TOWN COUNCIL MEETING AGENDA

August 04, 2026 at 7:00 PM

250 River Circle - Alpine, WY 83128

Notice - The video and audio for this meeting are streamed live to the public via the internet and mobile devices with views that encompass all areas, participants, and audience members. Please silence all electronic devices during the meeting. Comments made on YouTube will not be answered. Please email clerk@alpinewy.gov with any questions or comments.

1. **CALL TO ORDER -** Mayor Green

2. **PLEDGE OF ALLEGIANCE** – Mayor Green

3. **ROLL CALL** – Monica Chenault

4. **ADOPT THE AGENDA**

   APPROVAL OF CONSENT AGENDA
   Items listed on the consent agenda are considered to be routine and will be enacted by one motion in the form listed hereafter. There will be no separate discussion of these items unless a Council member or citizen requests, in which case the item will be removed from the Consent Agenda and will be considered on the Regular Agenda.

5. **PUBLIC HEARING**

Public Hearing - Draft Master Plan

6. **CONSENT AGENDA** – Mayor Green

   a. Town Council Minutes: July 21, 2026, Town Council Meeting Minutes.

   b. Bills to Pay: July 7, 2026 - August 4, 2026

   c. Authorize the employment of a full-time temporary plumber and related expenses to assist with the installation of individual water meters at Targhee Place

7. **REPORTS**

   a. Mayor's Report – Eric Green

   b. Clerk/Treasurer Report – *submitted in writing*

   c. Planning & Zoning Administrator Report - *submitted in writing*

d. Public Works Director Report - *submitted in writing*

e. Code Enforcement Officer Report - *submitted in writing*

8. ACTION ITEMS

a. **Ordinance No. 2026-013 - Alpine Apex Annexation / Alpine Village No. 1 Plat 3 Lot 96 - 2nd Reading:**

Suggested Motion: Motion to approve the 2nd Reading of Ordinance No. 2026-013 Alpine Apex Annexation/Alpine Village No. 1 Plat 3 Lot 96.

b. **Ordinance No. 2026-014 - Land Use & Development Code Amendments - 2nd Reading:**

Suggested Motion: Motion to approve 2nd Reading of Ordinance No. 2026-014 - Land Use & Development Code Amendments.

c. **Ordinance No. 2026-012 - ICC Code Exemptions and Local Amendments - 2nd Reading:**

Suggested Motion: Motion to approve 2nd Reading of Ordinance No. 2026-012 - ICC Code Exemptions and Local Amendments.

d. **Resolution No. 2026-33: Authorization to Apply for Wyoming Water Development Commission (WWDC) Construction Grant Funds for Well #4 Improvement Project:**

Suggested Motion: Motion to approve Resolution No. 2026-33, authorizing staff to prepare and submit an application for WWDC construction grant funds for the Alpine Well #4 Improvement Project.

e. **Resolution No. 2026-032 - Council Rules of Procedure:**

Suggested Motion: Motion to adopt Resolution 2026-32, adopting the Town Council Rules of Procedure and Meeting

9. PUBLIC COMMENT

Public comment is limited to a total of 20 minutes, with each speaker allowed up to 3 minutes. This is an opportunity to address the Council on any topic. The Council may listen but will not take action on items raised during this time. Speakers are expected to maintain decorum and be respectful. Written comments may be submitted by 12:00 PM (Noon) on the day of the meeting.

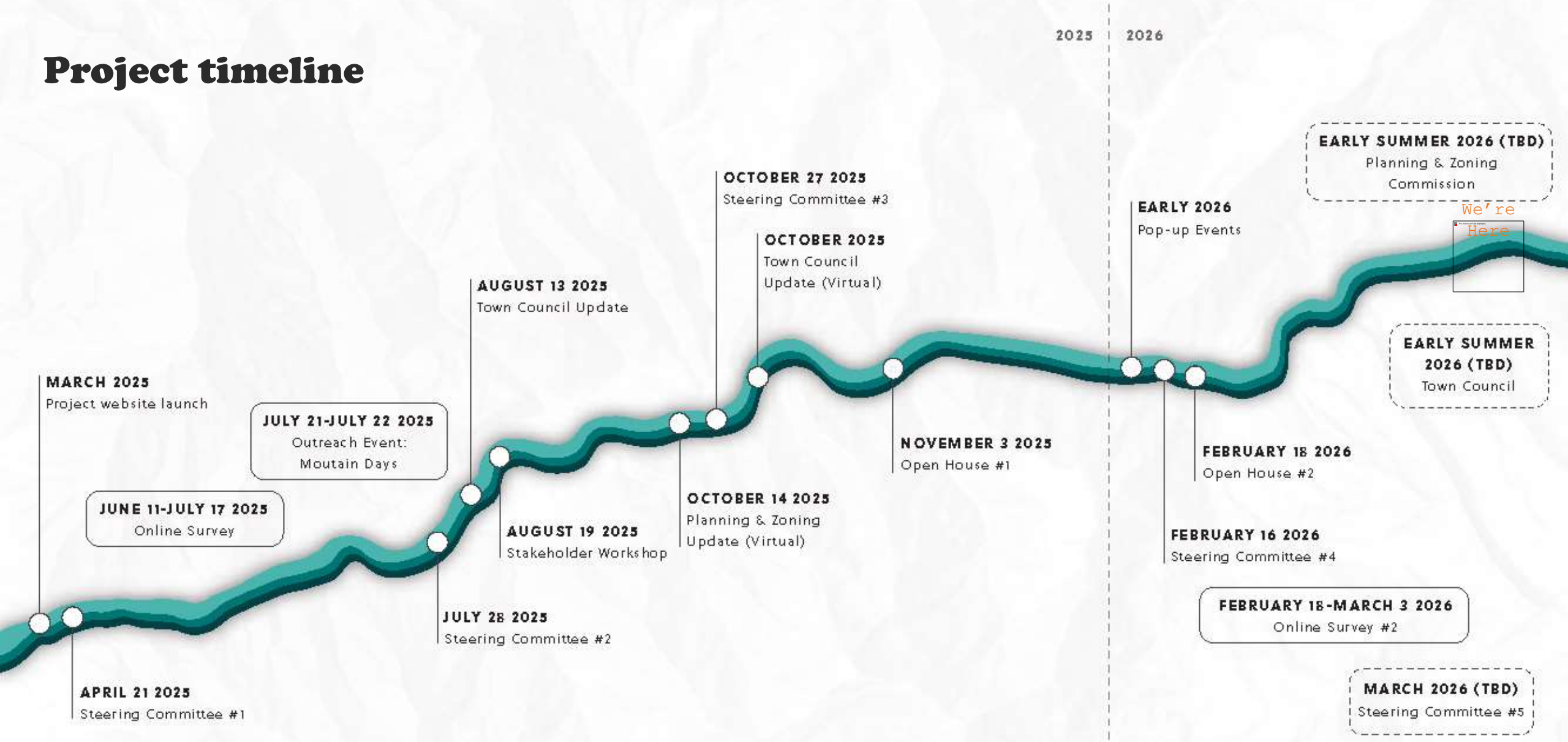
10. ADJOURNMENT



Alpine Master Plan

Town Council First Reading, August 4 2026

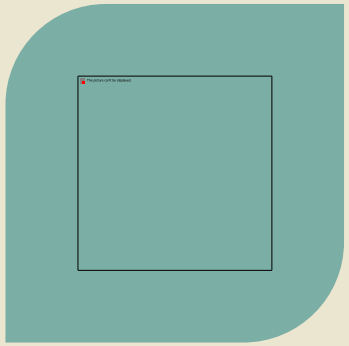
Project timeline



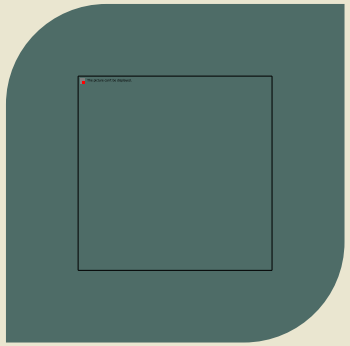
Changes from Previous Draft

- Page 27: Graphic was updated to reflect extent of Phase 4 of engagement
- Page 31: Content was incorporated describing the Draft and Final Draft plan
- Page 53: Downtown Character Area density was changed from up to 4 stories to up to 3 stories
- Page 60: Paragraph was added to Dillon Amphitheater Case Study clarifying that it's an example of what could be done on Town-owned land, not a directive to build an amphitheater of that scale
- Page 64: LU Action 3.5.A – language was strengthened from "~~Begin conversations with~~ property owners" to "**Work with** property owners in the Air Park to come to a mutually beneficial annexation agreement"
- Page 73: Removed EV Action 2.1.D: "Encourage the creation of a Business Improvement District for placemaking, marketing, infrastructure, and maintenance initiatives" – referencing The Confluence.
- Page 73: EV Action 2.2.B – language was changed from "Explore opportunities for private event spaces, ~~amphitheater~~ programming…" to "Explore opportunities for private event spaces, public programming…"
- Page 80: Inserted updated Neighborhoods Map
- Page 106: Added new PROST Action 1.3.C: Form a Confluence Recreation Committee (appointed by Town Council) that's responsible for studying the recreational amenities to be built on Town-owned land and securing funding for construction.

Next steps



PLANNING COMMISSION RECOMMENDATION – AUGUST 11



COUNCIL ADOPTION – AUGUST 18

July 30, 2026

Cushing Terrell

Town of Alpine

Dear Alpine Planning Commissioners,

Below is a list summarizing what has changed in the Master Plan since we last met based on community and stakeholder feedback. This list is not exhaustive, and does not include minor editorial changes for spelling or grammar – only substantive changes have been noted. We look forward to meeting with you on July 28th to discuss further.

- Page 27: Graphic was updated to reflect extent of Phase 4 of engagement
- Page 31: Content was incorporated describing the Draft and Final Draft plan
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ALPINE
MASTER PLAN



A Community Vision

Adoption Draft, July 2026

ACKNOWLEDGMENTS

TOWN COUNCIL

Eric Green – Mayor

Andrea Burchard – Councilman

Amy Wierda – Councilman

Shay Scaffide – Councilman

Jeremy Larsen – Councilman

TOWN STAFF

Monica Chenault – Clerk/Treasurer

Gina Corson – Planning & Zoning Administrator

Melody Leseberg – Public Works Administrator

Sarah Greenwald – Assistant Clerk

STEERING COMMITTEE

Andrew Brooks

Phil Clauson

Colby Cox

Tyler Davis

Dave Jenkins

Troy Johnson

Susan Kolbas

Kristin Ladner

CONSULTANT TEAM

Cushing Terrell

Leland Consulting

A SPECIAL THANKS TO THE COMMUNITY OF ALPINE!

This plan could not have been complete without the valuable knowledge and consideration of various community members. Their contributions, large or small, are greatly appreciated.


LPINE
YOMING

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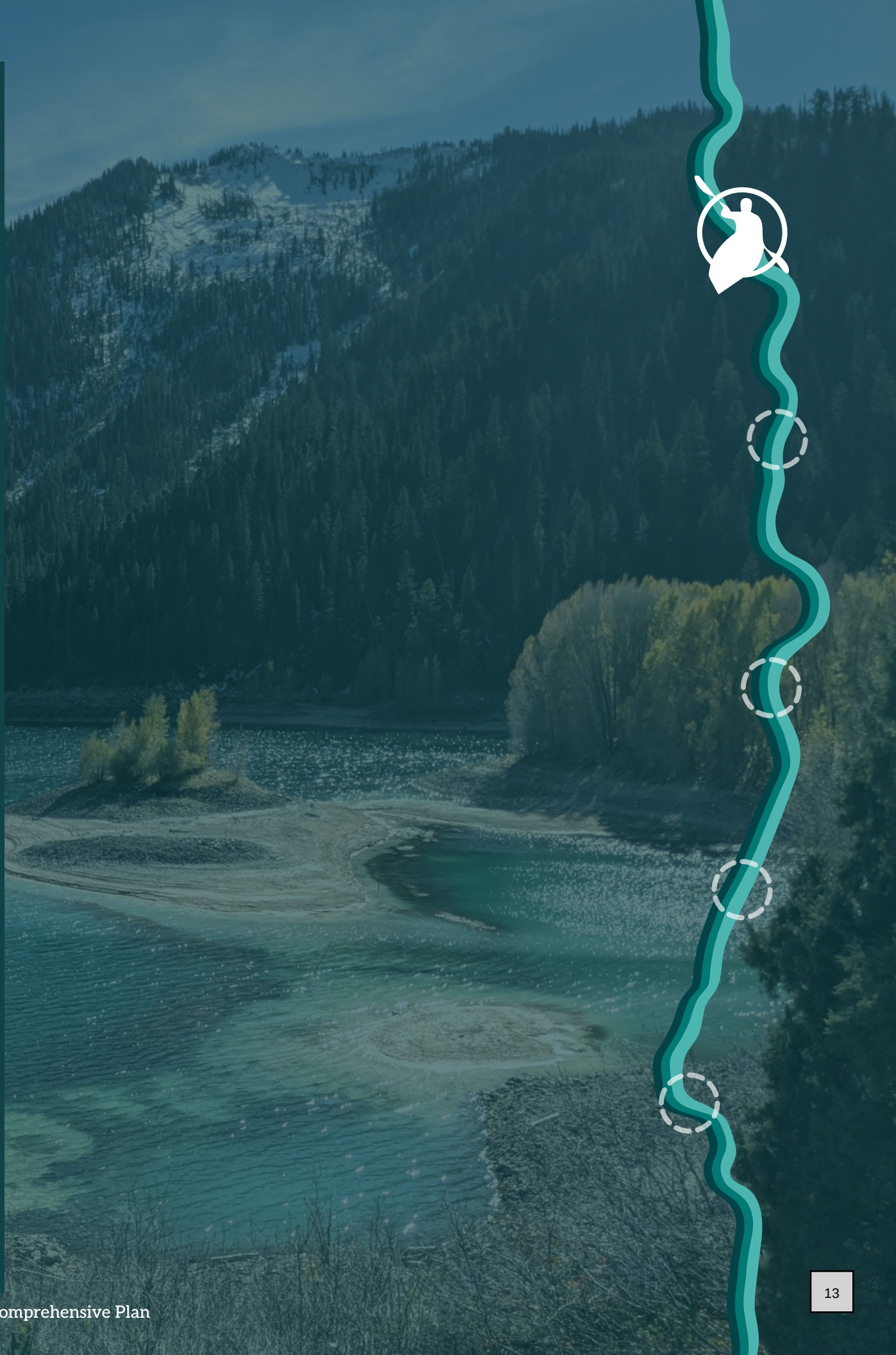
0 EXECUTIVE SUMMARY



A PLAN FOR ALPINE'S FUTURE

The Alpine Master Plan sets a clear direction for how the Town of Alpine will grow, evolve, and sustain its unique mountain character over the next twenty years. It builds on Alpine's strong sense of community, environmental stewardship, and creative energy to ensure that future development reflects local values, enhances livability, and strengthens the Town's identity.

The plan provides a roadmap for decisions about land use, housing, transportation, parks and open space, and economic development. It integrates community priorities, aligns with regional initiatives, and establishes and implementation framework to guide investments and policy updates over time.

THE COMMUNITY'S PLAN

This Plan is grounded in an extensive public engagement process that reached residents, business owners, stakeholders, and community advocates through open houses, surveys, focus groups, online activities, and events. Community input consistently emphasized a desire to preserve Alpine's mountain town character, maintain access to the outdoors, and support a diverse, year-round community.



COMMUNITY VALUES

"I would love Alpine to have positive growth, with sustainability of our current lifestyle and way of life"

THOUGHTFUL AND RESPONSIBLE GROWTH

EVERYDAY LIVABLITY

"A connected, walkable, and welcoming community where people of all ages can live, play, work, and thrive..."

"I envision a community centered around a school bringing together, young families and grandparents."

CONNECTED AND ENGAGED COMMUNITY

"It's important to maintain the character and charm that makes Alpine special, while implementing enhancements that support the community's evolving needs."

MOUNTAIN TOWN CHARACTER

STEWARDSHIP OF NATURE

"Our biggest asset in Alpine is proximity and easy access to the forest and the water."

"I do believe senior housing would be a meaningful and much-needed addition to our community."

AGING IN PLACE

SENSE OF PLACE

"I believe the master plan needs to specifically address town services and amenities that make a town a place residents want to live, not just where tourist want to go."

HOW TO USE THIS PLAN

The following are the three main sections of the Master Plan and what is included in each:

Introduction

- **Purpose** of the Master Plan and why it's being updated
- **Background information** about Alpine as a community within its regional context
- **Demographic profile** describing the people who live here

Engagement

- The extensive **community engagement** process and how it was conducted over 18 months
- Key words we heard throughout the engagement process that informed community values
- Five shared **community values** that capture what matters most to the people of Alpine

Planning Topics

Each Planning Topic has the following:

- Highlights from the Existing Conditions report that use data to describe what life is like in Alpine today
- An Implementation Plan that includes Goals, Strategies, and Actions to help guide the Town towards the vision established by community members.



1 INTRODUCTION

Purpose, Place, and People - that's what makes up a community. This chapter introduces what a Master Plan is and how it's intertwined with the Town of Alpine and its people.



HOW IS THE MASTER PLAN ORGANIZED?

WHAT IS THE PURPOSE OF A MASTER PLAN?

The Alpine Master Plan serves multiple purposes:



Provide a shared long-range vision for Alpine's future growth, character, and land use pattern.



Guide land use, development, and annexation decisions in a coordinated and fiscally responsible way.



Align infrastructure, utilities, transportation, and public facilities with expected growth and development patterns.



Identify community service, housing, economic, and quality-of-life priorities needed to support current and future residents.



Create a practical framework for town decision-making, inter-agency coordination, and day-to-day implementation.



Ensure planning decisions are informed by community input, local conditions, and Wyoming statutory requirements.

WHY UPDATE THE MASTER PLAN?

The last Alpine Master Plan was adopted in 2006—exactly **20 years** ago. Since then, a lot has changed.

The town's population and land area have grown. Alpine's population has been climbing steadily with an average 10-year population growth of 340 people. A primary driver of this has been recent annexations of existing or new neighborhoods and businesses. Annexations of note include Alpine Meadows, Melvin Brewing, Snake River Junction, and Targhee Place. An updated Master Plan helps facilitate orderly and predictable growth to accommodate changing population and demographics.

Alpine is on the precipice of becoming a full-service community. Recent developments include the opening of Broulim's grocery store, expanded healthcare facilities with the opening of Star Valley Health—Alpine Clinic, and lodging options with the opening of Cobblestone Hotel & Suites as well as Hawthorn Extended Stay. Updating the Master Plan continues this momentum by setting a clear vision for future land use.

National events such as the 2008 economic recession, the 2020 pandemic, and other localized events have reshaped the relationship between Alpine and its people.

Housing affordability has become a challenge. The increasing interest in Jackson Hole and the surrounding area paired with relatively low growth in housing supply has left people in Alpine feeling priced out. Updating the Master Plan's housing policy can help catalyze housing construction and encourage the type of housing the community needs.

Alpine believes that a strong and diverse year-round community and a viable and healthy local workforce are fundamental cornerstones for the sustainability of Alpine. Affordable Housing is essential to creating these fundamental cornerstones.

Alpine does not currently have a permanent school. Efforts to establish a local school have been ongoing and, at times, controversial—particularly regarding potential locations. The Town now has a permanent Charter School scheduled to open in the fall of 2026. The Charter School is currently operating from a temporary location leased to them by the Town while a long-term permanent site is pursued. While this update does not identify a specific location for a future permanent campus, it highlights potential areas for consideration, outlines key planning factors, and documents public support for a long-term solution.

There is a lack of guidance for future development. There have been concerns about how growth might impact the quality of life and overall character of Alpine. An updated Master Plan provides guidance for what maintaining the mountain town character means and looks like.

For these reasons, the update placed a strong emphasis on public outreach and community engagement. By identifying current community needs and priorities, the update builds on the foundation of the 2006 Plan while presenting a refreshed vision for Alpine's future. The Plan also incorporates best practices from peer communities—both regionally and nationally—with similar population size, demographics, and Mountain West character.

PLAN ALIGNMENT

Other local and regional planning efforts also played a central role in the update of this plan. Plans put together by Lincoln County, the State of Wyoming, the US Forest Service, and other agencies informed various parts of the Master Plan for alignment. A comprehensive list of the plans referenced in chronological order are as follows:

- 2006 Alpine Master Plan
- 2006 Lincoln County Comprehensive Plan
- 2009 Star Valley Regional Master Plan
- 2020 Jackson-Teton County Comprehensive Plan
- 2022 Teton Region Housing Needs Assessment
- 2024 Lincoln County Transportation Master Plan
- 2025 Greater Teton Regional Transportation Task Force Needs Findings

HOW TO USE THE MASTER PLAN

The Master Plan is to be administered by the Town of Alpine. The Plan itself is advisory and not regulatory, unlike the Land Use and Development Code or Town ordinances. However, it's essential that the Master Plan be used as a guide for decisions around the built and natural environment. The plan should help ensure that future development, infrastructure investments, land use decisions, and conservation efforts are coordinated in a way that supports the community's long-term vision and goals. By providing a consistent reference point, the Master Plan can help balance growth with environmental stewardship, preserve community character, and promote sustainable and resilient development over time.

When a private entity submits a development proposal to the Town, it should clearly demonstrate alignment with one or more of the Plan's stated goals, policies, or actions. Likewise, decisions by Town staff, boards, and commissions—including recommendations for approval or denial—should be grounded primarily in the extent to which a proposal aligns with the Master Plan's goals and expressed community values.

There is a parallel responsibility to advance initiatives led by non-private entities—such as Town staff, boards, commissions, or other public agencies—in a manner consistent with the Master Plan. This includes, but is not limited to, updates to the Land Use and Development Code, the initiation of additional studies or plans, and coordination with neighboring jurisdictions and regional agencies.



PLACE

TOWN HISTORY

The Town of Alpine is rooted in a landscape that has long shaped human settlement patterns and community life. Located at the confluence of the Snake, Salt, and Greys Rivers at the southern end of the Snake River Canyon, the area has served as a natural crossroads for travel, trade, and habitation for centuries. Indigenous peoples, including the Shoshone and Bannock, used the broader Star Valley region seasonally, drawn by abundant wildlife, water resources, and access to key travel routes through the Rocky Mountains.

Euro-American presence in the area began in the early 19th century, when explorers and trappers traveled through the region seeking passage to the West and access to fur resources. By the turn of the century settlers passed through Star Valley via routes such as the Lander Trail, reinforcing Alpine's role as a gateway between regions. Over time, improved access across the Snake River—first by ferry beginning in 1889 and later by bridge construction in 1914—helped establish the area as a more permanent settlement location.

Permanent settlement in Alpine began in the early 20th century, with homesteaders arriving around 1907 and additional lands opening for homesteading in 1912. The town's name is widely understood to reflect the surrounding mountainous landscape and forested setting, reinforcing its identity as a place defined by natural beauty.

Construction of a road through the Snake River Canyon in the 1930s improved access to Jackson Hole, linking Alpine more directly to regional economic activity. The development of Palisades Dam and Reservoir, begun in the early 1950s, further transformed the area—expanding water storage and recreation opportunities while physically reshaping the surrounding landscape.

Since its incorporation in 1988, the Town has evolved from a rural settlement into a growing community with strong ties to regional employment centers, particularly Jackson Hole, while retaining its identity as a gateway to recreation, natural resources, and the broader Star Valley.



REGIONAL CONTEXT

Alpine is the northernmost town in Lincoln County, on the border of Wyoming and Idaho. One of the regionally defining characteristics of Alpine is its unique blend of natural and human-made convergences. Alpine sits between both the Caribou-Targhee National Forest to the west and the Bridger Teton National Forest to the east.

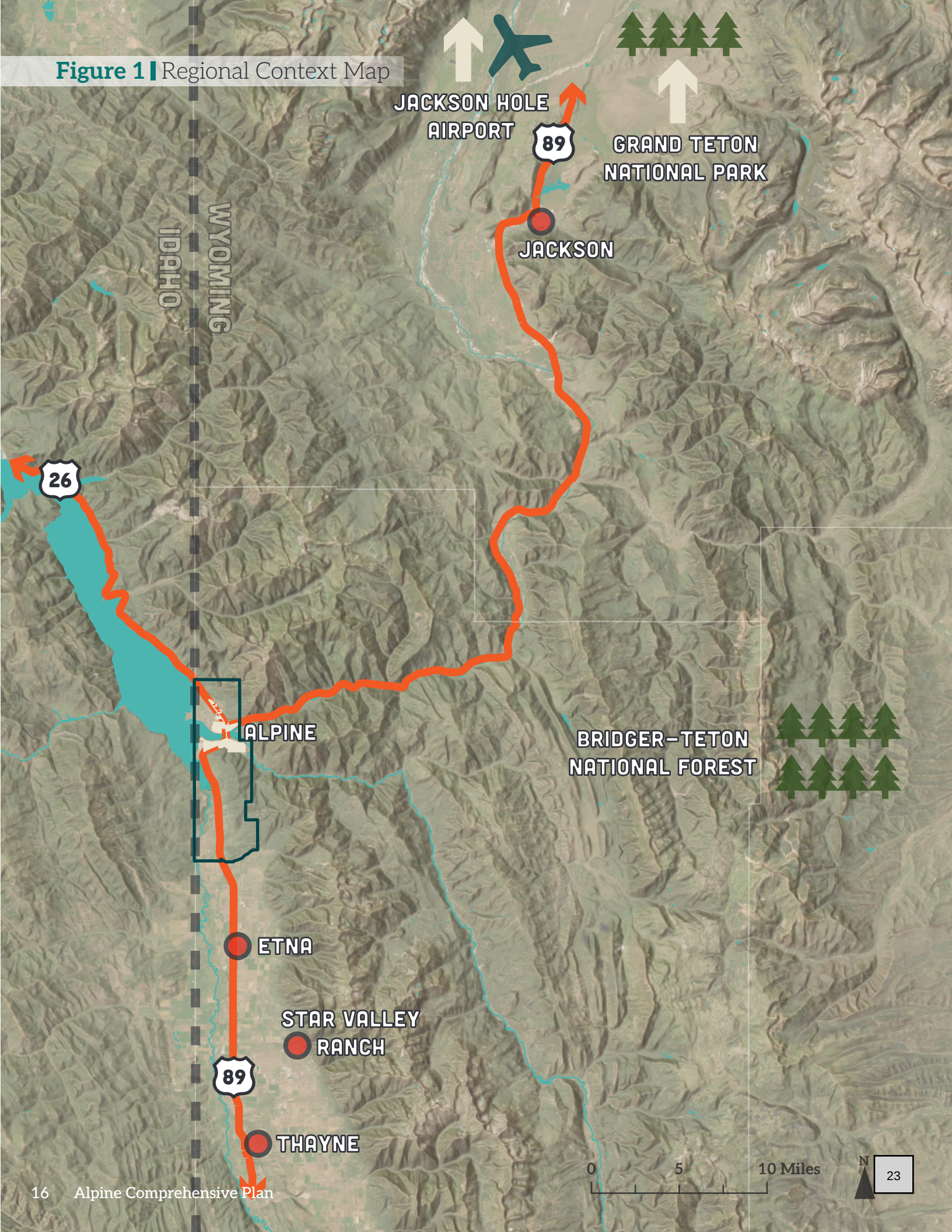
Known as "the Town Where Three Rivers Meet" it serves as the confluence for the Snake, the Salt, and the Greys Rivers. Each river flows from a different part of the region, with the Snake flowing Jackson through the Snake River Canyon, the Salt flowing north through Star Valley and the Greys flowing northwest/north joining he Snake River near Alpine. These rivers supply the Palisades Reservoir, a key feature of Alpine's natural identity.

It's also where two national highways, U.S. 89 and U.S. 26, meet. U.S. 89 provides access to southern Lincoln County including Etna, Thayne, and the County Seat of Kemmerer. U.S. 26 then connects Idaho's Bonneville County communities to the west as well as Teton County and Jackson Hole to the east, positioning Alpine as a destination for tourism as it's only 37 miles or a 45 minute car or bus ride from the popular Jackson Hole. The nearest public airports are Jackson Hole Airport located north of Jackson Hole, about 47 miles from Alpine, Idaho Falls Regional Airport located roughly 74 miles northwest of Town, and Salt Lake City International Airport located about 246 miles south.

Its regional connectivity balanced with its natural features and mountain town character makes Alpine a one-of-a-kind place.



Figure 1 | Regional Context Map



TOWN BOUNDARY

Figure 2 | Town Boundary Map

Alpine's municipal footprint covers approximately two square miles. Historically, the Town was located entirely south of the Snake River; however, over the past two decades, it has expanded northward along U.S. 26 and U.S. 89.

Annexation is a commonly used tool that allows cities and towns to guide growth, make infrastructure improvements, and maintain greater control over development patterns. Properties within Town boundaries contribute taxes and, in return, receive municipal services, infrastructure, and local representation. More broadly, annexation can also support greater social cohesion, shared identity, and civic pride within the community.



PLAN AREA

Properties within the Planning Area outside the town boundary are Unincorporated Lincoln County. While these places are not technically a part of the Town of Alpine, their land use influences and/or impacts the community and vice versa. Therefore, it's important for the town to plan for and coordinate with Lincoln County in this area to ensure that both entities have a shared vision for the future.

Properties in the Planning Area are assigned a Future Land Use, which signifies the Town would consider them for future annexation. Property owners who are interested in developing or redeveloping their land can apply for annexation to receive municipal services and have greater flexibility for density.

Figure 3 | Plan Area Map



PEOPLE

DEMOGRAPHICS

Comparison Areas

Comparison Geographies are areas designated by the US Census. This report uses four geographies: Town of Alpine, Afton Census County Division (CCD), Lincoln County, and the State of Wyoming. These geographies are used to understand how Alpine fits into the larger context of the surrounding area. Each comparison begins with the smallest geography in terms of area and population, Alpine, and then increases from Afton CCD to Lincoln County to the State of Wyoming.

Age

Alpine is generally a young community. There are significantly higher proportions of small children (Under 5), young adults (ages 20-34), and middle aged adults (ages 45-54), than in comparison areas. However, school aged children (ages 5-19) and older adults (ages 60+) represent a lower share of the population than in comparison areas.

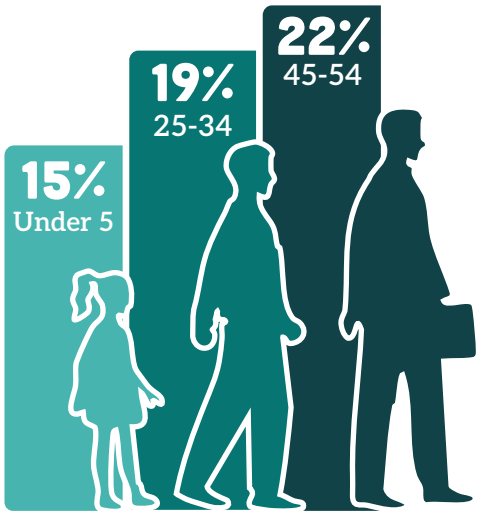
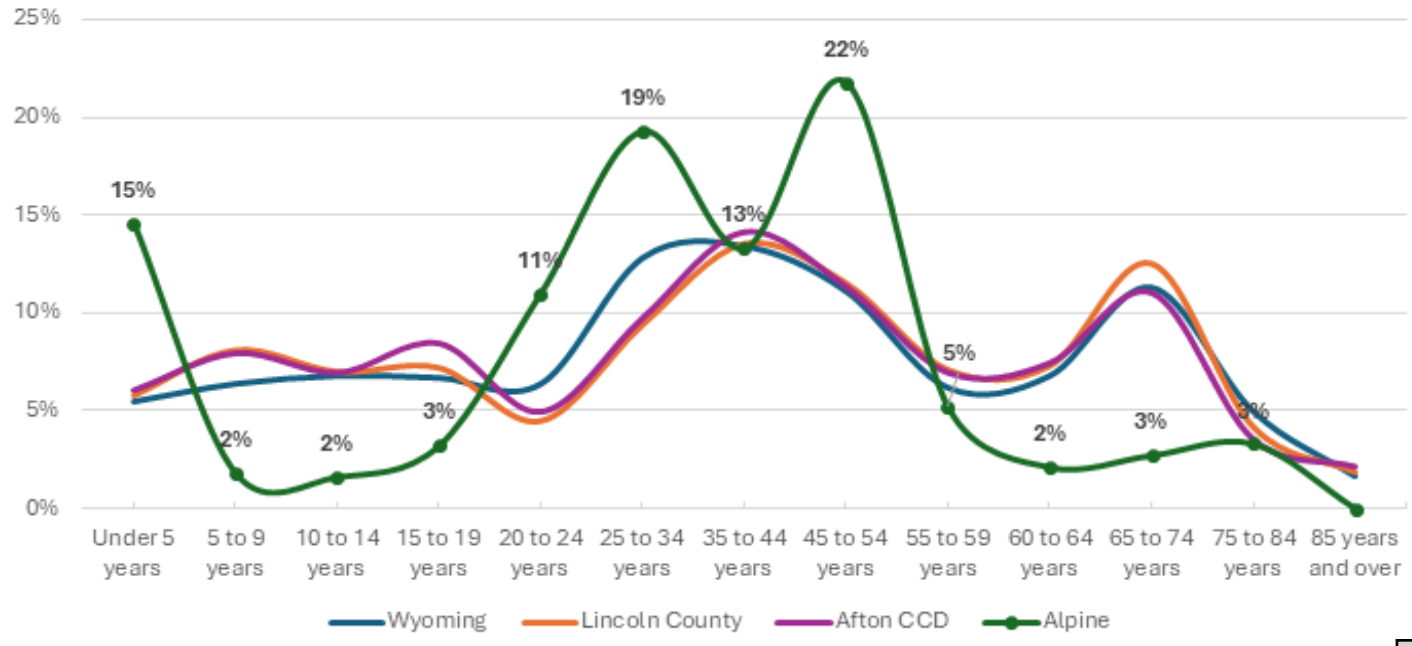


Figure 4 | Age Distribution

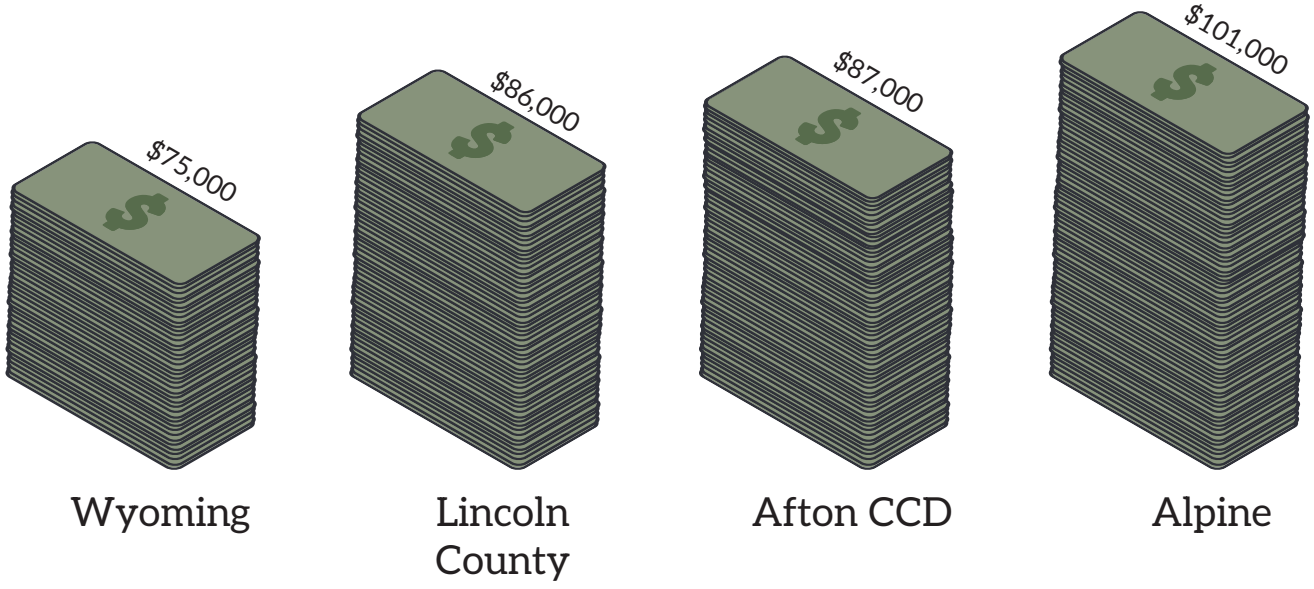


Source: US Census Bureau, ACS 5-year estimates 2023

Income

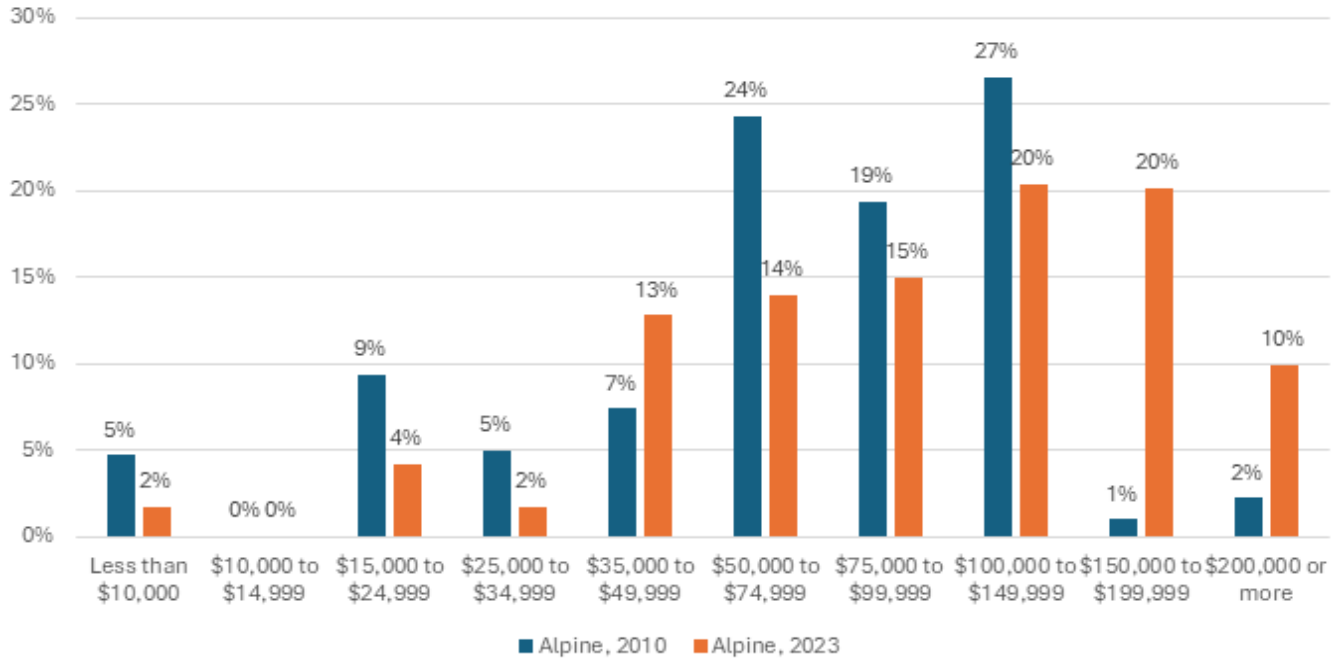
Alpine residents have comparatively high incomes, but the Town's middle class is shrinking. Alpine has the highest median household income amongst comparison areas that is skewed towards higher income earners. Half of income earners now make more than $100,000 annually, which increased from 30% of income earners in 2010. This upward trend in income levels is a positive sign of wage growth and job opportunities but also highlights a shrinking middle class. A balanced range of incomes is important for a resilient economy and social cohesion.

