



TOWN COUNCIL MEETING - PUBLIC HEARING

ALPINE LAKES ANNEXATION MINUTES

1. CALL TO ORDER - Mayor Green.

Mayor Green called the Alpine Lakes Annexation Public Hearing to order at 6:19 p.m.

2. PUBLIC HEARING

[Transcriber Note: The public hearing agenda packet included several important documents for review: the Annexation Summary and Notice of Public Hearing, the Annexation Report, Petition Certification, and a comparison of the old master plan with the newly amended plan. The Petition, submitted by Palisades Investments, LLC, the David Jenkins Revocable Living Trust, and the James M. McSweeney Revocable Trust on May 3, 2024, proposed the annexation of approximately 32.88 acres of both developed and undeveloped land along U.S. Highway 26. Clerk Chenault sent the Annexation Report and Notice of Public Hearing via certified mail to all property owners within the proposed annexation area and to utility providers serving the area. Additionally, a summary of the annexation report and the notice of public hearing were distributed to all property owners within 500 feet of the proposed area. No opposition to the annexation was reported. The Annexation Report can be accessed in the public hearing packet on the Town of Alpine's website at alpinewy.gov.]

Morgan Funk and Trevor Funk of Palisades Investments introduced themselves and provided an overview of their acquisition of the property in 2021. They presented both the existing master plan (which has been previously approved at the county level) and the proposed amended master plan. The new plan features highway commercial lots expanded business spaces including a new restaurant, and a first-phase commercial district for Alpine Lakes.

Ryan Haworth, owner of Teton Thai restaurants in Driggs, Idaho, and Jackson, Wyoming, is interested in opening a new location within the proposed annexed area and has arranged this with the landowners. Marlowe Scherbel outlined the amended master plan, emphasizing the changes and their potential impact on the area.

Mayor Green asked whether the owners of the lots adjacent to the proposed annexation area had been contacted about the possibility of annexing their properties as well. It was confirmed that outreach had been made to the owners of Lots 5 and 6, who expressed positive interest. Efforts will continue to reach out to other surrounding property owners. Emily expressed concerns about the capacity of the existing water and sewer services and requested further details on how these services would be managed.

Trevor Funk mentioned preliminary plans for an events center and work/live units within the MRC (Mixed Residential/Commercial) zone, although no definitive plans have been finalized yet. Councilman Burchard asked about the potential involvement of SVH EMS (Star Valley Health Emergency Medical Services) in the development.

Clerk Chenault confirmed that the Alpine Lakes annexation met all the requirements outlined in Wyoming State Statute 15-1-402. Specifically:

1. The annexation is designed to protect the health, safety, and welfare of both the residents in the annexation area and those in the existing city or town.
2. The urban development of the area sought for annexation integrates naturally with the city in terms of geography, economy, and social factors.
3. The area is a logical and feasible addition, with the extension of basic and customary services being reasonably achievable.
4. The annexed area is contiguous with or adjacent to the city or is owned by the city.
5. If the city does not operate its own electric utility, it is prepared to issue necessary franchises to serve the annexed area.
6. The city has sent a summary of the proposed annexation by certified mail to all landowners and affected public utilities within the territory and by first-class mail to property owners within 300 feet of the proposed annexation area, meeting the 20-business-day notification requirement.

Mayor Green inquired if all these procedural requirements had been satisfied, and Clerk Chenault confirmed that they had been.

Marlowe Scherbel provided information on existing sewer and water infrastructure, showing on a map where the current connections are and where additional infrastructure would be installed.

Councilman Castillo reiterated the need for more detailed plans and data on water and sewer capacity. Ryan Haworth offered to provide sewer and water data from his existing Teton Thai locations to assist in the evaluation. She expressed concerns about the annexation, indicating that she was not fully on board due to the need for more information and further assessment.

3. PUBLIC COMMENT

During the public comment period, Sue Kolbas voiced support for the Teton Thai project but urged for greater Planning and Zoning involvement to assess the annexation's impacts. She called for more community input and questioned if the focus was too narrow on becoming a bedroom community. Patricia McQuaid inquired about the specifics of the 32.88-acre annexation, asking about zoning designations and the preapproved master plan with the county. Mr. Funk addressed Patricia's questions, confirming that, as previously discussed, the old master plan for Alpine Lakes is preapproved with the county. He also clarified the zoning designations for the annexed property which are Mixed Residential Commercial (MRC) and Residential Single-Family (R1).

4. ADJOURNMENT

With no further public comment, Mayor Green adjourned the Public Hearing for Alpine Lakes Annexation. The Public Hearing for the Alpine Lakes Annexation was adjourned at 7:18 p.m.

Transcribed By:

Sarah Greenwald, Town Assistant Clerk

Date

Attest:

Monica L. Chenault, Town Clerk

Date

Minutes approved in a legally advertised meeting on 09, 17, 2024.

Signed:

Attest:

Eric Green, Mayor

Monica L. Chenault, Town Clerk