



PLANNING & ZONING COMMISSION AGENDA

November 12, 2024, at 7:00 PM / 250 River Circle - Alpine, WY 83128

1. CALL TO ORDER:

2. ROLL CALL & ESTABLISH QUORUM:

3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- a. FARMER/LEONARD (FarmerPayne Architects): Lot #13B Palisades Heights, 168 US Highway 89 (#S-02-24) – Business Sign Installation (Free Standing Placard Change Out)**
- b. FAMILY DOLLAR STORE #8435 (Holbrook Service): Lot #7 Palis Park, 109 Greys River Road (#MC-11-24) – Change Out Heating/Air System**
- c. SIRBU, PETRU: Lot #152 Alpine Meadows, 69 Sweetgrass Trail (#R1-10-24) - Single Family Residential Home**
- d. CREATIVE PROPERTIES: Lot #12 Palisades Heights, 160 US Hwy 89 (#R2-05-24) - Multi-Unit Townhomes {Live/Work}**

4. TABLED ITEMS:

- a. CONRAD BISCHOFF – PARKLAND USA – (KJ's – On the Run): Lot #15 Boardwalk Drive (#RE-03-24) – Façade Extension**
- b. BEUS, JADE – PALISADES PLACE: Lot #30 Greys River Village #2, 374 Wooden Spur Drive – Multi-Unit Building Complex**
- c. ARMINGTON/LETHBRIDGE, KARENNA: Lot #11 Greys River Valley, 337 East Mill Road (#R1-01-23) – Permit Amendment**

5. PLANNING AND ZONING CORRESPONDENCE/ DISCUSSION:

- Annexation Moratorium Resolution – Recommendation to Town Council
- Utility Connections – Resident vs. Non-Resident Users
- LUDC and Noise Ordinance (Construction Times) – Recommendation to Town Council
- Alpine Lakes Annexation Agreement Review (LC Master Plan Review/Building Standards)
- LOI – ACS: Property Agreement
- Public Comments and/or Concerns

6. APPROVAL OF MINUTES:

- Planning and Zoning Commission Meeting Minutes - October 22, 2024

7. TOWN COUNCIL ASSIGNMENT:

- Town Council Meeting - November 19th, 2024

8. ADJOURN MEETING:

FARMERPAYNE | ARCHITECTS |

The image above is the sign proof, it is double sided, made of Alumilite, and the size is 8'x 2'.
It will be placed between these existing sign posts:





Sign Permit Application

ALL INFORMATION TO BE PROVIDED BY APPLICANT ~ ALL BLANKS MUST BE FILLED IN

PROJECT INFORMATION:

Physical Address:	168 US-89 Suite A, Alpine W Y, 83128		
Legal Description (Lot # and Subdivision):	Lot 13B Parcel no: 37182930231600		
Description (Intent of Permit):	Free standing sign advertising business along road.		
Are the Property Corners Clearly Marked & Identified:	(Check Box)	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Estimated Valuation of Work:			

APPLICANT/CONTRACTOR/CONSULTANTS:

Owner:	Jamie Farmer / Meredith Leonard	Phone:	(307) 264-0080
Mailing Address:	P.O. Box 381, Jackson, W Y, 83001		
Sign Manufacturer:	Desktop Design	Phone:	(307) 880-3825
Mailing Address:	2804 Thayne Bedford Rd, Thayne W Y, 83127		
Installation Contractor:	N/A Will be installed by self	Phone:	
Mailing Address:		Has Active Business License:	Circle One: Yes No
Electrical Contractor:	N/A No electrician needed	Phone:	
Mailing Address:		Has Active Business License:	Circle One: Yes No
Sub Contractor (If any):	N/A	Phone:	
Mailing Address:		Has Active Business License:	Circle One: Yes No
Name of Authorized Representative if Different from Owner:	Cassidi Booher		
Signature of Owner/Authorized Representative:	<i>Cassidi Booher</i>	Date:	10/21/2024

FOR USE BY TOWN:

Date Received:	Permit #:	Zoning District:
Permit Fees:	Paid Fees: (Check#/Cash)	Approval Date:



Minor Construction Permit Application

INFORMATION TO BE PROVIDED BY APPLICANT ~ ALL BLANKS MUST BE FILLED IN

PROJECT NAME:

Physical Address:	109 Greys River Drive Alpine WY
Legal Description (Lot # and Subdivision):	Family Dollar #28435
Estimated Valuation of Work:	\$9,790.00
Description (Intent of Permit):	We will be doing a Like for Like replacement on two rooftop units

APPLICANT/CONTRACTOR/CONSULTANTS:

Owner:	Phone:
Mailing Address:	
Contractor:	Phone:
Mailing Address:	
Electrical Contractor:	Phone:
Mailing Address:	
Plumbing Contractor:	Phone:
Mailing Address:	
Mechanical Contractor: Holbrook Service	Phone: 801-599-6285
Mailing Address: 1580 Pioneer Road Salt Lake City UT 84104	
Authorized Representative if different from Owner: Nekiya Miller	
Signature of Owner or Authorized Representative: <i>Nekiya Miller</i>	Date: 11/11/24

FOR USE BY TOWN:

Date Received:	Permit #:	Use Zone:
Permit Fees:	Paid Fees: (Check# / Cash)	Date Paid:



RESIDENTIAL BUILDING

Permit Application

INFORMATION TO BE PROVIDED BY APPLICANT ~ PLEASE FILL IN ALL BLANKS

Town of Alpine
P & Z Commission

Section 3, Itemc.