Figure 5 | Median Household Income (Dollars)



Source: US Census Bureau, ACS 5-year estimates 2023

Figure 6 | Income & Benefits (2023 Dollars), Alpine

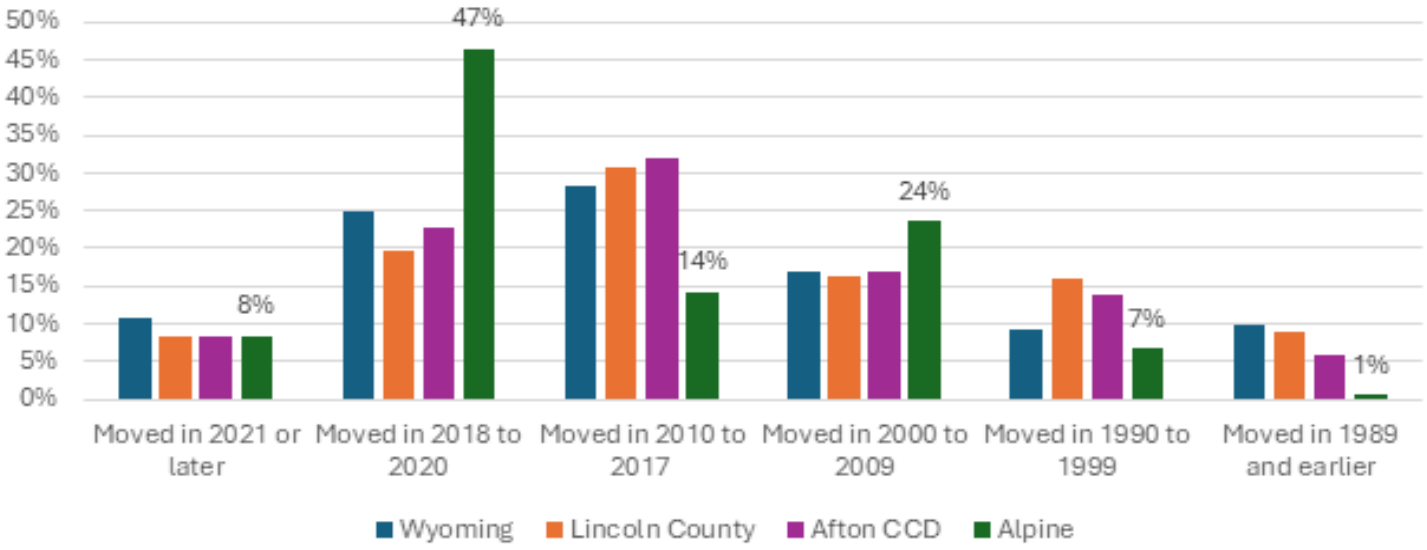


Source: US Census Bureau, ACS 5-year estimates 2010 & 2023

Year Moved In

Most households in Alpine have only moved here in the past few years. Nearly half of households moved to Alpine between 2018 and 2020, meaning a large portion of the community is still relatively new to the area. This provides an opportunity for newcomers to learn about Alpine's roots while also shaping it's future culture.

Figure 7 | Year Moved Into Unit



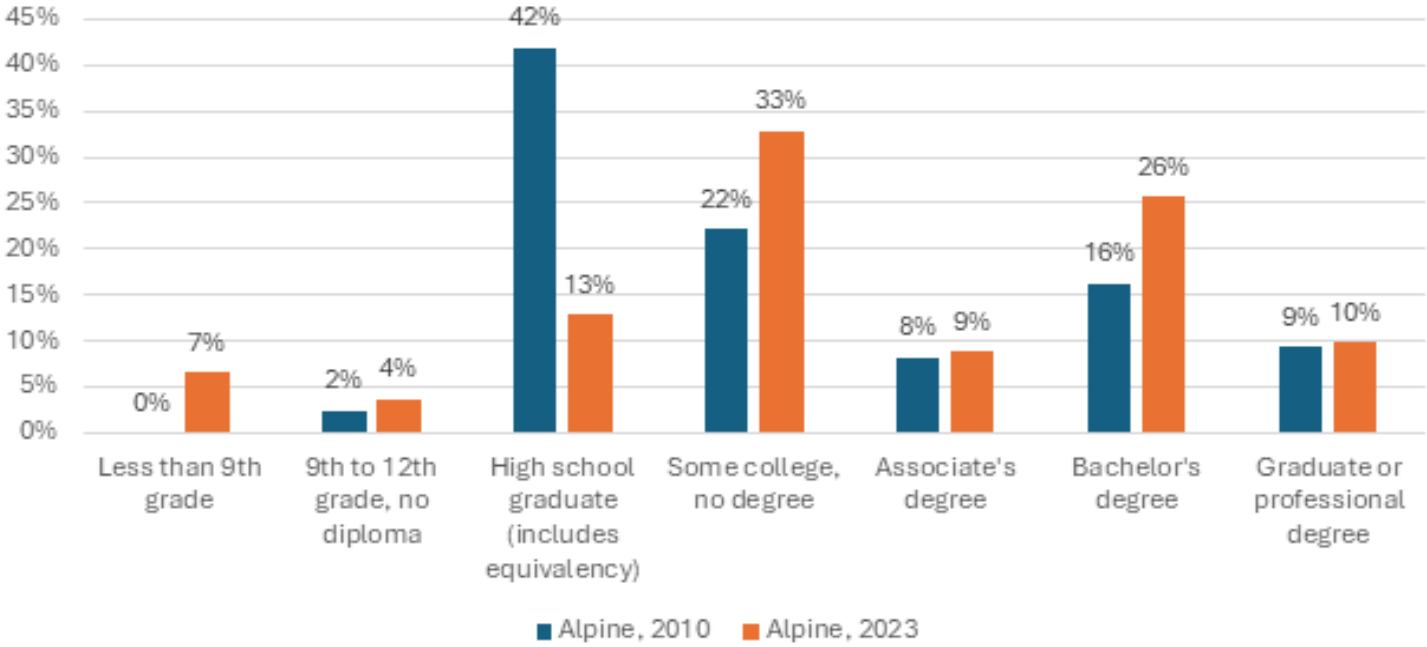
Source: US Census Bureau, ACS 5-year estimates 2023



Educational Attainment

Alpine is becoming a more educated town. Since 2010, the Town has seen a growing share of residents with some form of higher education. Like income, a balanced educational attainment of residents is key to a diverse and resilient workforce. It's important to note that educational attainment is closely tied to, and to some extent a function of, age composition.

Figure 8 | Educational Attainment



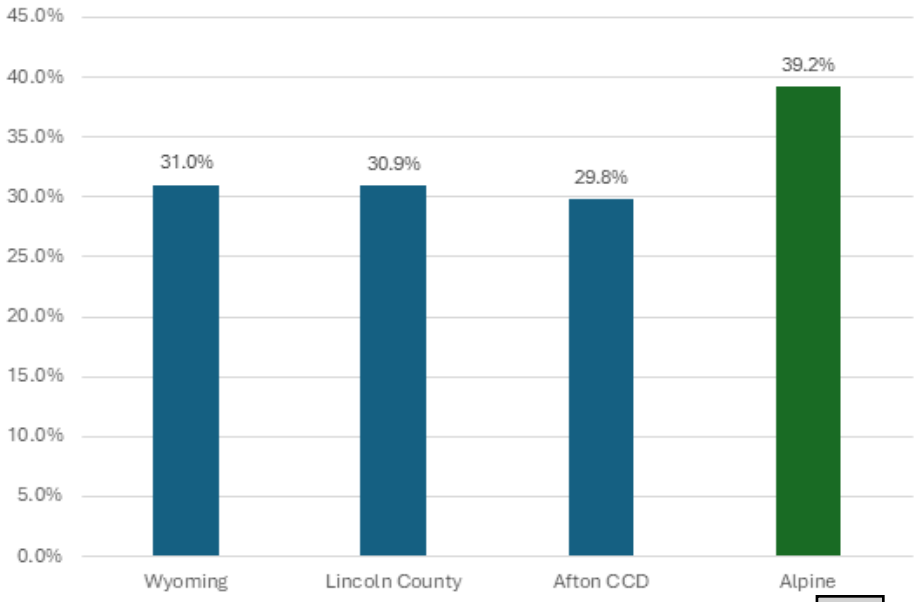
Source: US Census Bureau, ACS 5-year estimates 2023

**population 25 and older*

Household Composition

Although a majority of residents live with a partner, roommate, or family member, **a significant share of Alpine residents also live alone**. Single households tend to need less space and more shared amenities such as parking and storage than larger households. It's important these differences are accommodated by a variety of housing types to fit different lifestyle needs.

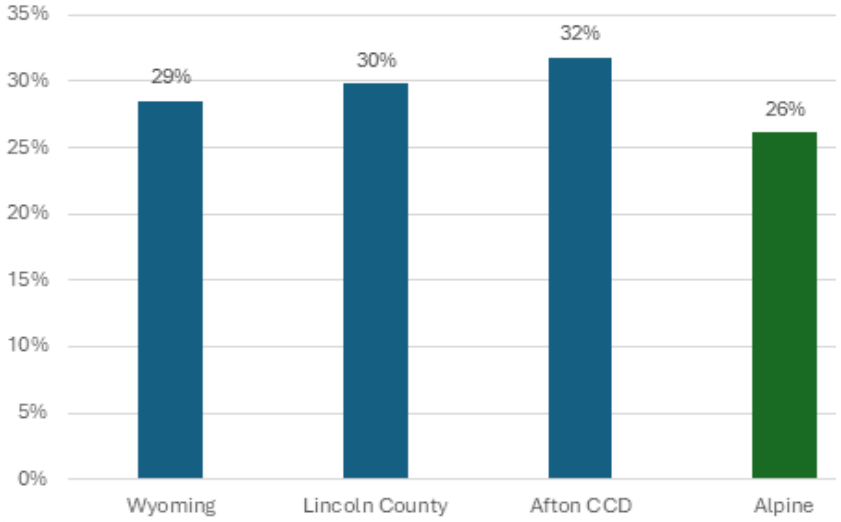
Figure 9 | Households Living Alone



Source: US Census Bureau, ACS 5-year estimates 2023

While slightly lower than comparison areas, **more than a quarter of households in Alpine have at least one or more children under the age of 18.** The smaller share of family households could suggest a lack of affordable, family-friendly housing types or sufficient services (childcare, education, public safety).

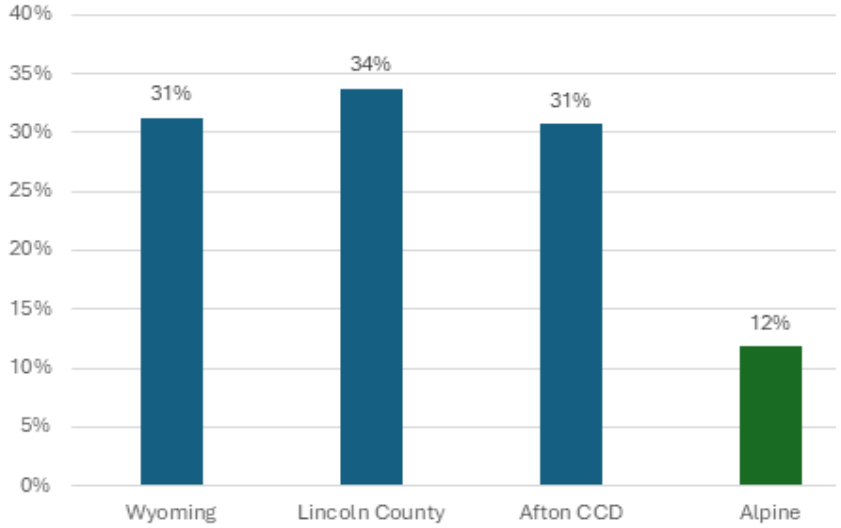
Figure 10 | Households with one or more people under 18 years



Source: US Census Bureau, ACS 5-year estimates 2023

Seniors make up a relatively small share of Alpine's population. This may indicate that the community currently offers limited housing choices, services, or accommodations that support older adults who want to age in place or remain in town as their needs change.

Figure 11 | Households with one or more people 65 years and over



Source: US Census Bureau, ACS 5-year estimates 2023

POPULATION CHANGE

Alpine has been the fastest growing town in Lincoln County over the last 30+ years, both by percent change and in absolute population growth. Since 1990, Alpine has grown by 1,132, an average year over year growth rate of 17.2%, or 34 people per year – which is significantly higher than any other town in Lincoln County. This rapid growth highlights the Town's increasing appeal and underscores the need to plan for future housing, infrastructure, and services.

Table 1 | Population Change

Year	Alpine	Thayne	Afton	LaBarge	Cokeville	Kemmerer	Diamondville	Opal
1990	200	267	1,394	493	493	3,020	864	95
2000	550	341	1,818	431	506	2,651	716	102
2010	828	366	1,911	551	535	2,656	737	96
2020	1,220	380	2,172	394	502	2,415	520	64
2023	1,332	433	2,270	396	492	2,393	524	65
Population change 1990 - 2023	1,132	166	876	-97	-1	-627	-340	-30
Average Year over year growth rate 1990-2023*	17.2%	1.9%	1.9%	-0.6%	0.0%	-0.6%	-1.2%	-1.0%

Source: US Census Bureau, Decennial Census 1990-2020, ACS 5-year estimates 2023
Note: Star Valley Ranch not included due to only incorporating in 2005.
**Average YoY growth rate = (2023 population – 1990 population / 1990 population) / 33 years*

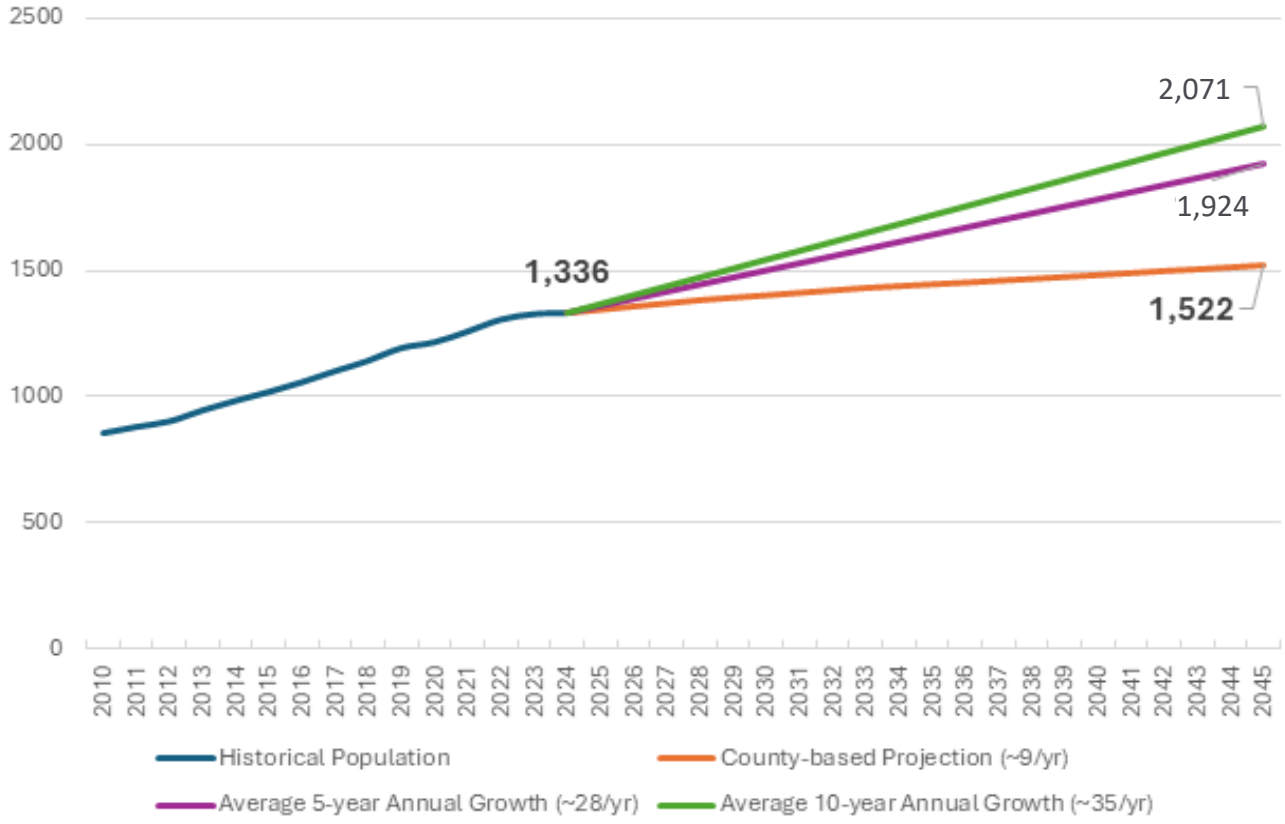
POPULATION PROJECTIONS

The State of Wyoming's Economic Analysis Division produces official population forecasts for all counties in the state and most incorporated places. The most recent official forecast for Alpine is shown reaching 1,522 by 2045, or a total growth of 185, or about 9 residents per year. This is based on County level projections, and Alpine's population share of Lincoln County, but would be a significant slowdown based on the historical population growth seen in Alpine over the last 3 decades.

The average population growth based on historical trends were created by the project team. This includes projections based on the average annual population growth over the last 5- and 10-years in Alpine. In the last five years, Alpine on average added about 28 people per year. If this were to continue at a fixed rate to 2045, Alpine would gain an additional 588 residents for a total of 1,924. This is the medium growth scenario in the projected forecast.

In the last ten years, Alpine has averaged about 35 people per year. If this were to continue at a fixed rate to 2045, Alpine would have an additional 735 residents for a total of 2,071. This is the high growth scenario in the projected forecast.

Figure 12 | Population Projections



Source: State of Wyoming's Economic Analysis Division, Leland Consulting, Cushing Terrell

To continue to plan for and properly serve the Alpine community over the next 20 years, these population forecasts should be referenced in decision-making and implementation of the Master Plan. While subject to real world conditions, the range in the population forecasts provide flexibility and a reasonable reference on which to base decisions.

Peer Communities

Peer communities are other incorporated towns in Lincoln County. This report uses the following seven peer communities: Thayne, Afton, La Barge, Cokeville, Kemmerer (County Seat), Diamondville, and Opal. These towns are used to compare population change in Alpine. Populations are calculated using US Census Bureau Decennial Survey (conducted every 10 years) for 1990, 2000, 2010, and 2020. Estimates for 2023 use a sampling method from the US Census Bureau American Community Survey data for a 1-year population estimate.

2 ENGAGEMENT

Engagement with the community played a central role in the creation of the Master Plan. Everyone who lives, works, and plays in Alpine was invited to share their insights and provide feedback at various milestones throughout the process. This input was then used to shape the community values and the planning topics in the following chapters.

PROCESS

Phase 1: Kick-off & Planning	Phase 2: Data Collection	Phase 3: Exploration	Phase 4: Draft & Final Plan
• Website Launch: *Mid March 2025* • Steering Committee #1: *April 21, 2025* • Online Survey Launch: *June 11-July 17, 2025* • Mountain Days Event: *June 21-22, 2025*	• Steering Committee #2: *July 28, 2025* • Stakeholder Workshop: *August 19, 2025* • Steering Committee #3: *October 27, 2025* • Open House #1: *November 3, 2025* • Open House #1 Survey: *November 3-21, 2025* • Steering Committee #4: *Februrary 16, 2026*	• Open House #2: *Februrary 18, 2026* • Open House #2 Survey: *February 18-March 3, 2026* • Steering Committee #5: *June 2026*	• Draft Plan Survey: *May 18-June 19, 2026* • Planning & Zoning Commission Review: *June 30, 2026* • Planning & Zoning Public Hearing: *July 28, 2026* • Town Council Public Hearing: *August 4, 2026* • Planning & Zoning Adoption: *August 18, 2026*

2025 → **2026**



WEBSITE

The Master Plan update began with the launch of the project website, which served as a landing page to learn about the project, advertise events, track progress, and provide online feedback. The website was open and available throughout the entirety of the plan to create a reliable connection between the public and the project team.



SURVEY

The Master Plan Survey was conducted as the first engagement touchpoint to gauge general resident sentiment and inform future outreach. It was comprised of 18 questions and open from June 11th to July 17th, 2025. Questions touched on planning topics such as land use, transportation, etc. For enhanced advertising, the project team attended the annual Mountain Days festival in Alpine to tell people about the project and encourage survey participation. This effort helped collect a total of 218 survey responses from residents, business owners, and stakeholders.



STEERING COMMITTEE

The Steering Committee was formed as a small group of citizens who possessed local knowledge and exercised leadership in the community. They provided guidance and input throughout the process as well as aided in public outreach efforts. Five virtual meetings were held with the committee at key milestones for more specific updates and feedback.

FOCUS GROUPS

Focus Groups were conducted in person to get subject matter experts, regional agencies, business owners, developers, and local leaders in small group discussions on local problems and identifying solutions. Participants gathered in person on November 17th, 2025 at the Alpine Civic Center. The groups were then initially divided into five planning topics: Land Use/ Development, Parks/Recreation/Land Management, Housing, Economic Vitality, and Transportation. Participants moved among the groups to provide insight on multiple topics.



OPEN HOUSES

Open houses were large-scale events to get the whole community together to discuss the plan elements. Project material was presented on boards that allowed participants to leave feedback. A virtual open house option was also made available for both open houses, intended for participants who were unable to attend the in-person event.

Open house #1 took place November 3rd, 2025 and had an estimated 58 in-person attendees and 16 participants in the online survey. Information presented highlighted findings from the Existing Conditions report, the Future Land Use Map, and a visioning exercise.

Open house #2 took place February 18th, 2026 and had an estimated 66 in-person attendees and 41 participants in the online survey. Information presented included Draft goals and policies, the updated Future Land Use Map, and key elements of Character Areas.



ALPINE MASTER PLAN OPEN HOUSE #1 SUMMARY

BY THE NUMBERS

- 58 In-person open house attendees
- 16 Online open house responses
- 94 Total written comments

COMMUNITY VISION RANKING

- #1 Waterfront expiriential
- #2 Lodging support services
- #3 Alpine as its own destination

WHAT WE CONTINUED TO HEAR

- Preservation of nature & community character are still key considerations.
- Desire for bike paths, multi-use trails, & better connectivity in general.
- Desire for more outdoor recreational amenities.
- There is a need for local, accessible educational options.
- There is a need for affordable, workforce housing.
- Desire for a more vibrant downtown with restaurants, stores, & family-friendly entertainment options.
- Desire for more opportunities to come together & stay active regardless of weather.
- Desire for safe routes & crossings for pedestrians, especially children.

COMMUNITY IDEAS

- FOR ALPINE TO be a full service community — WE SHOULD have more restaurants
- FOR ALPINE TO Be healthy — WE SHOULD have a recreation center with a pool
- FOR ALPINE TO be sustainable — WE SHOULD have recycling services
- FOR ALPINE TO be funky — WE SHOULD have a live music amphitheater
- FOR ALPINE TO Be family friendly — WE SHOULD have more kid friendly recreational + entertainment options
- FOR ALPINE TO A safe place to live — WE SHOULD have our own law enforcement

ALPINE MASTER PLAN OPEN HOUSE #2 SUMMARY

BY THE NUMBERS

- 66 In-person open house attendees
- 41 Online open house responses
- 76 Total written comments

FUTURE PATHWAYS FEEDBACK

- Increase Regional Connectivity
- Concerns around safety and traffic
- Don't forget about snowmobiles!

WHAT WE CONTINUED TO HEAR

- Preservation of nature and community character are still key considerations.
- Desire for bike paths, multi-use trails, and better connectivity across the region.
- Desire for Alpine to be a destination in its own right, rather than just a "bedroom community" or a "compliment" to Jackson.
- There is a fear that Alpine will lose its younger generation and service workers.
- Desire for a more vibrant downtown with restaurants, stores, and family-friendly entertainment options.
- Desire for more opportunities to come together and stay active regardless of the weather.
- Acknowledgment of snowmobiling as the "winter lifeblood" of the economy while protecting residential peace.

CHARACTER AREA VISIONS

DOWNTOWN

Respondents highlighted focused investment in Downtown Alpine in order to reinforce community identity and bolster economic growth. By enhancing walkability in the area, supporting local businesses, and boosting local tourism, the town can generate new tax revenue to reinvest directly into community services.

THE CONFLUENCE

Community feedback emphasized prioritizing the revitalization of the current downtown over creating a new "alternative" hub. Residents expressed concerns regarding the reservoir's seasonal water drops and muddy terrain, advocating for keeping the area natural to protect its scenic beauty and access to recreation.

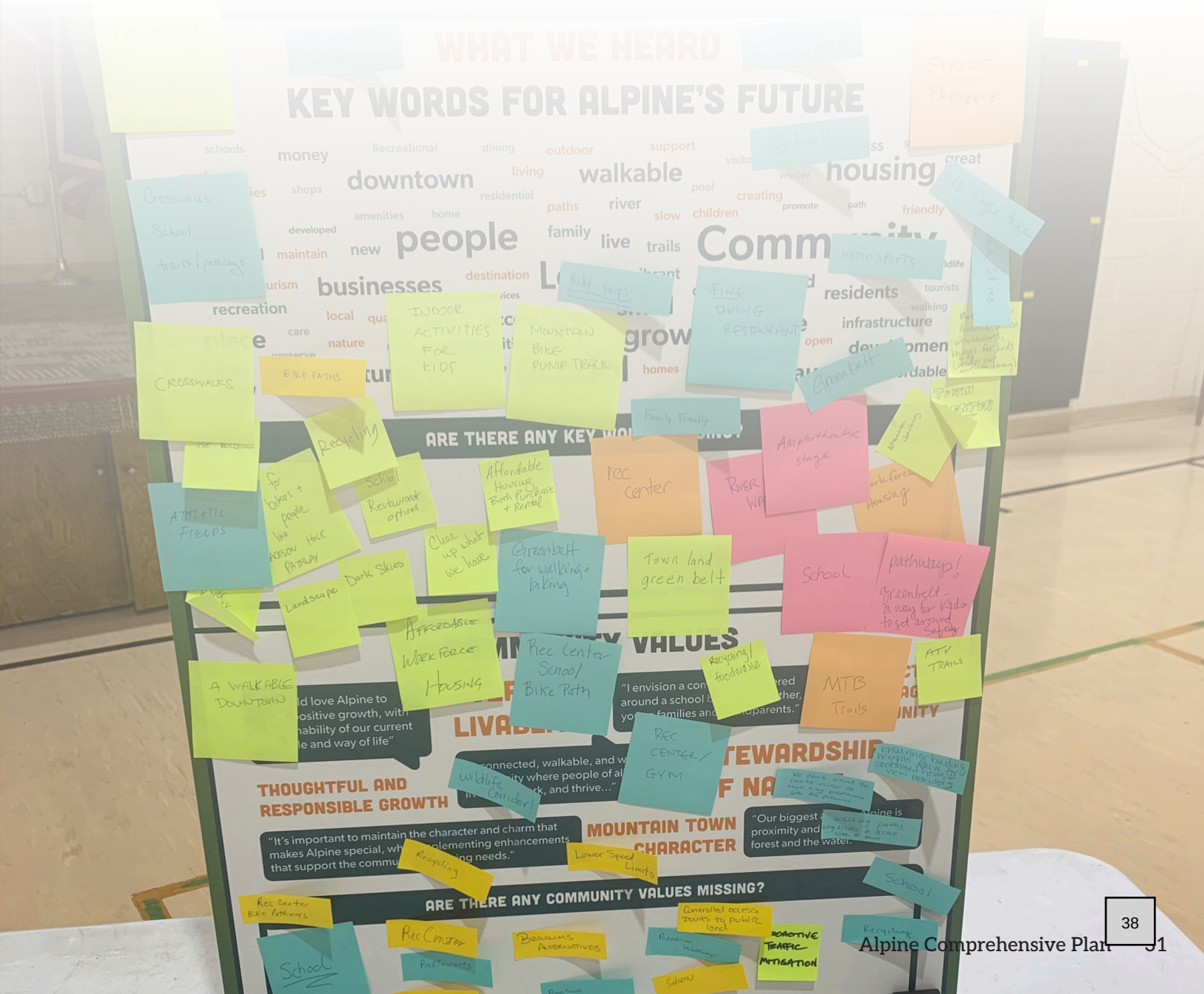
U.S. 26

Feedback expressed a desire to keep the mixed-use development along U.S. 26 focused on local charm and identity, with a focus on design that fits the community. Respondents emphasized prioritizing small businesses and adding parks and pathways, to better connect the area while keeping its "mountain feel".

DRAFT & FINAL PLAN

The Draft Plan was developed with the primary inputs of stakeholder and community feedback and existing conditions data. The Draft was vetted with the Steering Committee and then sent to the general public for feedback. The Adoption process for the Plan involved two public Hearings with Planning Commission and two public hearings with Town Council, each given opportunities to provide input/further direction to be incorporated into the Adoption Draft.

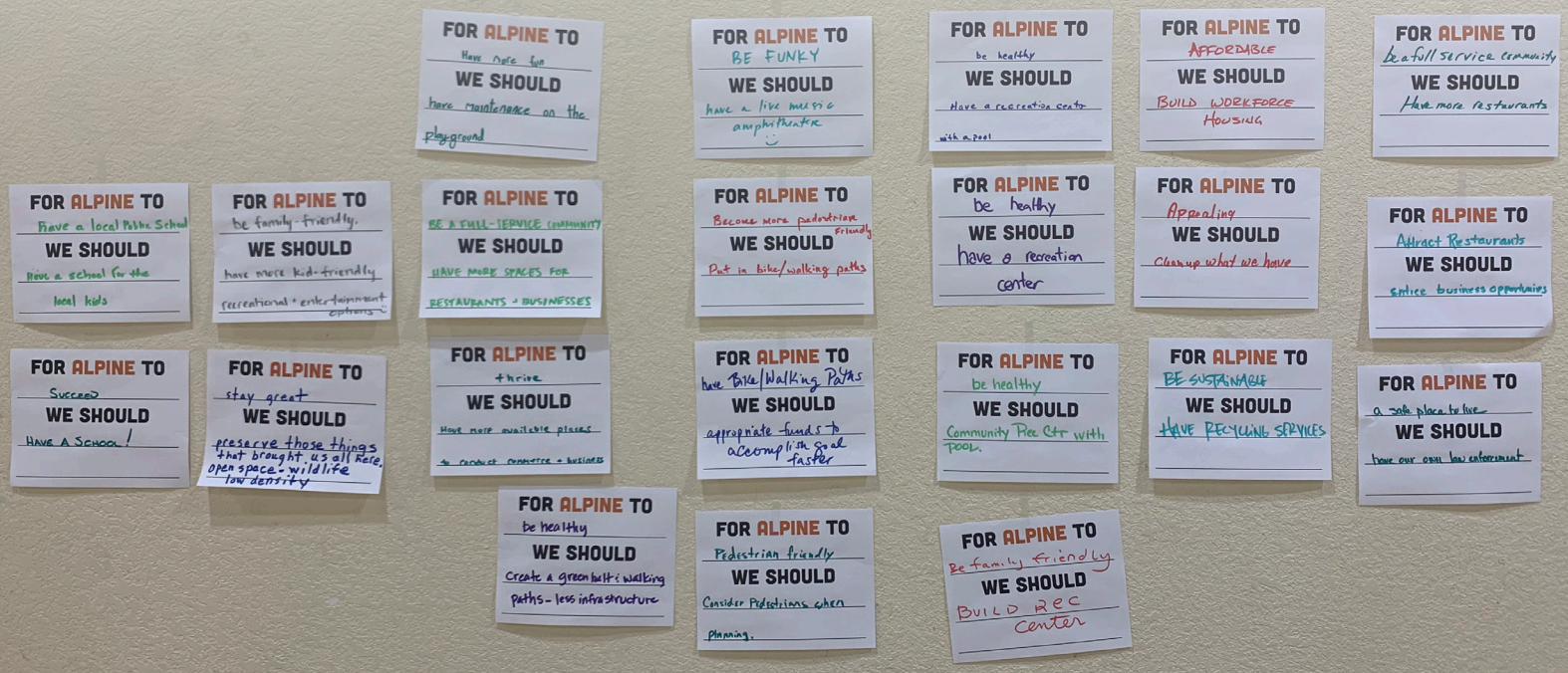
The Adoption Draft is recommended for adoption by the Planning Commission to Town Council, who is the adopting Body. Proper public notice of the adoption hearings is required.



KEY WORDS FOR ALPINE'S FUTURE

Throughout the engagement process, participants were invited to identify key words and ideas they believe should help shape Alpine's future. In addition to the words shared directly through surveys, meetings, and other engagement activities, other recurring themes and related terms were added to reflect broader patterns in the input. The larger the size of the word, the more times it was mentioned and emphasized. Together, these words highlight the values, priorities, and aspirations that community members want the Master Plan to carry forward.





COMMUNITY VALUES

The community values offer a distilled version of the key words identified for Alpine's future and express those ideas as clear, concise aspirations. Together, they reflect the qualities, priorities, and outcomes that community members want the plan to support over time.

"I would love Alpine to have positive growth, with sustainability of our current lifestyle and way of life"

THOUGHTFUL AND RESPONSIBLE GROWTH

EVERYDAY LIVABLITY

"A connected, walkable, and welcoming community where people of all ages can live, play, work, and thrive..."

"I envision a community centered around a school bringing together, young families and grandparents."

CONNECTED AND ENGAGED COMMUNITY

"It's important to maintain the character and charm that makes Alpine special, while implementing enhancements that support the community's evolving needs."

MOUNTAIN TOWN CHARACTER

STEWARDSHIP OF NATURE

"Our biggest asset in Alpine is proximity and easy access to the forest and the water."

"I do believe senior housing would be a meaningful and much-needed addition to our community."

AGING IN PLACE

SENSE OF PLACE

"I believe the master plan needs to specifically address town services and amenities that make a town a place residents want to live, not just where tourist want to go."

3 PLANNING TOPICS

Each planning topic begins with an examination of existing conditions, providing a snapshot of current circumstances in Alpine and how they compare to regional trends and peer communities. Community input and feedback then help shape the priorities and focus of each topic. Together, the existing conditions analysis and community input inform the implementation section, which serves as a roadmap for Alpine's future.

LAND USE

EXISTING CONDITIONS

Town-owned, vacant land presents an opportunity to create something special. Public & Community Facilities (PCF) and Exempt Lands total nearly 14% of Alpine's land area (PCF 5.2%, Exempt 9.0%), representing a substantial share of land under public or quasi-public control. These parcels are larger on average (PCF average parcel size: 2.5 acres; Exempt: 1.7 acres) than most residential parcels, making them well-suited for:

- Civic spaces
- Parks and trail connections
- Community facilities
- Public private partnerships for catalytic mixed-use or workforce housing projects

Much of this land is already within Town limits and served by infrastructure, allowing the Town to influence development outcomes without the fiscal burden of annexation. The Master Plan explicitly identifies the need to use public assets strategically, reinforcing the idea that Town-owned land can be leveraged to shape growth rather than react to it. For these reasons, Town-controlled land provides Alpine with a tool to intentionally define community character, deliver public benefits, and anchor future development.

Figure 13 | Existing Land Use Map



Downtown is established but severely underutilized. Alpine has a downtown framework in place, but current land use patterns fail to capitalize on zoning flexibility, infrastructure investment, and location—leaving economic and placemaking potential unrealized.

Downtown and Mixed Residential Commercial (MRC) areas allow for higher building heights (up to 45 feet) and mixed-use development, yet development remains low-intensity and auto-oriented, suggesting underutilization of entitled development potential.









The current zoning code is preventing sustainable growth. Alpine's Land Use and Development Code emphasizes separation of uses and low density, which conflicts with stated goals for efficient land use, infrastructure sustainability, housing diversity, and environmental stewardship.

- Nearly 50% (49.7%) of Alpine's land area is zoned R-1 Single-Family Residential, permitting only one dwelling unit per lot.
- Minimum lot sizes in R-1 districts range up to 20,000 square feet, resulting in low residential density (as low as ~2 units per acre) across large portions of town.
- While R-2 and MRC districts allow multi-unit housing, they collectively represent: Only 26.4% of zoned land area (R-2: 2.3%, MRC: 24.1%), limiting the Town's ability to accommodate housing demand efficiently.
- Residential Vacant Land accounts for 28% of all parcels, yet the zoning framework does not require minimum densities, resulting in:
  - Inefficient land consumption,
  - Increased infrastructure cost per unit,
  - Continued outward pressure for annexation.

COMMUNITY INPUT

Residents want Alpine to grow in a way that feels careful, grounded, and true to the community. Across the feedback, people consistently emphasized the importance of keeping the character, charm, and natural setting that make Alpine special, while also making thoughtful improvements that support the town's future. Many people want growth to be slow and well-managed, with continued protection of open space, public land access, and the overall way of life that residents value. At the same time, there is a strong desire for Alpine to feel more like a town, with a more welcoming and connected downtown, more places for people to gather, and a stronger local identity that is not defined only by nearby communities. Overall, the input points to a vision for Alpine that balances preservation and progress: protecting what people love, while investing in a more vibrant, functional, and livable future.

"It's important to maintain the character and charm that makes Alpine special, while implementing enhancements that support the community's evolving needs."

"I would love Alpine to have positive growth, with sustainability of our current lifestyle and way of life."

"Right now Alpine doesn't feel much like a town since it is so spread out and uncentered."

"Currently, the downtown area is in disrepair and unwelcoming—there are few places where tourists or locals can gather, spend money, or feel connected to the town."

"Intelligent growth that balances the protection of our natural assets with the development of a vibrant downtown."

"Controlled, responsible growth that preserves open spaces and public land access, while thoughtfully moving Alpine into the 21st century."

"With the right approach, Alpine can revitalize its core and create a vibrant, economically sustainable downtown that reflects its identity and draws people in."

"Creating a vibrant, sustainable community that harmonizes with its natural environment while enhancing the quality of life for residents and visitors."

