



*Town of Alpine  
Public Hearing - Minor Re-Plat  
Planning & Zoning Commission Meeting Minutes*

**DATE:** December 12<sup>th</sup>, 2023  
**TIME:** 6:30 p.m.

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

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**1. CALL TO ORDER:** The Public Hearing was call to order at 6:29 p.m.

**2. ROLL CALL & ESTABLISH QUORUM:** Ms. Christine Wagner, Planning and Zoning Commission Administrator established roll call; members present were Ms. Melisa Wilson, Mr. Floyd Jenkins and Mr. Rex Doornbos. A quorum was established. Also in attendance was the applicant, Mr. Barry Griest, and his representatives Mr. Marlowe Scherbel and Mr. Dave Kennington.

**3. TONIGHT'S APPOINTMENTS/NEW BUSINESS:**

- **GRIEST, BARRY:** Lots #510 & #512 Alpine Grid Area, 510 & 512 Nelson Lane - (Re-Plat # RE-PLAT - 01-23) - Request for Minor Subdivision Property Re-Plat - Chairman Mr. Rex Doornbos address the public in attendance regarding the minor subdivision property replat guidelines and regulations.

Ms. Christine Wagner, Zoning Administrator, presented the updated staff report which was read into the meeting minutes record. This replat application was originally submitted in July 2023. The Town of Alpine has heard a lot of public comment on this replat project. The Town Council requested this replat application be re-noticed as the final plat was changed to include a hammerhead at the end of the shared driveway. Per the Council's request, this replat application was requested to address the shared driveway and the requirement for properties to have sixty (60) feet of street frontage as per the Land Use and Development Code regulations. The re-notifications were mailed and/or distributed, in total there was forty-seven (47) mailings were sent out; of those forty-seven (47) mailings, three (3) of the mailings are held by property owners having more than one (1) property within the given mailing radius. It should be noted that some of the property owners in the notification area have additional properties within the incorporated boundaries. Written objections were received by two (2) legal property owners (Rogers and Parkin) however additional objections/opposition were received by members of the Parkin family (Clements, Parkin & Moses – See Attached) who utilize the property.

**Additional Review Identified:**

- **Consistency of the proposed subdivision with the Town of Alpine Municipal Master Plan.**

The proposed subdivision is consistent with the Municipal Master Plan, which identified that single family homes represent 92 percent of all housing in the community, utilizing stick-built construction; single-family housing is located in almost every subdivision within Alpine.

The master plan identifies all of the improved property sales included properties that were less than one acre in size. Most properties were less than 0.5-acre in size. The Master Plan also identifies potential opportunities for future residential expansion. Future residential demands will occur in various subdivisions within the community and represent other potential locations for future housing development. The master plan identifies

that continued increases in the cost of residential housing in Teton county will continue to attract a growing number of working Teton County residents to Alpine. It is expected that this "working commuter" market will primarily desire to purchase single-family homes.

It is noted that the Town of Alpine Municipal Master Plan, although developed and finalized in 2006; identifies that the proposed subdivision is consistent with the Town of Alpine Municipal Master Plan.

- **Compatibility of the proposed subdivision with adjoining land uses.**

Upon review of the adjoining land in the immediate area of the proposed replat, all adjoining lands are within the Single-Family Residential Zoning District.

Although parcel sizes do vary; if allowed to replat the subject parcel appears to be compatible/consistent with the adjoining land uses: Size identification shows that:

- 1.88% of the properties are 1.0 acre in size; and
- 10.34% of the properties are within 0.50 to 0.59 in size; and
- 6.58% of the properties are within 0.40 to 0.49 in size; and
- 0.47% of the properties are within 0.70 to 0.79 in size; and
- 0.94% of the properties are within 0.60 to 0.69 in size.

In closing it appears that the subject replat application does fit within the Town of Alpine Municipal Master Plan and that the adjoining land use would be consistent with the Alpine Land Use and Development Code (LUDC) Regulations.

At this time public input was taken: Mr. Jim Rogers addressed those in attendance and the Commission members regarding his input. Mr. Rogers brought up the following comments:

1. Intent and purpose of the subdivision;
2. LUDC - Section 4-302 Sub-Section (b)(2);
3. LUDC - Section 4-302 Sub-Section (e)(1); and
4. Section 503.1.1 – Fire Code

In summary Mr. Rogers is not in favor of the minor subdivision replat for the reasons of: Short term leasing is a problem; the Town needs to recognize the meaning of "All"; the Town needs to recognize that Lots #1 & #2 are flag lots; and the shared driveway is not acceptable for fire access.

There was a discussion on flag lots and the meaning of discouraged vs prohibited. Mr. Austin Dunlap, representative for the Parkin property asked how the Town interpreted the phrase "discouraged". Those in attendance discussed the topic. Mr. Jim Corsi addressed the Commission by stating that there is a problem with the water line on Nelson Lane.

Mr. Doornbos addressed the public in attendance again reiterating they the Planning and Zoning Commission is an advisory board to the Town Council. The Planning and Zoning Commission is looking at adherence to the established guideline regarding the re-plat process.

Those in attendance reviewed the shared driveway and the fire access; in which some felt that a change and/or hammerhead at the end of the shared driveway would make the properties compliant with the LUDC. That item could be under additional consideration.

Chairman Doornbos thanked those for their attendance.

**4. ADJOURN MEETING:** Ms. Melisa Wilson moved to adjourn the public hearing for the Griest Addition. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0

**absent. Motion carried.**

Meeting adjourned at 7:20 pm.

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Melisa Wilson  
Chairman

2.13.24  
Date

Transcribed By:

Christine Wagner  
Christine Wagner, Planning & Zoning Administrator

February 13, 2024  
Date

\*\* Minutes are a brief summary of the meeting \*\*