NOV 04 2024

RECEIVED

PROJECT NAME:

Physical Address:

69 Sweetgrass Trail

Legal Description (Lot # and Subdivision):

Lot 152, Alpine Meadows

Description of Work:

New Home Build

Proposed Building Use:

Primary Residence

Estimated Valuation of Work:

500,000

Floor Area:

First Flr: 1960

Second Flr: 0

Third Flr: 0

Basement: 0

Total Square Footage: 1960

APPLICANT/CONTRACTORS AND/OR CONSULTANTS:

Owner:

Mayder Kathleen Canchanya Hastahuaman and Petru Sirbu

Phone:

307-264-8465

Mailing Address:

PO BOX 3010, Alpine WY 83128

Contractor:

High West Construction LLC

Phone:

208-520-3431

Mailing Address:

555 1ST ST Idaho Falls, ID 83401

Excavating Contractor:

Marks Dirt Work

Phone:

307-679-0522

Mailing Address:

PO BOX 5, Evanston, WY

Electrical Contractor:

Morgan Electric

Phone:

2086810599



MULTI UNIT RESIDENTIAL BUILDING

Permit Application

INFORMATION TO BE PROVIDED BY APPLICANT ~ PLEASE FILL IN ALL BLANKS

PROJECT NAME:

Physical Address:				
160 HWY 89, ALPINE, WY 83128				
Legal Description (Lot # and Subdivision):				
LOT 12 PALISADES HEIGHTS SUBDIVISION				
Description of Work:				
CONSTRUCT (3) LIVE/WORK UNITS LOCATED IN TOWNHOUSES PER IRC R101.2, EXCEPTION 1				
Proposed Building Use:				
IRC TOWNHOUSE CONSTRUCTION/GROUP R-2 OCCUPANCY: IRC R101.2, EXCEPTION 1 & IBC 508.5.2 OCCUPANCIES				
Estimated Valuation of Work:				
\$ 1,500,000.00				
Floor Area per Unit: C-1,814/B-1,800/A-1814 (GROSS SQFT)	First Flr: C-907/B-900/A-907 (GROSS SQFT)	Second Flr: C-907/B-900/A-907 (GROSS SQFT)	Third Flr: NONE	Basement: NONE
Total Number of Units:				
THREE				
Total Unit Square Footage:				
5,428 TOTAL (GROSS SQFT)		(3) 2ND FLOOR BALCONIES: 194 GROSS SQFT EA 582 SQFT TOTAL		
Overall Total Project Square Footage:				
5,428 GROSS SQFT LIVE/WORK + 582 GROSS SQFT BALCONIES = 6,010 GROSS SQFT				

Town of Alpine
P & Z Commission
NOV 04 2024
RECEIVED

APPLICANT/CONTRACTORS AND/OR CONSULTANTS:

Owner:	Phone:
CREATIVE PROPERTIES, LLC	307-880-4444
Mailing Address:	
PO BOX 1196, JACKSON, WY 83002	
Contractor:	Phone:
SNOW PEAK DESIGN BUILD, LLC	307-880-4444
Mailing Address:	
PO BOX 2911, ALPINE, WY 83128	
Excavating Contractor:	Phone:
TO BE DETERMINED	
Mailing Address:	



Minor Construction Permit Application

INFORMATION TO BE PROVIDED BY APPLICANT ~ ALL BLANKS MUST BE FILLED IN

PROJECT NAME:

Physical Address:	15 Boardwalk Dr, Alpine, WY, 83128
Legal Description (Lot # and Subdivision):	15, Boardwalk <i>Subdivision</i>
Estimated Valuation of Work:	
Description (Intent of Permit):	Rebranding of exterior facade (taking off existing entrance tower's facade and replacing with new, updating fascia, painting of existing canopies), minor electrical (to signage) and structural (adding a canopy on each entrance)

APPLICANT/CONTRACTOR/CONSULTANTS:

Owner:	Parkland USA Corporation	Phone:	208.520.1225 <i>Jake Thomas</i>
Mailing Address:	2251 N. Holmes Ave, Idaho Falls, ID 83401		
Contractor:	TBD	Phone:	
Mailing Address:			
Electrical Contractor:	TBD	Phone:	
Mailing Address:			
Plumbing Contractor:	N/A	Phone:	N/A
Mailing Address:	N/A		
Mechanical Contractor:	N/A	Phone:	N/A
Mailing Address:	N/A		
Authorized Representative if different from Owner:	Jamee Moulton with Resin Architecture		
Signature of Owner or Authorized Representative:	<i>Jamee Moulton</i>		Date: 9/16/24

FOR USE BY TOWN:

Date Received:	Permit #:	Use Zone:
<i>9/23/2024</i>		<i>111C</i>
Permit Fees:	Paid Fees: (Check# / Cash)	Date Paid:



MULTI UNIT RESIDENTIAL BUILDING

Permit Application

INFORMATION TO BE PROVIDED BY APPLICANT ~ PLEASE FILL IN ALL BLANKS

PROJECT NAME: Palisade Place Phase II

Physical Address:

Wooden Spur Drive

Legal Description (Lot # and Subdivision):

PIN: 3718-294-00-096 PARCEL NO: 37182940009600 GREYS RIVER VILLAGE 2ND - LOT 30

Description of Work: New Construction - 14 Bedroom Apartment Building

Proposed Building Use: Apartments

Estimated Valuation of Work: \$6 M

Floor Area per Unit:	First Flr: 667 x 4 = Units Vary in size 2668+101 mech =2769	Second Flr. 759x4 = 3036	Third Flr: (2)766+1221 1533 + 910 = 2443	Basement: None
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Total Number of Units: [8] Eight Units Total - [4] One Bedroom [2] Two Bedroom [2] Three Bedroom

Total Unit Square Footage: (4) 667 + (2) 1215 + (2) 1526

Overall Total Project Square Footage: 8,248 (Includes mechanical room not associated with a specific apt)

APPLICANT/CONTRACTORS AND/OR CONSULTANTS:

Owner:	Jade Beus	Phone:	(307) 413-5023
Mailing Address:	po box 11523 Alpine WY 83128		
Contractor:	Jade's Plumbing & Heating	Phone:	(307) 413-5233
Mailing Address:	po box 11523 Jackson WY 83001 - 555 West Deer Drive Suite 110		
Excavating Contractor:	Duerr Excavation	Phone:	(307) 264-9577
Mailing Address:	PO Box 3302 Jackson, WY 83001		

alpine@silverstar.com

From: Kareenna Armington <k.armington@usa.net>
Sent: Wednesday, October 9, 2024 5:14 PM
To: Christine Wagner
Cc: Elliot Armington
Subject: 337 EMR changes for 10/22 meeting - DRAFT
Attachments: 230922 337 E Mill Rd Armington Barn.pdf; 241007 337 E Mill Rd Armington and Lethbridge Res.pdf; 230922 337 E Mill Rd Armington and Lethbridge Barn Calcs.pdf; 241007 337 E Mill Rd Armington and Lethbridge Res Calcs.pdf; 241003 337 E Mill Rd Armington Barn Letter.pdf

Hi Christine, attached are the updated plans (and the engineer's calculations). Elliot and I will see you on Zoom on 10/22.