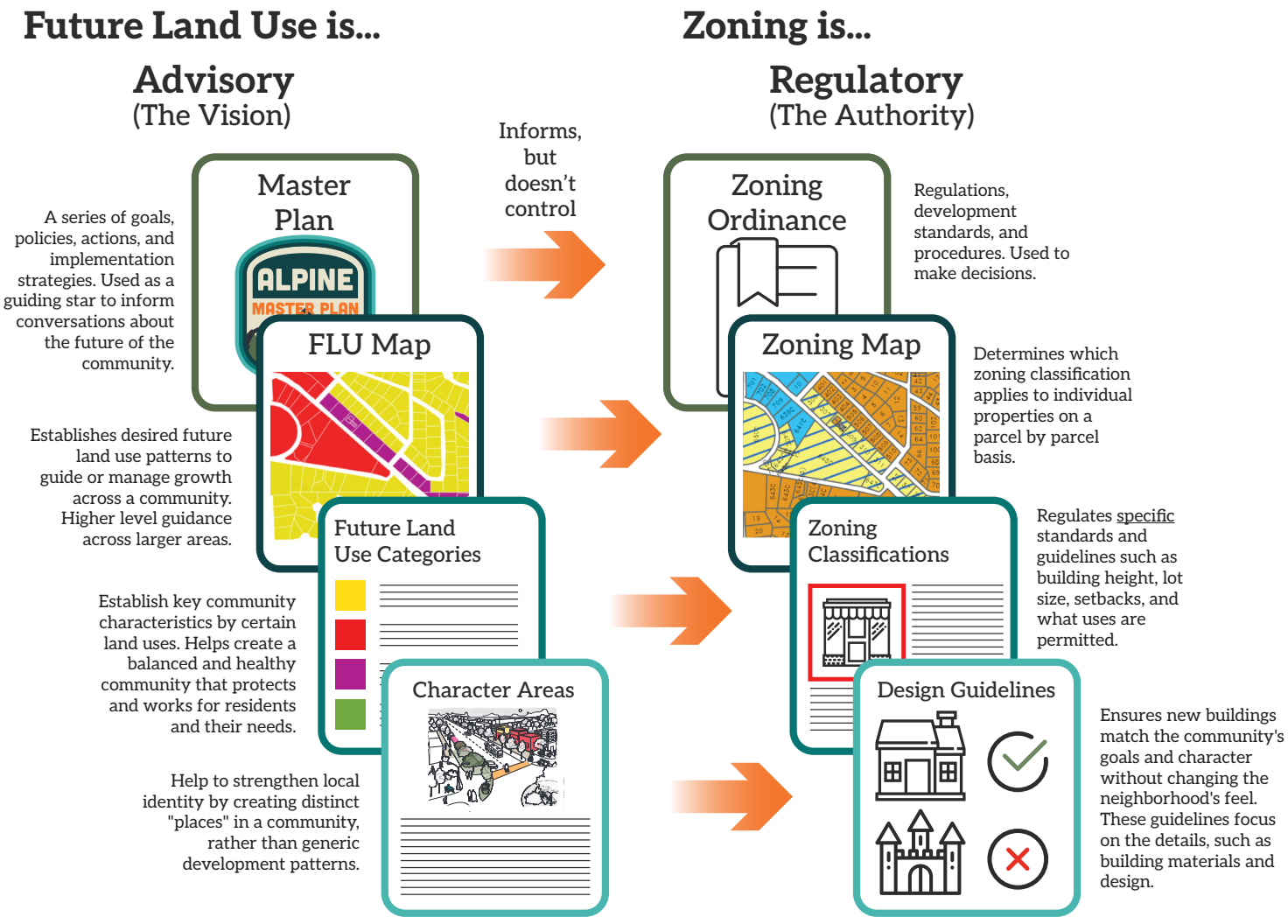
"I imagine a place that in proud to live in and doesn't just feel like a bedroom community to Jackson or Afton."

"Slow, smart growth with an emphasis on taking care of existing town and slow expansion."

FUTURE LAND USE

Future Land Use ties the type of activity and intensity of different land uses to geographic areas in Alpine and its Planning Area. Future land use's primary role is to categorize land uses based on activity level, impacts, and character. By integrating all the planning elements outlined in this chapter, the framework translates community priorities and policy recommendations into the physical environment. Within Alpine, designations highlight current conditions and guide how areas should evolve, while in the Planning Area they identify the types of activities best suited for future and planned expansion.

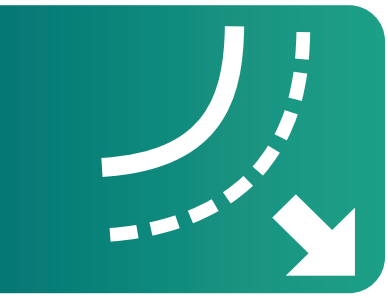
How does Future Land Use relate to Zoning, and what is the difference between them?



Future Land Use:



Forms the basis for decision making when it comes to zoning changes and development. Although it is not zoning, it is a guidebook for future code updates and rezonings. Future land use is intentionally broad so that multiple zoning districts can fit into one future land use designation. This provides general direction for the type of developments and where they can occur, but provides flexibility for context-sensitive design.



Guides development towards areas with infrastructure and planned improvements. By categorizing and regulating the density and activities of areas, the Town can ensure that it is growing in a financially sustainable manner. Encouraging development in places already served by infrastructure such as roads, water, and sewer reduces the cost of extending and maintaining infrastructure.



Is used to protect open and natural spaces. By encouraging infill development and designating environmentally sensitive areas, future land use guides development to appropriate areas and can even prohibit development of open and natural spaces.

Land may be considered for annexation into the Town of Alpine if it complies with state statutes and the policies of this Master Plan. It is the responsibility of the applicant or annexation petitioner to demonstrate how the proposed annexation would comply with all of the pertinent policies and show why annexation would be a benefit to the Town. If a property is annexed, zoning will be established according to the Future Land Use Map and through an evaluation of the rezoning criteria contained the Land Use and Development Code.

All proposed annexations shall be accompanied by an annexation agreement which contains the specific obligations of development. The agreement shall be executed upon approval of the annexation application by the Town Council. The obligations contained in the annexation agreement should provide a clear community benefit to the Town and serve the best long-term needs and interests of the community. These obligations should relate to the goals, policies, and actions contained in this Master Plan.

FUTURE LAND USE MAP

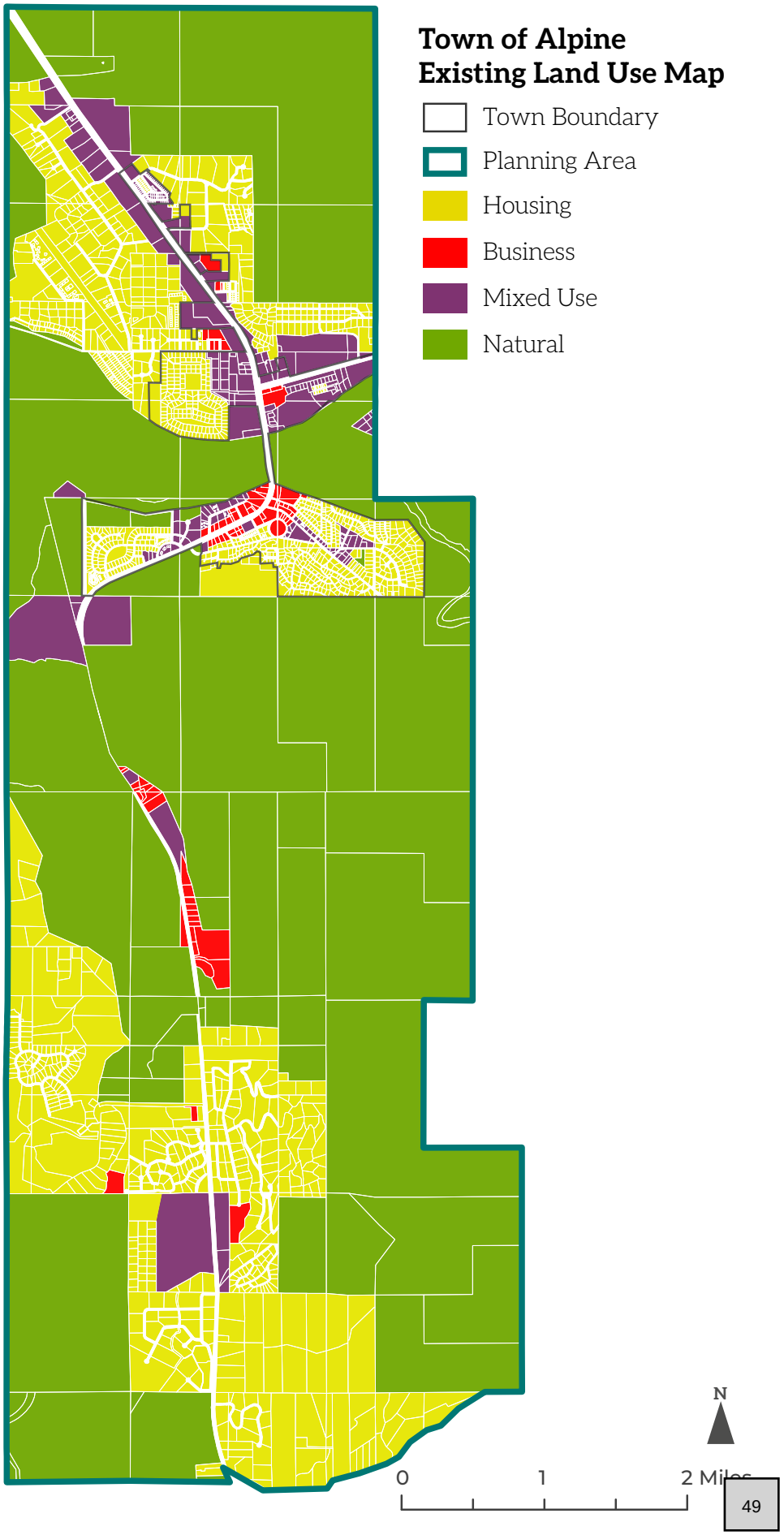
The Future Land Use Map (FLUM) is the geographical expression of the Town's vision for the location of land uses in the future.

FUTURE LAND USE DESIGNATIONS

The Future Land Use Designations on the following pages describe the types of uses envisioned in each location designated on the FLUM. All imagery is meant to show an example of what the designated areas could look like in the future, and is not meant to be prescriptive. These designations include:

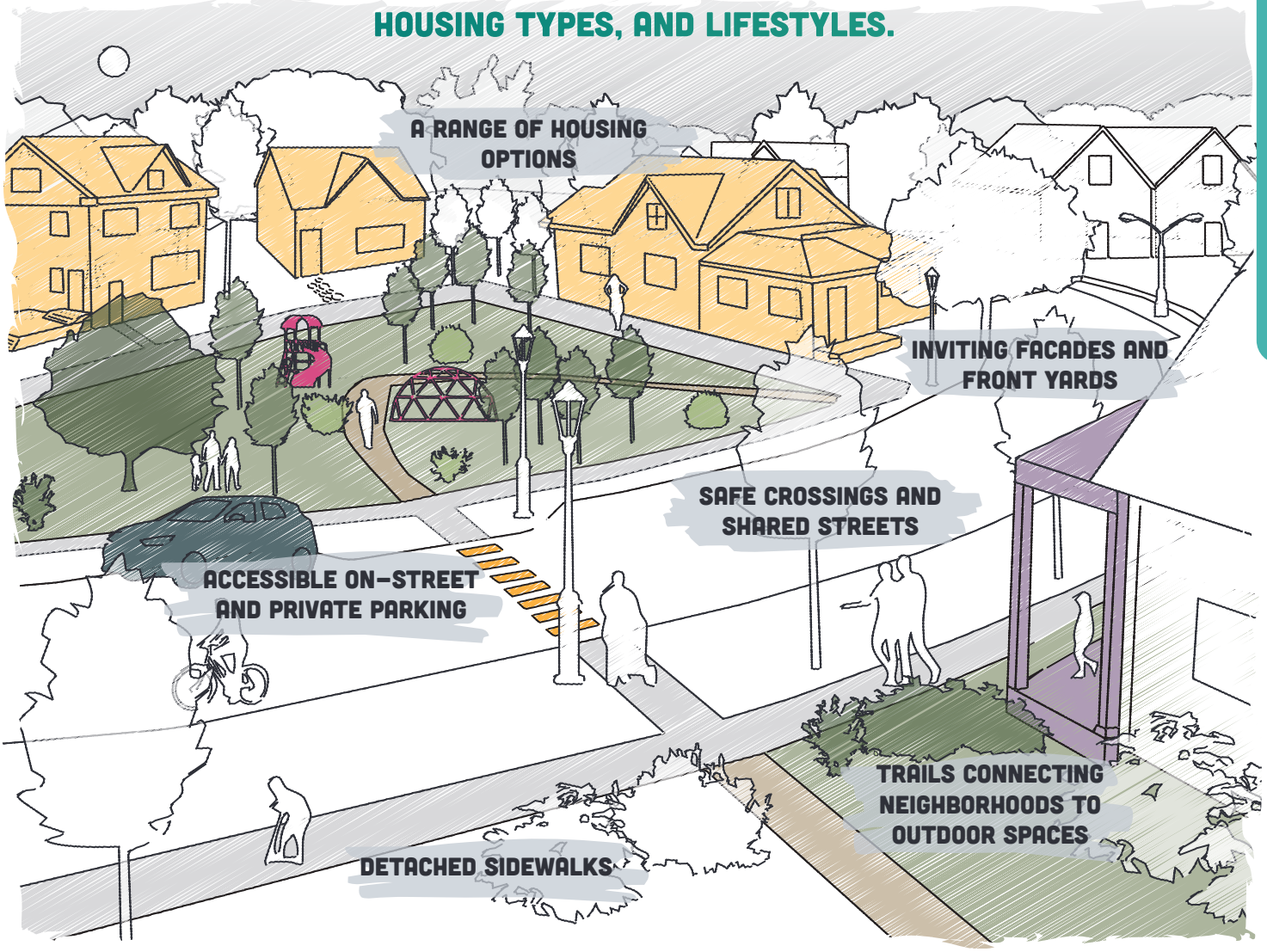
- Housing
- Business
- Mixed Use
- Natural

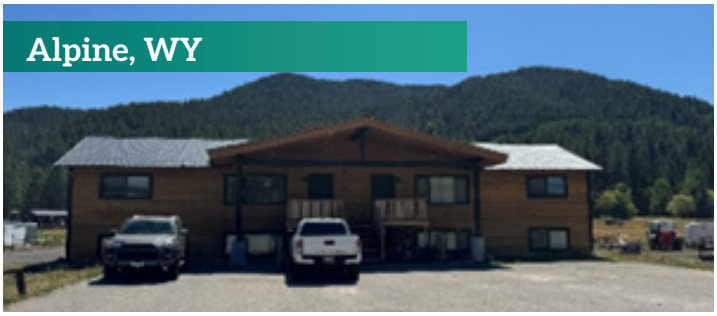
Figure 14 | Future Land Use Map



HOUSING

PROVIDE LIVING OPTIONS FOR RESIDENTS AT A VARIETY OF PRICE POINTS, HOUSING TYPES, AND LIFESTYLES.











Character

Land Uses: The housing future land use category includes a range of housing types including single-family, duplexes, townhomes, multi-unit, and apartment housing types. Secondary uses include home-occupied or neighborhood serving businesses as well as public and civic uses.

Density & Intensity: Will vary by neighborhood and corresponding zone district. Housing density is controlled by minimum lot areas and regulated by the Land Use and Development Code. Homes are typically 1- to 2-stories and the maximum building height in both residential zoning districts is 35 feet.

Architecture: Facades and architectural style should contribute to the mountain town character. Materials, articulation, and other design criteria should be regulated by the Land Use and Development Code.

Outdoor Areas: Public parks, recreation areas, plazas, and other outdoor civic uses are allowed and encouraged in the Housing Future Land Use Designation. Front, side, and backyards in private homes should contain native species and provide natural filtering for rain and snow. Any private development should maximize the preservation of natural features of the area but clustering lots in the subdivision.

Access & Connectivity

Roads & Streets: Local streets should serve lower density neighborhoods while collectors or higher volume roads might be located near higher density housing types and mixed-use buildings. Vehicle speeds should correspond to the road type. Housing should front the street, with some level of buffering along busier roads and higher density development.

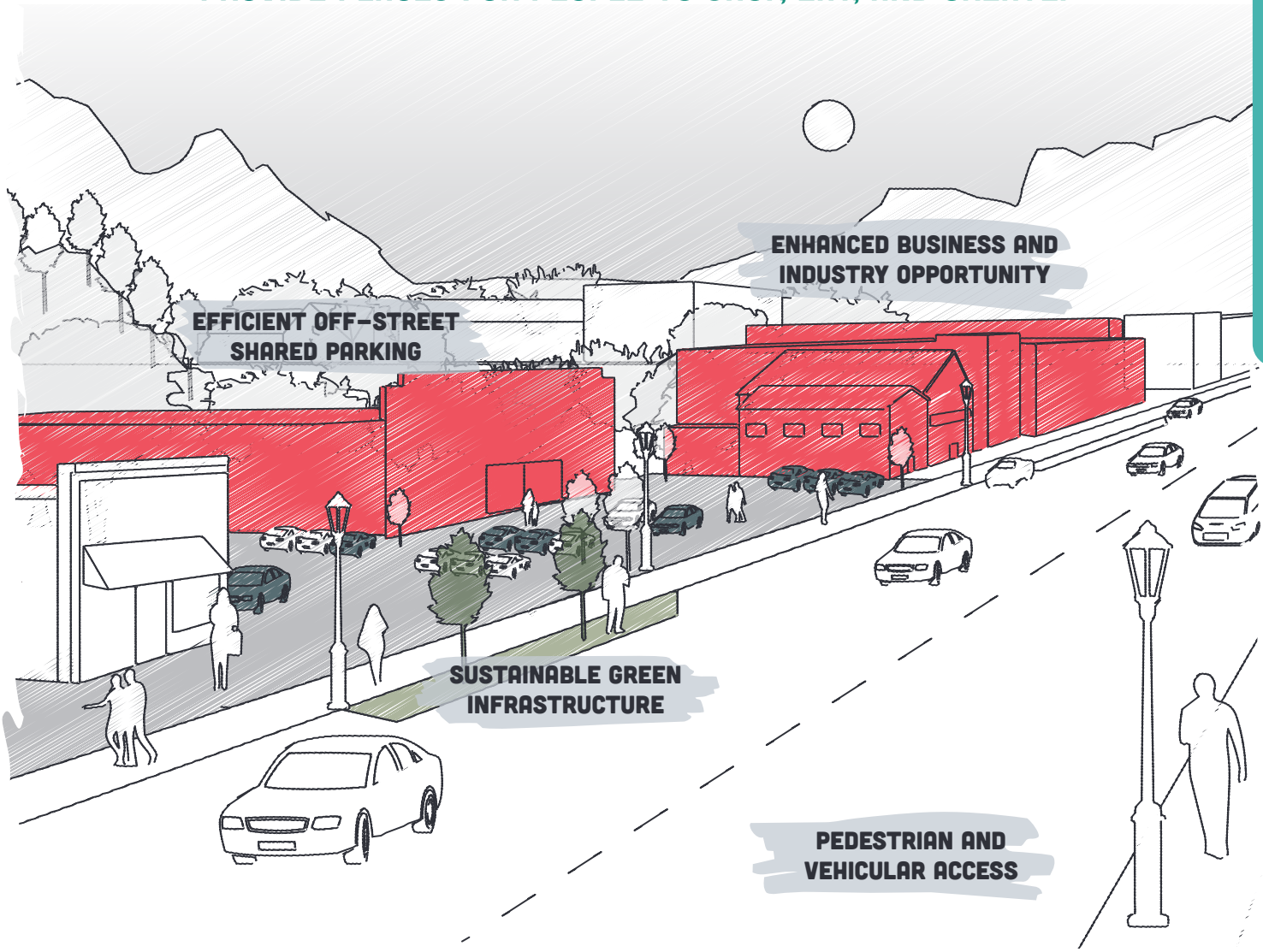
Trails: Where possible, trails should connect seamlessly with sidewalks, bike lanes, and local roads in the Housing Future Land Use Designation.

Pedestrian & Bicycle Infrastructure: Sidewalks should be detached on both sides of the street and interconnected throughout neighborhoods. Vehicles should share the road with bicycles on local streets and have dedicated right of way on collector or other higher volume roads. Bicycle parking should be in garages at private homes and shared parking at multi-unit developments.

Parking: For lower density neighborhoods, private parking will be provided in garages and driveways while off-street shared parking lots may be required for higher density housing developments. Public parking may also be accommodated on local streets.

BUSINESS

PROVIDE PLACES FOR PEOPLE TO SHOP, EAT, AND CREATE.











Character

Land Uses: The business future land use category provides flexibility for business owners and a pleasant experience for customers. Land uses include retail, offices, eating and drinking establishments, visitor accommodations, and entertainment facilities. Light industrial uses are also permitted such as manufacturing, warehouse, distribution facilities, construction and maintenance equipment yards, and repair operations. Impacts of light industrial uses are regulated by the Land Use and Development Code.

Density & Intensity: Will vary by corresponding zone district. Building areas are controlled by minimum lot areas and regulated by the Land Use and Development Code. Buildings are typically 1- to 2-stories.

Architecture: Facades and architectural style should contribute to the mountain town character. Materials, articulation, and other design criteria should be regulated by the Land Use and Development Code and Design Guidelines.

Outdoor Areas: Private parks, plazas and landscaping should enhance the appearance and supplement business activity in the business future land use designation. Buffers and setbacks should contain native species and provide natural filtering for rain and snow, especially surrounding paved surfaces for runoff mitigation. Any private development should maximize the preservation of natural features of the area by locating the building footprint in the most ecologically responsible part of the property.

Access & Connectivity

Roads & Streets: Most businesses will be located on collectors and U.S. 89, or located near higher density housing types and mixed-use buildings. Vehicle speeds should correspond to the road type. Businesses should front the primary street, with some level of buffering or alternative entrance/ exit along busier roads.

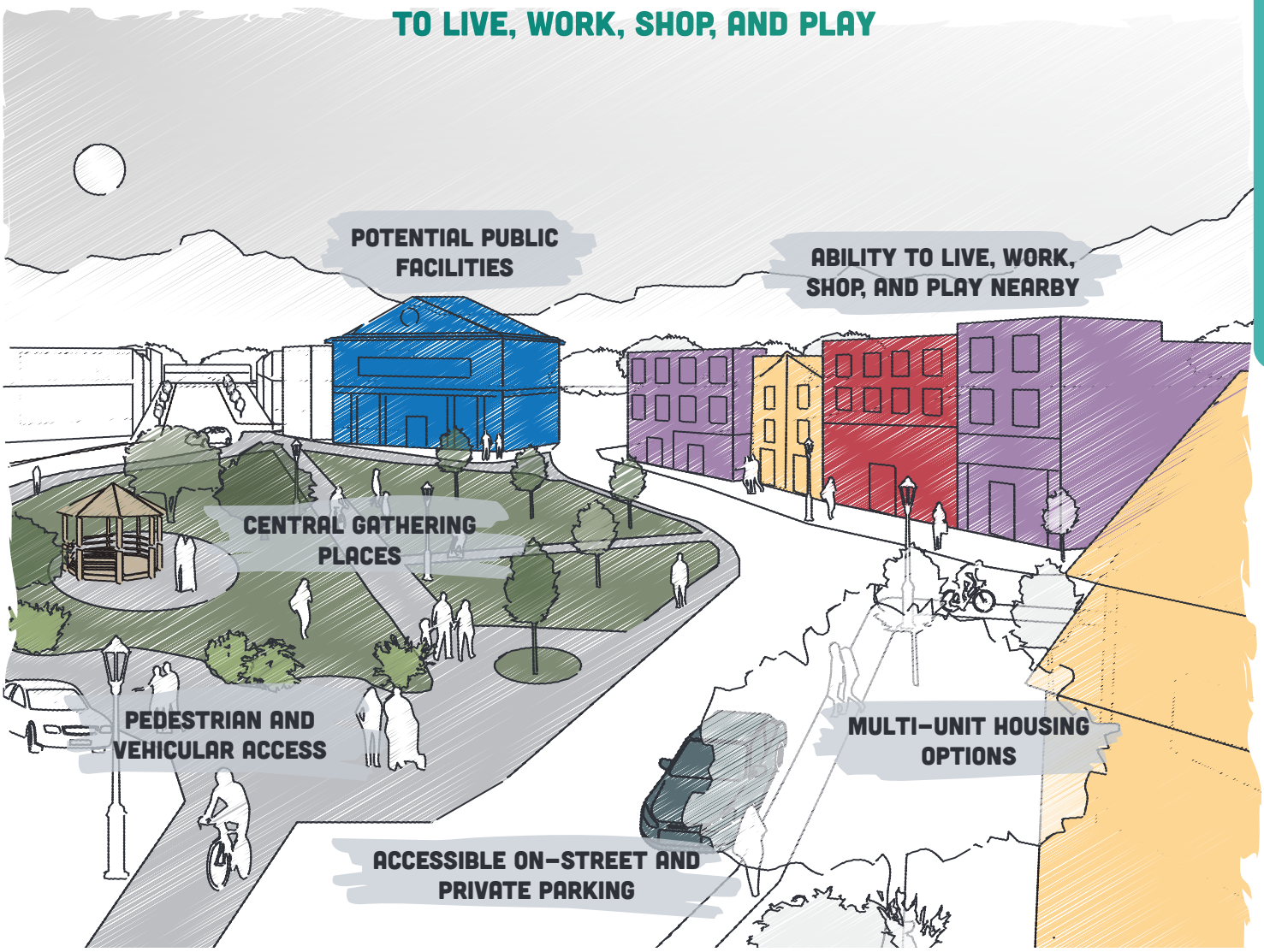
Trails: Where possible, trails should connect seamlessly with sidewalks, bike lanes, and local roads.

Pedestrian & Bicycle Infrastructure: Businesses should connect to existing sidewalks and on-street bicycle facilities. Vehicles should share the road with bicycles on local streets and have dedicated right of way on collector or other higher volume roads. Where appropriate, bicycle parking should be provided on site by businesses.

Parking: Where possible, off-street vehicle parking should be shared for efficient use and reduced maintenance costs. Public parking may also be supplemented on local streets depending on the context and zoning district.

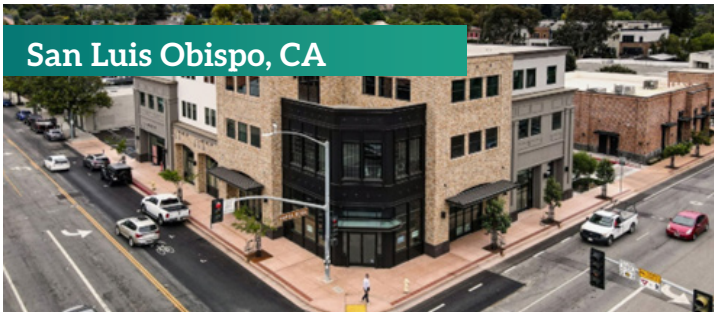
MIXED USE

PROVIDE A PEDESTRIAN FRIENDLY ENVIRONMENT FOR PEOPLE TO LIVE, WORK, SHOP, AND PLAY




Parker, CO


Marion, IA


San Luis Obispo, CA


Charlotte, NC

Character

Land Uses: The mixed use future land use category combines residential uses with commercial and public uses. Commercial should be the primary use while multi-unit housing would supplement either above or elsewhere on site. Secondary uses include public and civic uses, including public facilities such as government buildings, local services, and cultural institutions.

Density & Intensity: Will vary by corresponding zone district and site layout. Housing density is controlled by minimum lot areas and regulated by the land use and development code. Mixed use buildings are typically 2- to 3-stories.

Architecture: Facades and architectural style should contribute to the mountain town character. Materials, articulation, and other design criteria should be regulated by the Land Use and Development Code.

Outdoor Areas: Public parks, plazas and landscaping should enhance the appearance and supplement all activity. Buffers and setbacks should contain native species and provide natural filtering for rain and snow, especially surrounding paved surfaces for run-off mitigation. Any private development should maximize the preservation of natural features of the area by locating the building footprint in the most ecologically responsible part of the property.

Access & Connectivity

Roads & Streets: A majority of mixed use development will be located on collectors and U.S. 89. Vehicle speeds should correspond to the road type. Development should prioritize local pedestrian experience and accommodate vehicular circulation secondarily.

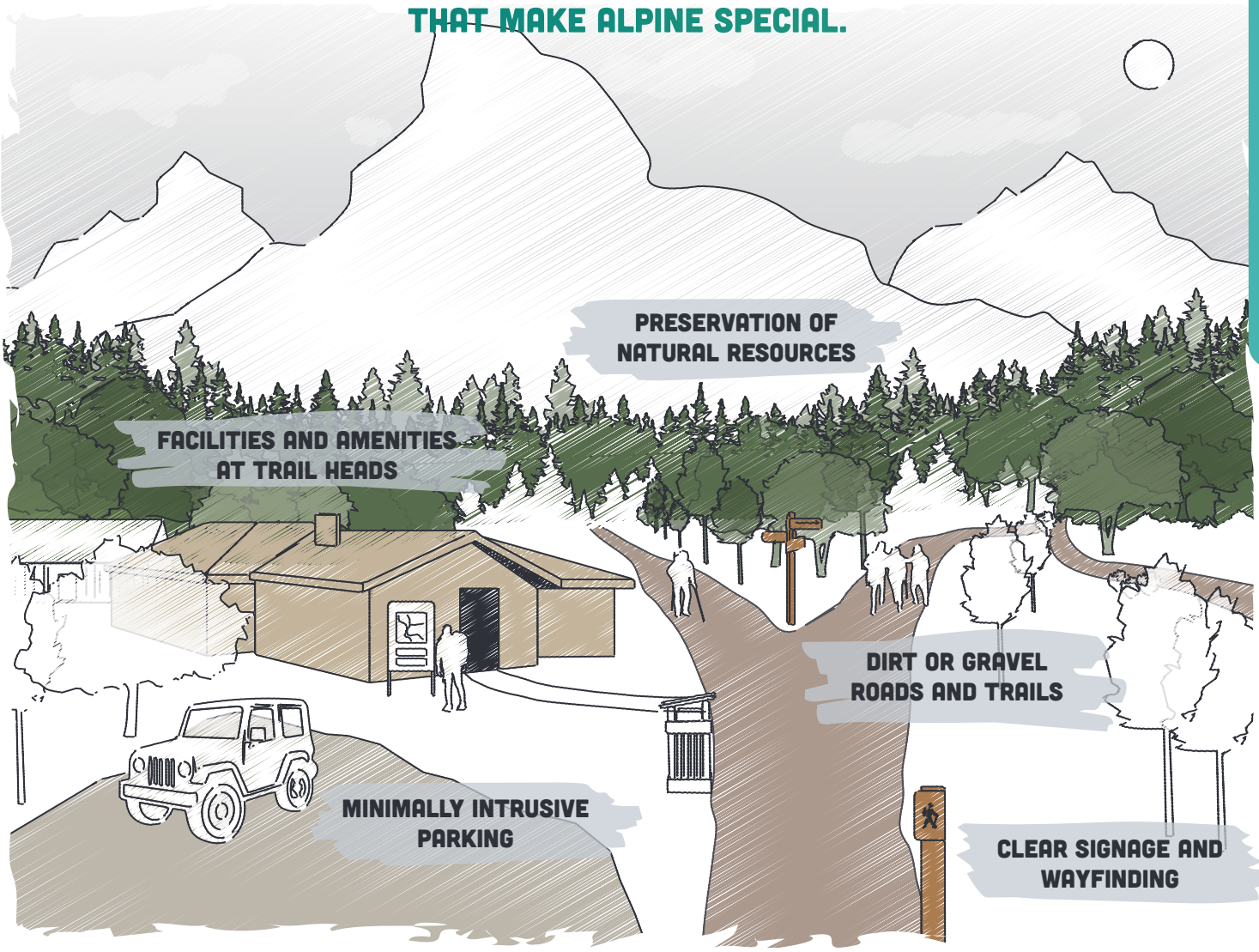
Trails: Where possible, trails should connect seamlessly with sidewalks, bike lanes, and local roads.

Pedestrian & Bicycle Infrastructure: Businesses should connect to existing sidewalks and on-street bicycle facilities. Vehicles should share the road with bicycles on local streets and have dedicated right of way on collector or other higher volume roads. Shared bicycle parking options should be developed for mixed use developments.

Parking: Where possible, off-street vehicle parking should be shared for efficient use and reduced maintenance costs. Public parking may also be supplemented on local streets depending on the context and zoning district.

NATURAL

PRESERVE THE NATURAL PLACES AND OPEN SPACES THAT MAKE ALPINE SPECIAL.




Alpine, WY


Grand Teton National Park, WY


Evansville, WY


Alpine, WY

Character

Land Uses: Land uses will typically include both conservational uses such as open space, agricultural, and recreational uses such as parks and sports facilities. Secondary uses would include public facilities such as public restrooms, trail amenities, and playgrounds.

Density & Intensity: Development within these areas, if any, should be limited to recreational facilities or recreation-related commercial uses. The size and scale of facility will vary based on type.

Architecture: Facades and architectural style should contribute to the mountain town character. Signs, restrooms, kiosks, and other small scale amenities typical of natural areas should also contribute to the mountain town character. Materials, articulation, and other design criteria should be regulated by the Land Use and Development Code.

Outdoor Areas: The outdoor areas of the property are inherently the natural amenities and recreation. Town-owned natural areas should primarily be publicly accessible with some seasonal limitations. State and Federal owned land access is at the discretion of the agency. Private natural areas are off limits to public access.

Access & Connectivity

Roads & Streets: Natural areas should primarily be served by one- to two-lane gravel or dirt roads and trails, reflecting their rural character. Natural areas with public and community facilities should be more accessible, with paved roads, trails, and parking.

Trails: Trails should connect to larger regional connections where possible and provide alternative transportation connections to natural areas. Trails can be soft or hard surfaced depending on the land use and property features.

Pedestrian & Bicycle Infrastructure: Primary pedestrian and bicycle infrastructure should be for recreational purposes. Lighting, benches, and restrooms should located at trailheads or other large gathering areas.

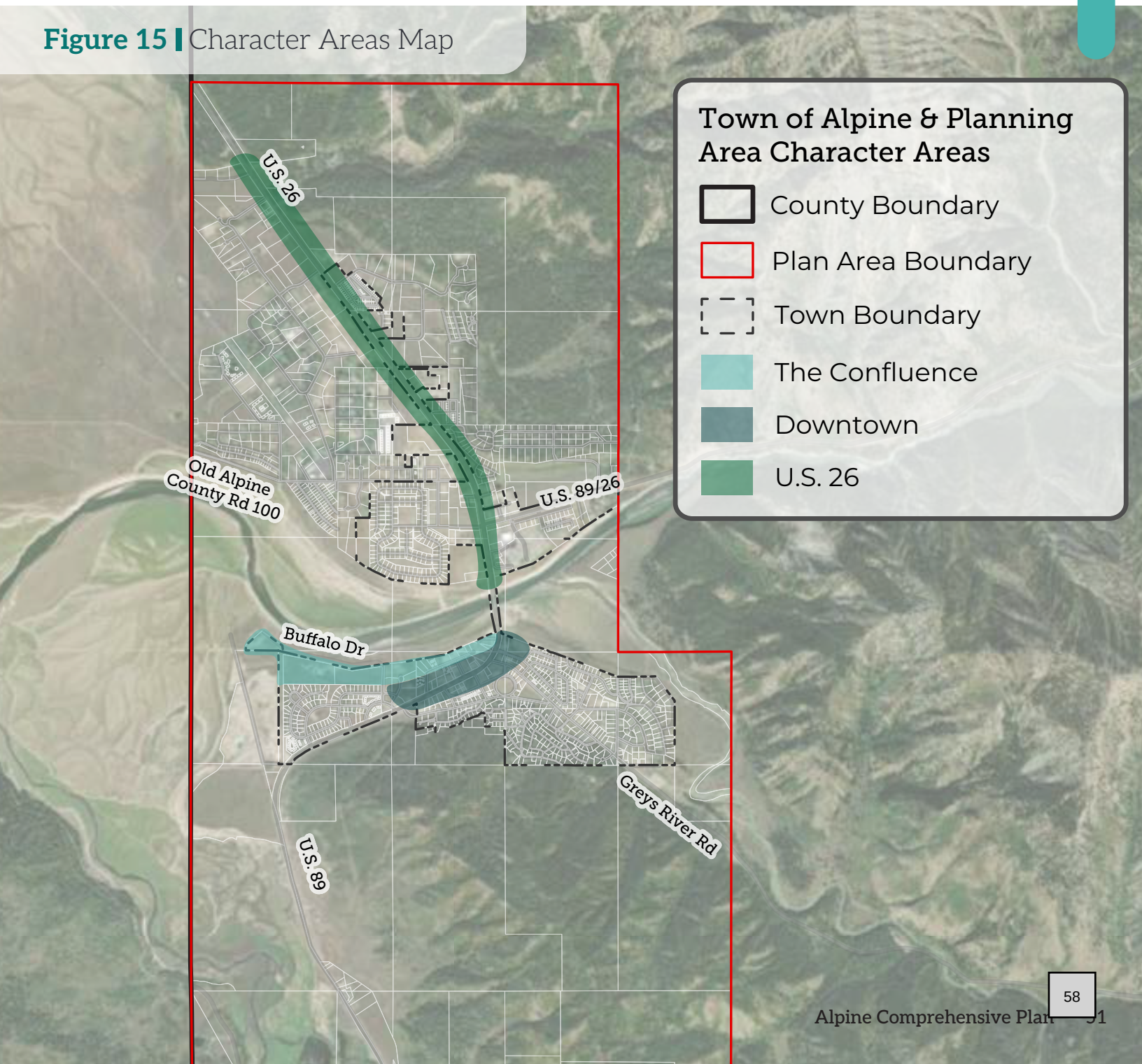
Parking: Parking will vary based on land use. Off-street parking should be limited near environmentally sensitive areas but accommodating public and community facilities.

