

TOWN OF ALPINE
MINUTES
OCTOBER 17TH, 2006

Mayor Jorgensen called the meeting to order at 7:02 pm and held the pledge of allegiance. A quorum was established by the treasurer through a roll call. Council members present: Marietta Lanphear, D.R. Hutchinson, Shirley Brown, Don Wooden. Other staff in attendance: Town Police – James Phillips, Town Attorney – Elizabeth Koeckeritz, Town Planning & Zoning – Paula Stevens.

COUNCIL MINUTES: October 3rd, 2006 and Special Council Meeting August 28th, 2006. Mayor asked for a motion to pass the council and special meeting minutes. **D.R. so motioned. Shirley Brown seconded. Vote: 5 - Yes; 0 - No; 0 - Abstain; 0 - Absent. Motion carried.**

PLANNING & ZONING MINUTES: No minutes as quorum was not established. Mayor Jorgensen asked Paula Stevens if there was any thing she wanted to say or to discuss in regards to the last P & Z meeting. She said there was not.

CONCEPTUAL REVIEW – 1 MILE RADIUS – JAMES DORSEY OWNER:

Bob Ablondi with Rendezvous Engineering gave a summary about the Dorsey property. The project is 65 acres within the 1 mile radius, so it is coming before the council for their review and comments. The project has already been before Lincoln Co. Planning & Zoning and the Town of Alpine Planning & Zoning. A PUD is planned for the project under Lincoln Co. rules and regulations. Property is zoned as mixed use and rural. Property is being proposed at a higher density 2 to 2 ½ units per acre, as other developments in the area. Access will be off the highway by the Port of Entry with two emergency accesses on the south end of the development. Larger lots on the exterior of the project for a buffer, smaller lots on the interior of the project. The project also wants to have a pathway system that hopefully would be able to connect to other pathway systems. Water & sewer would be required in the PUD. Roads with all the town requirements would be paved with gutters and or other town requirements. There are some wells on the property already. Mixed use would be situated towards the highway portion of the property with possible duplexes. Possible storage would also go into the mixed use section of the property. James Dorsey owner of the property wanted to address a few things from concerned residents that had been passed onto him from John Woodward from Lincoln Co. Planning & Zoning. The original land was both zoned as mixed and rural it is important to note that a PUD was looked at instead of traditional uses of the land. Until 1998 you had the ability to go to ¼ acre lots through out under the land regulations. The comprehensive land regulation that was introduced in 2004 is for the PUD to allow more creative and imaginative design for land development. PUD is created to provide more efficient use of the land resulting in more economical development of the land. Better use of the land, more open space, and a higher quality project. Quality of planning will exceed that of Alpine Meadows. Centralized utilities are a contingency of the PUD process. If Lincoln Co. approves the project it has to have centralized utilities. John Woodward will go over that more. If you look at the densities that are going on Snake River development has almost 6 per acre, McSorley project just about 6 per acre, commercial zoning is 8 per acre. The zoning density for this project is 2.2 per acre. Lot size on the perimeter goes from .4 to ¾ of an acre. Intersection will come off the highway north of the weigh station; WYDOT will be putting in a turning lane in the spring for this. The other two exits will be for emergency only. Sixty foot easements put together for the Town to make annexation easier. Many neighbors had concerns with the PUD. Allison Penny, Steve Chichinski, Lisa Paddleford, Pam Simmons, Colin Speary, Tom Bergen, Kathy & Darrel Shervin, Don Wooden, Paula Stephens, Marietta Lanphear all had questions and concerns for this development. Most concerns were the density, how to keep people from using the emergency exits, how to keep a buffer between the development and their property for noise etc., how to keep the “green space” buffer watered, weather the homes would be affordable. Most people moved here to enjoy the views, wildlife and space and felt this was too much they have worked hard all their lives to be able to afford to move here and want to be able to enjoy their life here. They do not want to shut the project down, they just want to keep it a bigger buffer between their property and this new development. It was asked why Mr. Dorsey couldn't make the outer lots 2 ½ acre lots to keep a better buffer and to keep it more in line with the surrounding lots then he could

leave the higher density on the inside as the people buying lots would be aware of the situation. Most surrounding property owners agreed with this as the new owners would know what they were getting into.

Mayor Jorgensen asked for a break at 8:20 pm.

Mayor Jorgensen reconvened the meeting at 8:28 pm.