Thanks!
 Kareenna

Below are the proposed changes to the plans.

1. Deck redesign to a new shape.
2. Move the study door to the other side of the same wall, up against the back wall to of the master closet.
3. Add a smoke detector in the study.
4. Combine the guest bath and laundry room, and put the mechanical equipment in the crawl space.
5. Slightly larger portico, covered porch at front door.
6. Add small coat closet at garage entry to house, (taking the space from the closet of Bedroom 1).
7. Remove the closet from bedroom 3.
8. Shift the wall behind the master toilet 6" into master closet.
9. Move both bedroom doors 6" into hallway.
10. Change decorative rafters to 3 on each side, 8x10.
11. Add sacking washer dryer opposite (behind) toilet in master closet.
12. Remove pull-down stairs from guest wing hall. Leave code attic access (22x30).
13. Add fireplace in southeast corner of master bedroom.
14. Remove the linen closet in the master bath and the framed wall separating shower from the rest of the bath. All glass.
15. Add a loft in the taller shop, at header height above the garage door, extending to the first set of columns.
16. New location to propane tank (marked-up site plan to follow).

Kareenna



The Right Fit

PHONE 208.359.1461
FAX 208.359-0740
KRIS@DESIGNINTEL.COM

1037 ERIKSON DRIVE
REXBURG, ID 83440
DESIGNINTEL.COM

Date: October 3, 2024

To: Alpine Wyoming Building Department

Subject: 337 E Mill Rd Armington Barn

File No: 2023-116

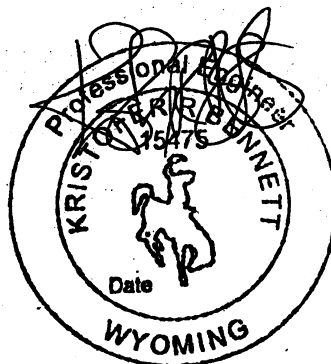
Dear Sir or Madam,

The Design Intelligence LLC drawings dated 9/22/23 for the above-referenced project shall be modified with a Second-Floor loft added according to the attached added Second Floor Loft Framing Plan. The loft has been designed for a 40 psf live load and a 15 psf dead load. The bottom of the loft floor framing shall be approx. 1'-0" above the top of the garage door opening. Coordinate the stair or ladder access with the owner. Foundations have been evaluated for the added loft load and are adequate as designed on the existing plans.

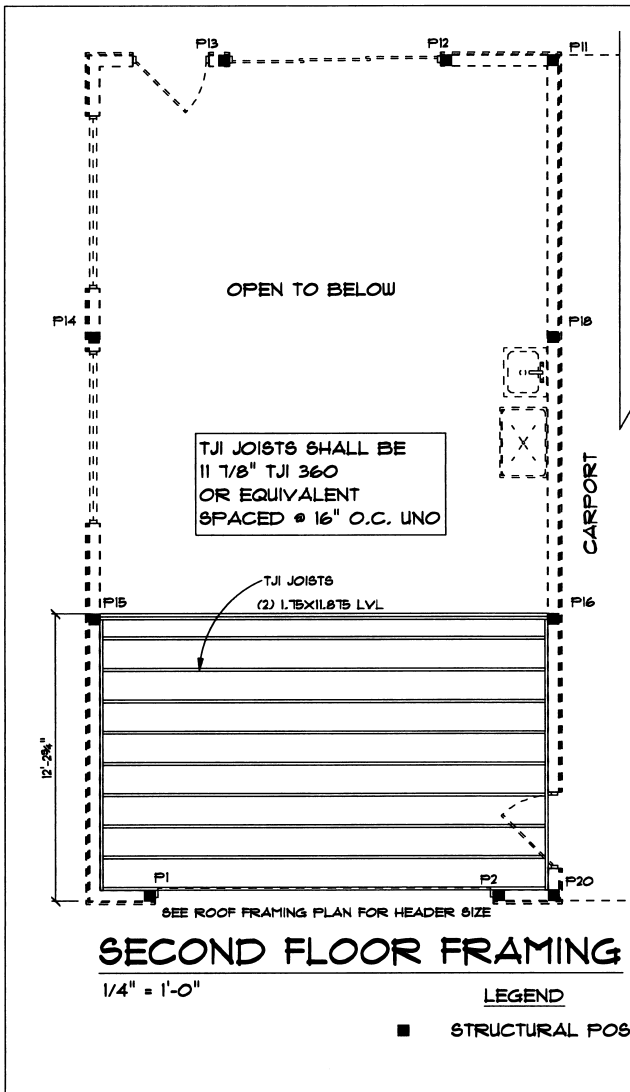
Please call if you have further questions.