CHARACTER AREAS

CHARACTER AREA DESIGNATIONS

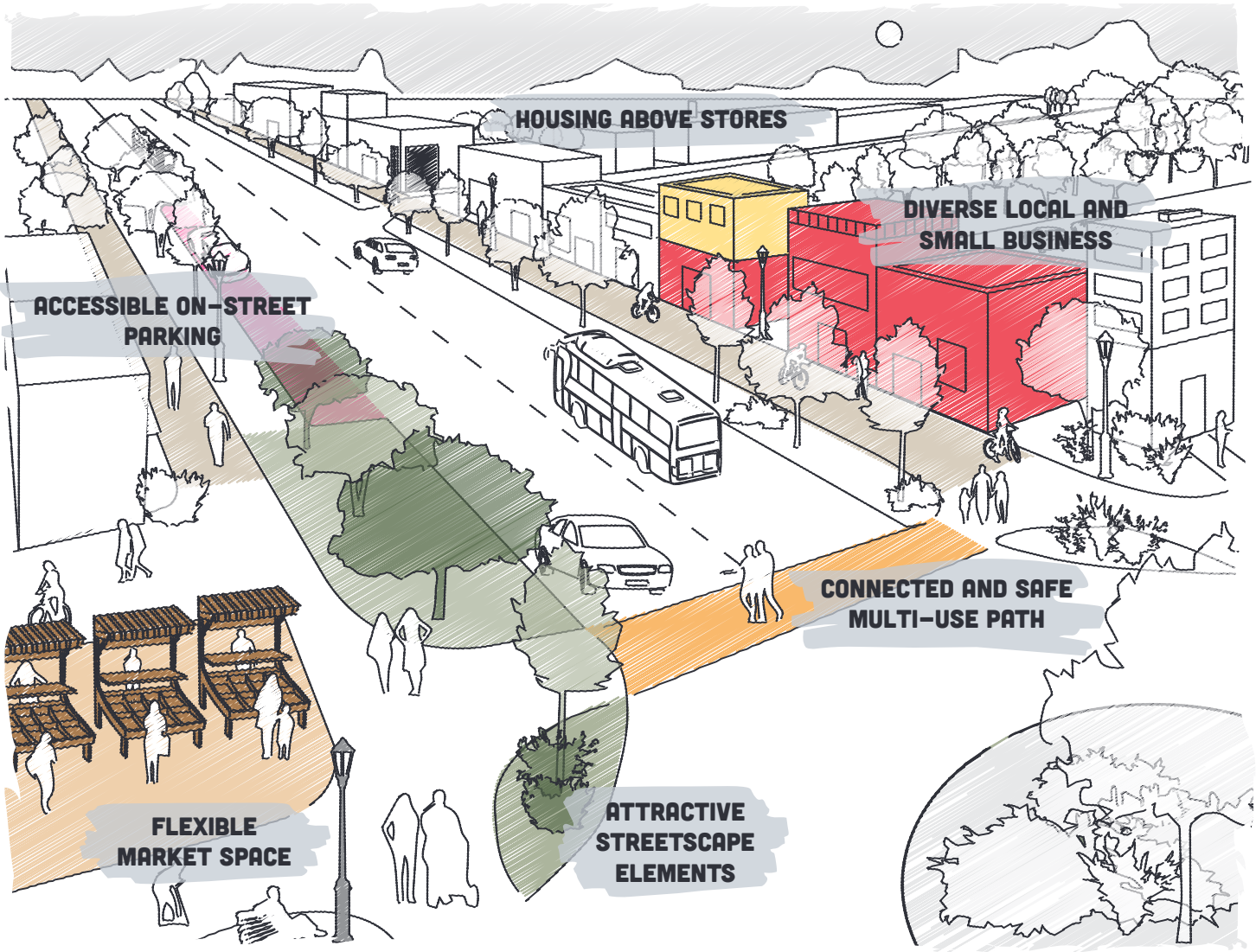
Character Areas are distinct locations recognized for their unique geography or character. They require additional guidance and design considerations on top of the Future Land Use designation. By looking more closely at these areas, we have the opportunity to enhance them or create special places that serve the community and region.

Figure 15 | Character Areas Map



DOWNTOWN

THE CENTER OF LIFE AND COMMERCIAL ACTIVITY IN THE COMMUNITY



"I imagine that myself and my friends aren't commuting to Jackson but instead stay here in Alpine, meeting up for lunch at one of the many restaurants in downtown."

"...bike paths going north and south from Alpine that are tree lined for shade and comfort."

"I'd love to see alpine expand its businesses to develop a bustling downtown, even just a walkable Main Street."

Character

Land Uses: Downtown should be the heart of commerce, business, and tourism in Alpine. Multi-unit housing types should support ground floor business uses. Public and civic uses should enhance the character and activity as a one stop shop for all that is Alpine.

Density & Intensity: The scale of downtown should be small to encourage walkability and a variety of business types. Building footprints should maximize the property and multi-story, mixed use buildings are encouraged to activate downtown. Properties may be only one story but multi-story buildings are encouraged up to 3-4 stories.

Architecture: Buildings should front U.S. 89 with little to no setbacks to encourage a continuous street edge typical of historic downtowns. Facades and architectural style should exemplify the mountain town and western character and be the central example for other buildings throughout town. Materials, articulation, and other design criteria should be regulated by the Land Use and Development Code.

Outdoor Areas: Downtown should be a pleasant place to walk, stop, and shop - inside and out. Marge Grover Memorial Park should continue to be the anchor outdoor area given its location, event spaces, and history. Private development is encouraged to provide private plazas, outdoor dining spaces, and other amenities to attract business and contribute to the cohesive feel of downtown.

Access & Connectivity

Roads & Streets: Like many downtowns, Alpine is bifurcated by a state highway with higher speeds and vehicular traffic. Traffic calming measures are encouraged such as curb bump outs, on-street parking, and enhanced pedestrian crossings to slow traffic and encourage people to stop and stay.

Trails: Where possible, trails should connect seamlessly with sidewalks, bike lanes, and local roads.

Pedestrian & Bicycle Infrastructure: Sidewalks and pedestrian infrastructure are paramount to a successful downtown. Sidewalks downtown should be wide enough for street furniture, trees, and other public or private beautification projects. Bicycle lanes should be easily accessible and bicycle parking should be ample near businesses.

Parking: On-street parking on U.S. 89 is encouraged for easy business access, traffic calming, and enhanced pedestrian access. Off-street parking should be minimal and tucked behind buildings to minimize gaps in the street edge.


Boulder, CO

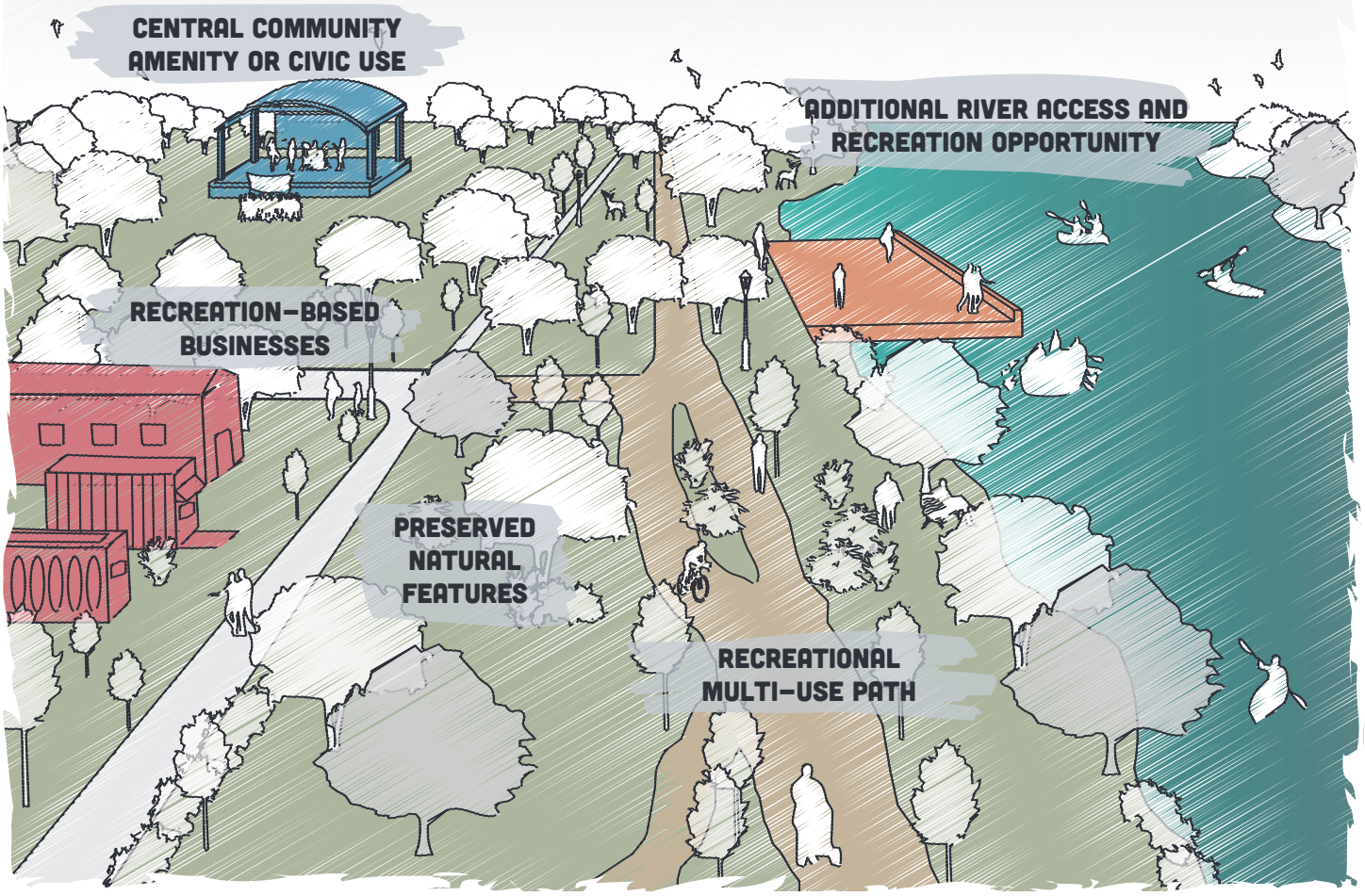

Steamboat Springs, CO


Telluride, CO


Fort Collins, CO

THE CONFLUENCE

PRESERVE THE ENVIRONMENTAL QUALITY AND ENHANCE THE OUTDOOR RECREATIONAL OPPORTUNITY AROUND THE CONFLUENCE OF THE RIVERS AND THE PALISADES RESERVOIR



"I would love to see a riverwalk promote a new area of Downtown that is off the main drag, creating a new heart of Alpine."

"I'd love a Riverwalk/public park area down the road that leads to Melvin's."

"I'd love to emphasize our waterfront better with easier access to things like boat rental businesses, restaurants with views of the water and mountains, and a paved walking/bike path along the water."

Character

Land Uses: The primary land use should be civic-oriented and could include facilities such as parks, trails, sports fields, community centers, or other public gathering spaces. Secondary uses could include eating and dining establishments or recreation-serving businesses.

Density & Intensity: The Confluence is intended to be an active environment without compromising the environmental quality and integrity of the reservoir. When applicable, building density should be at the neighborhood scale. Exact density and minimum lot areas should be completed as a part of the proposed master plan for the district.

Architecture: Buildings should avoid view impediments and be oriented towards the palisades reservoir where possible. Facades and architectural style should contribute to the mountain town character. Materials, articulation, and other design criteria should be completed as a part of the proposed master plan for the district.

Outdoor Areas: The Confluence should include public parks, plazas, and trails. Street furniture, lighting, and signage should enhance the Riverwalk Trail, with educational information highlighting the Town's history. Amenity types and their locations should be completed as a part of the proposed master plan for the district.

Access & Connectivity

Roads & Streets: Certain portions of the area may front U.S. 89 and should provide limited vehicular access off the highway and into the area. Streets within The Confluence, however, should be highly localized, with narrow car lanes, slow vehicle speeds, and generous pedestrian and bicycle infrastructure. Exact street sections, streetscapes, and layouts should be completed as a part of the proposed master plan for the district.

Parking: The Confluence should contain limited parking to maintain the pedestrian experience and preserve environmental quality. This could include smaller, decentralized parking, or a larger shared parking strategy. Number of parking spaces and parking layouts should be completed as a part of the proposed master plan for the district.

Pedestrian & Bicycle Infrastructure: Walking and biking in The Confluence should be convenient and safe. Sidewalks and bike lanes should be highly connected to the homes and businesses within the district. Bicycle parking should be available at businesses.

Trails: The Riverwalk Trail should serve as the backbone to a larger network of paved and unpaved trails throughout town and connect to regionally where possible. Trails should be easy to access and highly connected while also orienting itself to the area's natural features. Trail layouts, materials, and amenities should be completed as a part of the proposed master plan for the district.


Evergreen, CO


Salida, CO

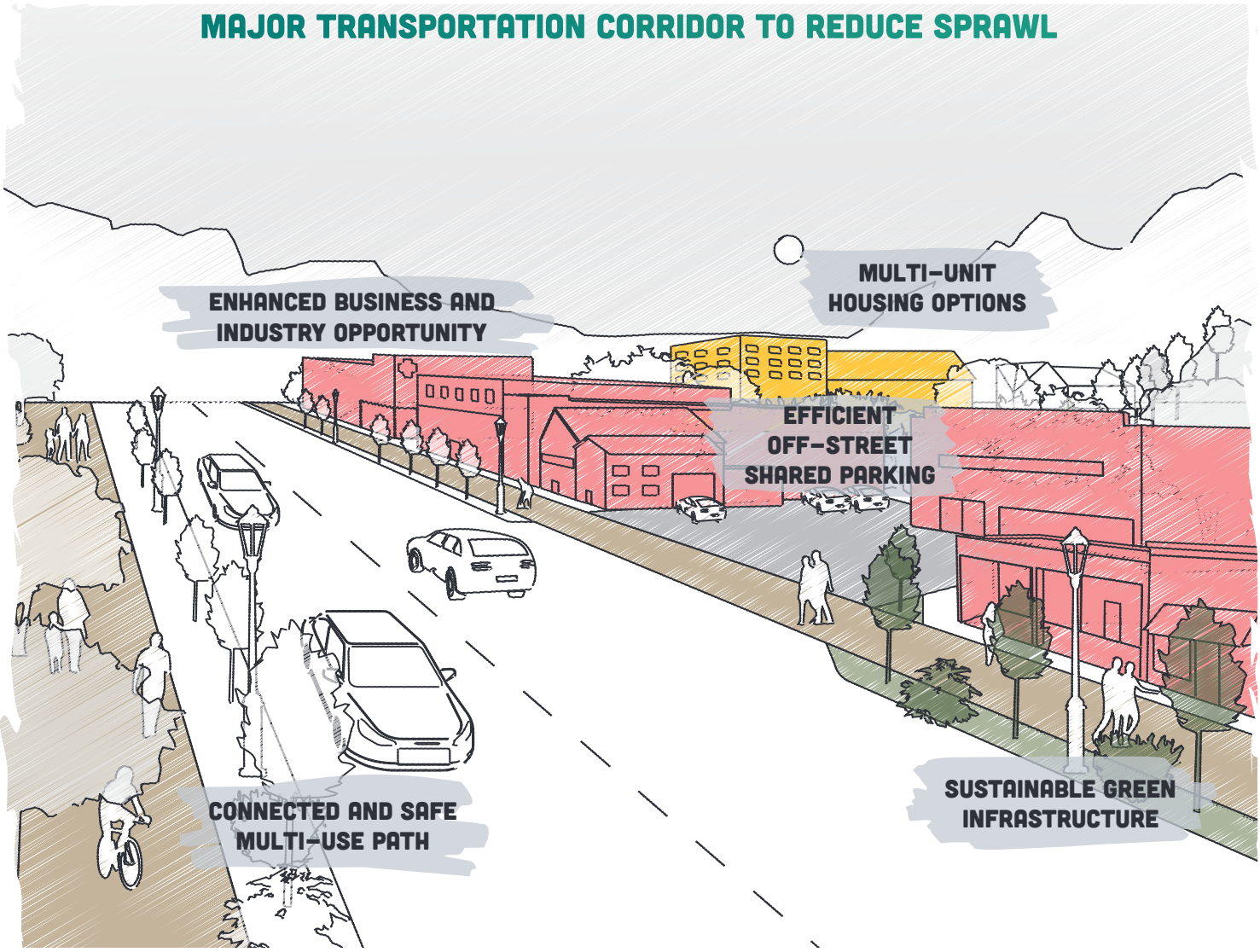

Grand Lake, CO



Evergreen, CO

U.S. 26 CORRIDOR

FACILITATE MEASURED GROWTH ALONG AN EXISTING MAJOR TRANSPORTATION CORRIDOR TO REDUCE SPRAWL











Character

Land Uses: Land uses would primarily be auto-oriented retail, offices, lodging, and other businesses while secondary uses would include multi-unit housing.

Density & Intensity: The U.S. 26 Corridor is intended to capture growth pressure and density to preserve lower density areas. Housing density is controlled by minimum lot areas and regulated by the Land Use and Development Code. Horizontal mixed use buildings are typically 1-story but vertical mixed use buildings could be 2 or 3 stories.

Architecture: Buildings should be oriented towards U.S. 26. Facades and architectural style should contribute to the mountain town character. Materials, articulation, and other design criteria should be regulated by the Land Use and Development Code.

Outdoor Areas: Private plazas and parks are encouraged but not a primary function of the character area. Buffers and setbacks should contain native species and provide natural filtering for rain and snow, especially surrounding paved surfaces for run-off mitigation. Any private development should maximize the preservation of natural features of the area by locating the building footprint in the most ecologically responsible part of the property.

Access & Connectivity

Roads & Streets: Primarily all access for development will come from U.S. 26 as vehicular traffic. As such, private roads and entry points connecting U.S. 26 to the establishments should accommodate vehicular traffic and transition them to slower speeds.

Trails: Where possible, trails should connect seamlessly with sidewalks, bike lanes, and local roads.

Pedestrian & Bicycle Infrastructure: Business and homes should connect to existing sidewalks and on-street bicycle facilities. Private roads should match the existing pedestrian and bicycle infrastructure on U.S. 26.

Parking: Since there is no parking on U.S. 26, off-street parking will be required. Ample parking should be provided, but a shared parking model is encouraged for efficient use of land and reduced maintenance costs.

CASE STUDY

The Dillon Amphitheater is a good example of how a small mountain town invested in a significant civic amenity to strengthen both community life and the local economy.

Originally built in 1993 as a community bandshell, the venue was substantially rebuilt in 2017-2018 to improve the stage, backstage, seating, restrooms, concessions, accessibility, and overall visitor experience, with the explicit goal of attracting larger touring acts while preserving Dillon's character and lakefront setting.

Since reopening, the amphitheater has evolved into a regional destination that still maintains free concerts and community programming. Its success is reflected in larger artist bookings, high attendance, growing operating revenues, and measurable economic spillover for local businesses and tax collections, including more than $9 million in estimated local-area economic impact in 2024 alone.

The Dillon Amphitheater should not be used as a direct copy and paste example for Alpine. Rather, it shows how a comparable community leveraged it's town owned land to be both a community asset and economically beneficial for the town. Once a community asset is decided on, Alpine should use specific insights from this case study to aid in implementation.

Mountain Music:
Dillon Amphitheater







IMPLEMENTATION

PARTNERS

AAA – Alpine Airpark Association
LC – Lincoln County
USBR – U.S. Bureau of Reclamation
WSBC – Wyoming Small Business Council
WYDOT – Wyoming Department of Transportation

PRIORITY KEY

1 = Critical
2 = Vital
3 = Desirable

TIMELINE KEY

ON = Ongoing – as needed or ongoing by nature
ST = Short-term – 0-5 years
MT = Medium-term – 5-10 years
LT = Long-term – 10+ years

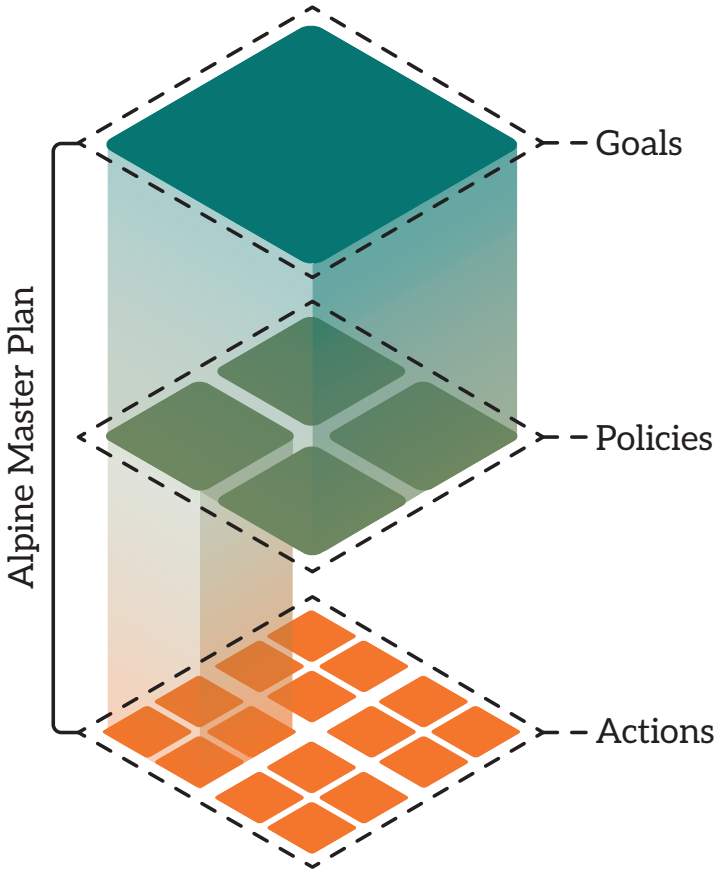


Table 2 | Land Use Implementation Matrix

Goal/Policy/Action		Partners	Priority	Timeline
LU Goal 1: Create a destination at the Confluence with a mix of activities and events that draws residents and visitors to experience Alpine's unique flavor.				
LU Policy 1.1:	Explore leveraging town-owned land and other adjacent properties along the Palisades Reservoir for future recreation opportunities and events.			
LU Action 1.1.A	Commission a master plan for The Confluence to determine recreation offerings, gathering places, and funding methods.		2	MT
LU Policy 1.2:	Highlight the natural beauty of the Palisades Reservoir.			
LU Action 1.2.A	Preserve sensitive land and provide ample park space throughout the waterfront development to balance commercial activity with natural beauty.	USBR	1	ON
LU Policy 1.3:	Ensure multi-modal transportation connections to surrounding neighborhoods and businesses.			
LU Action 1.3.A	Coordinate with WYDOT on streets layout and potential vehicular access point(s) to U.S. 89.	WYDOT	2	ON
LU Policy 1.4:	Ensure regular activity with a mix of uses, programming, and public space.			
LU Action 1.4.B	Dedicate space for features such as an amphitheater, outdoor recreation, and other parks and plazas to encourage community gathering.		2	MT
LU Goal 2: Transform downtown Alpine into a memorable and active main street.				
LU Policy 2.1:	Encourage ground level activity and walkability.			
LU Action 2.1.A	Reduce building setback requirements to 0 feet on Highway 89 through downtown.		1	ST
LU Action 2.1.B	Reduce parking minimums on U.S. 89 and encourage parking behind buildings and shared parking strategies.		1	ST
LU Action 2.1.C	Explore an additional pedestrian connection across U.S. 89 on the southwest side of downtown.	WYDOT	2	MT
LU Action 2.1.D	Expand existing sidewalk network along U.S. 89 to connect to businesses and destinations downtown.	WYDOT	1	ST
LU Policy 2.2:	Promote complimentary land uses.			

Goal/Policy/Action		Partners	Priority	Timeline
LU Action 2.2.A	Support the formation of a chamber of commerce and/or downtown development authority.	WSBC	2	MT
LU Action 2.2.B	Update the Land Use Development Code to minimize negative impacts of land uses that would negatively impact the pedestrian experience.		1	ST
LU Policy 2.3:	Support efforts to beautify downtown.			
LU Action 2.3.A	Explore extending the current commercial design review committee to include all developments within the downtown character area and potentially to residential development in the future.		1	ST
LU Action 2.3.B	Amend the Town's design guidelines to align with this Plan's recommendations and ensure that new developments contribute to a cohesive downtown district. Revisit and update these guidelines if needed very five years.		1	ST
LU Action 2.3.C	Update the Land Use Development Code to require a higher quality screening/ buffering standards.		1	ST
LU Policy 2.4:	Expand customer base and trade areas.			
LU Action 2.4.A	Expand housing options in and around downtown, focusing on first floor commercial with housing above.		1	ST
LU Goal 3: Incentivize thoughtful and sustainable growth that reflects the character of Alpine.				
LU Policy 3.1:	Update the Land Use Development Code to better administer regulatory requirements.			
LU Action 3.1.A	Work with Lincoln County to create an interjurisdictional agreement to formalize the Planning Area boundary and require properties within the Planning Area to annex into Alpine (where feasible) when seeking services from Alpine.	LC	1	ST
LU Action 3.1.B	Reduce review and administrative time for desired development types that will contribute positively to the Town.		1	ST
LU Action 3.1.C	Update the Land Use Development Code to align with this Plan's recommendations and the Future Land Use Map.		1	ST
LU Action 3.1.D	Include regulatory provisions for emerging technologies in renewable energy in updated Land Use Development Code.		1	ST

Goal/Policy/Action		Partners	Priority	Timeline
LU Policy 3.2:	Preserve natural features in new development and promote environmentally conscious design elements.			
LU Action 3.2.A	Update the subdivision regulations to encourage conservation subdivision design.		1	ST
LU Action 3.2.B	Require dedication for parks, open space, and trails in new development.		1	ON
LU Action 3.2.C	Require green infrastructure in new development such as bioswales, rain gardens, permeable pavements, and vegetated ditches in site plans.		1	ST
LU Policy 3.3:	Ensure new development is fiscally sustainable.			
LU Action 3.3.A	Implement and regularly update impact fees for transportation, water, and sewer infrastructure.		1	ST
LU Action 3.3.B	Develop and adopt an annexation policy that guides future annexations and provides incentives like fee waivers and density bonuses for desired development types in ideal locations.		1	ST
LU Action 3.3.C	Incentivize the development of vacant properties and adaptive reuse of existing buildings in areas supported by infrastructure.		1	ON
LU Action 3.3.D	Prevent sprawl and leapfrog development patterns that strain Town services and inefficiently consume land.		1	ON
LU Action 3.3.E	Explore the potential for a future Transfer of Development Rights (TDR) program with sending areas where development is less desired and receiving areas closer to existing Town services where greater density is feasible.	LC	3	LT
LU Policy 3.4:	Mitigate negative impacts of industrial land uses.			
LU Action 3.4.A	Work to relocate the existing gravel pit further away from Town to a more appropriate location.	WYDOT	1	ST
LU Policy 3.5:	Collaborate with the Air Park to annex it into Town.			
LU Action 3.5.A	Work with property owners in the Air Park to come to a mutually beneficial annexation agreement.	AAA	2	MT

ECONOMIC VITALITY

EXISTING CONDITIONS

Economic growth has been driven by construction, retail, and visitors. Total businesses in the Alpine ZIP Code (83128) increased from **85 in 2012 to 125 in 2022, while employment grew from 276 to 783** jobs over the same period. Construction experienced the largest business growth, adding 25 new establishments since 2012, more than any other industry.

Meanwhile, retail trade still represents the largest employment sector in the Alpine, accounting for 36% of all jobs. Combined, retail and construction represent nearly two thirds of total employment in Alpine.

Table 3 | Job Industries in Alpine

Job by NAICS Industry Sector	Alpine	
	Count	Share
Retail Trade	86	36.10%
Construction	66	27.70%
Finance and Insurance	23	9.70%
Professional, Scientific, and Technical Services	12	5.00%
Health Care and Social Assistance	12	5.00%
Information	10	4.20%
Accommodation and Food Services	10	4.20%
Transportation and Warehousing	6	2.50%
Educational Services	4	1.70%
Other	4	<1%

Source: LEHD via Census On The Map



In 2024, Alpine recorded nearly 400,000 unique out-of-town visitors and 1.2 million total visits, compared to a resident population of only 1,132. The market has responded with growing lodging opportunities, reinforcing the importance of visitor-driven economic activity. The opening of Cobblestone Inn & Suites and Hawthorne Extended Stay, as well as the expansion and renovation of Alpine Valley RV Resort support this point further.

Alpine is shifting from a Jackson satellite toward a local service hub. While visitors serve a vital role in the economic activity of town, increasingly, Alpine is becoming a shopping and service center for residents throughout the Star Valley. By far the most visited establishment in Alpine is Broulim's Fresh Foods with 430,000 annual visits. Other popular destinations include fuel, food and beverage, and home improvement indicating strong local spending in these sectors.



Source: Placer.ai

Retail employment concentration in Alpine (36%) is significantly higher than Lincoln County (12.7%), indicating that Alpine captures a disproportionate share of regional retail activity.

Most visits to Alpine come regionally from Wyoming or Idaho, and more than a quarter come from other Star Valley communities. This indicates a strong local-serving demand.

Table 4 | Visitor Count

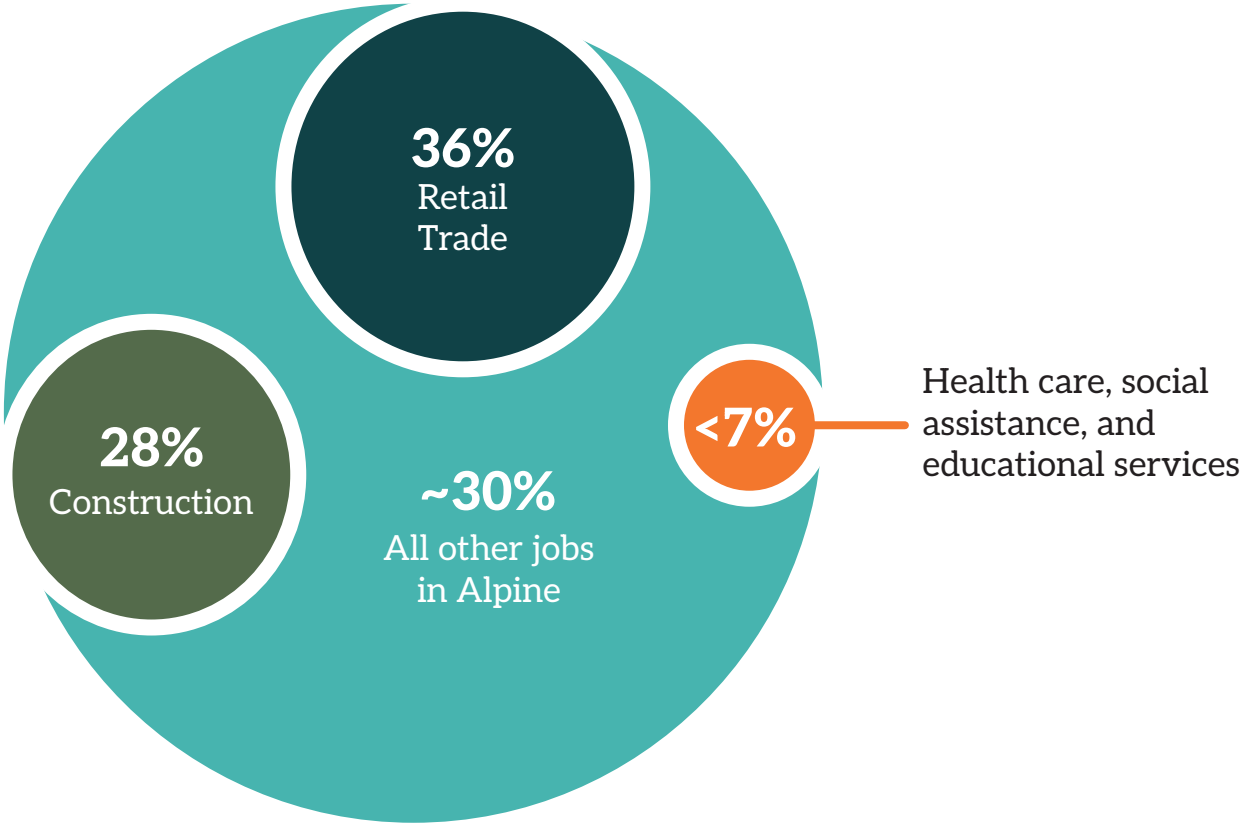
Visitor Home	Visits	Share of Visits
Star Valley	328,392	28%
Elsewhere in WY	223,393	19%
Idaho	234,958	20%
Utah	119,907	10%
California	42,174	4%
All Other U.S.	243,082	20%
Total Visits	**1,191,906**	**100%**

Source: Placer.ai

Alpine's strong seasonal economy highlights the need for greater business diversification. According to Teton Region Housing Needs Assessment, employment typically peaks in June driven primarily by construction and seasonal visitor activity. Daily and monthly visitation data show sharp summer peaks and shoulder-season surges.

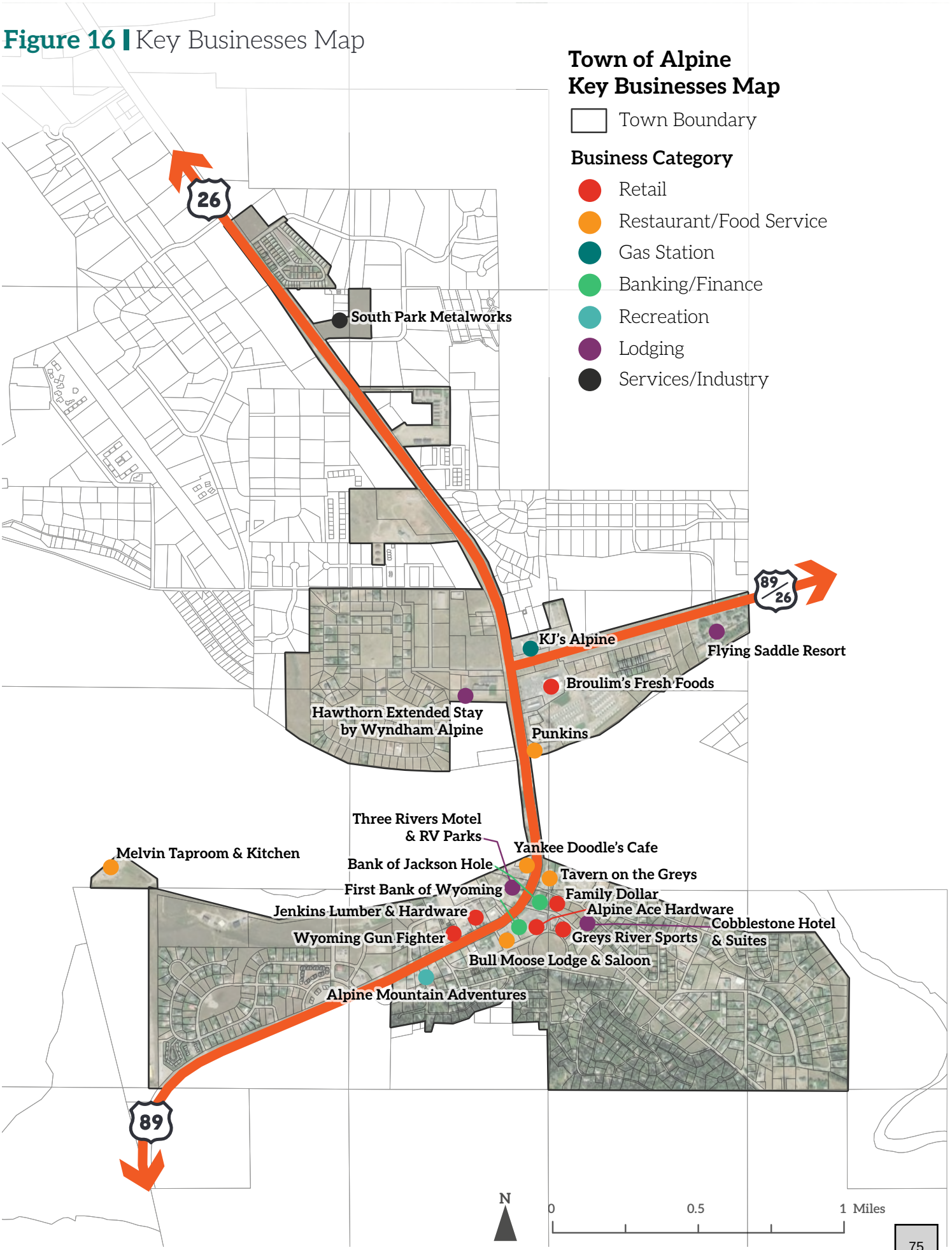
Retail and accommodation/food services both experienced significant employment declines during the COVID-19 downturn, highlighting vulnerability to external shocks. While retail recovered quickly, accommodation and food services have not returned to pre-pandemic job levels, reinforcing seasonal volatility.

Health care, social assistance, and educational services together account for less than 7% of jobs in Alpine, compared to much higher shares in comparison areas.



Source: LEHD via Census On The Map

Figure 16 | Key Businesses Map



COMMUNITY INPUT

Residents want Alpine to function more fully as a year-round town, with jobs that support local living and a broader range of businesses and services that meet everyday needs close to home. Feedback emphasized the importance of creating a stronger local economy that serves residents as well as visitors, including more dining, services, entertainment, and small business opportunities that fit Alpine's scale and identity. While community members recognized the challenge of supporting new businesses in a small town, the overall input reflects a desire for Alpine to become more self-sufficient, more economically resilient, and more supportive of working households.

"I would love alpine to have jobs that pay enough for people to live here and not have to commute/work remote."

"I want to be able to have my needs met in Alpine and not have to travel to another town for a good meal or entertainment, or to walk safely in my town."

"I would like to be able to fulfill most of my routine needs in my town and not have to take my money to Teton County for basic needs."

"There isn't enough people here full time to support many other businesses."

"Small business grants. I'd love to see Alpine partner with Wyoming Business Council to fund start-ups like a bakery, auto maintenance shop, or nursery."

"Not just a place to find cheaper houses than Jackson, but the place that people visiting Jackson go to next."

"Encourage development of small businesses, particularly in tourism, outdoor recreation, and local arts and crafts, to create jobs and economic growth."

"My vision for Alpine is a small town built for the working class. A town for tradesman, with doctors, shop owners, and teachers."

CASE STUDY

In Alpine, Melvin Brewing is a great example of how a single business can shape the town's economy, infrastructure needs, and identity. The company grew from its beginnings in Jackson into a larger production brewery and taproom in Alpine, where it became both a major employer and a visitor destination. As Melvin expanded, it also created the need for major wastewater and related infrastructure improvements, which led to Town action and support through the Wyoming Business Council's Business Ready Community program.

For Alpine, this project shows both the value and the responsibility that come with supporting business growth in a small town. It brought jobs, visitors, and visibility, but it also required public investment and long-term planning to make sure that growth worked for the broader community. The Town's recapture structure also reflects an effort to make sure that some of the public benefit from that investment can be used for future economic development and community improvements in Alpine.

