



*Town of Alpine
Board of Adjustments Meeting Minutes*

DATE: April 12th, 2022
TIME: 6:30 p.m.

PLACE: Council Chambers
TYPE: Special Meeting

1. **CALL TO ORDER:** Meeting called to order at 6:33 p.m.
2. **ROLL CALL & ESTABLISH QUORUM:** Ms. Christine Wagner, Planning and Zoning Administrator established roll call; members present were Mr. Floyd Jenkins Mr. Mike Kirkwood, Mr. Tim Hartnett and Mr. Rex Doornbos; Mr. Dave Jenkins was absent and excused from the night's meeting. A quorum was established. It was noted that others in attendance were Mr. Mike Hunsaker, (Star Valley Health Representative).
3. **TONIGHT'S APPOINTMENTS/NEW BUSINESS:**
 - **Star Valley Medical/Health: Lot #186 Alpine Meadows Subdivision, 37 Wintergreen Drive – (#V-02-2022) {Increase allowable Sign Cap and Free-Standing Sign Height}:** Chairman Doornbos asked the petitioner (Mike Hunsaker) to give the members a brief overview of the request. Mr. Hunsaker addressed those in attendance to present the request for additional signage and to ask for a higher height limit for the free-standing signs at the new health care facility. The building is currently in the Mixed Residential and Commercial District; in which allows for a lower amount of overall signage in the district. The applicant is requesting the cap on the signage to be increased to two hundred fifty-one and a half (251.5) square feet on the property. He further stated that they want the public to be able to see the facility and be able to provide enough wayfinding signage on the exterior of the building so that it is easily identified. Because of the size of the property, they are allowed two (2) free-standing signs and the applicant is seeking to exceed the height limit of fifteen (15) feet to eighteen (18) feet; so that when the snow depths that occur at this junction location, they feel it is necessary to have a sign that is visible above the piled and plowed snow at the intersection. The application was present to review and discuss the variance request/application. A brief overview of the variance application is as follows:

Variance Request:

Exceed the "MRC" cap of 150 square feet of signage by placing 251.5 square feet of signage on Lot #186 Alpine Meadows.

Place two (2) free-standing signs, one on Wintergreen Drive and one on US Highway 89.

To exceed the height limit of fifteen (15) foot height limit for construction of the free-standing sign on the frontage of the location of US Highway 89 to be eighteen (18) feet in height.

The Zoning Administrator presented all participants with a copy of the prepared correspondence and associated documents with the application that was received by the Town of Alpine. Ms. Wagner went over the application procedures and the review process, which is outlined below.

Application Submittal and Process:

- 1 Application and related forms and filing fees have been submitted and processed by the Town of Alpine, Zoning Administrator. Submitted Application Form {attached} has been deemed acceptable.
- 2 Property Owners within the five hundred (500) foot radius of the property have been notified of the proposed request for additional property signage, along with the sign height of the free-standing sign; property owners have been given the opportunity to respond to the submitted application. A response deadline of March 3rd by 4:00 pm was given. (Attached Notification)
- 3 Included in the application was a letter submitted by SVH outlining their request and reasoning for the variance request. (Attached Letter)
- 4 Also, included in the submitted documentation was a copy of the proposed sign locations and dimensions of the signs for the project. (Attached)
- 5 The Zoning Administrator has reviewed the application and submittal documentation for the acceptance of the variance request. The merits of the variance request were deemed acceptable for the process to move forward.

Application and Process have been completed.

Acceptance Signature: *Christine Wagner*

The Zoning Administrator prepared staff report is as follows:

Response/Comments from Zoning Administrator:

It should be noted that this property was annexed into the Town's boundaries in June of 2019; upon final annexation the property was placed in the Mixed Residential & Commercial Zoning District, at the request of the Applicant, it is believed this was done due to the nature of the business and the potential for housing employees.

As per Sub-Section:

(e) **Sign Standards for Commercial District**

Allows for additional signage if the property is located in the "Commercial District" then -- each business establishment/property may construct and/or install two and a half (2.5) square feet of signage for every lineal foot of commercial building frontage, with a cap of two hundred (200) square feet.

