



## PLANNING & ZONING MEETING MINUTES

September 24<sup>th</sup>, 2024, at 6:30 PM

Meeting Type – Regular Meeting – **Advertised Time Change**

---

1. **CALL TO ORDER:** Zoning Administrator, Ms. Christine Wagner called the September 24<sup>th</sup>, 2024, Planning and Zoning Commission meeting to order at 6:30 p.m.
2. **ROLL CALL & ESTABLISH QUORUM:** Ms. Wagner conducted roll call. The members present were the Planning and Zoning Commission Members, Mr. Dan Schou, Ms. Susan Kolbas, and Planning and Zoning Chair, Ms. Melisa Wilson.
3. **TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**
  - **SCHENK, STEPHEN:** Lot #137 Alpine Meadows Subdivision, 441 Columbine Street – (R1-10-24) - Single Family Residential Structure - Mr. Schenk was not present at the meeting; Ms. Wagner informed the Commission that a plan review had been conducted; however, the plan review did not pass due to items needed for correction and the HOA approval for the project has not yet been received and/or submitted to the Town of Alpine. Ms. Wagner recommended that this item be removed from tonight's agenda until further information is provided.

**Mr. Schou made a motion to remove Schenk, Stephen: Lot #137 Alpine Meadows Subdivision, 441 Columbine Street – (R1-10-24) - Single Family Residential Structure from tonight's agenda. Ms. Kolbas seconded the motion. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson.**

#### 4. **DISCUSSION AND/OR CORRESPONDENCE ITEMS:**

##### **Planning/Zoning Discussion Items:**

- **Commercial Development Moratorium.** - Ms. Sue Kolbas introduced the potential commercial development moratorium, citing the need to pause due to a lack of studies on water, sewer, and traffic impacts. She emphasized that past decisions and ongoing annexation issues are moving too fast without proper assessment, and both building, and annexation moratoriums should be considered. The community is under pressure and more time is needed to make informed decisions.

Mr. Schou supported the idea, comparing it to successful moratoriums in Jackson. He saw a moratorium as an opportunity to update the town's outdated master plan and refine land use codes. He noted there are no negatives to taking time to properly evaluate growth impacts. Ms. Kolbas stressed the importance of reviewing water and sewer capacities and potential impact fees, expressing concern about the upcoming annexation of 32 acres (Alpine Lakes); with limited information on current capacity, Ms. Kolbas suggested the Town Council implement a thirty (30) day emergency moratorium to allow time for proper studies. Ms. Wilson agreed that sewer capacity is a major issue and that annexing without proper infrastructure would be problematic. She supported the need to pause and evaluate, balancing the interests of developers with the town's capacity to serve them.

Mr. Schou stated a moratorium should be done in two (2) parts, building moratorium and an annexation moratorium.

**Mr. Schou made a motion to send a letter to the Town Council for a 30-day emergency moratorium on commercial building, anything classified as R-2 and above. Ms. Kolbas seconded the motion.**

**Mr. Schou made a second motion to send a letter to the Town Council for a 30-day emergency moratorium on annexations. Ms. Kolbas seconded the motion.**

At this time Chairman Wilson opened the discussion up for public comment:

Mr. Tim Harnett, Lincoln County Resident, cautioned against a moratorium on annexation, noting that developers could build to lower standards in Lincoln County instead of Alpine's standards, potentially leading to substandard structures and infrastructure.

Mr. Andrew Brooks, Alpine Park Resident, feels that there is an inordinate amount of pressure that has been put on the Town Council and the Commission with the current/proposed developments that are coming to Alpine. This is not Jackson, we need to have open space, need commercial businesses and we need housing. Mr. Brooks stressed the need for thoughtful, planned growth, advocating for a master plan to ensure Alpine's development is well-organized and preserves its character.

Mr. Justin Scott, Alpine Resident, agreed with the need for a master plan emphasizing its urgency, this needs to be a top priority for the Commission and the Town Council. Mr. Scott also expressed his support for a moratorium to give the town time to make informed decisions, he certainly hopes that the Town Council will listen to the Commission's recommendation.