Hometown Hops:
Melvin Brewing







IMPLEMENTATION

PARTNERS

AAA – Alpine Airpark Association
LC – Lincoln County
SVC – Star Valley Chamber
SVCC – Star Valley Community College
SVHM – Star Valley Health Medical
SW – State of Wyoming
WSBC – Wyoming Small Business Council
WYDOT – Wyoming Department of Transportation

PRIORITY KEY

1 = Critical
2 = Vital
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TIMELINE KEY

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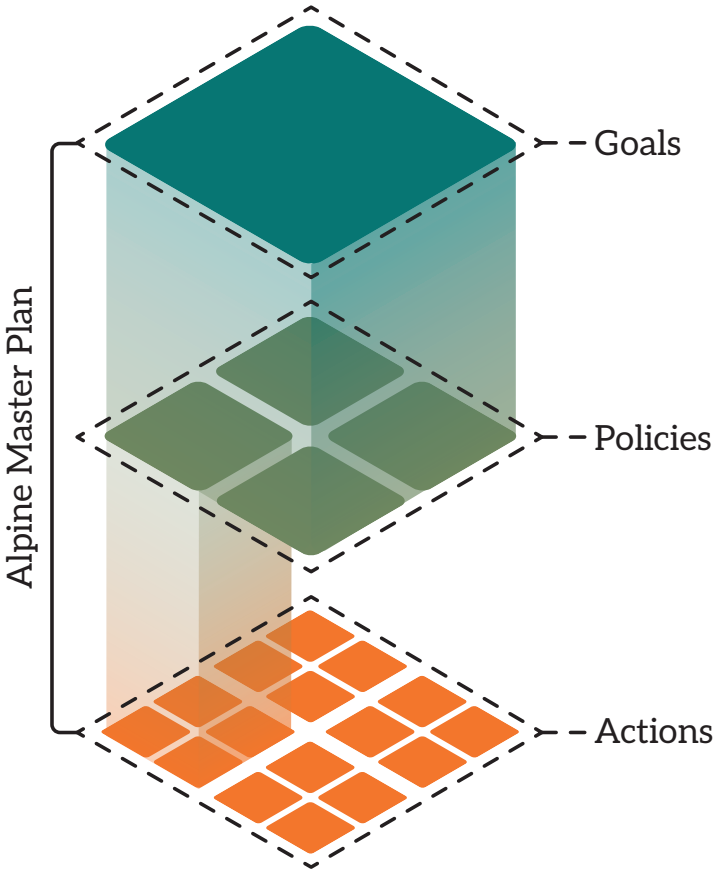


Table 5 | Economic Vitality Implementation Matrix

Goal/Policy/Action		Partners	Priority	Timeline
EV Goal 1: Build on Alpine's strategic location to capture economic opportunities from regional traffic and tourism.				
EV Policy 1.1:	Leverage pass-through traffic on U.S. 89 and U.S. 26 to generate local sales tax revenue.			
EV Action 1.1.A	Conduct a market and fiscal impact analysis for high-traffic retail opportunities, including both local independent businesses and national/ regional chains, at key commercial sites along U.S. 89.	WSBC, SW	2	MT
EV Action 1.1.B	Support development of diverse and convenient services that meet commuter and traveler needs, including affordable dining options and drive-through establishments.	SVC, WSBC	2	MT
EV Action 1.1.C	Prioritize development of vacant pad sites and underutilized commercial properties near the U.S. 89/U.S. 26 intersection.	SVC	1	ST
EV Action 1.1.D	Use sales tax revenue growth to fund capital improvements supporting The Confluence, downtown enhancements, and expanded trails and sidewalk networks.		2	ON
EV Policy 1.2:	Position Alpine as a compelling alternative to Jackson for visitors seeking a more authentic mountain experience.			
EV Action 1.2.A	Develop marketing strategies that highlight the variety of Alpine's recreational amenities including but not limited to hunting, camping, fishing, hiking trails, off-road vehicles, snowmobile trails, and proximity to Bridger-Teton National Park.	WSBC, SW	2	MT
EV Action 1.2.B	Support lodging development that provides visitors an affordable alternative to Jackson accommodations while capturing multi-day visitor spending.		1	ST
EV Action 1.2.C	Encourage dining, retail, and recreation businesses that complement rather than duplicate Jackson's offerings, emphasizing Alpine's distinct character and price points.	WSBC	1	ST
EV Policy 1.3:	Support local business development and entrepreneurship specific to Alpine's vision.			
EV Action 1.3.A	Explore incentives or streamlined permitting for locally-owned businesses in downtown and The Confluence.	WSBC	2	MT

Goal/Policy/Action		Partners	Priority	Timeline
EV Action 1.3.B	Support the establishment of an Alpine-focused business association or chamber of commerce to advocate for policies and initiatives distinct from the broader Star Valley Chamber, while maintaining regional coordination.	SVC	2	MT
EV Action 1.3.C	Partner with regional economic development agencies and local higher education institutions to provide business development resources and workforce training tailored to retail, hospitality, and healthcare sectors.	LC, SVCC	2	MT
EV Policy 1.4:	Position the Star Valley Health medical facility area as an employment and service hub.			
EV Action 1.4.A	Encourage complementary medical, professional, and service businesses near the Star Valley Health Medical facility.	SVHM	2	MT
EV Action 1.4.B	Ensure adequate commercial zoning and infrastructure capacity near the U.S. 89/U.S. 26 intersection to support employment growth and efficient vehicular and transit connections.	WYDOT	2	MT
EV Goal 2: Develop The Confluence as a distinctive recreation destination that complements Jackson and downtown Alpine.				
EV Policy 2.1:	Establish financing and management mechanisms to support waterfront infrastructure and public improvements.			
EV Action 2.1.A	Explore creation of a Tax Increment Financing (TIF) district for The Confluence area to fund infrastructure investments during initial build-out phases.		2	MT
EV Policy 2.2:	Curate a tenant mix that is diverse, in-demand, and leverages the unique setting.			
EV Action 2.2.A	Support development of different recreation-oriented businesses that leverage the Palisades Reservoir setting.		2	MT
EV Action 2.2.B	Explore opportunities for private event spaces, public programming, equipment rentals, and seasonal activities to activate The Confluence throughout the year.		2	MT
EV Goal 3: Strengthen downtown as Alpine's everyday shopping destination and the heart of commerce in Alpine.				
EV Policy 3.1:	Transform downtown into a shopping and dining destination for residents and visitors, consistent with broader land use goals.			
EV Action 3.1.A	Expand customer base and trade area by supporting housing development in and around downtown.		1	ST
EV Action 3.1.B	Promote retail diversity, small businesses, and entrepreneurship through technical assistance and marketing support.	WSBC	2	MT

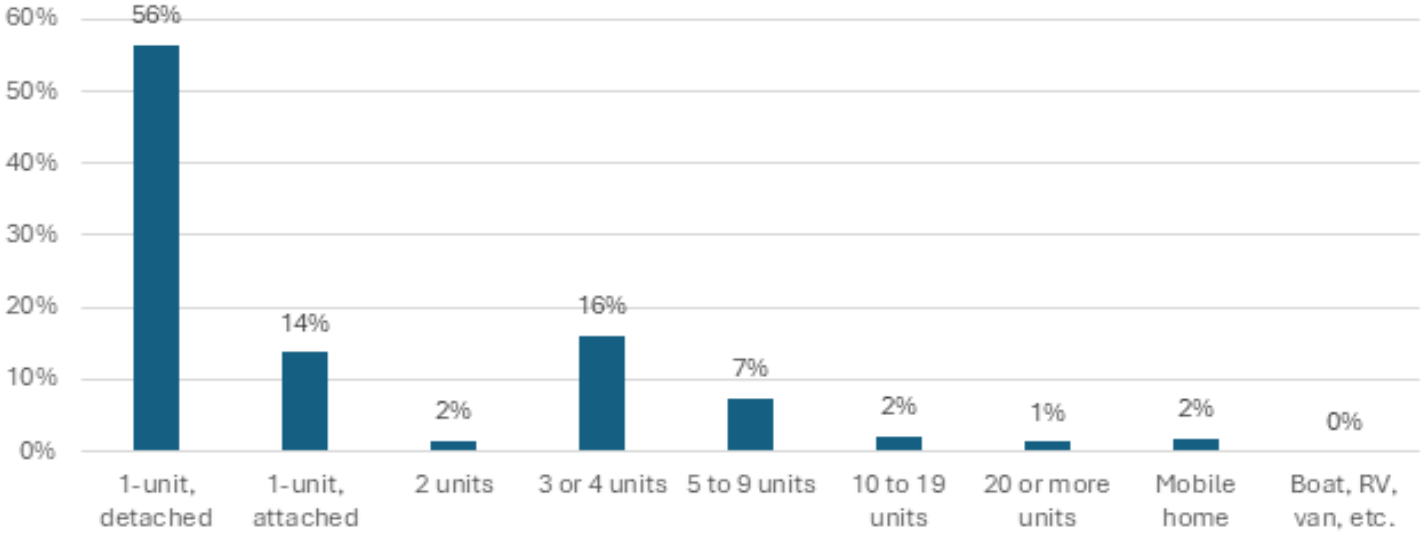
Goal/Policy/Action		Partners	Priority	Timeline
EV Policy 3.2:	Create organizational capacity for downtown improvements.			
EV Action 3.2.A	Explore establishment of a Downtown Development Authority (DDA) or Chamber of Commerce to fund maintenance, marketing, and placemaking initiatives.	SVC	2	MT
EV Action 3.2.B	Work with property owners to establish equitable assessment structures and district boundaries that balance costs and benefits fairly.		2	MT
EV Policy 3.3:	Position downtown as an attractive complement to Jackson's retail offerings while serving local needs.			
EV Action 3.3.A	Support retail and dining businesses that serve both local residents and visitors seeking alternatives to Jackson's price points and crowds.		1	ST
EV Action 3.3.B	Encourage businesses that provide daily needs and services for the growing year-round residential population.		1	ST
EV Action 3.3.C	Support efforts to beautify downtown through design guidelines, enhanced sidewalk networks, and pedestrian-friendly streetscapes.		1	ST
EV Goal 4: Leverage regional assets and partnerships for economic development.				
EV Policy 4.1:	Ensure the local workforce is trained for careers that allow them to stay in the Alpine area.			
EV Action 4.1.A	Coordinate with local workforce development initiatives that support retail, hospitality, and healthcare employment sectors.	LC, SVCC	2	MT
EV Action 4.1.B	Monitor regional economic developments, including the Natrium nuclear facility near Kemmerer, for potential workforce housing and business service opportunities.		2	MT
EV Action 4.1.C	Work with existing agencies on regional marketing while developing Alpine-specific economic development strategies that highlight the town's unique position and assets.	SVCC, SVC, WSBC	2	MT
EV Policy 4.2	Leverage Alpine's airport for economic growth and vitality.			
EV Action 4.2.A	Explore opportunities to leverage Alpine Airport for economic development, including aviation-related businesses and improved regional connectivity.	AAA	3	LT

HOUSING

EXISTING CONDITIONS

The types of homes available don't fully match local needs. While there are some alternative housing types in Alpine, most homes are still single-family. Based on demographic trends identified in **Chapter 1**, Alpine needs a wider range of housing types including affordable family-friendly and senior living options.

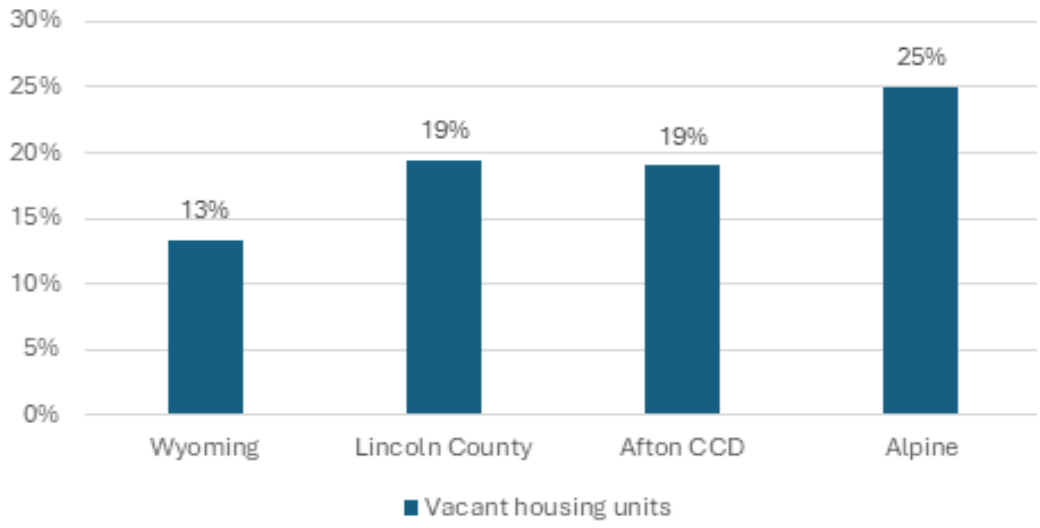
Figure 17 | Alpine Housing Structures



Source: US Census Bureau, ACS 5-year estimates 2023

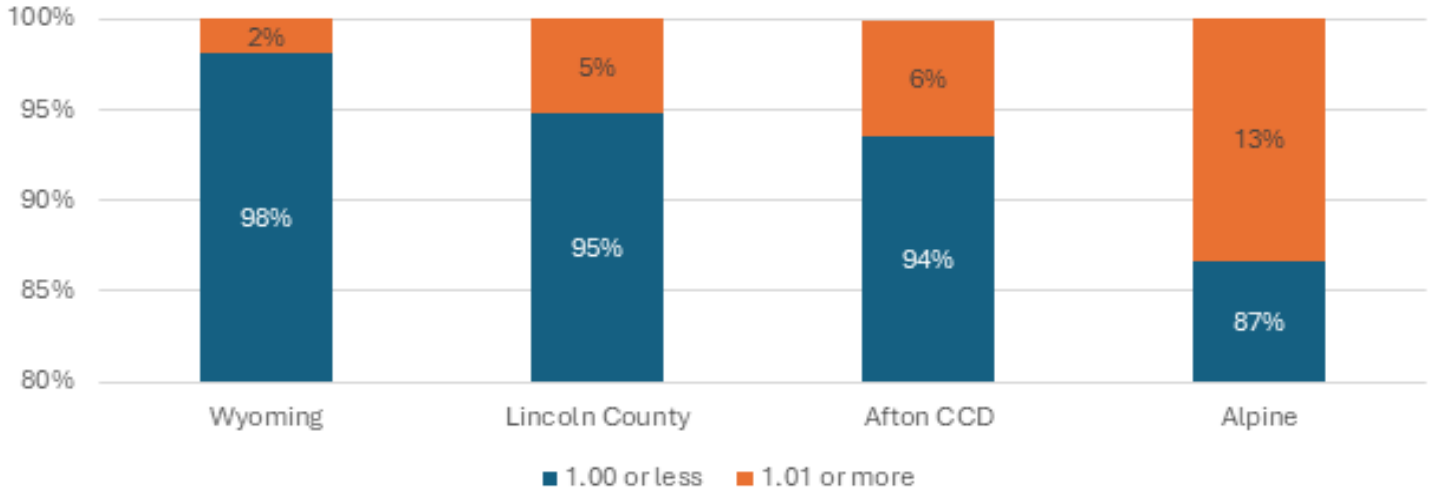
This mismatch can also be seen in the comparatively high vacancy and overcrowding rates in Alpine, which suggests a shortage of appropriately sized and affordable homes—not just a shortage of housing overall.

Figure 18 | Housing Vacancy



Note: Vacancy includes short-term rental usage.
Source: US Census Bureau, ACS 5-year estimates 2023

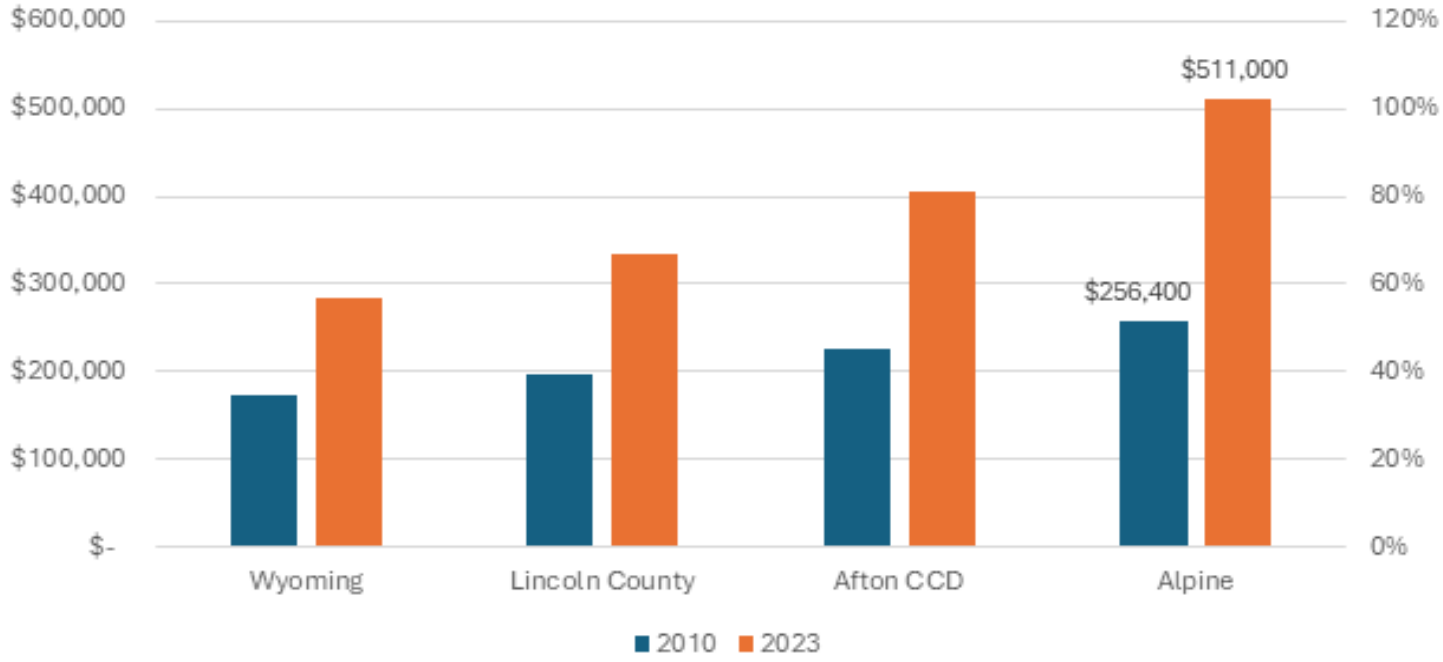
Figure 19 | Occupants per Room



Source: US Census Bureau, ACS 5-year estimates 2023

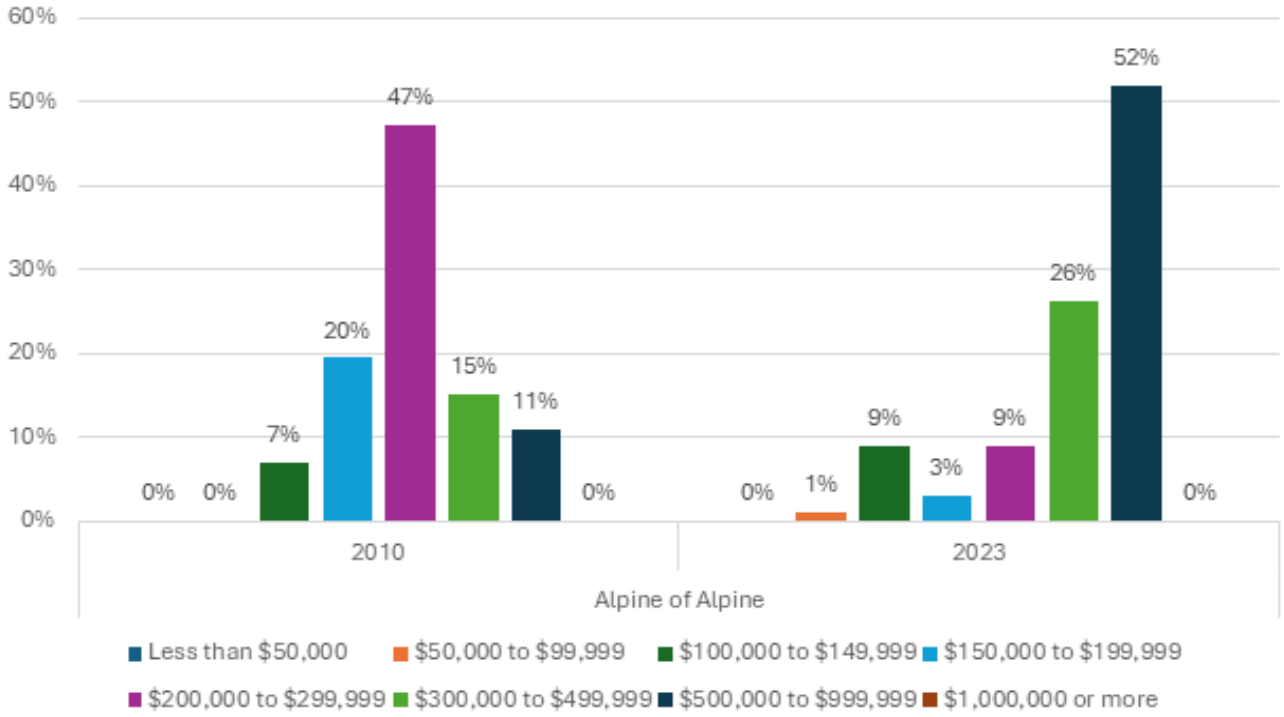
Rising home prices and rents are felt everywhere, but most acutely in Alpine, putting current residents at risk of displacement. Home values in Alpine nearly doubled between 2010 and 2023, rising faster than in surrounding areas, and most homes are now priced above $500,000. The rapid rise in property values means rise in property taxes, putting long-term residents and homeowners with a fixed income at risk of displacement.

Figure 20 | Median Home Value, 2010 vs 2023



Source: US Census Bureau, ACS 5-year estimates 2023

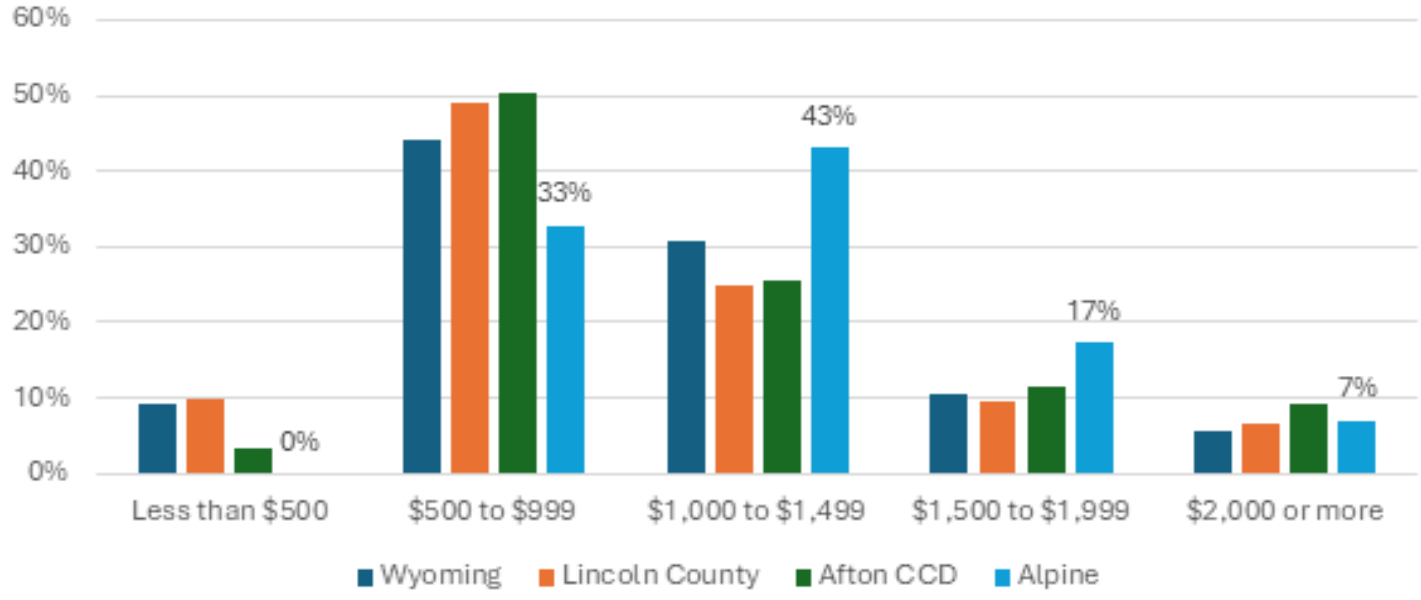
Figure 21 | Housing Value in Alpine, 2010 vs 2023



Source: US Census Bureau, ACS 5-year estimates 2023

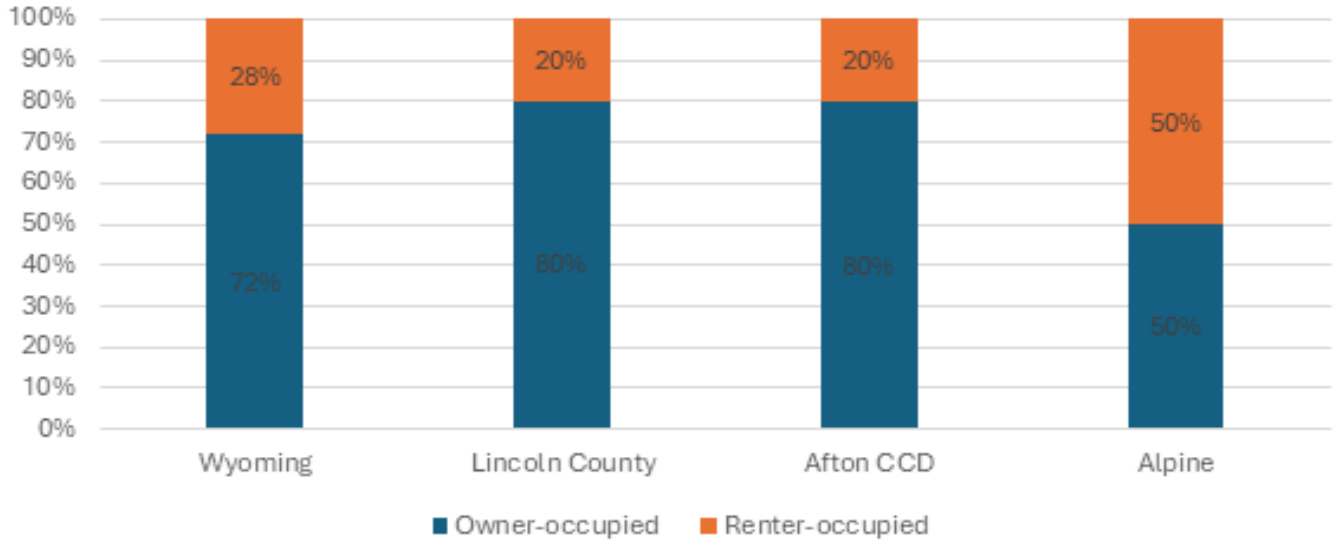
Similarly, Alpine is becoming less affordable for renters, weakening its role as a lower-cost alternative to Teton County. Lower-priced rentals are becoming rare, and the majority of rents are above $1,000 per month. This is especially concerning because half of all Alpine residents are renters, a significantly larger share than comparison areas.

Figure 22 | Gross Rent



Source: US Census Bureau, ACS 5-year estimates 2023. Note: The U.S. Census uses gross rents

Figure 23 | Housing Tenure

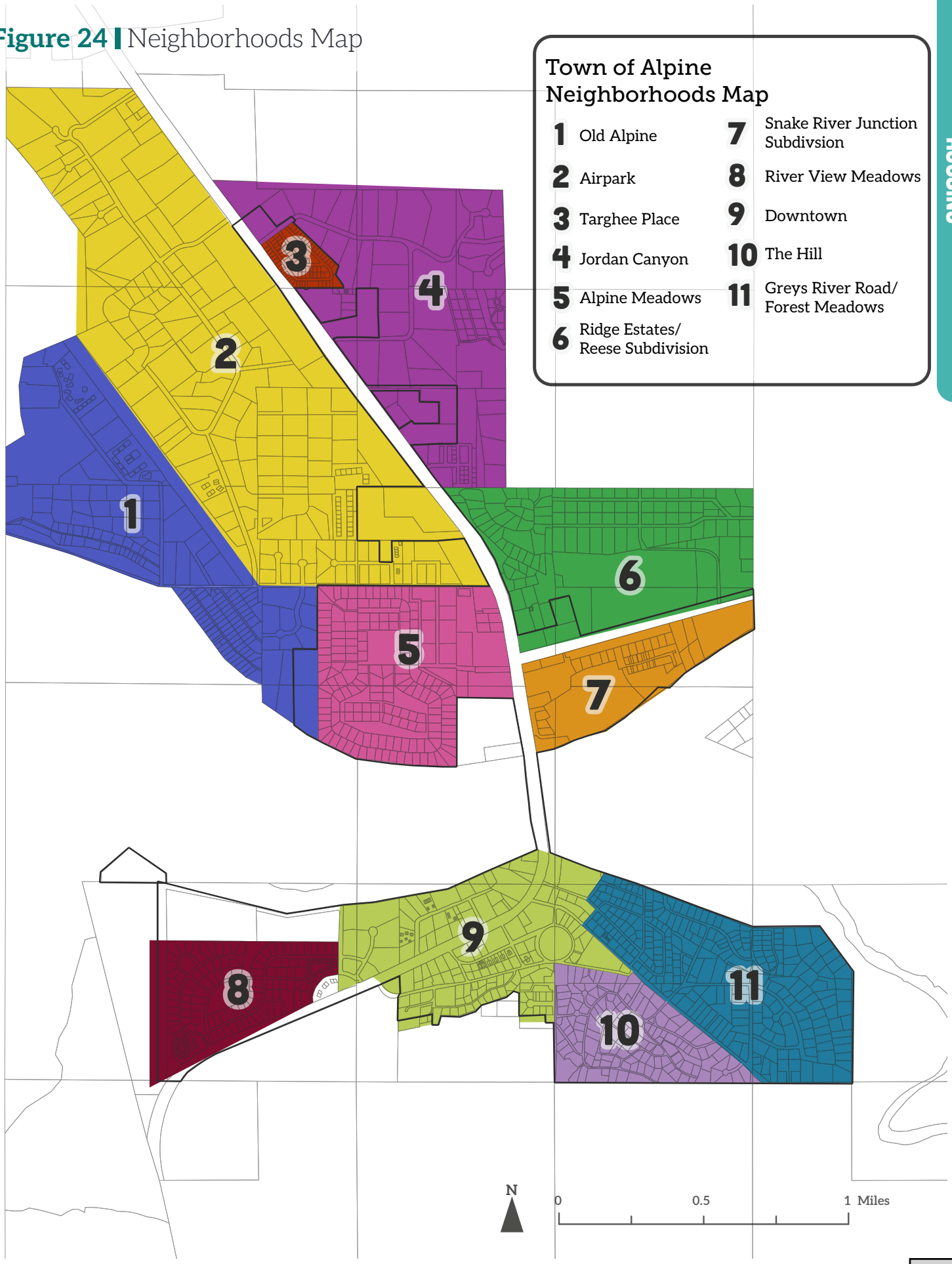


Source: US Census Bureau, ACS 5-year estimates 2023

There is potential for additional housing within already existing neighborhoods. There are currently 338 vacant lots within existing neighborhoods representing 23% of total land area within Alpine. These lots present an opportunity to add missing housing types, maximize existing infrastructure (roads, water, sewer), and seamlessly integrate growth into the current neighborhood fabric that respects existing scale, character, and density.



Figure 24 | Neighborhoods Map



COMMUNITY INPUT

Residents shared a clear vision for Alpine to remain a stable, and livable community for current and future residents. Many highlighted the importance of affordable and attainable housing to support the local workforce and to allow people of all ages and incomes to put down roots locally. Residents expressed interest in expanding housing choices, such as smaller starter and finisher homes, duplexes and triplexes, and other middle housing types while maintaining Alpine's character. There is also strong support for creating pathways from renting to homeownership and ensuring long-time residents and seniors have options to remain in the community as their needs change. Overall, the feedback reflects a shared desire for thoughtful housing solutions that help residents stay, grow, and age in place while supporting local businesses and the long-term vitality of Alpine.

"Affordable housing so we can have a workforce for restaurants, grocery, childcare, school."

"More housing for year round residents of all ages and income levels."

"I want renters to be able to make the jump from renting to ownership, and for trades to be able to progress from apprenticeship to business ownership."

"Livable, desirable, still beautiful—albeit smaller—starter and finisher homes. Duplexes and triplexes."

"...maintaining priority for single family homes and affordable housing will help businesses, and options for a few apartment/condo rental options would make it more appealing for younger people to come down from Jackson."

"I worry about displacing long term residents who don't have options."

"I would love to see myself retiring here, but affordability of housing is a major factor against that happening at this time."

"One thing the entire valley is missing is a senior living option."

CASE STUDY

Next Door Housing Solutions: *Driggs, Idaho*

Like Alpine, Driggs has worked to preserve its rural character while providing housing opportunities for local workers, families, and long-term residents so they can live in the community year-round. Driggs addressed their local challenges by focusing on modest, well-located housing types rather than large or out-of-scale development. Through partnerships with the Teton County Joint Housing Authority (Teton Valley Housing) and nonprofit developers, the city supported small apartment buildings, duplexes, townhomes, and live-work units, many located near downtown, schools, and services to support walkability and daily needs.

Projects such as Depot Square added deed-restricted apartments affordable to households across a range of incomes, helping stabilize the local workforce and reduce long commutes. Key tools included use of public land, zoning flexibility, and long-term affordability restrictions to protect housing over time. Alpine does not have a local or regional housing authority, but Driggs still offers relevant lessons. The experience shows the value of early action, incremental development, and right-sized housing that fits community character.

With or without a housing authority, small towns can expand housing options and support local businesses by using zoning tools, partnerships, and carefully scaled projects that respond directly to local needs.







IMPLEMENTATION

PARTNERS

AEF – Alpine Education Foundation
LC – Lincoln County
LCSD2 – Lincoln County School District #2

PRIORITY KEY

1 = Critical
2 = Vital
3 = Desirable

TIMELINE KEY

ON = Ongoing – as needed or ongoing by nature
ST = Short-term – 0-5 years
MT = Medium-term – 5-10 years
LT = Long-term – 10+ years

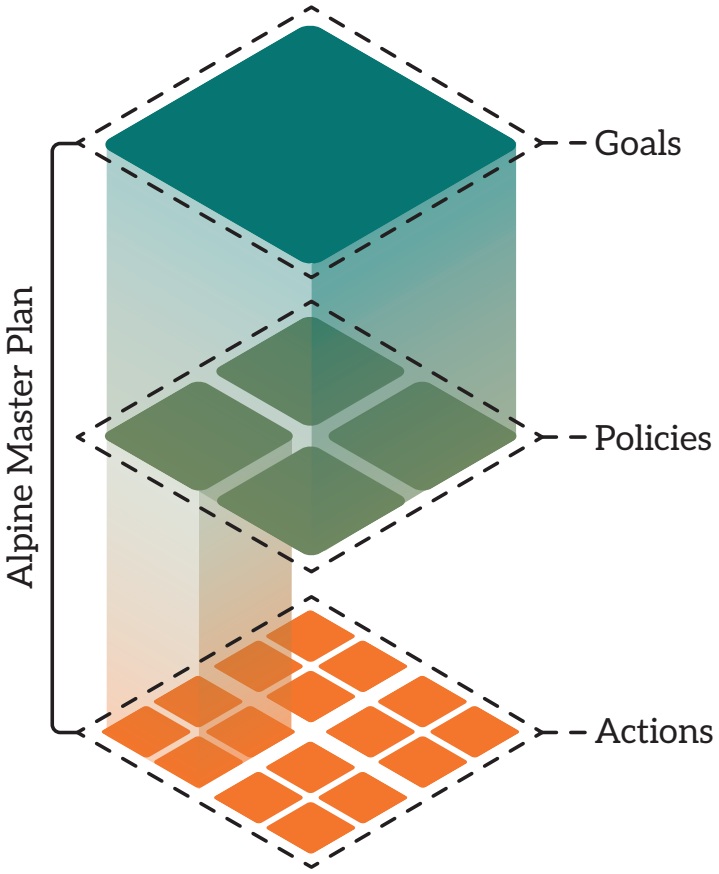


Table 6 | Housing Implementation Matrix

Goal/Policy/Action		Partners	Priority	Timeline
H Goal 1: Provide housing options that support Alpine's evolving role in the region.				
H Policy 1.1:	Encourage a range of housing types to serve diverse household needs.			
H Action 1.1.A	Support the development of workforce housing, including multifamily rentals, townhomes, and small-lot single-family homes, particularly in downtown U.S. 26.		1	ST
H Action 1.1.B	Update Land Use and Development Code to allow missing middle housing types (duplexes, triplexes, cottage courts) in appropriate locations.		1	ST
H Action 1.1.C	Explore density bonuses or expedited review for projects in the character areas or that include workforce housing components.		1	ST
H Action 1.1.D	Update the Land Use and Development Code to allow accessory dwelling units (ADUs) in future land use areas designated housing or mixed use to increase workforce housing options, promote gentle scattered density, and increase flexibility in homeownership options.		1	ST
H Action 1.1.E	Look to implement a pre-approved housing plan program to accelerate housing development, with a focus on balancing architectural quality, construction efficiency, and neighborhood compatibility.		2	MT
H Action 1.1.F	Work with property owners of vacant parcels within existing neighborhoods to understand and remove barriers to their development of infill housing.		1	ST
H Action 1.1.G	Update the Land Use and Development Code to provide incentives for diverse housing development like reduced minimum lot sizes, density minimums, and allowing for tiny homes, single-room occupancy, and cottage home models.		1	ST
H Policy 1.2:	Leverage higher-density housing to activate U.S. 26 downtown where appropriate.			
H Action 1.2.A	Encourage residential development adjacent to The Confluence to create year-round activity and support local businesses.		2	MT
H Action 1.2.B	Allow mixed-use development with ground-floor commercial and upper-story residential in downtown.		1	ST
H Action 1.2.C	Coordinate housing with school expansion planning to create a cohesive neighborhood that blends civic, educational, and commercial uses.	AEF, LCSD2	1	ST

Goal/Policy/Action		Partners	Priority	Timeline
H Policy 1.3:	Consider the creation of a Regional Housing Authority to manage a deed-restriction program for affordable housing.			
H Action 1.3.A	Work with Lincoln County and neighboring jurisdictions to convene a working group to study the feasibility of and initial steps to creating a Regional Housing Authority.	LC, RP	2	MT
H Goal 2: Manage growth to balance housing supply with infrastructure capacity and community character.				
H Policy 2.1:	Encourage sustainable housing growth.			
H Action 2.1.A	Prioritize infill development and annexations with existing or planned utility service over leapfrog development patterns.	LC	1	ON
H Action 2.1.B	Establish clear standards for the design and scale of new housing to maintain Alpine's mountain town character while accommodating growth.		2	MT
H Action 2.1.C	Monitor housing production and affordability metrics annually to track progress and adjust strategies.		2	ON
H Policy 2.2:	Address short-term rentals to balance tourism benefits with community housing needs.			
H Action 2.2.A	Study the prevalence and impacts of short-term rentals in Alpine.		2	MT
H Action 2.2.B	Consider regulations that preserve housing stock for year-round residents while allowing property owners flexibility.		2	MT

STEWARDSHIP & NATURAL RESOURCES

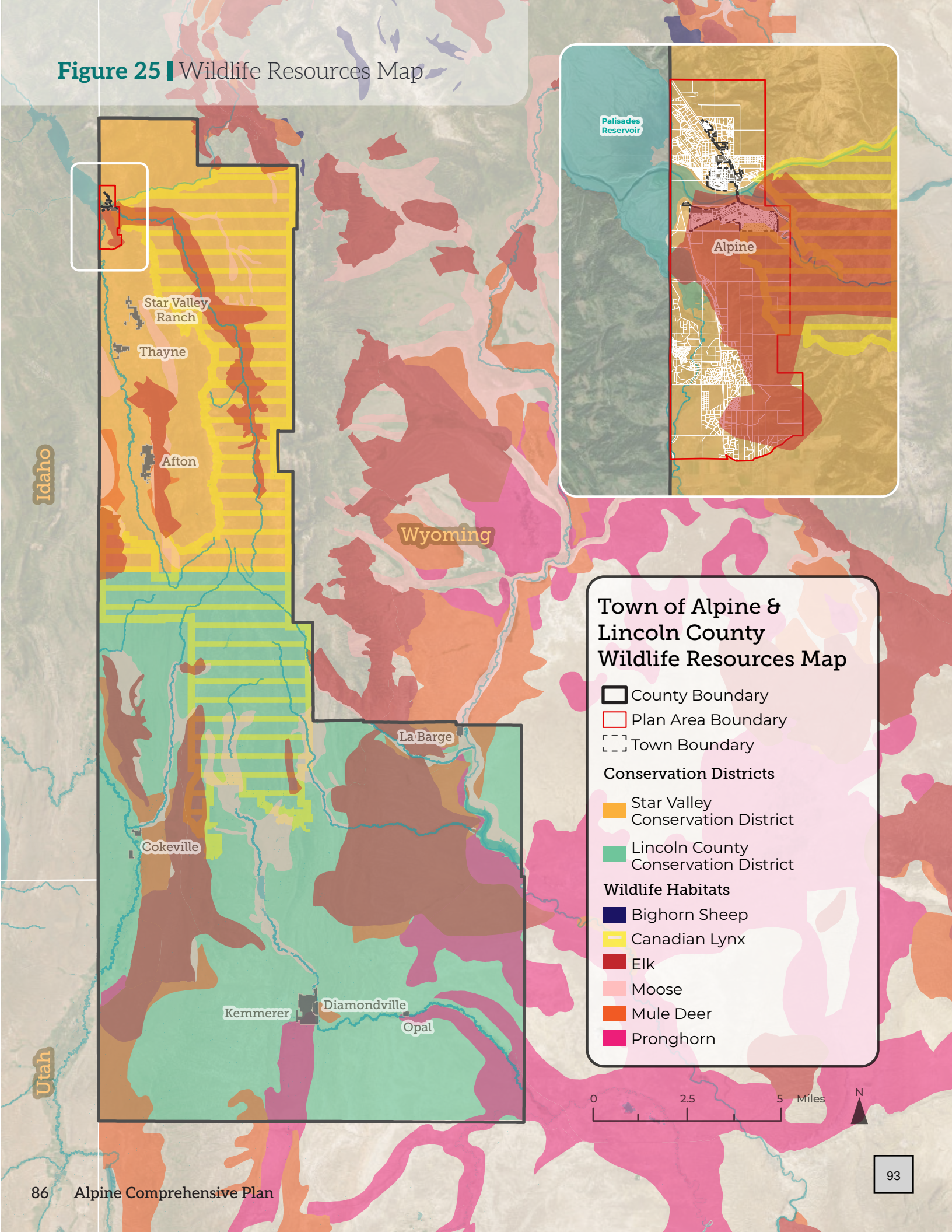
EXISTING CONDITIONS

The Town is surrounded by national forests and key wildlife habitats. Alpine is adjacent to key natural assets, including the Snake River, the Salt River, the Greys River, and the Palisades Reservoir, Bridger-Teton and Caribou-Targhee National Forests, and important wildlife habitats for elk, deer, moose, bears, and mountain lions. Regional conservation districts provide programs like seedling trees, but the Town currently has no formal natural resource protections or habitat standards.