Sincerely,

Kris Bennett, P.E.
Design Intelligence, LLC

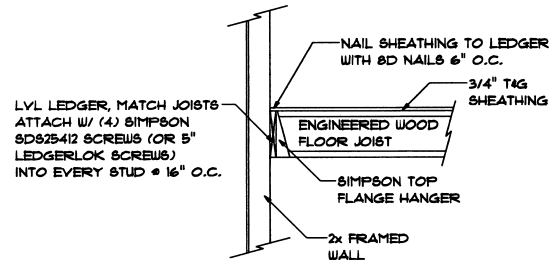


10/03/24

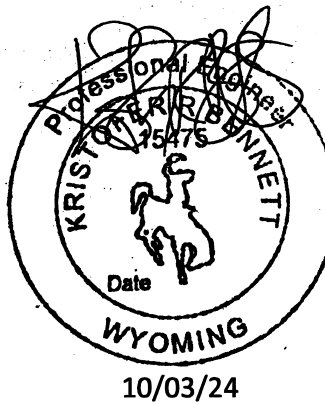


FLOOR FRAMING NOTES

1. INSTALL JOISTS PER MANUFACTURER'S RECOMMENDATIONS INCLUDING ALL BRIDGING AND BRACING.
2. PROVIDE DBL JOISTS UNDER ALL BEARING WALLS THAT RUN PARALLEL TO FLOOR JOISTS.
3. FRAME AROUND STAIRS USING
(2) 1.75x11.875 LVL W/ SIMPSON HUCQ412-SDS HANGERS OR GREATER WHERE APPLICABLE UNO.
4. ALL EXTERIOR WALLS ARE BEARING WALLS UNO.
5. BEARING WALL HEADERS SHALL BE (2) DF 2x10 OR (3) 1.5x5.5 LVL UNO WITH (1) DF 2x TRIMMER.
6. HEADERS SHOWN IN THE BEAM SCHEDULE REQUIRE (2) DF 2x TRIMMERS UNO.
7. JOIST COUNT SHOULD BE DETERMINED FROM JOIST SPACING NOT FROM DRAWING LAYOUT.
8. SEE SHEET S2 FOR STRUCTURAL POST SIZES.
9. SEE SHEET S3 FOR BEAM SCHEDULE.



JOIST TO WALL





416 S. Washington
P.O. box 310
Afton, WY 83110
Phone (307) 885-9831

UTILITY RATES

(per Resolution 2023-04 passed on May 9, 2023)

WATER RATES: Water users shall be billed according to the following schedule:

(A) Demand Charge: Demand charge is the charge to a consumer regardless of water usage

<u>PIPE CONNECTION SIZE</u>	<u>MONTHLY CHARGE</u>
$\frac{3}{4}$ -1 inch or less	\$22.00
1.5 inch	\$26.25
2 inch	\$38.85
4 inch	\$77.40
6 inch	\$103.95

Additional Per Unit Hotel/Motel/RV	\$6.50
Additional Per Unit Apartments	\$14.70

(B) Consumption Charge: The consumption or monthly water usage charge is based upon four tiers and is directly related to the actual water consumption over a monthly period. A customer's water usage will be monitored by water meters installed on each water service. The Consumption charge tiers are defined as follows:

<u>Tier</u>	<u>Minimum Gallons</u>	<u>Maximum Gallons</u>	<u>Monthly Charge</u>
1	1	60,000	\$17.00 flat consumption fee
2	61,000	120,000	.35 per 1,000 gallons
3	121,000	300,000	.40 per 1,000 gallons
4	301,000 and up		.45 per 1,000 gallons

After a consumer's use exceeds 60,000 gallons, the readings will be rounded down to the nearest thousand gallons.

*All meter readings and usage are in thousand gallons. EXAMPLE: 35 = 35,000 gallons
Please feel free to contact the Town Hall at 885-9831 if you have any questions.*

(C) Non-Resident Users: Users who are not residents to the Town of Afton shall be billed at a rate of 125% of the Residential Rate or other applicable rate.

SEWER RATES: All Town of Afton Sewer Service users shall be billed at the following rate:

Monthly Charge Description	Monthly Charge
Base Rate Residential/Commercial	\$25.00
Base Rate Apartment Unit	\$25.00
Base Rate Hotel/Motel/RV	\$25.00
Additional Per Unit Hotel/Motel/RV	\$10.40
RV Dump Fee	\$10.00
Commercial Septic Dumping per 1,000 gallons	\$170.00

Please feel free to contact the Town Hall at 885-9831 if you have any questions.

NOTE

STATE TO COMPLETE ALL ELECTRICAL INSPECTIONS

Section 2-305. Construction Activities – Established Timeframes

Construction activities and all related sounds from construction activities shall have an established timeframe of 7:00 a.m. to 7:00 p.m. on regular (Monday – Friday) weekdays and 8:00 a.m. to 6:00 p.m., on weekends (Saturday and Sunday) and legal holidays during the months of May through November. During ~~On~~ the months of December through April the established construction activity timeframe will be 7:00 a.m. to 5:00 p.m. on regular (Monday – Friday) weekdays and 8:00 a.m. to 5:00 p.m., on weekends (Saturday and Sunday) and legal holidays. Any activities that occur for three (3) consecutive days will may be subject to violations. Emergency work/activities shall be exempt from the specified construction times; however, notification of all emergency work needs to be made to the Town of Alpine Public Works Director and Planning and Zoning Administrator.

Section 2-306. Issuance of Certificate of Occupancy

Once all required building inspections have been made and approved by the Municipal Building Official, the Town of Alpine shall issue a Certificate of Occupancy to the applicant. The Certificate of Occupancy represents a formal notification by the Town of Alpine that the building can legally be occupied by the applicant. The Certificate of Occupancy shall be signed by the Town of Alpine Building Inspector/Official.

Section 2-307. Issuance of Certificate of Completion

Once all required building inspections have been made and approved by the Municipal Building Official, the Town of Alpine shall issue a Certificate of Completion to the applicant. The Certificate of Completion represents a formal notification by the Town of Alpine that requirements of the addition, garage, minor construction and remodeling permits, and sign permits regulations have been met. The Certificate of Completion shall be signed by the Town of Alpine Building Inspector/Official.



