Vice-Chair Bob Greene called the meeting to order at 6:05 p.m. He introduced the Planning & Zoning Board members and the Planning and Engineering Staff present.

John Woodward welcomed everyone and thanked them for attending. He noted to the Planning & Zoning Board members that the agenda could proceed as outlined as applicants and/or their representative were present.
The minutes for the September 26, 2018 meeting were presented for approval. Mark made a motion to approve the minutes. Vince seconded the motion. All were in favor. Motion carried.


Marlowe Scherbel, with Surveyor Scherbel, Ltd., representing the applicants, WJW Holdings WY, LLC, was in attendance for File #110 PZ 18, a Conditional Use Permit Application for a Multi Family Planned Unit Development, PUD, to be called Timber View Estates. The project is on 3.7 acres in the Mixed Zone with access from Jordan Canyon Drive. Up to twelve (12) manufactured housing units in addition to eight (8) already permitted for a total of twenty (20.) The project is located on lot 6 of the Gibby Acres Second Filing Commercial/Residential Subdivision located east and across US Highway 26 from the Alpine Port of Entry. The rental units consist of IBC modular homes 30 ft. X 76 ft. or 2,280 square feet in size. The project will connect to the Alpine Lakes (new name North Alpine Water Company) Public Water Supply and to the Town of Alpine Wastewater Treatment Plant. John gave a presentation. Planning Staff recommends that the Planning and Zoning Commission send a recommendation to the Board of County Commissioners to approve File #110 PZ 18, a Conditional Use Permit Application, with Findings of Approval A. through D. and Conditions of Approval 1. through 5. Marlowe gave a presentation. Discussion ensued between Planning Staff, the commissioners, and the applicants representative. Dale Cottam gave a presentation on the draft Rules and Regulations. Discussion ensued between Planning Staff, the commissioners, and the applicants representatives.

Bob opened the meeting for public comment. Multiple people commented:

- Tom Coletti – opposed to project completely and express concerns regarding neighborhood notification, treatment plant impacts, Alpine debt service on wastewater, 8 foot fence, poor planning, drainage plans, traffic and WYDOT
- Peggy Gwin – expressed concerns regarding HUD, mobile home, manufactured home and modular home definitions
- Rick Bickner – opposed completely, expressed concerns regarding density, traffic, wildlife, distance from sheriff’s office and neighbors
- Sue Hahn– worked with Bill Wiemann since 2006 and helps with renderings and expressed favor of development
- Gerald Dolph– expressed concerns regarding adversely affecting neighbors and property values
- Susan Dolph– expressed concerns regarding public safety, school districts, social services, traffic on Jordan Canyon Road, Section 8 Housing
- Grant Hokanson– favored county growth and helping younger generation with jobs
- Byron Baker– expressed concern regarding county zoning codes, Alpine finances, grandfathered land uses, leased rentals, density, enforcement, wildlife impacts, location
- Chris Morasco– expressed concerns regarding density and aesthetic views
- Byron Baker– land use definitions and calculations
- Teresa Musetti– expressed concerns regarding impact on social services and density
- Robert Meikle– expressed concerns regarding dilemma in county regarding density and lot sizes
- Tara Bender – opposed
-Rick Starkey-opposed
-Lauren ?? (in Rees Subdivision with husband Steven)-opposed

Public hearing closed.

Discussion ensued between Planning Staff, the commissioners, the applicant (Bill Wiemann) and his representative, and the public.

Dan made a motion to Table the project to Planning and Zoning Commission Meeting on November 28, 2018 and obtain WYDOT questions and answers. Discussion ensued. Vince clarified with Dan the motion to Table to include WYDOT questions and answers and rendering on 18 versus 20 units plan.

Peggy Gwin interrupted with the ASHI web search comments.

Vince seconded the motion to Table the project to the Planning and Zoning Commission Meeting on November 28, 2018 and obtain WYDOT questions and answers and the applicant and his representative to return with the 18 unit plan and layout. Vote: 2 ayes, 1 nay. Motion carried.

Tom Coletti interrupted with request to add Game & Fish and Drainage Plans

John noted that the meeting will be at same time and place on that date.

Marlowe Scherbel, representing Surveyor Scherbel, Ltd., representing applicants Kelly & Celia Johnson, was in attendance for File #205 MS 18, a Minor Subdivision Preliminary Plat Permit Application proposal to subdivide 40 +/- acres into four (4) residential lots, with an average lot size of 10 +/- acres, in the Rural Zone. Proposed access is new private road named Wagner View Trail via a continuation of existing private road Big Ridge Meadows Drive which originates from the east side of Bitter Creek County Road No. 140. John gave a presentation. Planning Staff recommends that the Planning and Zoning Commission send a recommendation to the Board of County Commissioners to approve File #205 MS 18, a Minor Subdivision Preliminary Plat Permit Application, with Findings of Approval A. through C. and Conditions of Approval 1. through 4. Marlowe gave a presentation. Discussion ensued between Planning Staff, the commissioners, and the applicant’s representative.

Public hearing opened. No public comments. Public hearing closed.

Mark made a motion to send a recommendation to the Board of County Commissioners to approve File # 205 MS 18 with Findings of Approval A. through C. and Conditions of Approval 1. through 4. Vince seconded the motion. All in favor. Motion carried.

John informed the applicant’s representative about the Board of County Commission meeting on Wednesday, November 14, 2018 at 10:00 a.m. at the County Courthouse Boardroom in Kemmerer or via video conference at the Afton Branch Office EOC Conference Room.
Marlowe Scherbel, representing Surveyor Scherbel, L.t.d., representing applicants Robert and Lisa Hammond, was in attendance for File #206 MS 18, a Minor Subdivision Preliminary Plat Permit Application proposal to subdivide 42.2 +/- acres into three (3) residential lots, with an average lot size of 14 +/- acres, in the Rural Zone. Proposed access is from existing private roads Highridge Point, Spring Creek Ridge and Stonegate Drive via North Sprague Creek Road. John gave a presentation. Planning Staff recommends that the Planning and Zoning Commission send a recommendation to the Board of County Commissioners to approve File #206 MS 18, a Minor Subdivision Preliminary Plat Permit Application, with Findings of Approval A. through D. and Conditions of Approval 1. through 4. Marlowe gave a presentation. Discussion ensued between Planning Staff, the commissioners, and the applicant’s representative.

Public hearing opened. No public comments. Public hearing closed.

Vince made a motion to send a recommendation to the Board of County Commissioners to approve File # 206 MS 18 with Findings of Approval A. through D. and Conditions of Approval 1. through 4. Mark seconded the motion. All in favor. Motion carried.

John informed the applicant’s representative about the Board of County Commission meeting on Wednesday, November 14, 2018 at 10:00 a.m. at the County Courthouse Boardroom in Kemmerer or via video conference at the Afton Branch Office EOC Conference Room.

**Other Planning Matters**

John noted that both him and Vince attended the WYOPASS meeting in Douglas, Wyoming from October 17 to 19.

Mark motioned for adjournment. Dan seconded the motion. All in favor. Meeting adjourned at 8:22 p.m.

Grant Williams, Chair

John Woodward, Director