Access to **2** major National Forests, Caribou-Targhee & Bridger-Teton

Figure 25 | Wildlife Resources Map



Alpine has a semi-arid continental climate defined by distinct seasons and historically snowy winters. Winters are characterized as very cold, windy, and snowy, typically lasting between October and March. Summers are more moderate and dry, lasting only between May and September.

Alpine relies largely on clean energy but lacks formal climate and sustainability planning or programs. The Town's electricity comes mostly from hydroelectric power through Lower Valley Energy, and renewable energy and efficiency programs exist for residents and businesses. However, Alpine has not completed greenhouse gas inventories, does not have local climate action plans, and lacks policies for tree preservation, recycling, or electric vehicle infrastructure.

Due to it's geography, Alpine is at high risk for various environmental hazards. Lincoln County faces high-risk hazards including avalanche, drought, earthquake, landslides, wildfire, and public health threats. The Town can strengthen resilience through environmental stewardship, natural resource protection standards, wildlife coordination, forest collaboration, and hazard mitigation planning.

There's **150** over miles of unofficial, groomed snowmobile trails

COMMUNITY INPUT

Residents consistently emphasized that Alpine's greatest strength is its natural setting, including easy access to the forest, river, and surrounding public lands, and expressed a strong desire to protect these resources as the town plans for the future. Many comments highlighted the importance of being thoughtful stewards of the environment by honoring darkness, wildlife, and open landscapes, while ensuring continued access to public lands without encouraging overuse. Residents also raised the need to prepare for more extreme climate conditions, noting the importance of emergency preparedness and resilient infrastructure. There was broad support for eco-friendly building practices and infrastructure design that reduce the town's ecological footprint and reflect the surrounding landscape. Overall, the community wants Alpine's growth and investment to align with its natural beauty, reinforce respect for the environment, and sustain the qualities that make Alpine a special place to live.

"Our biggest asset in Alpine is proximity and easy access to the forest and the water."

"Being conscious of being prepared for more extreme climate, so emergency preparedness will be more important"

"Keeping access to adjacent public lands as a very important feature and while not promoting overuse of such lands."

"Promote eco friendly building practices to minimize the towns ecological footprint."

"Protect and maintain the stunning landscapes surrounding Alpine, ensuring that any growth compliments the natural environment, including trails, parks, and conservation areas."

"Honor what we have here - Darkness, Nature, Wildlife - and let us be respectful stewards."

"Alpine is hands down one of the most beautiful natural areas, I'd love to see Alpine embrace and embody that in new infrastructure and care for the nature that's around us."

CASE STUDY

Managing Access Without Overuse: *Bridger-Teton National Forest*

Communities across western Wyoming that are adjacent to national forests and other public lands have adopted approaches that maintain recreation access while reducing impacts to sensitive landscapes, wildlife habitat, and community character. A clear regional example is the management of the Cache Creek trail system near Jackson, Wyoming, on lands managed by the Bridger-Teton National Forest in coordination with Teton County and state wildlife agencies.



Cache Creek has one of the most heavily used trail systems in the region, located immediately adjacent to town. Rather than promoting expanded use, land managers focused on managing how and when access occurs. Strategies include seasonal wildlife closures on critical winter range to protect big game, consistent trail siting and closures across multiple jurisdictions to avoid shifting impacts, and clear on-site signage explaining closures and appropriate behavior. Leash requirements and seasonal restrictions are used to reduce wildlife stress while keeping trails available when conditions allow. Importantly, nearby alternative routes and pathways remain open so access is maintained without concentrating pressure in the most sensitive areas.



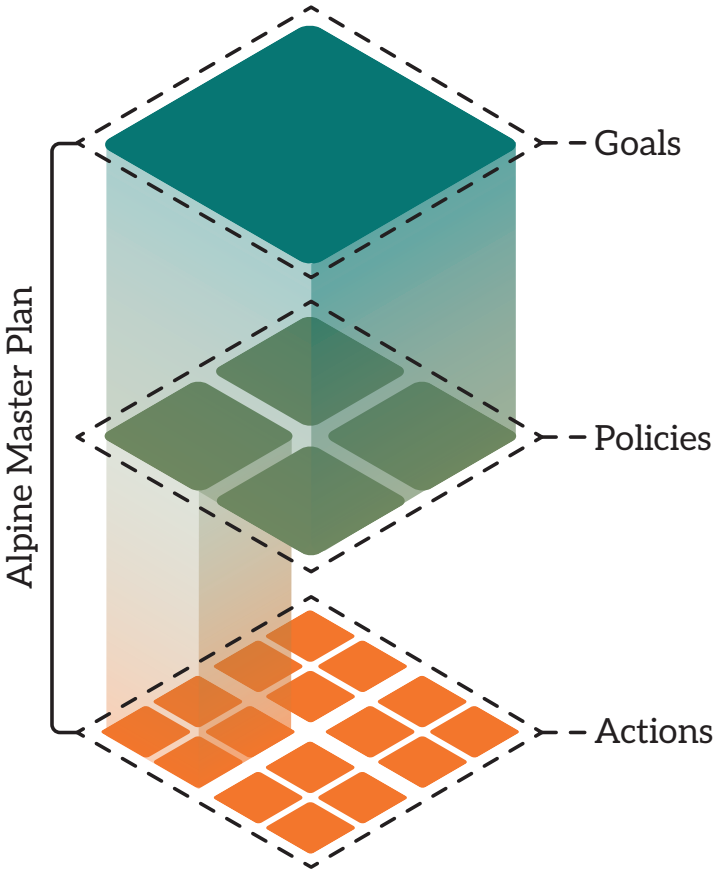
This approach demonstrates that access and stewardship are not mutually exclusive. By coordinating with land managers and focusing on education, seasonal protections, and thoughtful trail design, communities can protect surrounding public lands while keeping them accessible and respectful. This model closely aligns with Alpine's expressed desire to maintain access to nearby lands without encouraging overuse or resource degradation.



IMPLEMENTATION

PARTNERS

BLM – Bureau of Land Management
BR – Bureau of Reclamation
BTAC – Bridger-Teton Avalanche Center
LC – Lincoln County
LCOEM – Lincoln County Office of Emergency Management
LVE – Lower Valley Electric
LWH – Local Waste Haulers
RP – Regional Partners (neighboring municipalities)
SLIB – State Lands and Investments Board
START – Southern Teton Area Rapid Transit
USFS – U.S. Forest Service
WGF – Wyoming Game and Fish
WYDOT – Wyoming Department of Transportation
WYSF – Wyoming State Forestry Division



PRIORITY KEY

1 = Critical
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TIMELINE KEY

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LT = Long-term – 10+ years

Table 7 | Stewardship & Natural Resources Implementation Matrix

Goal/Policy/Action		Partners	Priority	Timeline
SNR Goal 1: Protect and conserve the natural environment that makes Alpine special.				
SNR Policy 1.1:	Reduce point and non-point pollution for cleaner air and water.			
SNR Action 1.1.A	Create a municipal greenhouse gas inventory.		3	LT
SNR Action 1.1.B	Work with local haulers to incentivize waste minimization through Pay-As-You-Throw pricing methods and offer recycling and composting programs.	LWH	3	LT
SNR Action 1.1.C	Encourage a reduction in vehicle miles traveled through enhanced public transportation services and a connected trails and sidewalk network.	START	2	MT
SNR Action 1.1.D	Ensure private industry is properly disposing effluent so it does not spill over into adjacent properties or enter the groundwater.		1	ON
SNR Policy 1.2:	Support energy needs of the region while maintaining reliability and cost-effective service for Alpine businesses and residents.			
SNR Action 1.2.A	Work with regional transportation districts to place an EV charger on the U.S. 89 corridor in Alpine.	WYDOT	2	MT
SNR Action 1.2.B	Strengthen partnerships with utility providers to encourage energy conservation and local renewable energy production.	LVE	2	ON
SNR Policy 1.3:	Protect the Greys, Salt, and Snake River's ecological health.			
SNR Action 1.3.A	Partner with public agencies to create riparian setbacks & buffers along rivers and creeks to prohibit incompatible development inside buffer zones. As the Town grows south it might be able to lead these efforts.	BR, BLM	1	ST
SNR Action 1.3.B	Partner with organizations working towards riparian restoration, targeting the removal of invasive species and the stabilization of banks with native vegetation.	BR, BLM, SLIB, WGF	2	ON
SNR Policy 1.4:	Protect the Bridger-Teton and Caribou-Targhee National Forests and their inhabitants.			
SNR Action 1.4.A	Partner with state/federal agencies to align regional strategies that improve forest structure, forest fire mitigation, manage vegetation and weeds, and reduce pests and disease.	USFS, BLM, WYSF	2	ON
SNR Action 1.4.B	Protect wildlife and their habitat, especially lynx and moose that have major migration patterns through Alpine.	WGF, USFS, BLM, WYSF	1	ON

Goal/Policy/Action		Partners	Priority	Timeline
SNR Goal 2: Protect people and property from natural or human made disasters.				
SNR Policy 2.1:	Prepare for disasters that Alpine is at high risk for such as avalanche, drought, earthquake, landslide/debris flow/rockfall, public health hazards, and wildfire.			
SNR Action 2.1.A	Continue to coordinate with regional agencies to enhance communication of emergency evacuation routes, road closures, and public alerts.	BTAC, LCOEM	1	ON
SNR Action 2.1.B	Map geologic hazards and require Geotech studies for steep-slope projects.		2	MT
SNR Action 2.1.C	Enforce seismic provisions for new building projects to ensure new buildings can withstand earthquake events, while limiting damage and preventing collapse.		1	ON
SNR Action 2.1.D	Adopt or strengthen Wildland–Urban Interface (WUI) Codes including fire-adapted building materials and landscaping standards such as xeriscaping or native, drought tolerant plants.		1	ST
SNR Action 2.1.E	Continue to participate in regional hazard mitigation planning, including the Community Wildfire Protection Plan.	LC, RP	1	ON
SNR Action 2.1.F	Enhance water capture methods and reuse for town facilities.		2	MT

TOWN SERVICES & INFRASTRUCTURE

EXISTING CONDITIONS

Community services support residents but could expand with growth. Alpine has strong civic hubs like the Donn Wooden Civic Center, Library, and access to the Thayne Senior Center, offering events, programs, and essential services. Daycare options are private, and the healthcare services are provided at the Star Valley Medical–Alpine Clinic.

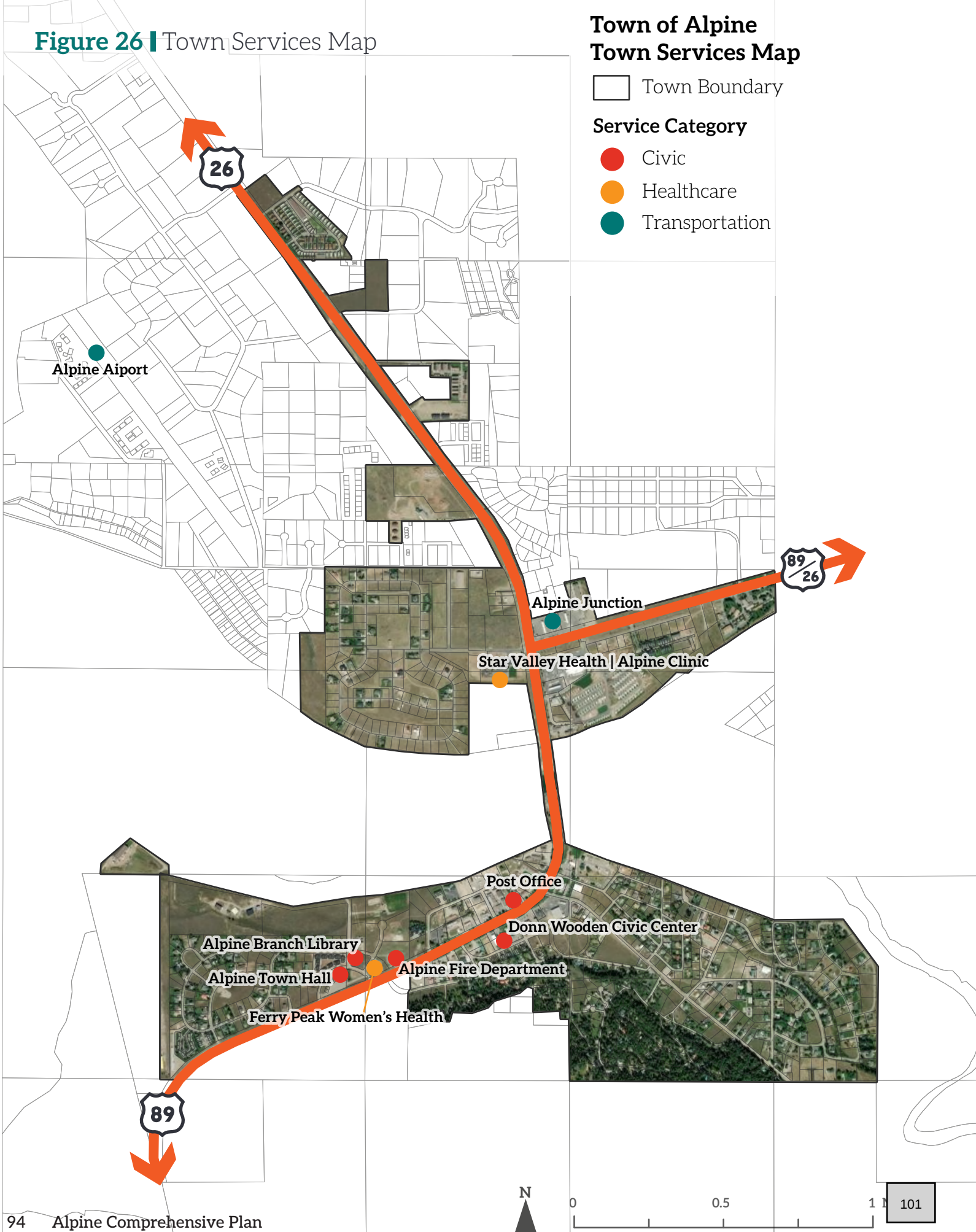
Schools serve the region and are expanding locally. Alpine is part of Lincoln County School District #2, which serves northern Lincoln County. A new public charter school is planned to open in 2026 on Town-owned land, providing more local educational options for families and allow kids to walk to school. Currently, elementary school-aged students in Alpine have to ride the bus 10 minutes to Etna.

Public safety and emergency services rely on regional partnerships. Fire protection is provided locally through the Alpine Fire District. Law enforcement and search-and-rescue services are provided regionally by the Lincoln County Sheriff, Wyoming Highway Patrol, and volunteer search teams. Traffic enforcement and specialized emergency services are coordinated with neighboring towns and counties.

Utilities and infrastructure need planning for long-term reliability. Alpine's water system relies on four public wells - two with aging storage tanks; and the eventual failure of those individual systems raises groundwater concerns. Electricity, telephone, and solid waste services are provided by regional providers. Continued capital improvement planning will help budget for updated utilities, expanded stormwater management, and plan for growth.



Figure 26 | Town Services Map



COMMUNITY INPUT

Community feedback emphasized a desire for Alpine to function as a stronger, more complete community supported by dependable infrastructure and core public services. Many residents described a vision of a town organized around a school that brings together young families, grandparents, and long-time residents. Residents also pointed to a disconnect between Alpine's exceptional natural setting and the limited infrastructure and amenities within town, stressing the importance of maintaining and investing in essential services, civic facilities, and everyday systems that allow the community to operate smoothly and support family life over time.

"I envision a community centered around a school bringing together, young families and grandparents."

"While the charter school has provided an essential stopgap, it is not a long-term solution. The goal must be a fully funded public school that reflects the needs and values of the Alpine community."

"The natural landscape is amazing but the infrastructure and amenities in town are severely lacking."

"I believe the master plan needs to specifically address town services and amenities that make a town a place residents want to live, not just where tourist want to go."



CASE STUDY

More Than a School House: *West Yellowstone, MT*

Located at the edge of Yellowstone National Park, the community relies heavily on tourism while also depending on a limited number of year-round residents to sustain local services, emergency response, and civic life. In this context, the local K–12 school has become one of the most important institutions holding the community together.

The West Yellowstone school functions as more than an educational facility. It serves as the primary gathering place for community events, athletics, performances, and public meetings. School activities such as sporting events, graduations, concerts, and fundraisers regularly bring together families, seniors, seasonal workers, business owners, and volunteers. In a town with few large civic spaces, the school provides both the physical space and the social structure that supports community connection across generations.

The presence of a stable, locally supported school has played a key role in helping West Yellowstone function as a year-round community rather than a purely seasonal destination. Families are more likely to stay, workers are better supported, and community identity is reinforced when the school is viewed as a shared asset rather than a stand-alone institution. Local leaders often emphasize that maintaining a healthy school is essential to retaining families, attracting workers, and supporting long-term community stability.

For Alpine, this example highlights the important role a local school can play beyond education alone. Supporting the school through housing availability, safe transportation, shared facilities, and community use strengthens its ability to





IMPLEMENTATION

PARTNERS

AEF – Alpine Education Foundation
AFD – Alpine Fire District
LC – Lincoln County
LCED – Lincoln County Engineering Department
LCSO – Lincoln County Sheriff's Office
LVE – Lower Valley Electric
SVC – Star Valley Chamber
SVHM – Star Valley Health Medical
TR – Top of the Rockies
TSS – Thayne Senior Center
USPS – United States Postal Service
WYDOT – Wyoming Department of Transportation

PRIORITY KEY

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TIMELINE KEY

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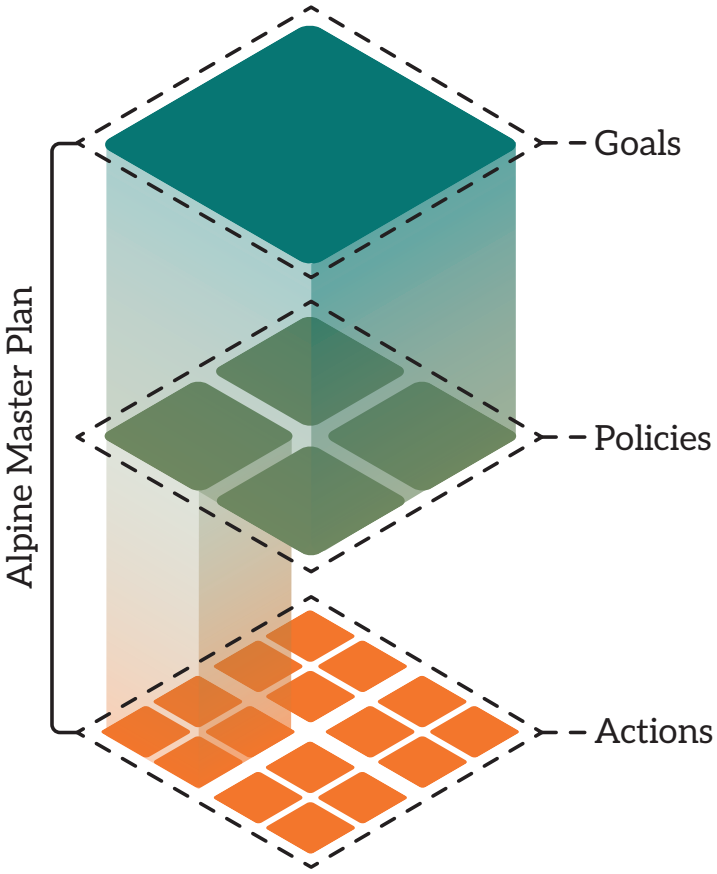


Table 8 | Town Services & Infrastructure Implementation Matrix

Goal/Policy/Action		Partners	Priority	Timeline
TSI Goal 1: Ensure reliable services for current and future residents' health, safety, education, and overall quality of life.				
TSI Policy 1.1:	Ensure local childcare options and educational opportunities support families in all stages of life.			
TSI Action 1.1.A	As the Town continues to grow, consider incentivizing the dedication of land or space in future developments for additional childcare facilities.		1	ST
TSI Action 1.1.B	Explore locations and work with property owners for the development of a permanent elementary school in Alpine.	AEF	1	ST
TSI Action 1.1.C	Continue to support the temporary school located 200 Buffalo Drive.	AEF	1	ST
TSI Policy 1.2:	Support the quality care and health needs of residents.			
TSI Action 1.2.A	Continue to support the expansion of services and the recruitment and retention of staff at Star Valley Health Medical–Alpine Clinic.	SVHM	2	MT
TSI Action 1.2.B	Continue to support existing nearby senior services and explore opportunities to support a local senior center.	TSS	2	MT
TSI Policy 1.3:	Ensure residents' safety and well-being.			
TSI Action 1.3.A	Advocate for police headquarters in Alpine to ensure adequate police response times and a local presence.	LCSO	2	MT
TSI Action 1.3.B	Continue to support the fire department and emergency medical services (EMS) located in Alpine.	AFD	1	ON
TSI Policy 1.4:	Monitor stormwater management, with an emphasis on green infrastructure solutions, and plan for upgrades if problems arise.			
TSI Goal 2: Maintain physical infrastructure to support everyday functions.				
TSI Policy 2.1:	Budget for the maintenance and improvements of all public infrastructure.			
TSI Action 2.1.A	Create a 5-year Capital Improvement Plan and update annually.		1	ST
TSI Action 2.1.B	Ensure to right-size future infrastructure expansions for planned growth.		1	ON
TSI Action 2.1.C	Work with the USPS to expand the capacity of the Post Office.	USPS	1	ST
TSI Policy 2.2:	Ensure the provision of a clean and sustainable supply of water.			
TSI Action 2.2.A	Complete the improvements to the water treatment facility.		1	ST
TSI Action 2.2.B	Complete improvements/connections to Well #4 that significantly expands the Town's capacity for future development.		1	ST

Goal/Policy/Action		Partners	Priority	Timeline
TSI Policy 2.3:	Ensure the safe disposal and treatment of sewage.			
TSI Action 2.3.A	Continue to require new development and redevelopment to connect to the Town's recently upgraded systems to reduce the prevalence of septic systems and contamination of groundwater.		1	ON
TSI Action 2.3.B	Work with property owners of larger undeveloped parcels in the Planning Area where the provision of municipal sewer may not be feasible to establish community/ shared septic systems that the Town could manage so that annexation is still viable.	LC	3	LT
TSI Policy 2.4:	Ensure safe and reliable power service.			
TSI Action 2.4.A	Continue to coordinate with the region's electric utility provider.	LVE	1	ON
TSI Policy 2.5:	Continue to use private waste providers for the safe disposal of solid waste.			
TSI Policy 2.6:	Ensure clear and safe road usage.			
TSI Action 2.6.A	Coordinate with regional agencies to maintain roads and highway conditions on U.S. 89 and U.S. 26, especially during the winter and spring months.	WYDOT, LCED	1	ON
TSI Action 2.6.B	Explore additional street lighting throughout Alpine and add to the Capital Improvement Plan, prioritizing roads on school bus routes.		1	ST
TSI Goal 3: Foster an engaged community that builds trust in local institutions.				
TSI Policy 3.1:	Practice transparent and responsible governance.			
TSI Action 3.1.A	Continue to use digital and physical channels to disseminate Town updates and information and look for new channels to reach underrepresented groups.		1	ON
TSI Policy 3.2:	Celebrate local culture that is authentically Alpine.			
TSI Action 3.2.A	Continue to support and enhance events like Mountain Days, Fourth of July Celebration, The Winter Jubilee, and the Alpine Car(e) Show while expanding partnerships and coordination for new events.	TR, LC, SVC	2	ON

PARKS, RECREATION, OPEN SPACE, & TRAILS

EXISTING CONDITIONS

Parks are well-loved but could benefit from more amenities and better connectivity. Alpine's seven Town-maintained parks span 35.1 acres, including the 10.3-acre Alpine Sports Park, American Legion Ballfield, and Marge Grover Memorial Park with the Civic Center. Recent upgrades include a skate park expansion and a new pickleball court. Continued maintenance, programming like sports leagues, and community events are key to maximizing these spaces.

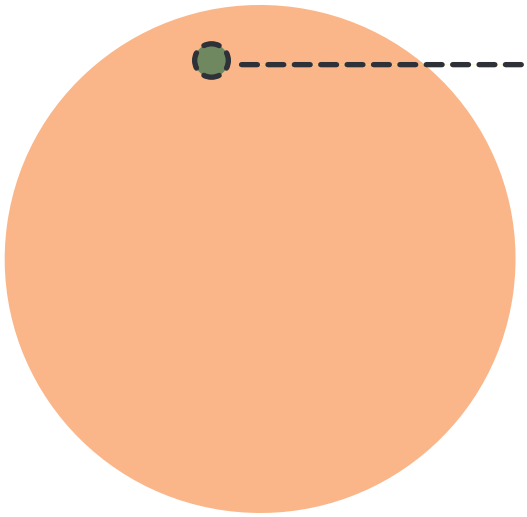


Alpine's geography and proximity to nature creates a one-of-a-kind, outdoor playground for residents and visitors. The Alpine area boasts 150+ miles of groomed snowmobile trails, 13 formal hiking and biking trails (ranging from 0.4 to 25.5 miles), water access at Palisades Reservoir, and millions of acres of national forest lands. Visitors and residents enjoy boating, skiing, fishing, kayaking, horseback riding, and more.



Trails system could benefit from better signage, wayfinding, and access from Town. Clear trail maps, signage, and safety measures will ensure these assets are used responsibly and enjoyed by all.





7.4% of Town parcels are zoned for Recreation & Conservation.





Figure 27 | Parks & Recreation Map



COMMUNITY INPUT

Community input reflected broad support for strengthening Alpine's recreation offerings in ways that benefit both residents and visitors. Many residents pointed to the town's exceptional outdoor access as a defining asset and expressed interest in thoughtfully building on that foundation while maintaining Alpine's practical, recreation-oriented character. At the same time, residents noted gaps in local amenities and highlighted the value of accessible neighborhood parks, safe green spaces, and recreation options that serve all ages. There was also interest in indoor facilities that would expand activity opportunities during the winter months. Overall, the feedback suggests a desire to balance Alpine's outdoor identity with modest investments in recreational infrastructure that support daily life and community well-being.

"Alpine has a wealth of outdoor recreational opportunities that, if capitalized upon, will transform the Town into one of the country's top outdoor tourism destinations."

"Modern playgrounds and safe green spaces within walking distance of every neighborhood."

"I hope that Alpine remains a "gearhead" town and continues to stress the accessibility of outdoor recreation that we all love."

"An indoor rec center would be amazing for wintertime sports and activities like swimming and hockey."

"...being on the water surrounded by all our beautiful mountains is something we should preserve in the form of a park."

"The boat landing area along with the new path could use some minor development to make it feel very special. Something as simple as picnic tables and a flattened grassy area would be perfect."

"Being so close to US Forest lands, continued partnership with the US Interior Department for trail maintenance is vital."



CASE STUDY

Ballfields and Backcountry: *Pinedale, WY*

Like Alpine, Pinedale combines a modest system of town-managed parks with exceptional access to nearby public lands, trails, and seasonal outdoor activities.
Within town, Pinedale has focused on maintaining and enhancing existing parks rather than expanding the system. Municipal parks support sports leagues, community events, and everyday recreation, with investments directed toward targeted amenities such as playgrounds, skate features, walking paths, seasonal facilities, and restrooms. Ongoing maintenance and programming help keep these spaces active and relevant to daily life, and several parks function as key gathering places for the community.



Pinedale has also emphasized clear connections between town and nearby open space. The CCC Ponds and Pinedale Pathway show how defined access points, multi-use paths, signage, and trailheads can link neighborhoods directly to parks and public lands. This approach improves accessibility while protecting sensitive areas by directing use through established routes rather than dispersing impacts.



Beyond town limits, residents and visitors have access to hundreds of miles of hiking, backpacking, and winter recreation routes, including groomed snowmobile trails. Rather than managing all recreation locally, Pinedale's role centers on coordination, wayfinding, and information sharing. Clear trail maps, signage, and seasonal safety messaging help ensure these resources are used responsibly.

For Alpine, Pinedale demonstrates how parks, open space, and trails can function as a connected system. The key lesson is that well-maintained local parks, improved connectivity, and clear wayfinding can help small towns maximize recreation assets while supporting everyday community use and responsible access to surrounding landscapes.

IMPLEMENTATION

PARTNERS

AEF – Alpine Education Foundation
ATP – Alpine Trails & Pathways
BLM – Bureau of Land Management
USBR – U.S. Bureau of Reclamation
USFS – U.S. Forest Service
WYDOT – Wyoming Department of Transportation

PRIORITY KEY

1 = Critical
2 = Vital
3 = Desirable

TIMELINE KEY

ON = Ongoing – as needed or ongoing by nature
ST = Short-term – 0-5 years
MT = Medium-term – 5-10 years
LT = Long-term – 10+ years

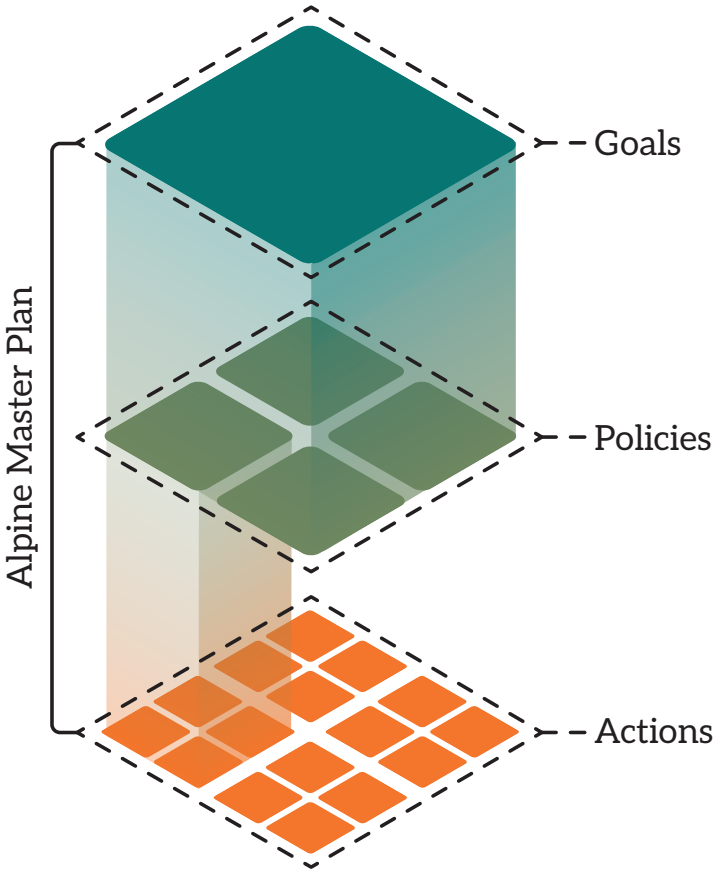


Table 9 | Parks, Recreation, Open Space, & Trails Implementation Matrix

Goal/Policy/Action		Partners	Priority	Timeline
PROST Goal 1: Preserve and enhance the world class recreation and open space the region has come to be known for.				
PROST Policy 1.1:	Balance public access and recreational opportunities with conserving natural areas.			
PROST Action 1.1.A	Enhance the gateway and amenities at the entrance to Bridger-Teton National Forest in Alpine.	USFS	2	MT
PROST Action 1.1.B	Support groups that do regular maintenance at RV parks, campgrounds, snowmobile, and all-terrain trails in and around Alpine.	USFS, USBR, BLM, ATP	2	ON
PROST Action 1.1.C	Coordinate with national agencies to enforce time limits on camping on public lands.	BLM, USBR, USFS	2	MT
PROST Action 1.1.D	Support educational programming and summer camp opportunities for children to learn stewardship, wildlife management, and best practices.	AEF	2	MT
PROST Policy 1.2:	Provide more opportunities for indoor recreation to maintain activity during the winter months.			
PROST Action 1.2.A	Explore funding and building either a recreation center, fieldhouse, ice rink, gym, sport courts, multi-purpose facility, or some combination of offerings for indoor recreation.		2	MT
PROST Policy 1.3:	Provide greater attention and planning to Parks, Recreation, Open Space, and Trails (PROST).			
PROST Action 1.3.A	Commission a PROST Master Plan to complete a more detailed documentation of natural assets, recreation opportunities, holistic trail system, and establish a vision for their future.		3	LT
PROST Action 1.3.B	Support the formation of a parks and recreation department separate from public works and/or an appointed regional recreation district.		2	MT
PROST Action 1.3.C	Form a Confluence Recreation Committee (appointed by Town Council) that's responsible for studying the recreational amenities to be built on Town-owned land and securing funding for construction		1	ST

Goal/Policy/Action		Partners	Priority	Timeline
PROST Goal 2: Create a connected trails and park system that inspires play and activity.				
Policy 2.1	Promote the use and activation of existing public parks.			
PROST Action 2.1.A	Support the formation of sports or social leagues in public parks.		2	ON
PROST Action 2.1.B	Continue to enhance and maintain playgrounds, bathrooms, and other amenities in existing parks.		1	ON
PROST Action 2.1.C	Require parkland dedication for all new subdivisions proposed with the Planning Area.		1	ST
PROST Policy 2.2:	Create an off-street network of trails that are easy to find and use.			
PROST Action 2.2.A	Inventory, evaluate, and map existing trails for proper use and safety regardless of season.		2	ST
PROST Action 2.2.B	Identify key gaps in existing off-street trails and add them to the Capital Improvement Plan, referencing this Plan's Pathways Map.		2	ST
PROST Action 2.2.C	Plan and implement an off-street Riverwalk trail with key crossings along U.S. 89.	WYDOT	2	MT
PROST Action 2.2.D	Improve existing and new paved trails to meet ADA accessibility standards.		2	ON
PROST Action 2.2.E	Explore wayfinding and signage opportunities at trailheads and key intersections and transportation hubs.		3	LT

TRANSPORTATION

EXISTING CONDITIONS

U.S. 89 is an essential commuter route that poses a liability for traffic congestion, crashes, and safety conflicts. Nearly all Alpine residents work outside town, primarily commuting long distances to Teton County and other Star Valley communities. U.S. 89 functions as both a regional arterial and Alpine's main street, offering limited alternatives for local circulation. The high speeds of the highway through downtown create conflicts between vehicles and pedestrians.

97% of workers who live in Alpine are employed outside of Town boundaries.



Figure 28 | Road Network Map



Transit serves critical connection to jobs but remains limited in frequency and usefulness. Alpine has comparatively high rates of carpooling, transit use, and remote work, indicating openness to travel modes outside of personal vehicle use. However, the lack of local transit service and hub, limited START frequency (3 AM inbound times, 3 PM outbound times), and absence of documented bike and pedestrian infrastructure constrain these options and increase reliance on driving.

Sidewalks and multi-use paths are disconnected or nonexistent throughout Town. The Town has informal paths through various neighborhoods but no connected network. This makes moving throughout Town without a car not only challenging, but at times impractical.

