



Town of Alpine Planning & Zoning MINUTES

DATE: October 25th, 2005

Attending: Board members: Don Sherman, Scott Reed and Paula Stevens. Building Official Rob Wagner. Councilmembers: D.R. Hutchinson, Steve Fusco, Don Jorgensen and Shirley Brown. Developer Damien Mavis and Architect Chad Downs. Business owner David Jenkins. P&Z secretary.

1 - **CALL TO ORDER at 7:05pm**

2 - **ROLL CALL & ESTABLISHED a QUORUM** *Dave Gustafson absent*

3 - **P&Z MINUTES** September 27th 2005 *Scott Reed motioned to approve September 27th P&Z minutes, Don Sherman seconded, All in favor.*

4 - **COUNCIL MINUTES:** October 18th, 2005 (*tabled*) *Don Sherman motioned to table Council minutes, Scott Reed seconded, All in favor.*

5 - **TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **Conceptual project review- Alpine Development LLC (Not a preliminary plat review as no plat was provided)**- Damien Mavis is representing Alpine Development LLC who are creating the Snake River Junction Mixed Use Project on the SE corner of the Alpine Junction across the street from Halpin's Alpine Meadows subdivision.

****Please see attached Summary sheet from developer for information on this development project.*

Damien Mavis presented his project to the Planning & Zoning. He is in the beginning, conceptual stages and did not furnish an actual plat map. A plat map will be created in the near future for Phase I, II, III of commercial space first and then the condominium phase. He is beginning the process with Lincoln County Planning and Zoning. At this time Damien wanted to share with the Town the proposed true mixed-use project and requested feedback to facilitate the creation of the development.

Damien explained there would be strict CC&R's throughout, a unified theme and architecture but open enough for a commercial business to go in there. He would like to sell the larger commercial lots immediately and get it occupied to start generating sales tax revenue which if property annexed by Town would benefit Town. Phase II would have traditional Wyoming architecture and will build that completely themselves or sell.

Damien explained that the Phase I area included commercial lots that were approximately ½ acre. Those will be sold/built first.

Lot #1: in looking for a national anchor tenant they were advised that there isn't the population base in Star Valley right now. Instead in looking for a unique anchor they found a group that wanted to build a museum. The group is the Warfield Fossils. Damien is donating the entire parcel to the group. He feels it will be a great community benefit and would pull tour buses off the road and bring in school children on fieldtrips. He feels they are furnishing the community with a real asset. The group is discussing building a two story, glass front with a T-Rex in the window for viewing from the road. The smaller commercial lots- lots #17-35 will establish a pedestrian friendly, main street type of shopping environment. These are zero lot lines and will look like the traditional main street. Lot # 36 is being set aside for a recreational center. Damien advised they held a community meeting and asked for input from the community. A recreational center was requested and felt was much needed in the area. They will incorporate in site with prominent position with ample parking. There will be a Home Owners Association with the condominiums. The money from this association will build it and control it. They would offer memberships to the community.

The residential phase- condominiums are airspace condos which mean the owner owns the space inside the walls and everything outside it is common open space. They will have ponds in the open space. They were thinking that the ponds would freeze in winter for ice skating. He also spoke about connecting to the trails network and has spoken with the Bureau of Land Management. He said they were a little uneasy about it as their mandated charter is to protect the Palisades Reservoir. But he added the boat ramp on the other side of street is on BLM (Bureau of Reclamation) property so maybe they'll be open to helping with the trails network.

As per utilities, Damien said they will hookup to the Northstar Utility across the street. They have proposed to connect to their Alpine Meadows project but have not heard back from Mike Halpin yet. Regarding annexation of his development, Damien said they are

currently working with the county but are very open to annexation when it will become a financial asset to the city. He added the city would probably want to see some stores open before wanting to annex.

Damien recapped the community meeting they had a month or so ago. He said they showed the concept plan. Thirty-five people showed up. The presentation did include the architecture ideas and design plans. This is where they got the idea for a recreational center, a movie theatre and a museum and to have a true mixed-use development.

Don asked about the fire protection for lots #1-35 that are on zero lot lines. Damien explained what they had done before and that their normally is a 1 hour separation wall between the units and perhaps sprinkling. They will have hydrants and a centralized water system and possibly storage tanks for fire suppression purposes. Don asked where they intended to put their snow and if removing it from the area who would take it. Damien said he was using local architects who are knowledgeable of snow storage and removal issues. Damien added that the frontage roads are set back 30ft. excluding the WYDOT right-a-way. He fully expects to have to remove the snow. Some of the condo clusters have areas to push the snow through.

Paula questioned the highway access. Damien said have shown previous plans to WYDOT. They advised him he had to have 740ft. between Alpine Junction and every access point after that. He is short on one by the bridge and WYDOT said it will make it work out in that area since there are no adjacent property owners and its right next to the bridge. Paula asked when will the fireworks trailers go away. Damien said at this time he had no plans as his partner is actually dealing with them. He hopes it will be in a couple of months. Scott asked if condos would be gated off. Damien said they hadn't talked about that. There will be a separation between commercial and residential. They want to use berms and landscaping to separate uses. This will also help with separating the vehicular traffic from the residential area and they want strong pedestrian activity. Scott asked if there will be any industrial usage. Damien said they will exclude light and heavy industrial usage. He added that Alpine Meadows has a good amount of light industrial already proposed. Don asked if Damien had gone to the county before the moratorium to subdivide the lots. Damien said no but Steve Fusco clarified the allowed lot sizes in the county.