ORDINANCE NO. 2024-007
TOWN OF ALPINE
HEALTH, SAFETY, AND SANITATION
NOISE CONTROL

AN ORDINANCE REPEALING AND REPLACING 268 ORDINANCE NO. 2019-05 REGULATE, PREVENT OR SUPPRESS NOISE IN THE TOWN OF ALPINE AND APPROVING NOISE CONTROL IN THE TOWN OF ALPINE BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF ALPINE:

STATE LAW. For state law as to power of towns to regulate, prevent, or suppress noise, see W.S. 1977 § 15-1-103.

§ 1	DEFINITIONS
§ 2	CLASSIFICATION OF USE DISTRICTS
§ 3	MOTORIZED VEHICLES
§ 4	EXCEPTIONS
§ 5	APPLICATION FOR SPECIAL PERMIT
§ 6	VIOLATIONS
§ 7	ADDITIONAL REMEDY
§ 8	CONFLICTS REPEALER
§ 9	EFFECTIVE DATE

SECTION 1: DEFINITIONS

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

"A" weighted sound pressure level: Sound pressure level as measured with a sound level meter using the "A" weighting network. The standard unit notation is dB (A).

Construction or Demolition Activity: Means the erection (including excavation), demolition, alteration, or repair of any building, structure or roadway, for which all necessary and proper governmental permits have been obtained.

Decibel: Logarithm and dimensionless unit of measure used in describing the amplitude of sound. Denoted as dB.

Emergency Vehicle: Means any type of vehicle or device with a motor to operate or to be used in an emergency.

Emergency work: Work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from imminent exposure to danger.

Event: Means a planned public or social occasion thing that happens, especially one of importance.

Excessive: Means to a greater degree or in greater amounts than is necessary, normal, or desirable; inordinately.

Health: Means an optimal state of physical, mental and emotional well-being and not merely the absence of disease.

Intensity: Means the magnitude and strength of noise.

Legal Holidays: Means a public holiday established by law.

Motorized Vehicle: Means a vehicle or device with a motor to operate or propel.

Noise: The intensity, frequency, duration and character of sound or sounds from a source or sources. When related to all other sounds, from whatever source, including but not limited to outdoor construction activities, construction equipment, vehicles and/or machinery associated with any such construction activities; the term means any such sound which exceeds one hundred ten (110) decibels. ~~during the hours of 8 p.m. to 6:30 a.m., the following day, on regular weekdays and 7:30 p.m. to 9 a.m., the following day, on weekends and legal holidays.~~

Nonconforming: Means the existence of any operation, vehicle, building or structure that does not conform to the permitted use established.

Property: Meaning a building or buildings and the land belonging to it and/or them.

Property Line: Means the separation of one or more property(ies) and the boundary line that establishes the separation.

Right-Of-Way: Establishes use of property for town matters without conferring ownership, including, but not limited to (i.e. snow storage, utilities, fire access).

Right of Way: Means any road, street, avenue, alley, boulevard, highway, lane or court, including berms, shoulder or any public property adjacent thereto, bridge, viaduct, trestle and the approaches to them or sidewalk.

Special Use/Authorization: Means the action or fact of authorizing or being authorized; a document giving permission or authority.

Sound level meter: Instruments including a microphone, and amplifier, an output meter and frequency weighting networks for the measurement of noise and sound levels in a specified manner, as per American National Standards Institute S 1.4-1971.

Sound pressure level: Twenty (20) times the logarithm to the base ten (10) of the ratio of the root mean square pressure of a sound to the reference pressure, which is 20×10^{-6} newtons per square meter.

Temporary: Means serving or lasting for a limited period of time.

Vehicle: Any machine or device in, on, or by which any person or property is or may be transported or drawn on any right-of-way or parking lot. This definition applies to motorized and/or emergency vehicles.

Weekends: Means a period from Friday evening through Sunday evening.

All technical terminology used in this chapter, unless its context otherwise requires, shall be defined in accordance with American National Standard Institute (ANSI) Publication S 1.1-1960, revised 1971, or successor publications.

SECTION 2: CLASSIFICATION OF USE DISTRICTS

- a) It shall be unlawful to project a sound level, excluding noise emanating from the operation of cars, trucks or motorcycles, on town streets and alleys from one property into another property within the boundary of a use district which exceeds the limiting noise spectra set forth in Table 1 below. Sound level shall not be projected for more than ninety (90) percent of any measurement period, which shall not be less than ten (10) minutes.
- b) Sound projected from one use district into another use district with a different noise level limit shall not exceed the limits of the districts into which the noise is projected.
- c) The measure of sound shall be made with a sound level meter and shall meet the standards prescribed by the American National Standards Institute Type II or better.
- d) The slow meter response of the sound level meter shall be used in order to best determine that the average amplitude has not exceeded the limiting noise spectra set forth in Table I below.
- e) The measurement shall be made at or beyond the property line of the property on which the sound pressure level is generated, or perceived, at approximately five (5) feet above ground.
- f) In the case of an elevated or directional sound source, compliance with the noise limits is to be maintained at any elevation at the boundary.

TABLE I
LIMITING NOISE LEVELS FOR USE DISTRICT

Maximum permissible sound pressure levels in decibels db (A)

Day 7:00 A.M. - ~~9:00 P.M.~~ 7:00 P.M.

Night ~~7~~9:00 P.M. - 7:00 A.M.

	Residential	Business Industrial	Light Industrial
Day	55	60	70
Night	50	55	65

SECTION 3: MOTORIZED VEHICLES

It shall be unlawful to operate a motorized vehicle within the Town limits which creates a sound pressure level which exceeds the noise level limits set forth in Table II below to be measured in accordance with Section 002 (c), at speeds of fifty (50) m.p.h. or less.