FUTURE PATHWAYS

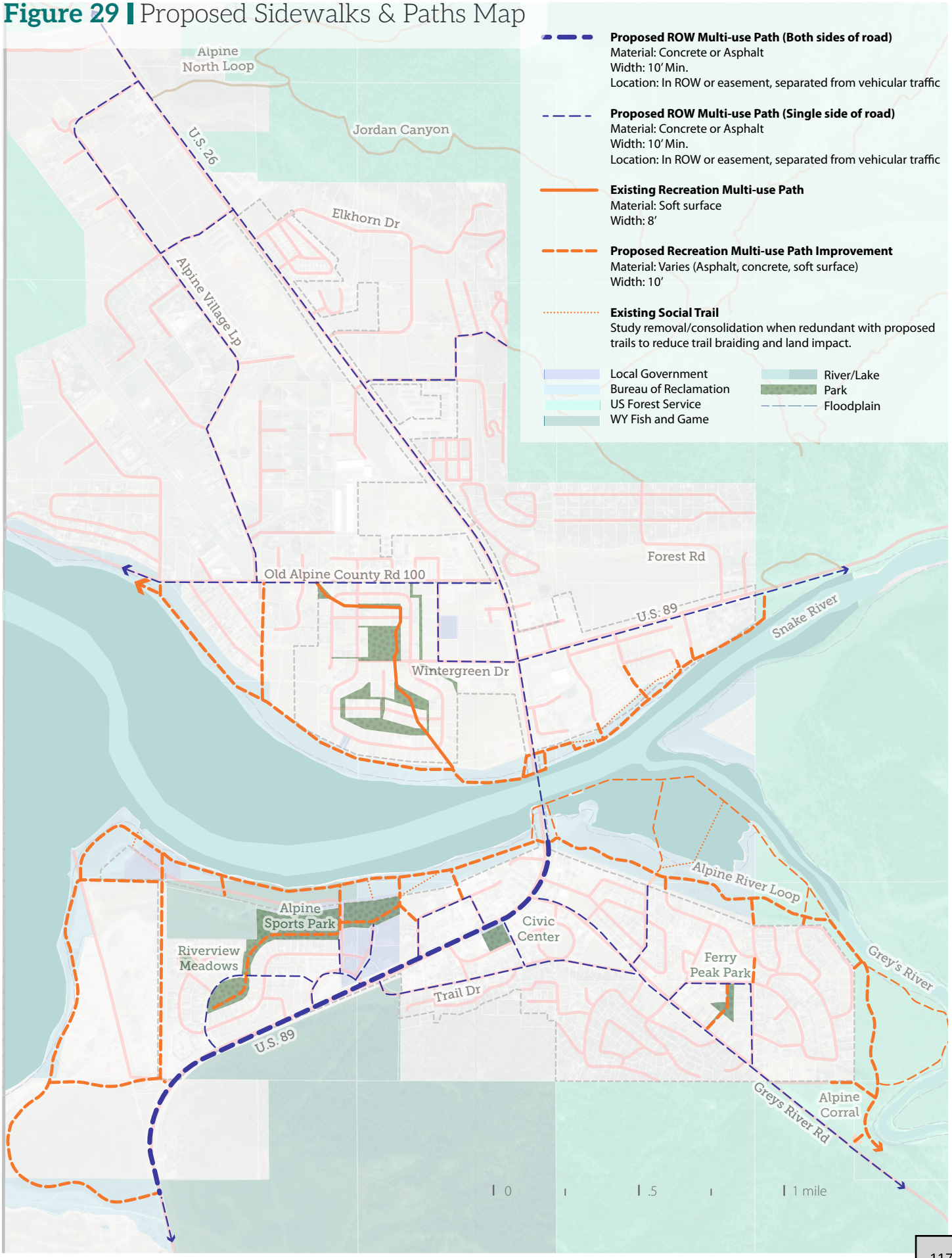
The proposed sidewalks and paths map provides a comprehensive plan to fill gaps and create an alternative transportation network.

Primary recommendations include a 10', paved ROW multi-use path on both sides of the road through downtown along U.S. 89 and Trail Dr, switching to one-sided paved 10' multi-use paths along U.S. 26 and Greys River to create safe alternative transportation connects along major roads. Proposed one-sided 10', paved ROW multi-use paths extend outside of town limits to connect regionally and to potential growth areas, supporting a connected system. Additional one sided ROW multi-use paths stem off the main roads to connect to neighborhoods and destinations such as Old Alpine Country Rd 100, Alpine Village Lp, and Trail Dr.

Proposed recreational multi-use paths look to connect or formalize already existing trails for enhanced access and an improved experience. This includes areas nearby the Grey's River, Snake River, and Palisades Reservoir, providing stunning views and safety from vehicular travel.



Figure 29 | Proposed Sidewalks & Paths Map



COMMUNITY INPUT

Residents expressed a strong desire for safer, more connected transportation options that make it easier to walk, bike, and travel without relying solely on a car. A top concern is the difficulty and safety of crossing the highway, which many see as a barrier to schools and public facilities—especially for children and families—prompting interest in protected crossings such as underpasses. Residents also want a continuous network of sidewalks, bike paths, and walking trails that connect neighborhoods, parks, schools, and downtown, noting that current sidewalks are often incomplete or difficult to use. In addition, some residents highlighted the need for more frequent and reliable bus service to nearby communities like Jackson and Afton. Overall, the community is seeking transportation improvements that prioritize safety, accessibility, and everyday practicality for people of all ages.

"It would be great to have a way to get under the bridge so that we didn't have to cross the highway (from Melvin to riviera)."

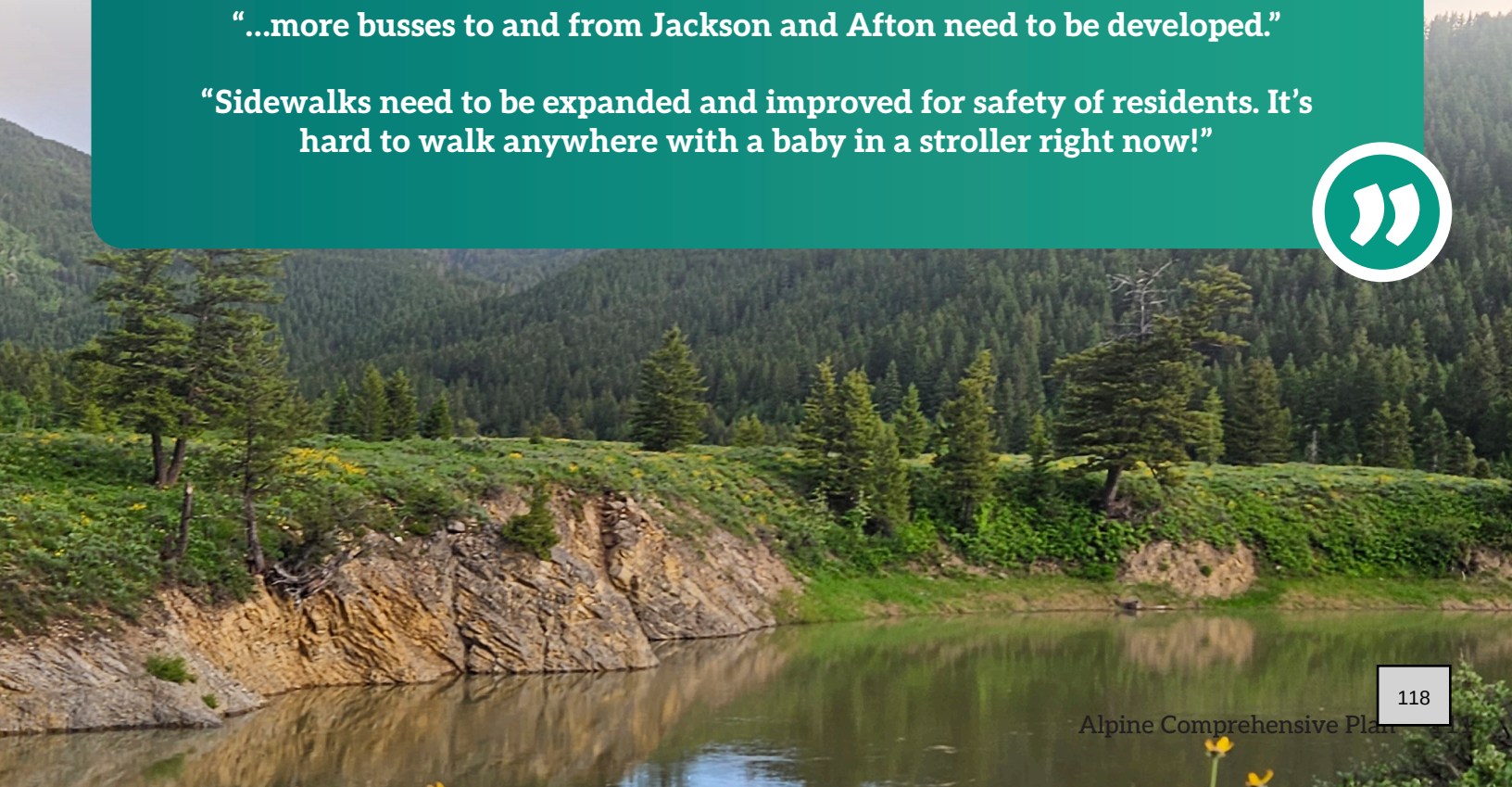
"I envision my children being able to safely cross the highway to go to school or access other public facilities."

"I would like to see bike/walking paths to link the entire town"

"A network of bike paths and walking trails that connect homes, parks, schools, and downtown."

"...more busses to and from Jackson and Afton need to be developed."

"Sidewalks need to be expanded and improved for safety of residents. It's hard to walk anywhere with a baby in a stroller right now!"



CASE STUDY

Highway for a Mainstreet: *Victor, ID*

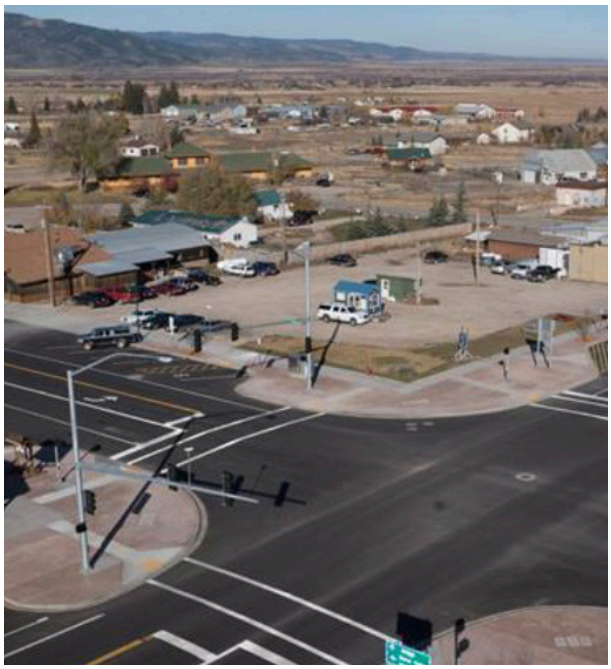
State Highway 33 runs directly through Victor and serves daily commuters traveling to and from Jackson, while also supporting local businesses, schools, and neighborhood access. As in Alpine, this dual role creates safety challenges, speed conflicts, and limited options for local circulation beyond the highway.

Most Victor residents commute out of town for work, resulting in peak-hour congestion and fast-moving through traffic that creates conflict between people walking, biking, and local vehicle movements. Sidewalks and pathways were historically incomplete, and transit service has been oriented toward commuters with limited frequency, meaning residents remain largely reliant on driving. Rather than attempting to reroute the highway or eliminate commuter traffic, Victor has taken an incremental approach focused on safety, connectivity, and realistic travel behavior. The town has worked with state transportation agencies to reduce speeds through the downtown, improve pedestrian crossings, and add visual cues that signal drivers they are entering a town environment. At the same time, Victor has prioritized improving side streets, neighborhood connections, and shared-use paths so residents can move around town without relying on the highway for short trips.

Victor's approach shows that while limited transit alone cannot replace driving, improving first- and last-mile conditions makes carpooling, transit use, and walking more feasible. Filling sidewalk gaps, improving local connections to parks and schools, and creating safe crossings has helped shift some local trips off the highway and reduce conflicts.

For Alpine, Victor demonstrates that incremental improvements to safety and local mobility can make a significant difference without undermining regional travel. The key lesson is to treat the highway as one part of a broader system, while investing in parallel local networks, safer crossings, and gradual improvements that reflect how residents travel day to day.





IMPLEMENTATION

PARTNERS

GTRT – Greater Teton Regional Transportation Task Force
LCED – Lincoln County Engineering Department
START – Southern Teton Area Rapid Transit
WYDOT – Wyoming Department of Transportation

PRIORITY KEY

1 = Critical
2 = Vital
3 = Desirable

TIMELINE KEY

ON = Ongoing – as needed or ongoing by nature
ST = Short-term – 0-5 years
MT = Medium-term – 5-10 years
LT = Long-term – 10+ years

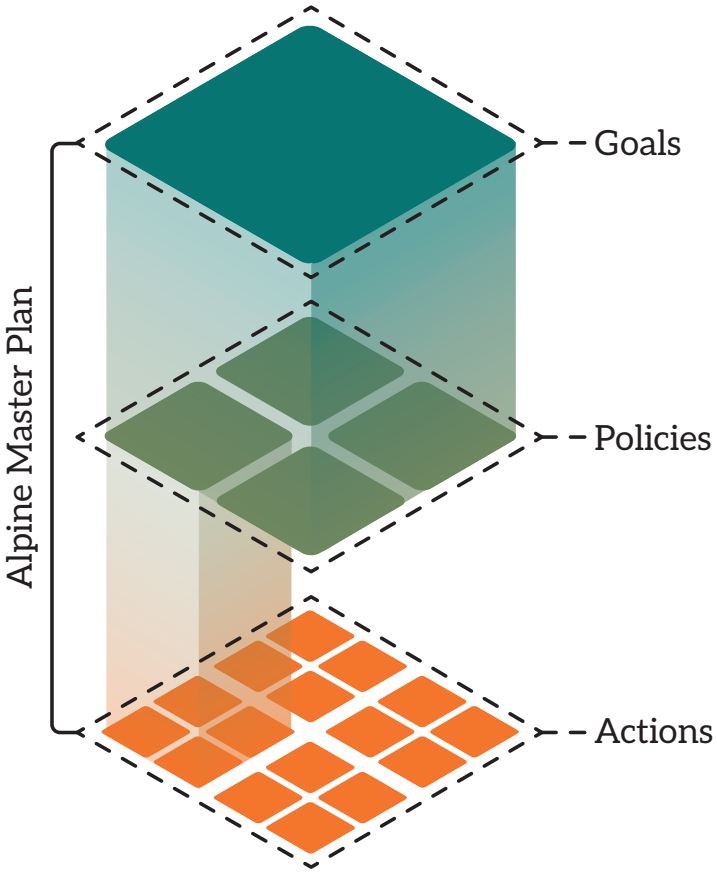


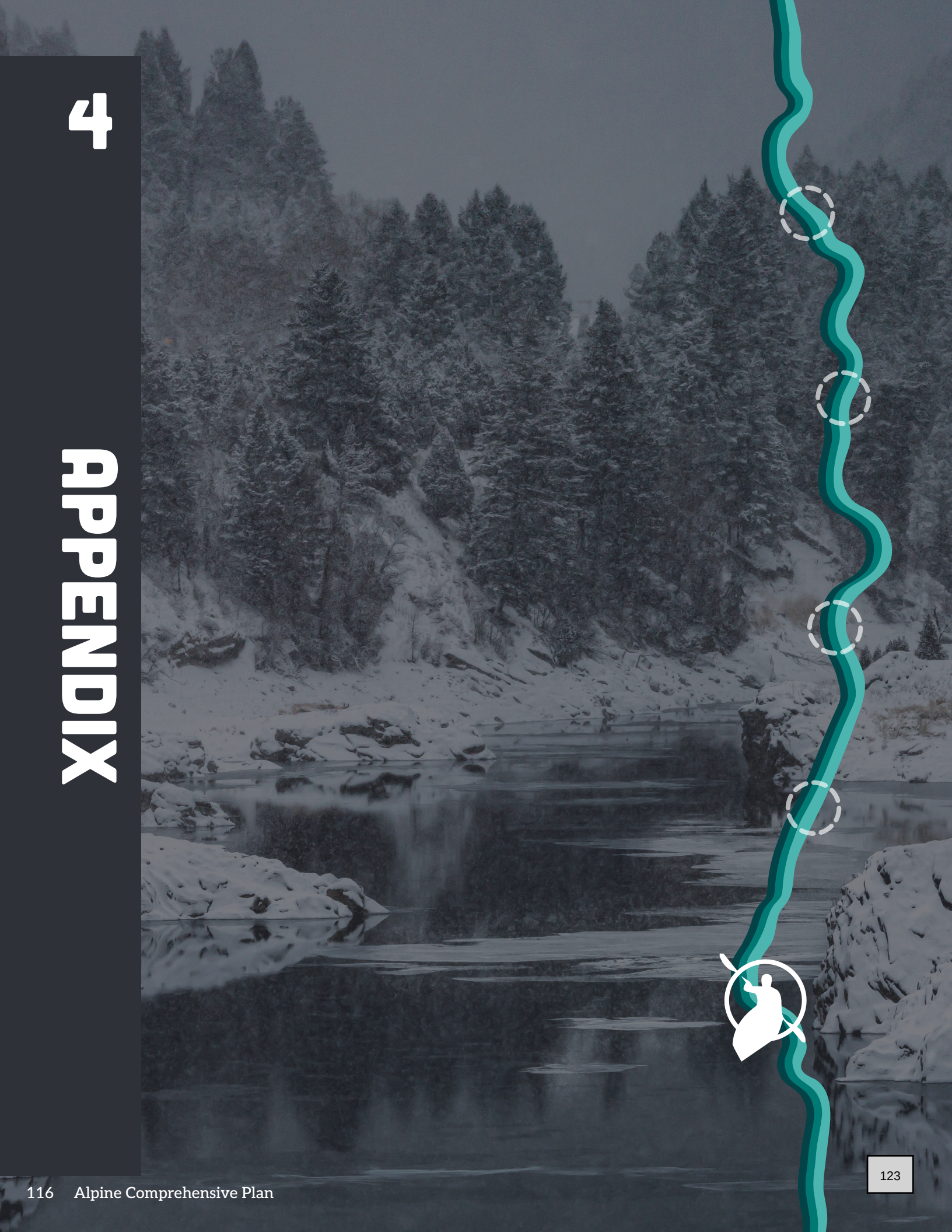
Table 10 | Transportation Implementation Matrix

Goal/Policy/Action		Partners	Priority	Timeline
T Goal 1: Create connected and convenient options for people to walk or bike to their daily destinations in Alpine.				
T Policy 1.1:	Improve the pedestrian experience in Alpine.			
T Action 1.1.A	Inventory, map, and evaluate the quality of existing sidewalks.		1	ST
T Action 1.1.B	Identify key gaps in existing sidewalks and add them to the Capital Improvement Plan, according to the recommended improvements in the Pathways Map.	WYDOT	1	MT
T Action 1.1.C	Improve existing and new sidewalks to meet ADA accessibility standards.		1	MT
T Action 1.1.D	Enforce sidewalk shoveling on private property and improve snow removal on public sidewalks throughout the winter and spring.		2	ON
T Action 1.1.E	Improve visibility of crosswalks at current U.S. 89 crossings and continue to pursue a speed reduction through downtown as additional properties develop.	WYDOT	1	ST
T Action 1.1.F	Explore a new enhanced crossing at-grade or under U.S. 89 through downtown.	WYDOT	1	ST
T Policy 1.2:	Improve on-street bicycle facilities.			
T Action 1.2.A	Inventory, evaluate, and map existing on-street bicycle facilities.		2	MT
T Action 1.2.B	Prioritize connecting on-street bike lanes with off-street trails, key destinations, and neighborhoods.		2	MT
T Action 1.2.C	Collaborate with agencies on shared rights-of-way to improve regional bike connections.	WYDOT, LCED	2	MT
T Goal 2: Make a more viable transit option for residents and visitors.				
T Policy 2.1:	Support greater regional transportation services.			
T Action 2.1.A	Advocate for greater frequency of START trips, both north towards Jackson and south to Afton.	START, GTRT	1	MT
T Action 2.1.B	Explore a permanent location for the START stop and the beginning of a multi-modal transportation hub with parking and drop-off facilities.	START, GTRT	2	MT
T Action 2.1.D	Align regional transportation policy with Lincoln County Transportation Master Plan.	LCED	2	ON

Goal/Policy/Action		Partners	Priority	Timeline
T Policy 2.2:	Ensure children have a safe experience getting to and from school by bus.			
T Action 2.2.A	Prioritize sidewalk and multi-use path connections from neighborhoods to bus stops.	LCSD2	1	ST
T Action 2.2.B	Enhance school bus stop amenities such as seating, lighting, and shelter.	LCSD2	2	MT
T Goal 3: Promote safe and balanced vehicular travel.				
T Policy 3.1:	Provide resources and education for safe driving practices.			
T Action 3.1.A	Explore a "Safe ride home" program to reduce or eliminate impaired personal vehicle use.	GTRT	2	MT
T Policy 3.2:	Support a well-maintained and safe vehicular road network.			
T Action 3.2.A	Require new developments to accommodate additional traffic and/or improvements to intersections, including pedestrian and bicycle infrastructure.	GTRT	2	MT
T Action 3.2.B	Explore revising road design standards for more cohesive and balanced road network improvements.	GTRT	3	LT
T Action 3.2.C	Determine an alternate route to connect north and south Alpine should the bridge close.	WYDOT	2	MT
T Policy 3.3:	Ensure the provision of efficient parking in Alpine that supports local businesses without compromising the pedestrian experience.			
T Action 3.2.A	Explore reducing parking lot and impervious surface area design requirements.		1	ST

4

APPENDIX

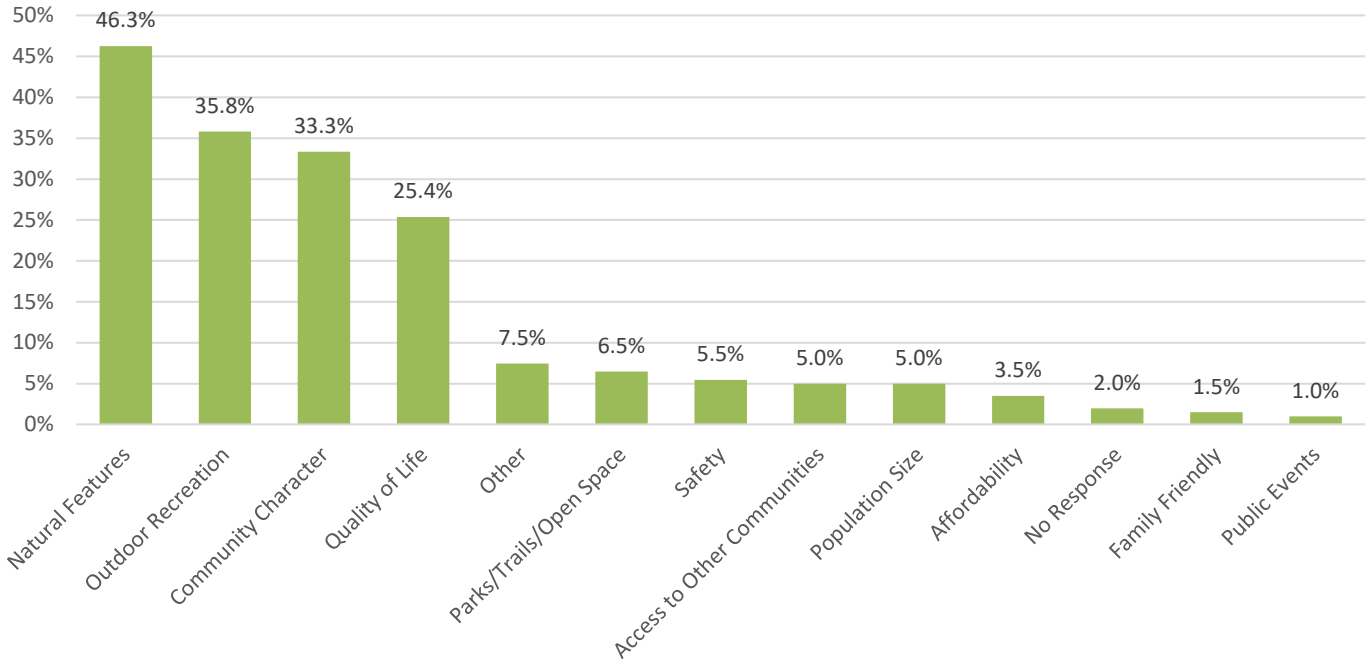


SURVEY RESULTS

MASTER PLAN COMMUNITY SURVEY

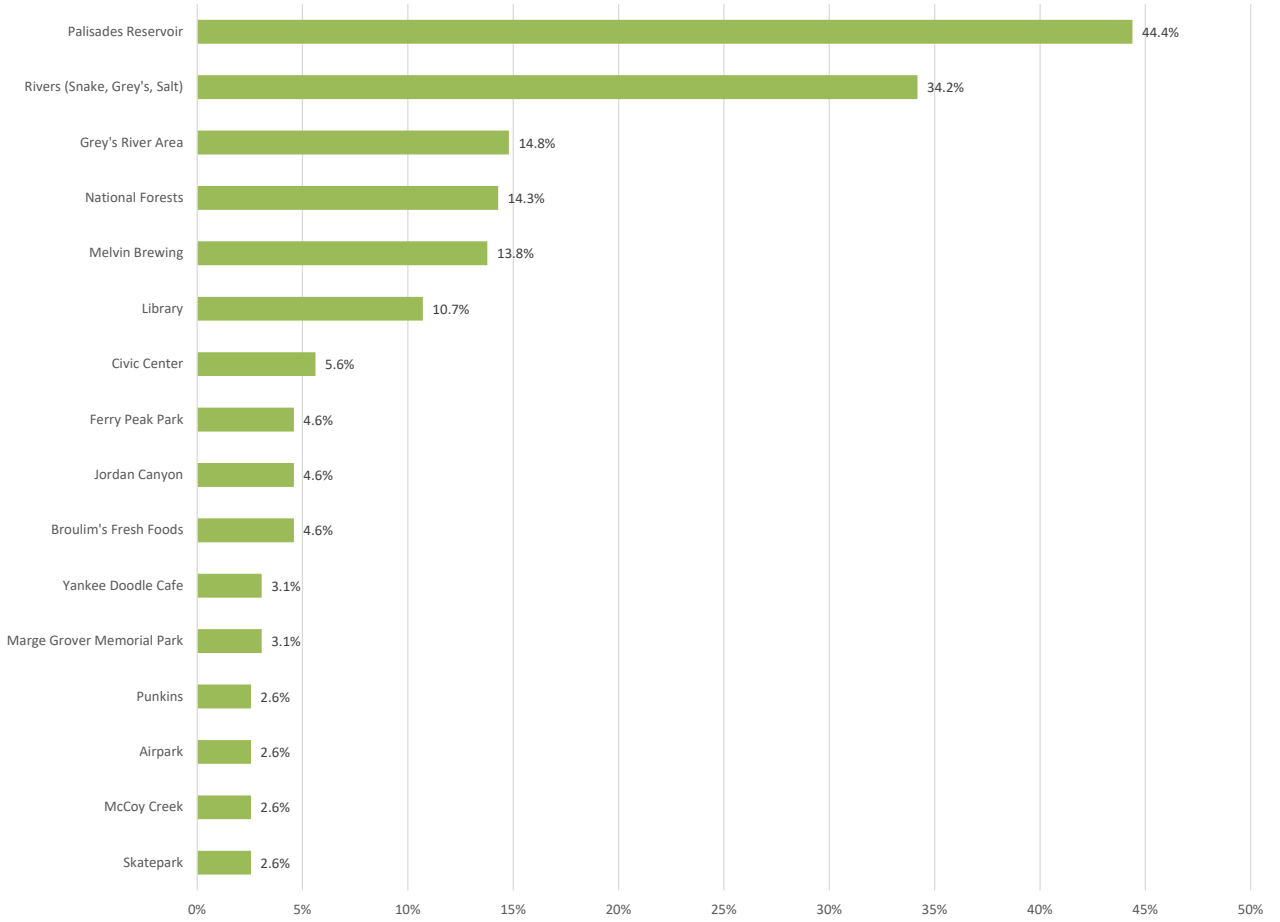
QUESTION 1

Why do you love living/working/playing in Alpine?

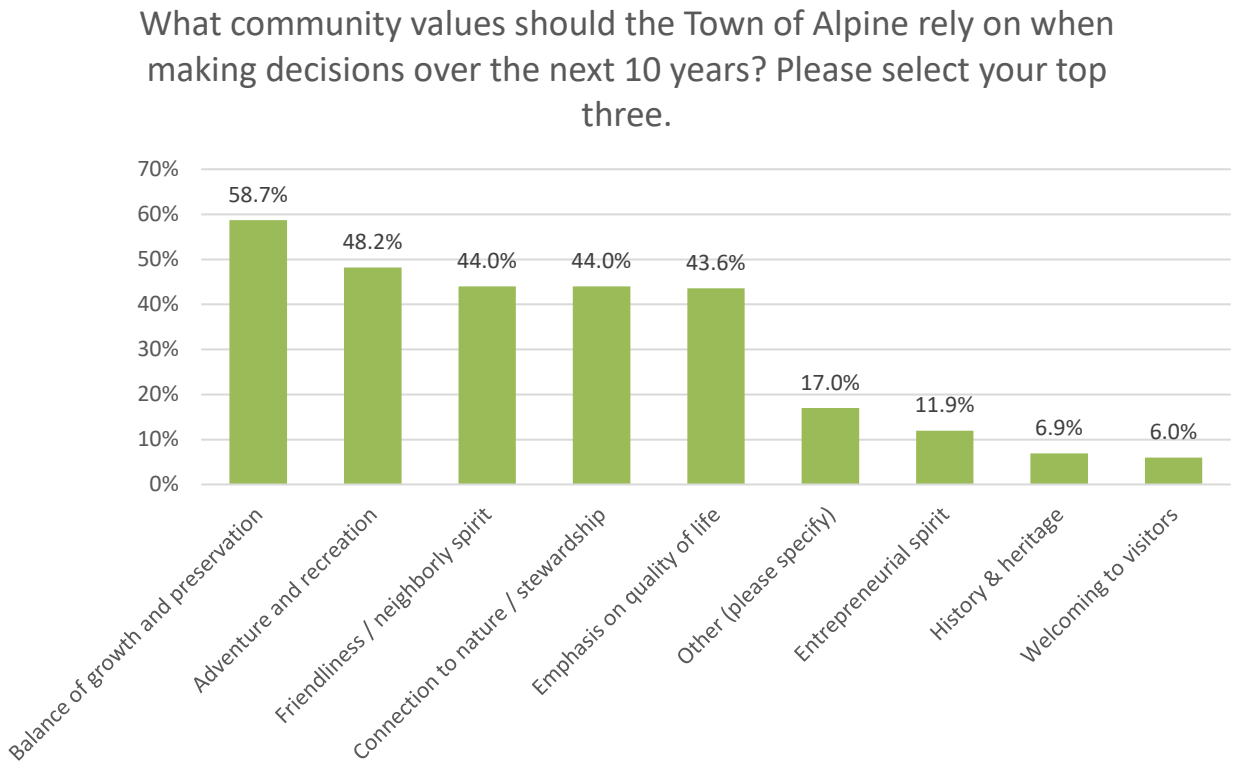


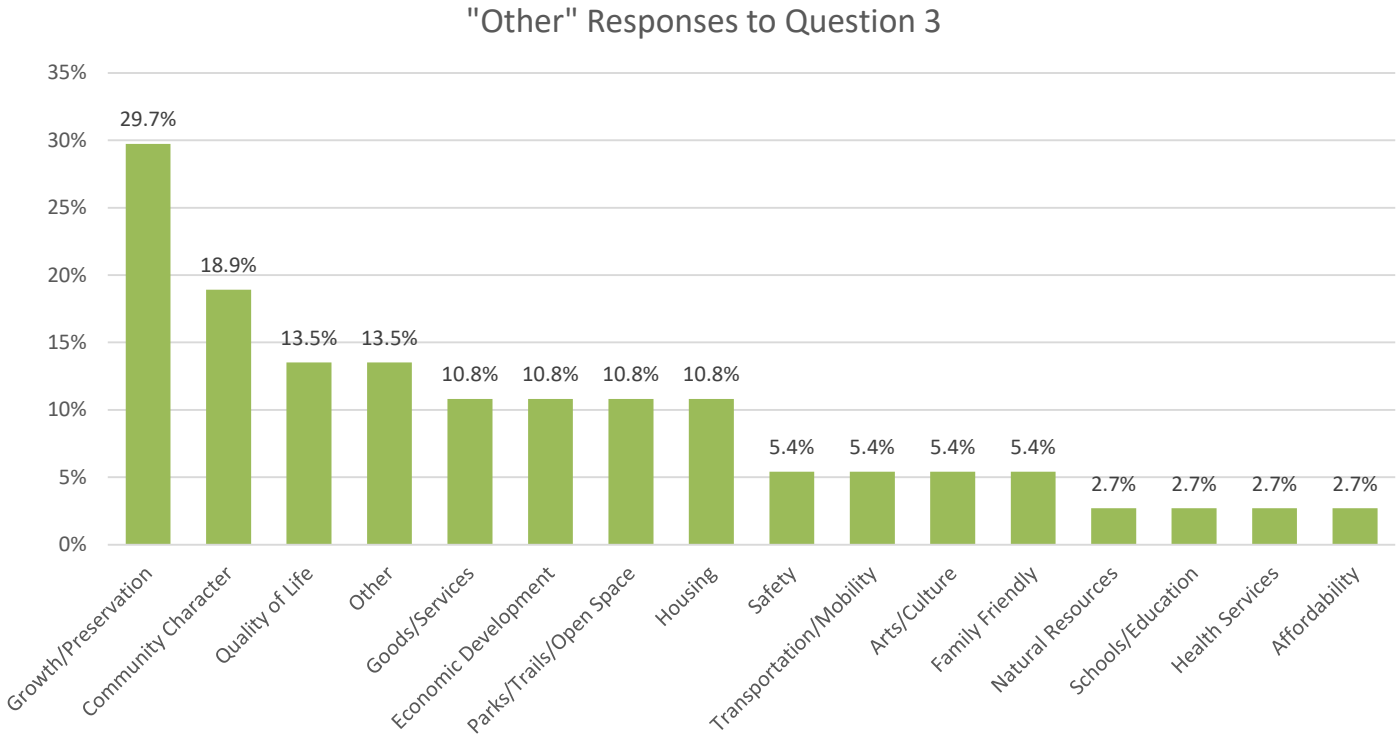
QUESTION 2

What places in Alpine do you love the most? Please describe 1 to 3 places.