Whether the property is in the "MRC" or "Commercial" District, the amount of signage they are requesting for an emergency facility is over the allotted amount for each of the districts. It is my belief that when the LUDC was created, there was not any considerations taken to allow for more signage for bigger parcels of land, in addition to the different types of facilities that would be constructed within the city limits and/or the type that is being constructed on Lot #186 of the Alpine Meadows Subdivision. Specific to the emergency and/or healthcare needs of the Town. Furthermore, it is my belief that directional signage is needed for this facility type.

Additional review of:

Sub-Section:

- (2) *Commercial Properties in excess of four (4) acres shall be allowed to construct and/or install four and a half (4.5) square feet of business building signage for every lineal foot of primary (anchor store) commercial building frontage.*

The regulations also allow for:

- *Only one (1) freestanding sign is allowed per primary street frontage, except that one (1) additional freestanding sign shall be allowed for properties with four hundred (400) feet or more of street frontage. Approved freestanding signs are strongly encouraged to have the primary (anchor) commercial building signage above and include any additional multi-tenant signage below.*

The aforementioned property is located at the Alpine Junction; with 328.69 lineal feet of US Highway 89 frontage and 466.90 of lineal frontage along Wintergreen Drive. This corner property has over 794 feet of street frontage, of which the total property is comprised of 3.01 acres of land. Had this property been placed, at the time of annexation, in the "Commercial" District, a second free-standing sign would have already been allowed and there would be no need for requesting an additional free-standing sign, again reasoning for the MRC District was

determined by the property owner. The applicant is asking for a free-standing sign on the highway side of the property with a smaller free-standing, (almost like a monument type sign) on the Wintergreen access point.

My thoughts on the smaller sign located on the Wintergreen access point should be allowable, as this is the main entrance to the facility, however, provisions need to be made for the lighting of the sign so that the lighting for the sign does not infringe upon the residents of the Alpine Meadows Subdivision. Lumens need to be provided, perhaps timers would need to be installed for their operational hours.

This facility location has great visibility, however with the lack of additional buildings in the northwesterly and southwesterly direction, lighted signage might pose some discussion on light pollution and/or dark sky requirements. (As we have experienced with the area fuel stations and grocery store); with that said as the community grows it will experience some growing pains; it is best to deal with them now than down the road, when the community gets bigger.

As per the LUDC for variance requests:

(j) In determining whether to approve, approve with conditions, or deny a variance application, the Alpine Board of Adjustments shall use and address the following considerations. No variance shall be authorized unless the Alpine Board of Adjustments determines that it is pursuant to §15-1-608 of the Wyoming State Statutes, no adjustment in the strict application of any provision of an ordinance may be granted unless:

The applicant has responded to the Statutory (WY SS – 15-1-608) requirements in the following way:

1. There are special circumstances or conditions, fully described in the board's findings, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood and have not resulted from any act of the applicant subsequent to the adoption of the ordinance.

Applicant Comments: The extraordinary circumstances that apply to this location (37 Wintergreen Drive and Alpine Junction) are that there are two frontages on this lot requiring that wayfinding signage be placed on both frontages to provide sufficient signage for the type of service (healthcare, urgent care, emergency services) offered at this location.

Administrator Comments: The argument can be made that this is a large piece of property, in which is highly visible with its corner location. With that said, when emergencies and/or panic arises, individuals are not always clear headed with their decisions and/or directions.

2. For reasons fully set forth in the board's findings, the circumstances or conditions are such that the strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of the land or building, the granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose.

Applicant Comments: SVH is currently constructing a 23,000 square foot Clinic at 37 Wintergreen Drive in Alpine Wyoming. Initially this new clinic will accommodate an Urgent Care Clinic, Family Medicine Clinic, and a Specialty Clinic. It will be extremely important for the local community and the traveling public to be able to visually locate the new clinic at Alpine Junction and the intersection of US 89 and US 26. Healthcare services such as an Urgent Care must be visible to the public through sufficient way-finding signage.

In the very near future, SVH will finish some of the shelled-in space at this same location and establish a stand-alone Emergency Room to service the Town of Alpine and surrounding communities. Placing the free-standing signs and allowing for the additional square feet of signage will provide for current services and allow for space on the sign when the Emergency Room is construction. Emergency services also demand very clean and visible signage for the public to identify the Clinic/Urgent Care/Emergency Room location during a time of need.