TABLE II
MAXIMUM ALLOWABLE LIMIT

- a) Vehicles over 10,00 pounds:
Ninety (90) dB (A) measured at or beyond twenty-five (25) feet from near edge of lane or roadway - maximum limit.
- b) Under 10,000 pounds:
Eighty (80) dB (A) measured at or beyond twenty-five (25) feet from near edge of lane or roadway - maximum limit.
- c) Motorcycles:
Eighty-four (84) dB (A) measured at or beyond twenty-five (25) feet from near edge of lane or roadway - maximum limit.
- d) Domestic power equipment:
Eighty-four (84) dB (A) measured at a point beyond property line - maximum limit.
- e) Mufflers - prevention of noise:
It shall be unlawful for any person to operate, or for the owner to cause or knowingly permit the operation of any vehicle or a combination of vehicles, within the Town which is not equipped with an adequate muffler in constant operation and properly maintained to prevent any unnecessary noise; no muffler or exhaust system shall be modified or used with a cutoff, bypass or similar device.
- f) Engine Brakes – Prohibition of:
It shall be unlawful for any person to operate an engine compression brake within the Town.

SECTION 3.1: TEST FOR EXCESSIVE NOISE

For the purpose of determining and classifying any noise as excessive and in violation of this chapter, the following test measurement and requirements shall be applied:

- a) The noise shall be measured on a sound meter which conforms to ANSI standards and quality, operated on an “A weighting scale.
- b) The noise shall be measured at the property line from its source, when located within a dedicated public right-of-way.
- c) If the noise is located on private property or public property, other than a dedicated public right-of-way, it shall be measured at the property line from the property line of the property on which its source is located.

SECTION 3.2: USE OF LOUDSPEAKERS

Use of loudspeakers and sound producing devices to attract the public to buildings prohibited. Notwithstanding provisions in this chapter to the contrary it is unlawful for any person, firm or corporation to use, operate, or permit to be played, used or operated, any radio receiving set, musical

instrument, phonograph, loudspeaker, sound amplifier, or other machine or device for the producing or reproducing of sound which is cast upon the public streets for the purpose of commercial advertising or attracting the attention of the public to any building or structure. The operation of any such set, instrument, phonograph, machine or device in such a manner as to be plainly audible at a distance of twenty-five feet from the building or structure in which it is located shall be prima facie evidence of a violation of this section.

Attaching sound amplifying equipment to vehicles for advertising prohibited.
No person shall operate or cause to be operated within the Town of Alpine, any motor vehicle or horse drawn vehicle having mounted thereon or attached thereto any sound amplifying equipment with such sound amplifying equipment in operation for commercial or political sound advertising purposes.

SECTION 3.3: CONSTRUCTION ACTIVITIES

Construction activities and all related sounds from construction activities shall have an established timeframe of 7:00 a.m. to 7:00 p.m. on regular (Monday – Sunday Friday) weekdays and 8:00 a.m. to 6:00 p.m., on weekends (Saturday and Sunday) and legal holidays during the months of May through November. On the months of December through April the established construction activity timeframe will be 7:00 a.m. to 5:00 p.m. on regular (Monday – Friday) weekdays and 8:00 a.m. to 5:00 p.m., on weekends (Saturday and Sunday) and legal holidays. Any activities that occur for three (3) consecutive days will be subject to violations.

SECTION 4: EXCEPTIONS

The following uses and activities shall be exempt from noise level regulations:

- a) Noise of safety signals and warning devices;
- b) Noises resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of emergency.
- c) Noises resulting from **time sensitive** emergency work or noise levels for which a special permit has been granted as hereinafter provided for.
- d) Noise resulting from the operation of town equipment by town work crews.
- e) Noise resulting from the operation of motorized lawn, yard care, and snow removal equipment between the hours of 6:00 A.M. and 9:00 P.M.
- f) Noise resulting from the use of pyrotechnics during town celebrations and/or holidays.
- g) Noise resulting from events, parties, or celebrations organized or permitted by the town.

SECTION 5: APPLICATION FOR SPECIAL PERMIT

Applications for a permit for relief from the noise level designated in this chapter on the basis of undue hardship may be made to the mayor or his/her duly authorized representative. Any permit granted by the mayor hereunder shall contain all conditions upon which the permit has been granted and shall

specify a reasonable time that the permit may be effective. The mayor or his/her duly authorized representative may grant the relief as applied for if he finds:

- a) That additional time is necessary for the applicant to alter or modify his activity or operation to comply with this chapter, or
- b) The activity, operation or noise source will be of temporary duration and cannot be done in a manner that would comply with other subsections of this Section; or
- c) The Mayor or his duly authorized representative may prescribe any conditions or requirements he deems necessary to minimize adverse effects upon the community or the surrounding neighborhood.

SECTION 6: VIOLATIONS

- a) Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and may be fined Seven Hundred Fifty (\$750.00) dollars. Each day such violation is committed or permitted to continue shall constitute a separate offense.
- b) A person commits a breach of peace if he disturbs the peace of a community or its inhabitation by creating excessive noise, or by using threatening, abusive or violent acts or language which a reasonable person would determine would disturb the peace, or by using excessive noise as defined during any construction and/or demolition activities within the Town boundaries.

SECTION 7: ADDITIONAL REMEDY

The operation or maintenance of any device, instrument, vehicle, or machinery in violation of any provision hereof and which causes discomfort or annoyance to reasonable persons of normal sensitiveness or which endangers the comfort, repose, health or peace of residents in the area shall be deemed, and is declared to be, a public nuisance and may be subject to abatement summarily by a restraining order or injunction issued by a court of competent jurisdiction.

SECTION 8: CONFLICTS REPEALER

268 Ordinance No. 2019-05 is herewith repealed in its entirety. Any ordinance or part of any ordinance that may conflict herewith is hereby repealed.

SECTION 9: EFFECTIVE DATE

Passed First Reading on the 16th day of July 2024.

VOTE: 5 YES, 0 NO, 0 ABSTAIN, 0 ABSENT

Passed Second Reading on the 21st day of August 2024.

VOTE: ___ YES, ___ NO, ___ ABSTAIN, ___ ABSENT

Passed on Third and Final Reading on the 17th day of September 2024.

