



# TOWN COUNCIL JOINT WORK SESSION MEETING WITH PLANNING AND ZONING COMMISSION

September 24, 2024, at 7:00 PM  
250 River Circle - Alpine, WY 83128

## MINUTES

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### 1. CALL TO ORDER - Mayor Green

Mayor Green called the Town Council Joint Work Session with the Planning and Zoning Commission to order at 7:38 p.m.

Present: Andrea Burchard, Councilman; Emily Castillo, Councilman; Frank Dickerson, Councilman; Mayor Eric Green.

Absent: Councilman; Jeremy Larsen

### 2. DISCUSSION ITEMS

#### a. Land Use Development Code Proposed Changes.

Mayor Green - the purpose of this meeting is to go over all the suggested changes for the land use development code from Planning and Zoning they've been working basically a full year to get all these things to us and our intention is to have the first reading of the ordinance changing the land use development code at the October 15<sup>th</sup> Town Council meeting so this is very timely and um so I appreciate you guys being here and all the hard work you've done and uh thank you for all the people that stuck around for this awesome conversation. Ms. Wagner, Planning and Zoning Administrator has summarized the changes that the Commission has recommended for the Land Use and Development Code and provided it to the Council for review. The Council went through each change and discussed the reasoning with the planning and zoning commission. *[Transcriber Note: the proposed changes to the Land Use and Development Code are available at the Town Hall at 250 River Circle Drive or our website at alpinewy.gov]*

Councilman Larsen submitted his proposed change to Article 3.2 - District Regulations in writing due to his absence. *[Transcriber Note: See below for Councilman Larsen's proposed changes]*

## Councilman Larsen's Suggestion:

### **Proposed Change to Article 3.2 – District Regulations**

#### **Section 3-202 – R-1 Single-Family Residential District**

##### **Minimum Setbacks (Section e)**

**Current Text:** (1) Front Yard: The primary residential structure will be set back no less than twenty-five (25) feet from the front property line. Detached accessory buildings will not be located beyond the front line of any primary residential structure. Both street frontages of corner lots shall be considered front yards.

##### **Suggestion:**

- Remove the following phrase: “Detached accessory buildings will not be located beyond the front line of any primary residential structure.”

##### **Reasoning:**

- This restriction should be managed by homeowners' associations (HOAs) rather than enforced at the town level, allowing for greater flexibility and promoting individual property rights.
- Approximately 50% of Lakeview Estates' properties are currently noncompliant with this rule.
- Eliminating this restriction could lower building costs, particularly for homeowners who want to avoid the requirement of constructing a breezeway connecting the garage to the house.
- This change would also provide more options for property owners with unconventional lot configurations.

#### **b. Special Use Permits - Jim Sanderson.**

Mr. Sanderson, Town Attorney, gave insight regarding implementing special use permits and creating an ordinance for Special Use Permits. He provided an example of a special use permit ordinance he wrote for the town of Afton.

#### **c. Ordinance No. 2024-007- Noise Control.**

The Council and the Planning and Zoning Commission discussed changes to the Ordinance No. 2024-007- Noise Control. Ms. Wagner explained that she was directed to change the definitions

in this ordinance to match the updates currently being made to the land use development code. The mayor requested that the construction activities section be reviewed and changed.

### **3. ADJOURNMENT**

Mayor Green adjourned the Town Council Work Session at 9:38 p.m.

DRAFT