



TOWN OF ALPINE

RESOLUTION NO. 2024-033

A RESOLUTION REQUESTING MORATORIUM

WHEREAS, the Planning & Zoning Commission met at their regularly scheduled Planning and Zoning Commission meeting on Tuesday, September 24, 2024 at 6:30 P.M. to discuss the implementation of a building and annexation moratorium for the Town of Alpine.

WHEREAS, the Planning & Zoning Commission discussed the emergent need for a building/development and annexation moratorium based on the following findings: Awaiting an updated master plan, water and sewer capacities needs with additional studies to be completed, an impact fee study, traffic studies; confirmed infrastructure allocations and the need for additional and/or future development needs.

WHEREAS, the proliferation of all properties designated in the following zoning district: (Multi-Unit Residential {R-2}, Mixed Residential & Commercial {MRC}, Commercial {C}, Light Industrial {LI}, Public & Community Facilities {PCF} and Recreation & Conservation {RC} Districts; has raised concerns regarding traffic congestion, environmental impact, and overall community character. To ensure adequate planning and resources before further development occurs, a comprehensive review must be enacted upon including but not limited to: current zoning regulations and land use policies; opportunity to study and assess water and sewer hook-up fees; opportunity to evaluate impact fees; evaluate the impact of existing and proposed developments on local infrastructure i.e. stress testing of the wastewater system and culinary water study to measure capacity; traffic studies and neighborhood infrastructure studies; community character based on the Architectural Review Committee requirements; and to review and take the appropriate action to amend zoning regulations, fees, or policies, as needed.

WHEREAS, the Commission took public comment on the rapid pace of recent development and annexation and the impact of what it has created on the Alpine community. Citizens expressed the need for the Town to pause and re-evaluate the rapid and/or unsustainable growth and annexation without the proper master plan and infrastructure studies. The Commission determined from the testimony provided by the public, there is serious concerns voiced for the health, safety, and welfare of the future of Alpine.

WHEREAS, the Commission requests the Alpine Town Council have a hearing on this matter to be conducted according to Wyoming State Statutes.

WHEREAS, the Planning and Zoning Commission would like the Town Council to initiate an six (6) month moratorium.

FURTHERMORE, the Planning & Zoning Committee recognizes the need for thoughtful development that aligns with community values and infrastructure capabilities. This moratorium aims

to review the unmitigated growth currently being experienced in the Town of Alpine; respect testimonies and concerns received by the public/residents of Alpine; review the ability to provide proper services to existing and future residents, to review all safety and health concerns brought forth by Commission Members, Town Council Members and the residents of the Town of Alpine.

FURTHERMORE, this resolution is in effect and further reflects an amended motion made at a duly stated Planning and Zoning Commission meeting held on Tuesday, October 8th, 2024; the Planning and Zoning Commission would like the Town Council to further investigate and initiate a six (6) month moratorium on annexations and building projects that are located in the following zoning districts: Multi-Unit Residential {R-2}, Mixed Residential & Commercial {MRC}, Commercial {C}, Light Industrial {LI}, Public & Community Facilities {PCF} and Recreation & Conservation {RC} Districts.

BE IT FURTHER RESOLVED that the Planning and Zoning Commission created by the Governing Body of the Town of Alpine pursuant to W.S. § 15-1-604 hereby calls for the Governing Body to implement this moratorium.

This resolution passed and adopted on this 8th day of October 2024.

Vote: 3 Yes, 0 No, 0 Absent, 0 Abstain.

FOR THE TOWN OF ALPINE:

BY: Melisa Wilson
Melisa Wilson, P&Z Chairperson

BY: Sue Kolbas
Sue Kolbas, P&Z Vice-Chairperson

BY: Dan Schou
Dan Schou, P&Z Commissioner

ATTEST:

Christine Wagner
Christine Wagner, P&Z Administrator