VOTE: ___ YES, ___ NO, ___ ABSTAIN, ___ ABSENT

TOWN OF ALPINE

Eric Green, Mayor of Alpine

ATTEST:

Monica L. Chenault, Clerk / Treasurer

ATTESTATION OF THE TOWN CLERK

STATE OF WYOMING)
COUNTY OF LINCOLN)
TOWN OF ALPINE)

I hereby certify that the forgoing Ordinance No. 2024-007 shall be duly posted for ten (10) days in the Town Office.

I further certify that the foregoing Ordinance will be posted on the Town website in final form, upon its passing and approved by the Town Council as soon as is practicable.

I further certify that the forgoing Ordinance was duly recorded in the BOOK OF ORDINANCES VI, TOWN OF ALPINE, LINCOLN COUNTY, WYOMING.

ATTEST:

Monica L. Chenault Clerk / Treasurer



Town of Alpine
Planning & Zoning Commission Minutes

DATE: *October 22nd, 2024*
TIME: *7:00 p.m.*

PLACE: *Town Council Chambers*
TYPE: *Regular Meeting*

- 1. CALL TO ORDER:** Meeting called to order at 7:01 p.m.
- 2. ROLL CALL & ESTABLISH QUORUM:** Ms. Christine Wagner, Planning and Zoning Commission Administrator established roll call, members in attendance were Ms. Melisa Wilson, Mr. Dan Schou and Ms. Sue Kolbas. A quorum was established. Also in attendance was Ms. Christine Wagner, Zoning Administrator.
- 3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**
 - **Armington/Lethbridge, Kareenna: Lot #11 Greys River Valley, 337 East Mill Road (#R1-01-23) – Permit Amendment** - The first item of business that the Commission discussed was a permit amendment for Lot #11 in Greys River Valley, located at 337 East Mill Road, represented by Kareenna and Elliot via Zoom. The amendment discussion included modifications such as a new Portico, covered porch, and other aesthetic and structural changes. Representatives confirmed that the Portico extension did not encroach on property boundaries, meeting setback requirements. Additional proposed changes included adjustments to non-loadbearing walls, a new closet near the garage entry, decorative modifications to rafters, and new structural headers were needed. The Commission noted that, due to the absence of a full review by Building Inspector Dan Halstead, they could not approve the permit amendment at this time. Mr. Halstead's feedback is required on structural elements, including the Portico, deck, and other load-bearing adjustments, as well as the positioning of smoke detectors and other code-related items. While many proposed updates, such as decorative changes and veneer, do not necessitate further review, all structural modifications must receive Mr. Halstead's approval. The representatives were asked to submit complete specifications, including for the fireplaces and relocated propane tank, to ensure all safety requirements are met. **Mr. Dan Schou moved to keep the Permit Amendment (#R1-01-23) for Armington/Lethbridge, Kareenna: Lot #11 Greys River Valley, 337 East Mill Road – on the table until the next meeting when more information will be provided. Ms. Sue Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.**
 - **Silverio Irizarry, Jadisvette (Quinnbella, LLC {Food Court}): Lot #651C Lakeview Estates, 151 US Highway 89 (#MC-11-24) - Carport/Shed Installation** - Jadisvette Irizarry represented herself in requesting approval for the installation of a carport-style shed at her food court business, Quinnbella LLC, located at 151 US Highway 89, to provide a warm seating area for customers during winter. The structure, a metal carport purchased from Amazon, is designed to withstand snow loads of 330 pounds per square foot. The Commission discussed several structural considerations, including snow and wind load ratings. Although wind load specifications were not readily available, it was noted that the structure is under 300 square feet, which simplifies some regulatory requirements. Questions were also raised about the installation method. The Commission further inquired about setbacks and the structure's proximity to property lines. While commercial-to-commercial adjacency generally does not impose strict setback requirements, there was concern

regarding its placement relative to a nearby fence and the food truck's current positioning. It was confirmed that the installation is within a fenced area, which the landowner approved, as indicated on the last page of her application. **Mr. Dan Schou moved to approve permit application #MC-11-24 Silverio Irizarry, Jadisvette (Quinnbella, LLC {Food Court}): Lot #651C Lakeview Estates, 151 US Highway 89 - Carport/Shed Installation. Ms. Sue Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.**

4. TABLED ITEMS:

- **Conrad Bischoff – Parkland USA – (KJ’s – On the Run): Lot #15 & #17 Boardwalk Subdivision, 15 Boardwalk Drive (#RE-03-24) – Façade Extension**– The Commission reviewed the tabled request for a façade extension at KJ’s – On the Run, represented by Conrad Bischoff of Parkland USA. No new information or updates have been provided. Additionally, no representative was present at this meeting. Zoning Administrator Christine Wagner recommended keeping the item on the tabled list until updated information is received, and the commission agreed to do so. **Mr. Dan Schou moved to table permit application #RE-03-24 for Conrad Bichoff – Parkland USA (dba KJ’s – On the Run), Lot #15 & #17 Boardwalk Subdivision, 15 Boardwalk Drive; until the next meeting when more information will be provided. Ms. Sue Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.**
- **Merrill, Wanona: Lot #55 Three Rivers Meadows, 443 Meadows Drive – (#A-01-24) – Small Building Addition** – Mr. Wade Johnson, the representative for Wanona Merrill, presented additional information for the previously tabled permit application #A-01-24, regarding a bathroom extension at 443 Meadows Drive in the Three Rivers Meadows Subdivision. The application was initially reviewed at the October 8th meeting, where the Commission determined that further clarification was needed, including specifics on window wells, insulation (ResCheck), and plumbing. During this meeting, Mr. Johnson addressed the outstanding questions, confirming that the bathroom extension would be located within the existing home footprint and accessed via a new doorway in the location of the current tub. The Commission verified that setback requirements were met, with the window well positioned inside of setbacks. Questions about the plumbing configuration were clarified: the property had originally been on septic and later switched to town sewer, which left an external cleanout uninstalled. The Commission noted the code requirement for an external cleanout, recommending that it be addressed if future excavation occurs. The discussion also covered basement access via an existing concrete stairwell, which met egress requirements. While a handrail was recommended, it was not required since the stairwell was an existing structure. **Mr. Dan Schou moved to approve permit application #A-01-204 for Wanona Merrill, Lot #55 of the Three Rivers Meadows Subdivision, 443 Meadows Drive. Ms. Sue Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.**
- **Beus, Jade – Palisades Place: Lot #30 Greys River Village #2, 374 Wooden Spur Drive (#R2-04-24) – Multi-Unit Building Complex** - Jade Beus and Rachel Ravits presented updates on the multi-unit building project which was pending state review and further information. The project involves constructing a multi-unit complex with eight apartment units, requiring state approval and town plan compliance. Zoning Administrator Christine Wagner confirmed that no new information from the state had been received, which continues to delay progress. During the discussion, the Commission reviewed structural details, specifically the load-bearing support system, structural headers, and point loads for steel beams and trusses. The representatives clarified that the project included concrete and wood framing, with spans carried by open-web steel joists. The Commission

