus stated that on the 4<sup>th</sup> day of November 2022 a Petition for Annexation of eligible territory was filed with the Clerk of the Town of Alpine, by Edward Ernste, Manager of Tru-Grit Land Development, LLC Tract B. This petition was certified as complete by the town clerk on November 9, 2022. The annexation report was prepared and available public perusal at the November 15, 2022, Town Council meeting. In addition, 495 Resolution No. 11-15-22 Certifying Compliance with W.S. § 15-1-403 was adopted November 15, 2022. Notice if the Public Hearing was published three consecutive weeks in the Star Valley Independent, on the website and in the Town Council Chambers. Due to inclement weather, Mr. Justin Beckner, Engineer for the petitioner is unable to attend however, he is available via telephone. Mr. Beckner was asked if he would like to make a statement about the annexation. Mr. Beckner explained that they are looking to annex 8 acres directly to the west of Alpine Meadows. They plan on zoning it MRC (Mixed Residential Commercial) looking more toward the residential side of that. He is willing to address any questions.

**Public Comments:**

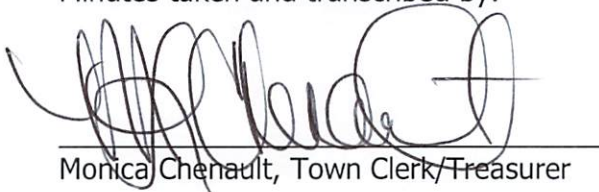
Ms. Backus asked if any of the public has questions for the petitioners. An unidentified member of the public asked about what they are building on the lot. Ms. Backus explained that they are annexing vacant land and after annexation is completed their plans will need to be submitted to the Planning & Zoning Commission. Mr. Beckner followed up by saying that once they have plans, they will host a public meeting with the neighbors. Mayor Lutz inquired as to the current zoning on the property vs. the zoning they are requesting. It is currently zoned mixed use. A member of the public asked about height restrictions and was told that residential is 35 feet and commercial structures are 45 feet. A member of the public inquired as to the access for the proposed development. The development has a 60 ft easement specific to the property as shown on the map. There will be a secondary access

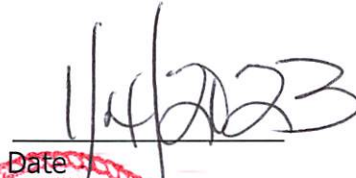
required but at this time there is no specific plans for it. Another member of the public stated their concern about increasing traffic within their neighborhood and Mr. Beckner said that they understood those concerns and they hope to find another way to provide the secondary access without utilizing the neighboring development. Mayor Lutz explained that there are benefits to the community by annexing into Alpine before developing raw ground because the Town of Alpine's Zoning Rules are stricter than the county. There was some additional discussion on utility easements. Timeline for having plans for the development is spring of 2023.

Mayor Lutz closed the public meeting at 6:43 p.m.

  
Justin Fritz, Mayor Pro Tempore  
1/4/2023  
Date

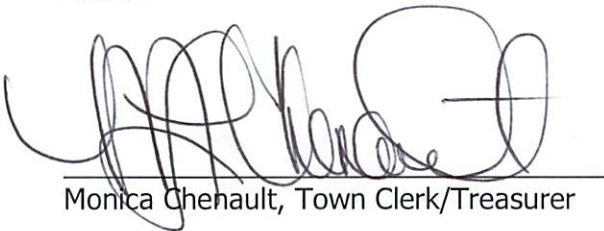
Minutes taken and transcribed by:

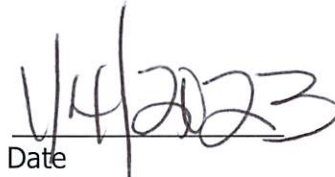
  
Monica Chenault, Town Clerk/Treasurer

  
Date



Attest:

  
Monica Chenault, Town Clerk/Treasurer

  
Date

\*\* Minutes are a brief summary of the taped recording of the meeting. \*\*