Mayor Jorgensen asked to hear Mr. Dorsey's comments on having the 2 ½ acre lots on the outside of the development, he also asked if he could keep it short as there was a lot more on the agenda. Mr. Dorsey thanked all for their comments and concerns. He said he would take what they had to say into consideration. He still feels that there is enough supply and demand to do this development as is, although a compromise can be worked out.

No motions were asked for as this was a conceptual review only.

FINAL PLAT REVIEW – BUFFALO SAGE TOWNHOMES: Steve Chichinsky was here to answer any questions and to comment on letters written by the Alpine Fire Department, Town engineer, and Town surveyor. Mr. Chichinsky went over his design again answering most questions. Neighboring lot owners Benjamin Bradley, John Thomas, Roy Post had questions about density, landscaping, covenants, parking, and traffic. Mr. Chichinsky informed all that he has already removed two units to make things fit better and to cut down on the density. The covenants will be the same as every thing else in Riverview Meadows subdivision. All wood construction with wood siding, no parking of campers, boats, etc. during non use months for snow removal purposes, trees, grass and shrubs would be planted for somewhat of a buffer like other homes in the area. Mr. Chichinsky does agree somewhat with the traffic, but as a builder who has built in the area before he feels the traffic would not create that big of a problem in the subdivision. He feels the problem will be in getting on and off the highway. If the Town Council and possible the County Commissioners could get together and talk to WYDOT maybe they can put in a turning lane in front of the entire subdivision as the Library and Child Development Center will be causing traffic problems also. Council agreed with this and stated it took two years to get WYDOT to change the speed limit in front of the subdivision so work should get started on that now. **Mayor Jorgensen asked for a motion to approve the final plat for Buffalo Stage Town homes. D.R. Hutchinson so moved. Don Wooden seconded. VOTE: 5 – Yes; 0 – No; 0 – Abstain; 0 – Absent. Motion carried.**

Former Mayor Dave Lloyd updates: SLIB meeting for water went well and is moving forward, Rendezvous did a great job with all the applications. Mr. Lloyd and Bob Ablondi will be going to Casper in November to go before the Water Commission board to discuss monies for the transmission lines from the well house to the tanks and bridge. There is also a meeting coming up in Cheyenne in November for the sewer which is looking very good. Mr. Lloyd had two meetings with Game & Fish regarding the leased property for the sewer plant (Council has a copy of the new lease). Mr. Lloyd recommends that the Council get together with Jim Lubing (Town Attorney) to get this settled and signed. He feels it is about as close as we can get to having what we want, with the exception that some of the lease monies goes towards the purchase of the property making it a true lease purchase option. Monies to purchase this property are tied into loans & grants for the sewer department. The Town needs to get the lease agreement done for the Lincoln Co. Commissioners for the library land as they need it badly. Elizabeth Koeckeritz (Town Co-Attorney) suggested having the County attorney work up a lease as they are more familiar with such leases. She would then look it over and make sure the Council has a chance to change any thing if need be.

WYOMING BUSINESS COUNCIL – RAY SARCLETTI: The next dead line for Business Ready Community is December 15th, 2006; there is a possibility that we may be able to make that. Maximum monies for this grant are 1.5 million dollars with a 10% match. Engineer costs could be used as the matching monies, the developer can pay part of the matching monies also. Mr. Sarcletti arranged a meeting with the Lincoln Co. Commissioners about a month ago along with their program manager. After the meeting the Lincoln Co. Commissioners said they would support this grant to get water under the bridge to the out lying area. We should start the grant process with Lincoln Co. ASAP. Mr. Sarcletti recommends that we go ahead with the application process so the application can be submitted to the business council for the next round of applications. The County would be making the application as the project is not annexed into the Town, so the Town would be in a support role with this grant. Mr. Sarcletti would like to remain involved in this project and see it through to the end. Mr. Sarcletti would like to have letters of support for this from the surrounding areas that plan to be annexed and from the Town Council. Mr.

Sarcletti will let us know for sure when the dead line is and will also get back to us on a good time for a meeting with the Co. Commissioners to get this in the works.

2006-2007 SNOW REMOVAL CONTRACT (JIM SANDNER): Mr. Sandner was not able to be at the meeting. The Council would like Mr. Sandner to be present to answer questions they have. The Council would like to table this until he or his representative can be present to answers questions. The snow removal contract has been signed in case we get snow. Mayor Jorgensen signed the contract also knowing that there may be changes to the contract.