raised concerns about the absence of specific steel drawings and requested a span table with load calculations to verify structural integrity. The representatives explained that final steel specifications from the manufacturer could not be secured until the project received an approved building permit. It was also noted that updated plans would be required before construction, especially regarding the load path calculations for key components. The Commission further confirmed that state review encompasses all structural elements, including fire safety and egress requirements, and that an egress window design had been updated. Public Works Director assistance will be sought to verify sewer line locations prior to excavation. The Commission advised that excavation within the town rights-of-way would require a final building permit and state approval. With unresolved issues, the commission unanimously agreed to keep the permit application tabled until the next meeting. **Mr. Dan Schou moved to keep permit application #R2-04-24 for Jade Beus, Palisades Place, Lot #30 of the Greys River Village #2, 374 Wooden Spur Drive on the table. Ms. Sue Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.**

5. DISCUSSION AND/OR CORRESPONDENCE ITEMS:

Public Comment:

Mr. Brett Bennett raised several concerns during the public comment session, focusing on recent adjustments to zoning regulations, particularly setbacks and construction times. Bennett highlighted the potential impact of increased setbacks on building envelopes, noting that this could unintentionally lead to smaller or taller buildings, which may not be desirable. He suggested that instead of a blanket increase in setbacks, a separate, more flexible setback for parking could alleviate space constraints, particularly for smaller lots. Bennett expressed concern about ongoing changes in town regulations, such as snow storage requirements, which impact phased projects spanning multiple years. Mr. Rex Doornbos joined the discussion to provide additional insights. Mr. Doornbos and Mr. Bennett noted that the recent setback discussions are part of a broader vision to enhance key corridors, incorporating pedestrian-friendly elements like bike paths, off-street parking, and green space. While these changes align with the upcoming master plan, Bennett and Doornbos suggested that significant adjustments should ideally be introduced alongside the master plan to ensure a comprehensive approach. The conversation shifted to construction noise and activity times, especially with recent complaints regarding lighting and noise from ongoing construction. Mr. Bennett and other attendees proposed a consistent timeframe for construction activities, similar to Jackson's regulation of 7:00 a.m. to 7:00 p.m. daily, to balance construction needs with residents' right to quiet enjoyment. There was a consensus that a simplified construction time regulation might be more enforceable and understandable. The Commission and attendees agreed to continue exploring setback flexibility, enhanced landscaping, and construction time regulations to support Alpine's growth while considering the quality of life for residents.

• Utility Connections – Resident vs. Non-Resident Users

The Commission discussed the possibility of implementing different utility rates for resident and non-resident users. The idea was generally well-received, with members expressing that non-resident fees could be higher to account for usage by individuals not permanently residing in the town. However, there were questions about how to determine a user's residency status accurately. The group discussed the potential challenge of monitoring residency, with comparisons to other towns that have successfully implemented similar policies. It was noted that Alta, Wyoming, uses a residency verification process for various services, requiring homeowners to reside there for a minimum of six months to be classified as residents. The Commission considered practical steps, such as adding a checkbox on utility and permit applications for applicants to indicate whether the property is their primary residence or a second home. It was also noted that the Town Council would need to approve and formalize any rate adjustments, including a policy to verify residency. The Commission decided to gather more information on the logistics of monitoring residency before making a formal recommendation to the Town Council.

- **Alpine Lakes Lincoln County Master Plan Review**

The Commission discussed the Alpine Lakes Master Plan document approved by Lincoln County per Mayor Green's request for a review. The purpose of the review is to assess any discrepancies between the County's plan and the Town's Land Use Development Code (LUDC) to provide a report to the Town Council by November 19th. Additionally, the Commission was asked to consider whether the Alpine Lakes development can meet the standards set out in the Alpine annexation agreement. The Commission decided to compile and finalize these findings and insights into a report to present to the Town Council. Additional follow-up was assigned to verify specific elements of the annexation and to gather input from legal counsel.

- **US Department of Transportation – Federal Aviation Administration - Circular**

Ms. Wagner provided the Commission members with a U.S. Department of Transportation – Federal Aviation Administration – Circular Advisory document for their review. Master Plan RFPs and the Impact and Capacity Fee Study RFPs were distributed to the Commission. The Commission's recommendations are due to the Council by November 6, 2024.

6. APPROVAL OF MINUTES:

- **Planning & Zoning Meeting Minutes for October 8th, 2024:** Commission members reviewed the meeting minutes that were distributed prior to the meeting date. **Mr. Dan Schou moved to accept the meeting minutes from the October 8th 2024, Planning and Zoning Commission Meeting, as written. Ms. Sue Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.**

7. ADJOURN MEETING: Mr. Dan Schou moved to adjourn the meeting. Ms. Sue Kolbas seconded the motion. All in favor; Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried. The meeting was adjourned at 9:57 pm.

** Minutes are a summary of the meeting **

Melisa Wilson, Chairman

Date

Attest:

Christine Wagner, Planning & Zoning Administrator

Date

Transcribed By:

Sarah Greenwald

Date