Administrator Comments: The applicant would not be deprived from the reasonable use of the land/building; however, this use (facility) is very beneficial to the community; it appears that the structure is large enough to identify the facility, with the main entrance not directly on US Highway 89 and the access located on Wintergreen Drive, the additional directional signage would enhance the ability of swifter access for medical/emergency services.

3. The granting of the adjustment is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant Comments: The strict application of the Alpine Land Use and Development Code may result in the public not being able readily locate the Urgent Care Clinic or the future Emergency Rooms.

Administrator Comments: The adjacent property (Broulims) previously applied for a sign variance on the height of their free-standing signs, both along US Highway 89 and US Highway 26; the variance was approved by the Board of Adjustments; therefore, it is within the continuity granting sign height adjustments for large parcels of land, whether they are in such zoning districts as; mixed residential/commercial and/or commercial properties.

4. The special circumstances or conditions have not resulted from any act of the applicant that was intended to circumvent the Land Use and Development Code.

Applicant Comments: This variance request is not a result of any act intended to circumvent the Alpine Land Use and Development Code.

Administrator Comments: There does not appear to be any special circumstances or conditions on the act of the applicant to circumvent the LUDC; this is an ideal location for this facility; with the greater Alpine area growing at the rapid pace that it is, this will further enhance the community and will also bring additional patrons, from the Swan Valley area and the Lincoln County communities to the south.

ADDITIONAL NOTES AND/OR COMMENTS:

A total of Twenty-Seven (27) notifications were mailed; some of the notifications were to property owners that have one or more properties within the notification radius.

****At the time of the staff report preparation (February 24th), there has been no submitted responses to the variance request:***

It can be argued if the applicant has met all the statutory requirements for granting of this variance, however, with that said the Town Zoning Administrator has no immediate objections to granting/approving the variance.

The Town of Alpine has already approved a variance for sign heights for the Broulim property, so in keeping with consistency it only makes sense that the Board approve the request for the height extension.

The request for additional signage is a unique application for this property, however it will set a precedence for other properties within the incorporated boundaries to do the same; it was suggested that the property owner move forward with requesting any and all additional signage that is need for the "emergency services" to be added to the building, at a later date, to incorporate that into this variance request. It is the opinion that this property will not need any more additional signage in the future.

As far as lighting for the signage, the Administrator has reached out to Star Valley Health/Medical to obtain the lighting for the aforementioned signs and to have those standards available for the Board to review.

Submitted By: Christine Wagner, Zoning Administrator

Chairman Doornbos stated that this is a unique application and as he sees it, this will be nothing but a benefit to the facility/community. It was mentioned that the lumens for the free-standing sign, specific to Wintergreen Drive need to be provided, as we need to be sensitive to the residents

in the Alpine Meadows Subdivision. All of the other Board members in attendance were fine with the increase in signage. There was no public in attendance to discuss the matter further.

Mr. Tim Hartnett moved to approve the variance application for Star Valley Medical/Health, by allowing the increase in the allowable signage to two hundred fifty-one and one half (251.5) square feet of property signage; along with allowing the two (2) free standing signs to be installed on the property with the US Highway 89 sign to be placed at eighteen (18) feet in height. Mr. Mike Kirkwood seconded the motion. All in favor; Vote: 4 yes 0 no, 0 abstain, 1 absent (D. Jenkins). Motion carried.

ADJOURN MEETING: Mr. Tim Hartnett moved to adjourn the meeting. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 4 yes 0 no, 0 abstain, 1 absent (D. Jenkins). Motion carried.

Meeting Adjourned at 6:56 pm.

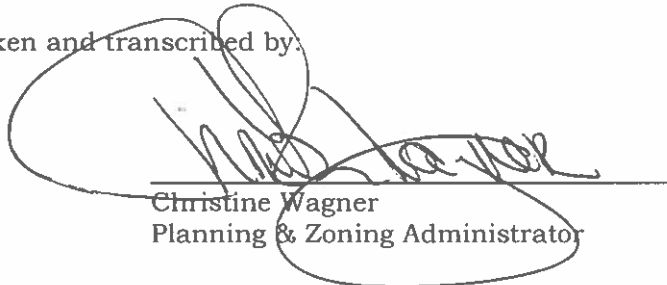



Rex Doornbos Chairman

6-28-22

Date

Taken and transcribed by:



Christine Wagner
Planning & Zoning Administrator

Date

** Minutes are a brief summary of a recorded meeting **