Ms. Annelsa Melnick, Alpine Resident, highlighted the town's beauty and urged for a clear vision for its future, this is a beautiful town. She expressed concerns about developments blocking views and supported the moratorium to preserve Alpine's character.

Ms. Heather Goodrich, Alpine Resident, expressed concerns about annexation without proper understanding of its impact, advocating for a master plan and cautioning against tying public land to a charter school without thorough analysis.

Ms. Megan Rumsey, Alpine Resident, supported the moratorium, urging a pause to ensure developments are well-considered and aligned with the community's values, including politeness in construction processes.

Ms. Shay Scaffide, Alpine Resident, emphasized the need for a long-term moratorium to conduct necessary studies on water, sewer, and impact fees, referencing examples from nearby towns like Thayne and Afton. Impact fees are tied to our infrastructure and tied to our reserves for the future use and/or development. Jackson and Afton have recently put a moratorium on their building. She believes this points to our Town Council's fiduciary duty to us that we are not left with the price tag.

Ms. Haley Hines, Alpine Resident; Ms. Hines is a Jackson teacher and expressed concerns about the proposed charter school, stressing the importance of a master plan and ensuring decisions are responsible for the community's future.

Mr. Troy Johnson, a long-time Alpine resident, supported the moratorium, arguing that development decisions were being rushed and needed a pause for proper evaluation.

Mr. Jim Sanderson, Town Attorney advised that based on case law, the Planning and Zoning Commission must submit a formal resolution to the Town Council, rather than just a letter of recommendation, to properly address the proposed moratorium. The resolution should include detailed findings, outlining concerns about unmitigated growth, lack of planning, and the town's ability to

provide services to current and future residents. He also mentioned that if the Commission wants to enact an emergency moratorium, it must be ratified within 48 hours, requiring a special meeting. The next regular Town Council meeting is scheduled for October 15th.

Mr. Schou amended his previous motion. The new motion made was to prepare a resolution for Town Council's consideration on a thirty (30) day emergency moratorium on all building projects R-2 and above, this includes R-2 {Multi-Unit Residential}, MCR {Mixed Residential & Commercial}, C {Commercial}, LI {Light Industrial} PCF {Public & Community Facilities} and RC {Recreation & Conservation} Districts. This moratorium would also include property annexations. Ms. Kolbas seconded the motion. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson.

**5. APPROVAL OF MINUTES:**

- P&Z Meeting Minutes for August 27<sup>th</sup>, 2024;
- P&Z Meeting Minutes for September 10<sup>th</sup>, 2024;

Mr. Schou made a motion to approve Planning and Zoning Commission Meeting Minutes for August 27<sup>th</sup>, 2024, and for September 10<sup>th</sup>, 2024. Motion seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson.

**6. ADJOURN MEETING:**

Mr. Schou made a motion to adjourn the September 24<sup>th</sup>, 2024, Planning and Zoning Commission Meeting. The motion was seconded by Ms. Kolbas. Voting Yea: Mr. Schou, Ms. Kolbas, Ms. Wilson.

The meeting was adjourned at 7:28 p.m.

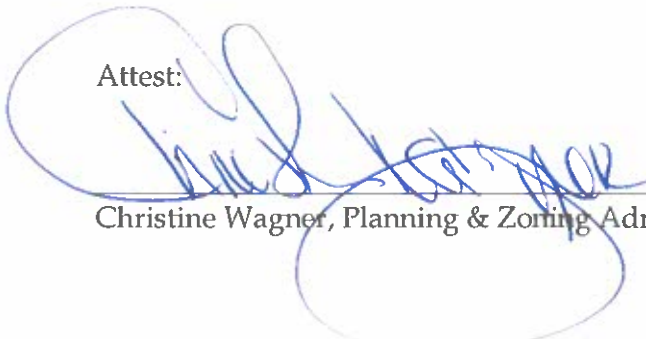


Melisa Wilson, Chairman

10-8-24

Date

Attest:



Christine Wagner, Planning & Zoning Administrator

October 8, 2024

Date

Transcribed By:



Sarah Greenwald, Administrative Assistant

10-08-2024

Date