Paula discussed her concern of the wildlife corridor as did Don. Councilmember D.R. Hutchinson agreed with the concern and said there is a lot of the migration here and there is much highway crossings of portions of the herds. Don explained why and where the herds are crossing. He explained where the Alpine Elk Feedground is south of the Town of Alpine and how the elk are trying to get over there. With all the density and building it will force the animals out on to the highway more which is dangerous for both animal and human. All felt a wildlife/migration study is very important along with a traffic study. Damien believed the county would have them get those studies.

Paula addressed her concerns regarding the recreational center not having enough public access. With membership from the condominiums, there might not be any room for the public to have memberships or use the facilities. Damien said he's never run a center or gym and they will look into this.

Damien said the condos will have a garage and 2 spaces of guest parking. Don expressed concern regarding having enough parking and gave examples of problematic issues with condo owners and fighting over the parking spaces. He again touched on the snow removal issue with concern to parking. The secretary asked Damien to make sure to look into the width and design of the roads within the development as they did not look spacious enough to allow fire or emergency vehicles to access or turn around. He would also need correct amount of egress and ingress.

Paula asked what Damien expected his build out period to be. Damien said they would start in spring 2006 and he figured it would be 10 years. Paula asked what will happen with the power lines. Damien explained the high cost of burying them so they will work around them.

In summary Don said he liked the commercial space and the parking on the inside, not on the highway frontage. He expressed his concern for the wildlife corridor and he advised Damien to speak and work with the Game and Fish for help in this matter. He felt the density of the condominiums were high. He advised Damien to be very precise when designing in regards to parking. The recreational space, to be specific as he knows right now it is in the very early stages. He said to have a plan for the snow removal as he might not get anyone to take his snow around here. He liked the in town shopping area with the walking area.

In summary Scott said he agreed with Don and Paula on the walking areas and the area does not look like such a maze to be difficult to walk around. The wildlife corridor is a big issue for him too but not having fences is a good thing. The sewer system must be addressed as it is a major issue. Don interjected and asked Damien what was he doing with the sewer system and who is going to do what over there between him and Halpin. That we all need to know what the plans are for the sewer and water systems for these developments.

In summary Paula expressed the need to know about the sewer and water systems and feels the wildlife corridor is a big concern. She feels the CC&R's are so critical to making this a success. She said it was complementary to what Mike Halpin is doing in his development and having green space is a good thing. She liked the shopping areas also.

D.R. Hutchinson spoke of his concerns on the highway access points and advised about an existing access that Damien may want to shift the access points to use the one existing access at the north part of the property. He feels there is a real parking problem, the width of roads seem to be narrow, wildlife is a critical issue and the snow removal must be addressed. Hutch disagreed with the fossil museum and felt a type of visitor center would be more of a benefit to the community than fossils. He told Damien to check out the Jackson visitor center and see how they have done a lot regarding the elk. He felt Damien could tie in with the Jackson center and do things on bears, mountain lions, etc. that would be more in tune with this area than fossils.

Don Jorgensen said he had concerns re the snow removal like in the shopping area. He also was very interested in how the water and sewer would be handled. He added at this time, the Town of Alpine does not have the facility to service present Alpine Town residents. Steve Fusco spoke up about the Town's ability to supply water to Damien's development more so than Mike Halpin. Steve gave him the information regarding all the water studies and the ability to supply more areas other than the Town of Alpine.

Shirley Brown said she was concerned as it was awful tight looking. Moving trucks, fire trucks need to move around in safety. Snow removal was a concern as the parking looks narrow. Shirley questioned how the road would be built. Damien said all will be asphalt roads. D.R. Hutchinson felt there was way too much density. Rob Wagner added that the power line area may be used as a wildlife corridor. Dave Jenkins said he felt it was a great concept, he liked the idea of walking around the streets. He felt it was an asset to the Town but Damien needed to work out the snow removal issue.

In summary, Planning & Zoning members discussed their concerns in detail regarding the wildlife corridor, snow removal and storage, egress and ingress, space for fire and rescue vehicles to maneuver, sewer and water issues, fire protection on zero lot line properties, highway access points, power lines, recreational center usage for public, open space and density concerns. All felt it was a good meeting and expressed their appreciation to Damien for presenting it to them. They also advised Damien to speak with the Town Clerk on procedure when he is ready to present his preliminary plat to the Alpine P&Z and Council. Damien presented a conceptual drawing and his ideas not a preliminary plat. All felt it was a good informative meeting. Damien thanked everyone for their input and feedback.

6 - UNFINISHED/ONGOING BUSINESS:

- **P&Z ATTENDING COUNCIL MEETINGS:**
1) November 1st - Scott Reed 2) November 15th - Dave Gustafson

7 - **ADJOURN MEETING-** *Don Sherman motioned to adjourn meeting at 8:45pm, Scott Reed seconded, All in favor.*

AFTER MEETING REVIEWS/WORKSHOPS-

None

Items given to P&Z during tonight's meeting:

- Alpine Development LLC 8 ½ x 11 copy of preliminary plat and information sheet

Items mailed to P&Z before meeting:

- P&Z October 11th, 2005 minutes
- Alpine Development LLC 8 ½ x 11 copy of preliminary plat and information sheet

Paula Stevens, Chairman

Date

Attest:

P&Z secretary

Date