3rd READING – 137 ORDINANCE NO. 2006-07 ANNEXATION: Elizabeth Koeckeritz Town Attorney stated that we need to table this ordinance indefinitely as there were statutory requirements that were over looked that need to be taken care before this should proceed. All parties involved need to be given notification as per state statute. Twenty days or more prior to public meetings in regards to annexation the Town needed to send out notification of such to every land owner. When the Town sent letters, one was sent to Halpin as he was the land owner at the time. The annexation at that time did not go through. The Town then petitioned for annexation. At that point in time a lot of the lots had been sold. All of the people that own property need to be given notice of annexation even though their covenants state they will not be able to deny annexation. A draft letter has been made in regards to this. It needs to go by certified mail to each and every property owner. Elizabeth feels we should do this properly and get the letters sent as soon as possible. After talking with many different attorney's Elizabeth feels that if we are going to annex Alpine Meadows and they are not going to use our water we will have to grant them a franchise which also means it will have to be put up for vote. We could hold a vote with in 30 days. We cannot get on the ballet for the general election as it is too late. Mayor Jorgensen feels we should have the special election and get it over with. Let the public decide on the water issue. This would be for the franchise of water only not for annexation. Elizabeth is moving forward with the annexation of other properties on the north side of the bridge. **Mayor Jorgensen asked for a motion to table 137-Ordinance No. 2006-07 indefinitely. Don Wooden so moved. Marietta Lanphear seconded. VOTE: 5 – Yes; 0- No; 0- Abstain; 0 – Absent. Motion carried.**

3rd READING – 138 ORDINANCE NO. 2006-08: Adoption of the International Building Code. Mayor Jorgensen read the ordinance then asked for a motion to approve the adoption of said ordinance. **Don Wooden motioned that 138 Ordinance No. 2006-08 International Building Code be passed and approved on 3rd and final reading. D.R. Hutchinson seconded. VOTE: 5 – Yes; 0 – No; 0 – Abstain; 0 – Absent. Motion carried.**

3rd READING – 139 ORDINANCE NO. 2006-09: Adoption of the International Fuel Gas Code. Mayor Jorgensen read the ordinance then asked for a motion to approve the adoption of said ordinance. **Shirley Brown motioned that 139 Ordinance No. 2006-09 International Fuel Gas Code be passed and approved on 3rd and final reading. Marietta Lanphear seconded. VOTE: 5 – Yes; 0 – No; 0 – Abstain; 0 – Absent. Motion carried.**

3RD READING – 140 ORDINANCE NO. 2006-010: Adoption of the International Plumbing Code. Mayor Jorgensen read the ordinance then asked for a motion to approve the adoption of said ordinance. **Don Wooden motioned that 140 Ordinance No. 2006-10 International Plumbing Code be passed and approved on 3rd and final reading. D.R. Hutchinson seconded. VOTE: 5 – Yes; 0 – No; 0 – Abstain; 0 – Absent. Motion carried.**

1st READING – 141 ORDINANCE NO. 2006-11: Adoption of the International Fire Code. Mayor Jorgensen read the ordinance then asked for a motion to approve the first reading of said ordinance. **D.R. Hutchinson motioned that first reading of 141 Ordinance No. 2006-11 be passed. Shirley Brown seconded. VOTE: 5 – Yes; 0 – No; 0 – Abstain; 0 – Absent. Motion carried.**

D.R. Hutchinson reminded every one that the next SW Coalition meeting is scheduled for November 11th in Green River. If any one else would like to go please let him know so they can car pool.

Mayor Jorgensen wanted to appoint D.R. Hutchinson as his Mayor Pro Tem for the rest of his term as Mayor. D.R. Hutchinson accepted.

Paula Stevens wanted all to know that she has spoken to Ford Frick in regards to the impact fee study. Treasurer will call Mr. Ford to try to set up a meeting so he can come and speak with the Council.

Mayor Jorgensen wanted a motion to go into executive session under state statute 16-4-405 (a)(i) matters posing a threat to the public's right to access.

Mayor Jorgensen would entertain a motion to pay the bills. **D.R. Hutchinson motioned to pay the bills. Shirley Brown seconded. VOTE: 5 – Yes; 0 – No; 0 – Abstain; 0 – Absent. Motion carried.**

D. R. Hutchinson motioned to adjourn the meeting with out reconvening to go into executive session. Don Wooden seconded. VOTE: 5 – Yes; 0 – No; 0 – Abstain; 0 – Absent. Motion carried.

Meeting adjourned at 10:03 p.m.

Don Jorgensen, Mayor

Date

ATTEST:

Brenda Bennett, Treasurer

Date