



***Town of Alpine
PUBLIC HEARING MINUTES***

***DATE: April 20, 2021
TIME: 6:30 p.m.***

***PLACE: Town Council Chambers
TYPE: Public Hearing***

Call to Order: Mayor Kennis Lutz called the Public Hearing to Order at 6:30 p.m.

Council Present: Councilmen Burchard, Dickerson, Fritz, Larsen and Mayor Lutz.

Public Present: Dale Cottam, Frank Magazine and Marlowe Scherbel.

Mayor Lutz welcomed those in attendance and stated that this Public Hearing is to give the public an opportunity to discuss the proposed Alpine Flats annexation. The map of the area to be annexed was available for the public to peruse.

Public Comments:

Mr. Dale Cottam, Attorney for the Petitioners thanked the council for the Annexation Report which was distributed to the town. It was very thorough, detailed and accurate. These are qualifications and eligibility of this land and the benefit that will flow to the town, landowners and community as a result of annexation. One of the concerns and requirements is utilities. Mr. Cottam stated that he had some new information since the annexation report had been issued. The item that has been discussed for some time with the town is sewer service. There is not currently sewer service to the property. The service that is there is a septic system. It is important to obtain the engineering design, the gravity flow sewer extension and then the easements required to install the sewer system. Mr. Cottam referenced a map depicting the proposed path of the sewer main to the property and identifying the current location of the sewer stub-out. We have asked the town for a license to extend the sewer line down the old county road and then we have secured easements from Mr. Robert Shockey and the Bassett family along the eastern boundaries of these properties at which point the sewer main will have reached the property to be annexed near the first tract to be constructed. Following this route, there are about 14-15 other people who could potentially hook into this sewer line in the future and using the town sewer plant. Mr. Cottam stated that when discussing utilities, he likes to discuss a Development Agreement for recapture from connecting landowners. Perhaps the landowners and the town can have this discussion in the coming weeks once we finish with our public hearing and know if we are going to be successful with our first meeting.

Mayor Lutz stated that there are a couple of other property owners that would like to connect to that sewer line.

Mr. Drew Hale of Sundance Properties stated that he was here to reiterate the purpose here, that being annexation of the Law property for the purpose of developing a 160-unit apartment complex. Mr. Hale referred to several overlays, renderings and most current site plan as he offered the following presentation. The project features ten buildings with eight one-bedroom and eight two-

bedroom apartments in each building. The two-bedroom apartments are approximately 1400 square feet.

The exterior of the buildings including stacked stone and rock is attractive and fits in nicely with the surrounding area. Mr. Hale showed the floorplans and site plan. There is an area reserved for commercial enterprise. The project has 400 parking spaces which is 2-1/2 times more parking spaces than apartments. The plan is to start the utilities and groundwork this summer, then begin the vertical construction thereafter. The plan is to build this in phases.

Councilman Larsen asked about the snow load and Mr. Hale assured him that the architect had designed the buildings according to the Town of Alpine requirement. Councilman Larsen asked about snow storage. Mr. Hale indicated the areas of snow storage in the map. Mr. Hale stated that the design makes use of several swales to assist with the snow storage. There will also be a maximum number of vehicles allowed per tenant.

Mayor Lutz asked about the egresses. Mr. Hale stated that Wyoming Department of Transportation (WYDOT) will not allow them to use the north entrance except for emergency vehicles because it is too close to the Port of Entry. The normal egress will be through the southern access.

Mr. Hale thanked Mayor Lutz and the Town Council for their assistance in getting this process started.

There were no additional public comments pertaining to the Alpine Flats Annexation.

Mayor Lutz closed the public meeting at 6:49 pm.


W. Kennis Lutz, Mayor

5/18/21
Date

Minutes taken and transcribed by:


Sharon L. Backus, Town Clerk/Treasurer

5-18-2021
Date

Attest:




Sharon Backus, Town Clerk/Treasurer

5-18-2021
Date

** Minutes are a brief summary of the taped recording of the meeting. **