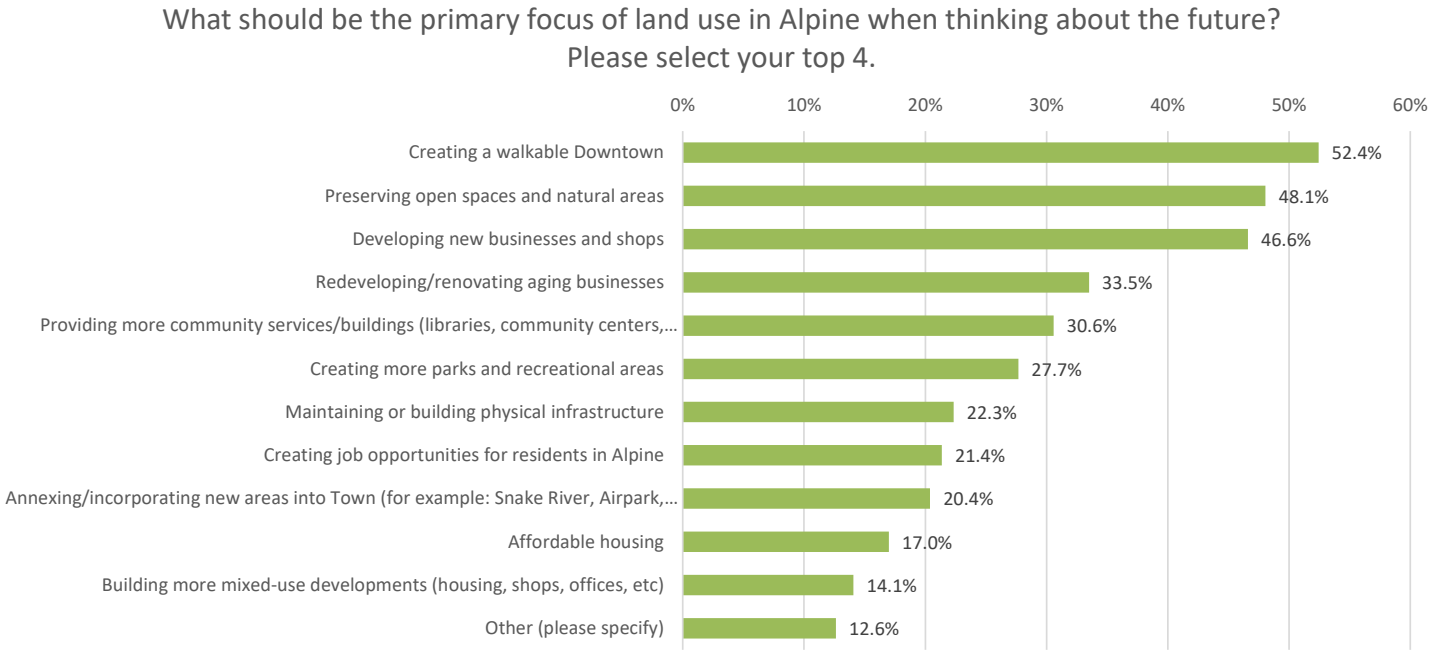


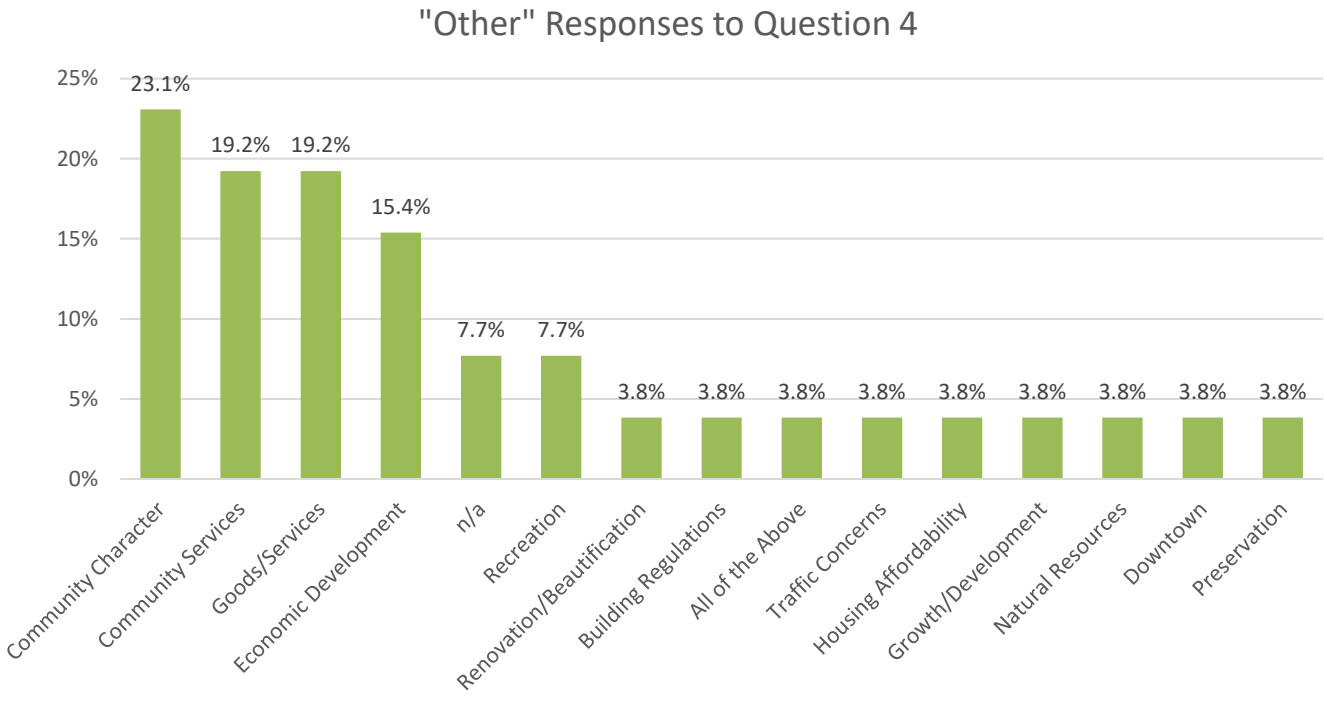
QUESTION 3


What community values should the Town of Alpine rely on when making decisions over the next 10 years? Please select your top three.
70%
60%
50%
40%
30%
20%
10%
0%
58.7%
48.2%
44.0%
44.0%
43.6%
17.0%
11.9%
6.9%
6.0%
Balance of growth and preservation
Adventure and recreation
Friendliness / neighborly spirit
Connection to nature / stewardship
Emphasis on quality of life
Other (please specify)
Entrepreneurial spirit
History & heritage
Welcoming to visitors

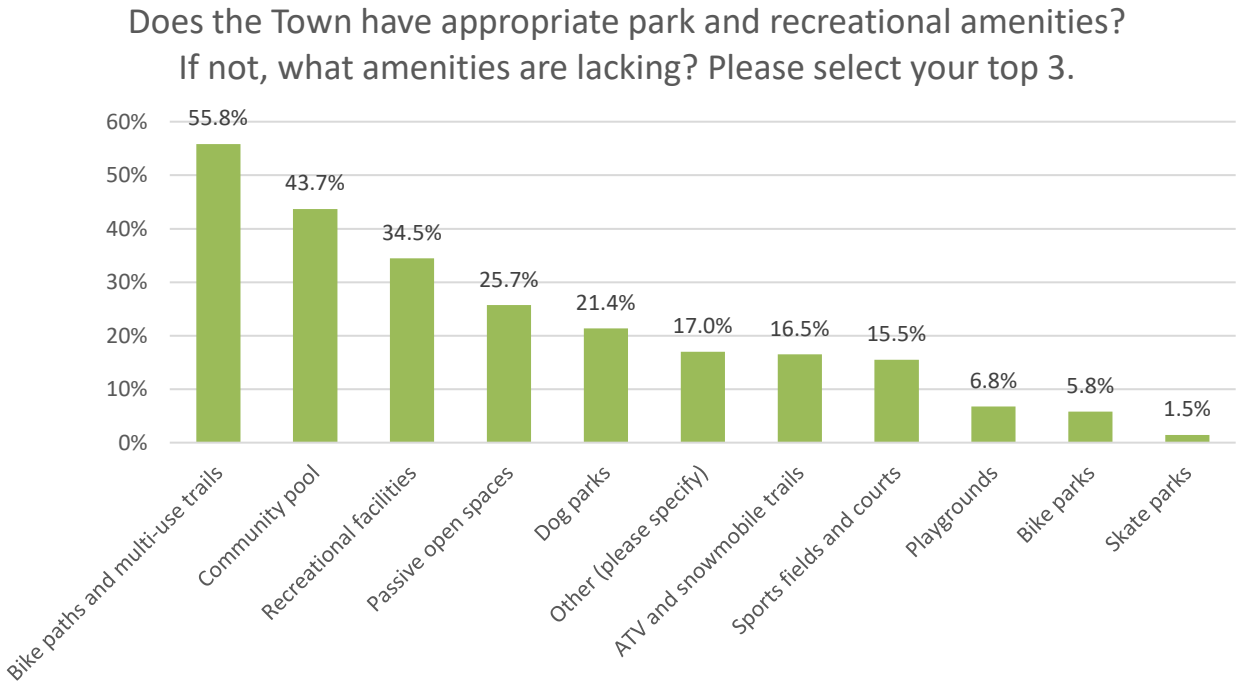

"Other" Responses to Question 3
35%
30%
25%
20%
15%
10%
5%
0%
29.7%
18.9%
13.5%
13.5%
10.8%
10.8%
10.8%
10.8%
5.4%
5.4%
5.4%
5.4%
2.7%
2.7%
2.7%
2.7%
Growth/Preservation
Community Character
Quality of Life
Other
Goods/Services
Economic Development
Parks/Trails/Open Space
Housing
Safety
Transportation/Mobility
Arts/Culture
Family Friendly
Natural Resources
Schools/Education
Health Services
Affordability

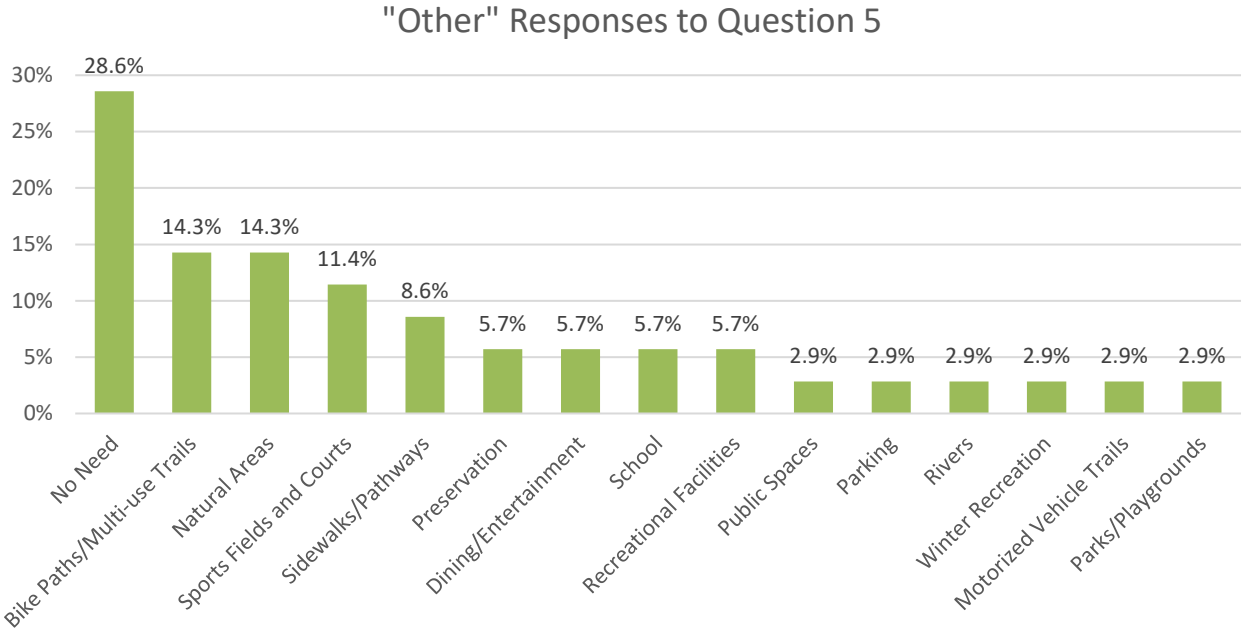
QUESTION 4


What should be the primary focus of land use in Alpine when thinking about the future? Please select your top 4.
0%
10%
20%
30%
40%
50%
60%
Creating a walkable Downtown
52.4%
Preserving open spaces and natural areas
48.1%
Developing new businesses and shops
46.6%
Redeveloping/renovating aging businesses
33.5%
Providing more community services/buildings (libraries, community centers,...
30.6%
Creating more parks and recreational areas
27.7%
Maintaining or building physical infrastructure
22.3%
Creating job opportunities for residents in Alpine
21.4%
Annexing/incorporating new areas into Town (for example: Snake River, Airpark,...
20.4%
Affordable housing
17.0%
Building more mixed-use developments (housing, shops, offices, etc)
14.1%
Other (please specify)
12.6%

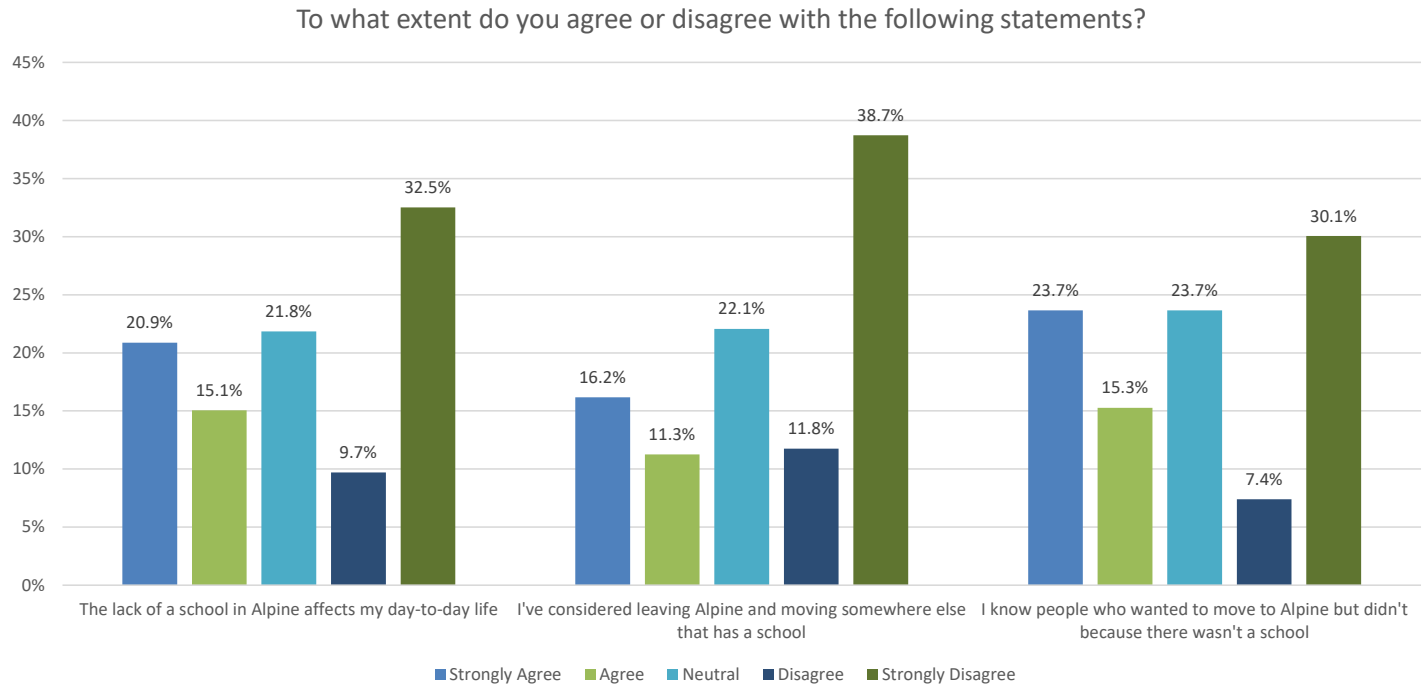

"Other" Responses to Question 4
25%
20%
15%
10%
5%
0%
23.1%
19.2%
19.2%
15.4%
7.7%
7.7%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
Community Character
Community Services
Goods/Services
Economic Development
n/a
Recreation
Renovation/Beautification
Building Regulations
All of the Above
Traffic Concerns
Housing Affordability
Growth/Development
Natural Resources
Downtown
Preservation

QUESTION 5

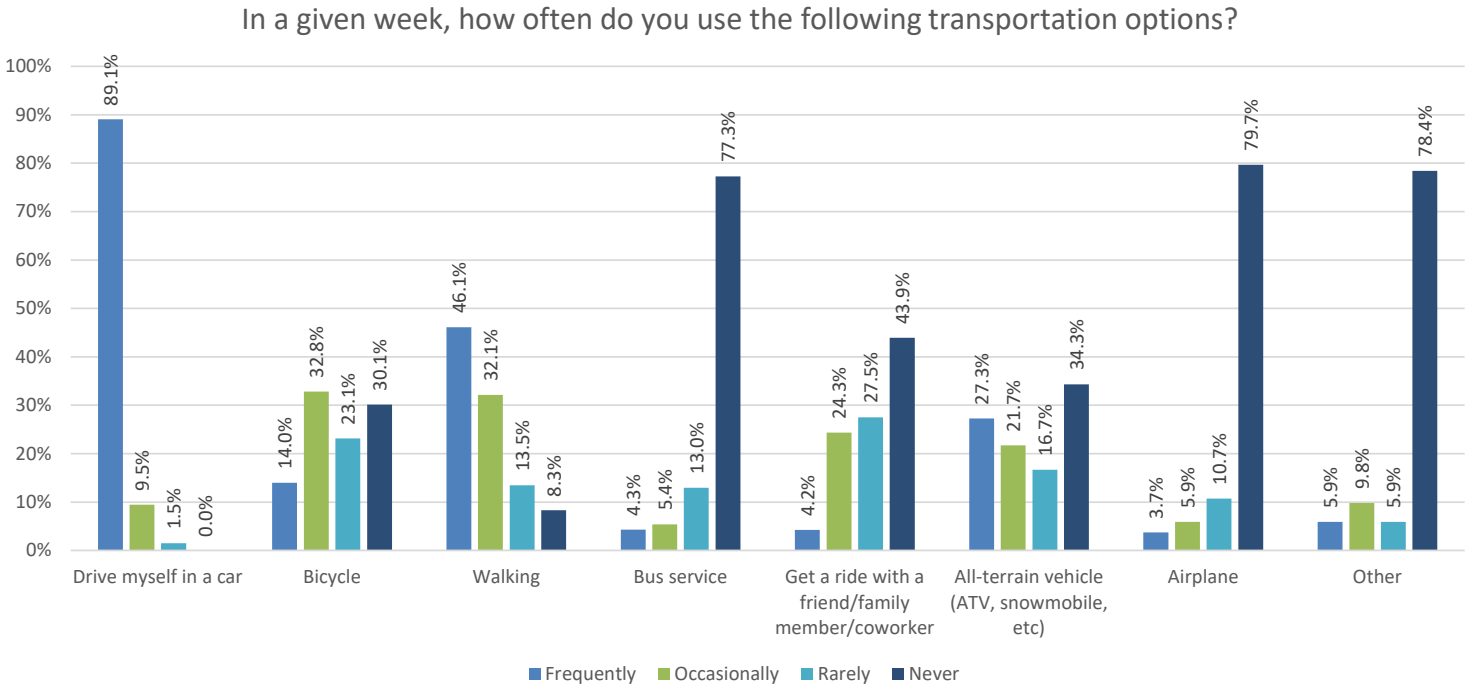

Does the Town have appropriate park and recreational amenities? If not, what amenities are lacking? Please select your top 3.
60%
50%
40%
30%
20%
10%
0%
55.8%
43.7%
34.5%
25.7%
21.4%
17.0%
16.5%
15.5%
6.8%
5.8%
1.5%
Bike paths and multi-use trails
Community pool
Recreational facilities
Passive open spaces
Dog parks
Other (please specify)
ATV and snowmobile trails
Sports fields and courts
Playgrounds
Bike parks
Skate parks


"Other" Responses to Question 5
30%
25%
20%
15%
10%
5%
0%
28.6%
14.3%
14.3%
11.4%
8.6%
5.7%
5.7%
5.7%
5.7%
2.9%
2.9%
2.9%
2.9%
2.9%
2.9%
No Need
Bike Paths/Multi-use Trails
Natural Areas
Sports Fields and Courts
Sidewalks/Pathways
Preservation
Dining/Entertainment
School
Recreational Facilities
Public Spaces
Parking
Rivers
Winter Recreation
Motorized Vehicle Trails
Parks/Playgrounds

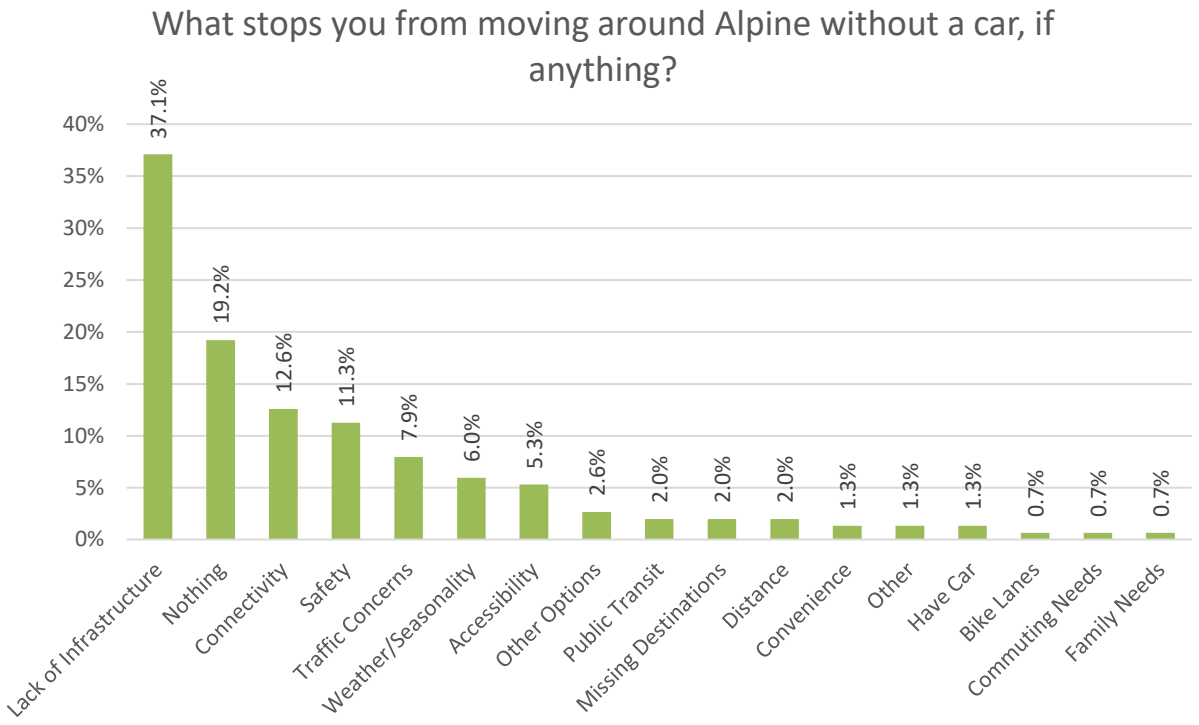
QUESTION 6



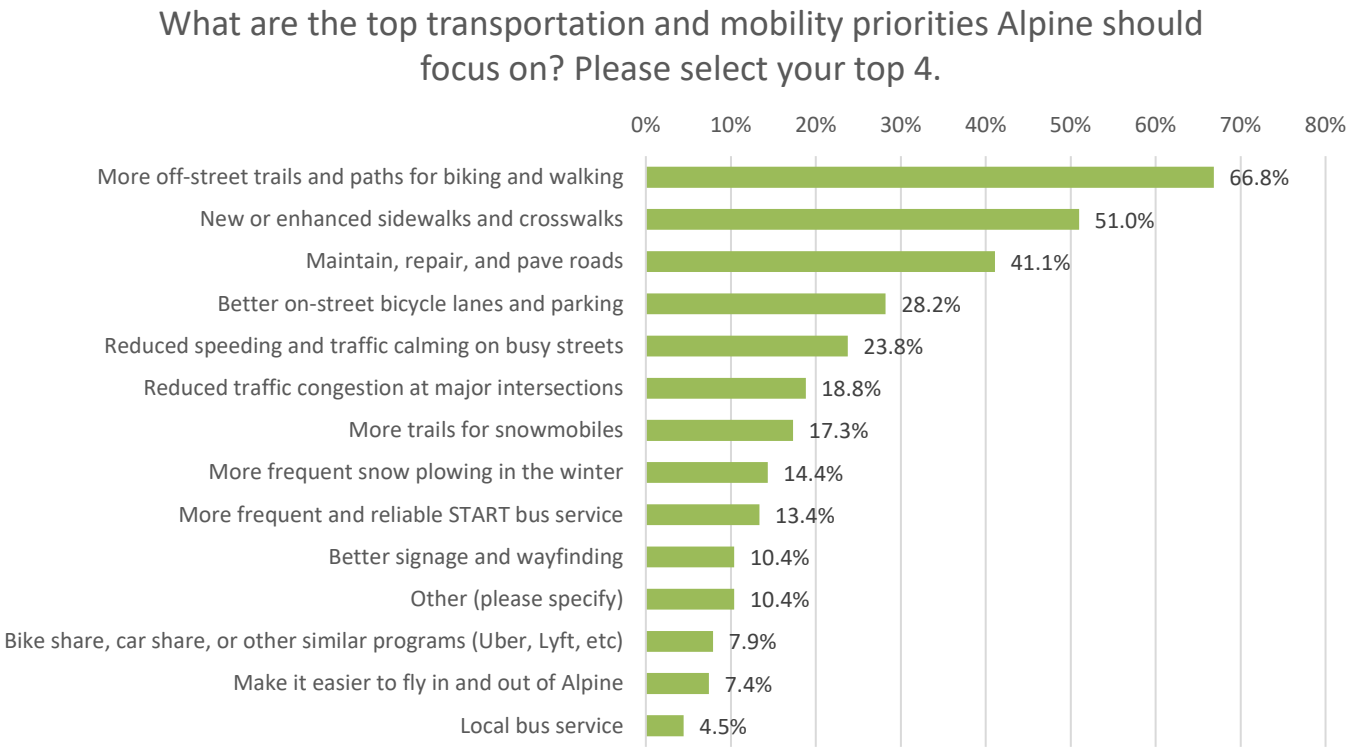
QUESTION 7

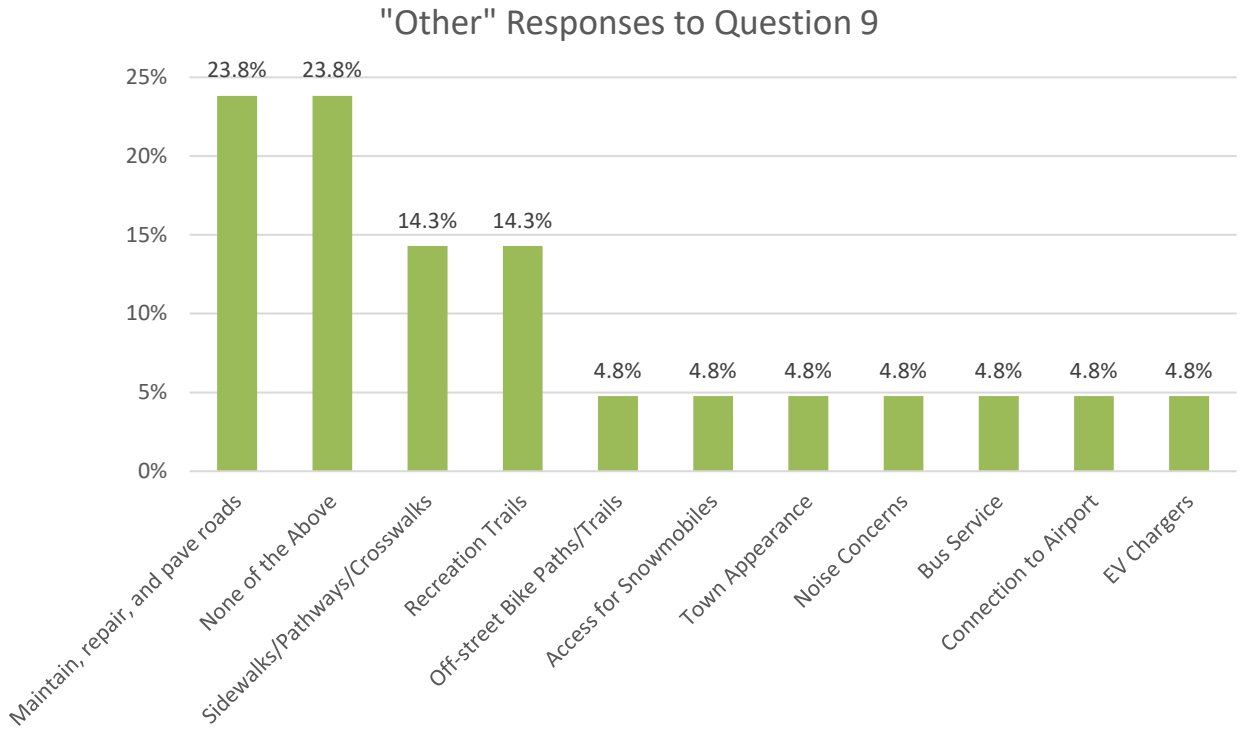


QUESTION 8

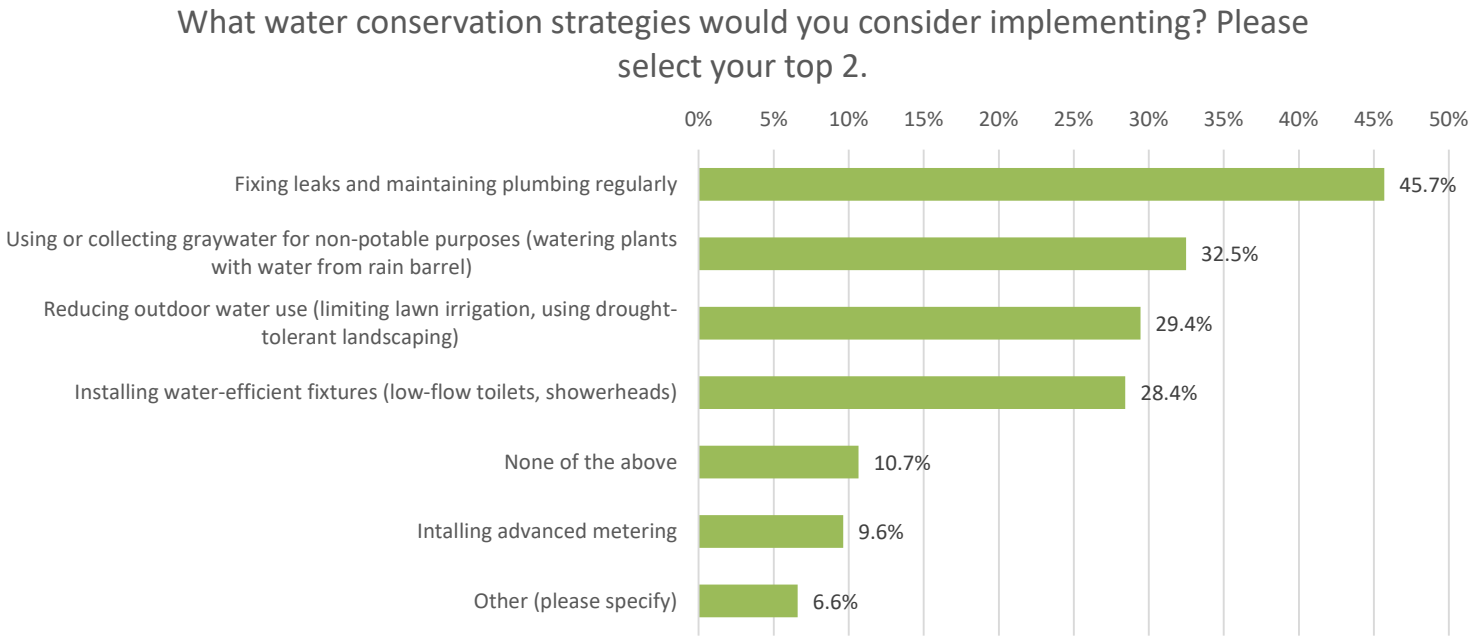

What stops you from moving around Alpine without a car, if anything?
40%
35%
30%
25%
20%
15%
10%
5%
0%
37.1%
19.2%
12.6%
11.3%
7.9%
6.0%
5.3%
2.6%
2.0%
2.0%
2.0%
1.3%
1.3%
1.3%
0.7%
0.7%
0.7%
Lack of Infrastructure
Nothing
Connectivity
Safety
Traffic Concerns
Weather/Seasonality
Accessibility
Other Options
Public Transit
Missing Destinations
Distance
Convenience
Other
Have Car
Bike Lanes
Commuting Needs
Family Needs

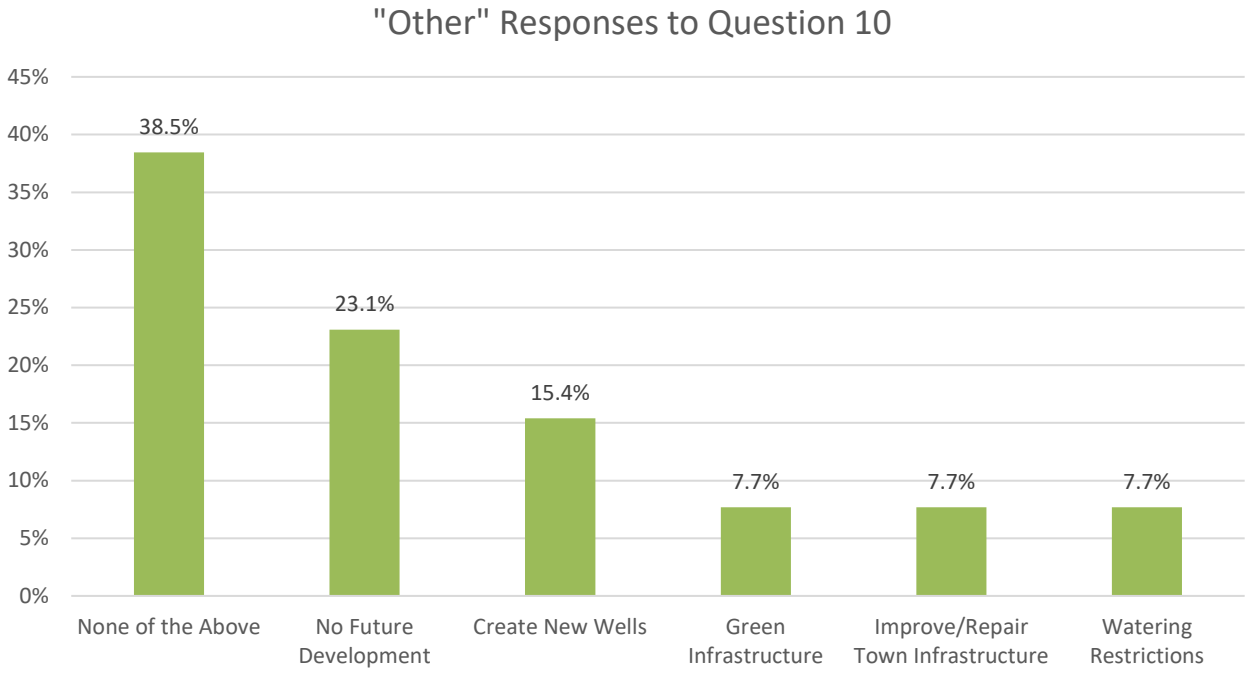
QUESTION 9


What are the top transportation and mobility priorities Alpine should focus on? Please select your top 4.
0%
10%
20%
30%
40%
50%
60%
70%
80%
More off-street trails and paths for biking and walking
66.8%
New or enhanced sidewalks and crosswalks
51.0%
Maintain, repair, and pave roads
41.1%
Better on-street bicycle lanes and parking
28.2%
Reduced speeding and traffic calming on busy streets
23.8%
Reduced traffic congestion at major intersections
18.8%
More trails for snowmobiles
17.3%
More frequent snow plowing in the winter
14.4%
More frequent and reliable START bus service
13.4%
Better signage and wayfinding
10.4%
Other (please specify)
10.4%
Bike share, car share, or other similar programs (Uber, Lyft, etc)
7.9%
Make it easier to fly in and out of Alpine
7.4%
Local bus service
4.5%

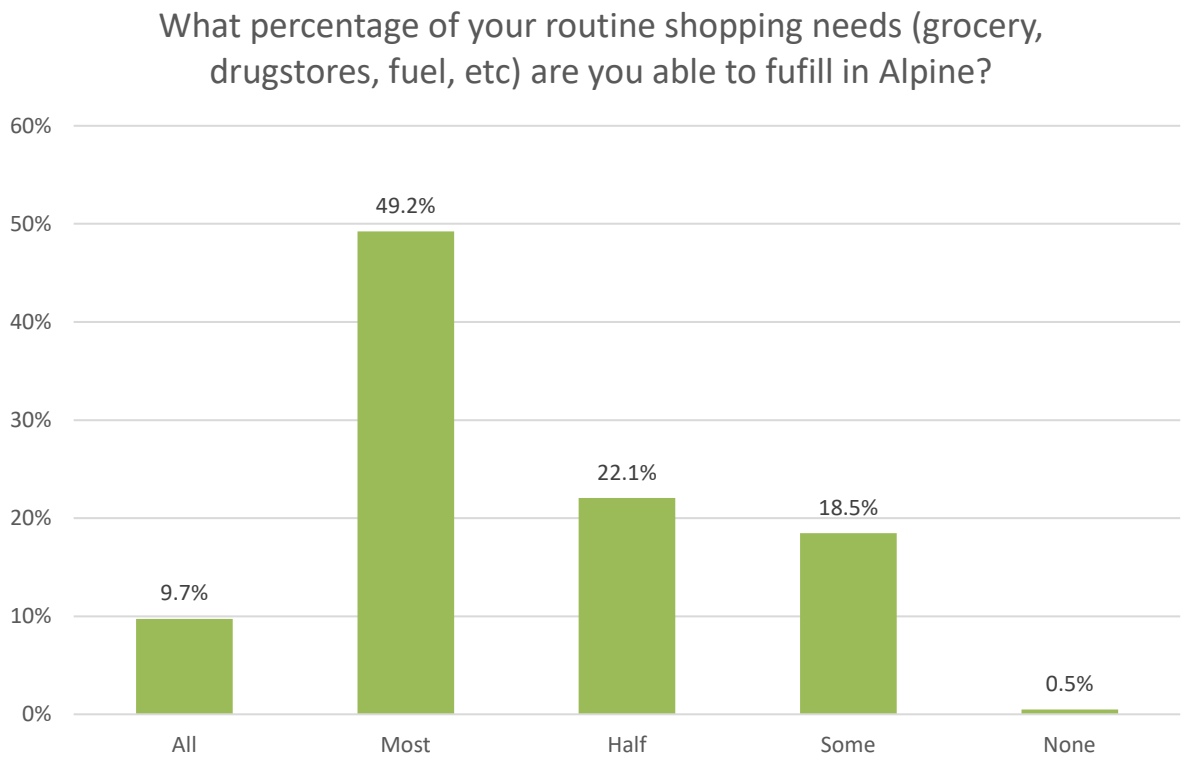

"Other" Responses to Question 9
25%
20%
15%
10%
5%
0%
23.8%
23.8%
14.3%
14.3%
4.8%
4.8%
4.8%
4.8%
4.8%
4.8%
4.8%
Maintain, repair, and pave roads
None of the Above
Sidewalks/Pathways/Crosswalks
Recreation Trails
Off-street Bike Paths/Trails
Access for Snowmobiles
Town Appearance
Noise Concerns
Bus Service
Connection to Airport
EV Chargers

QUESTION 10

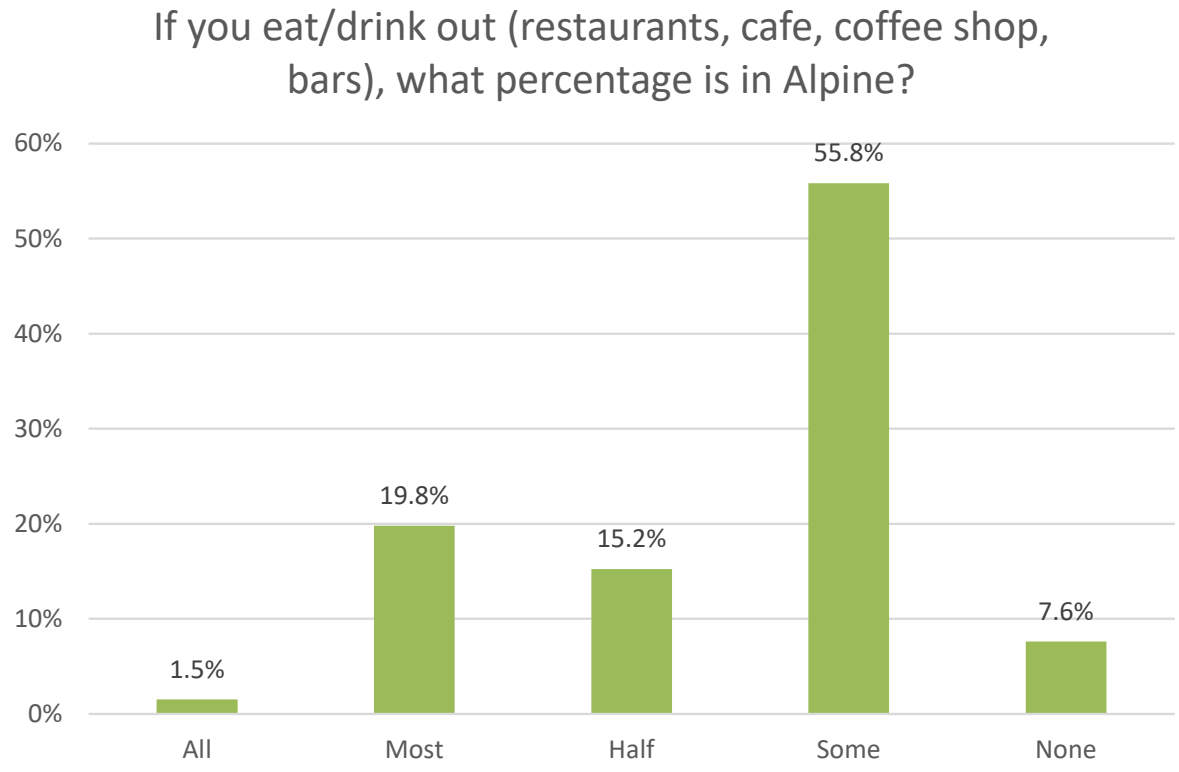

What water conservation strategies would you consider implementing? Please select your top 2.
0%
5%
10%
15%
20%
25%
30%
35%
40%
45%
50%
Fixing leaks and maintaining plumbing regularly
45.7%
Using or collecting graywater for non-potable purposes (watering plants with water from rain barrel)
32.5%
Reducing outdoor water use (limiting lawn irrigation, using drought-tolerant landscaping)
29.4%
Installing water-efficient fixtures (low-flow toilets, showerheads)
28.4%
None of the above
10.7%
Intalling advanced metering
9.6%
Other (please specify)
6.6%


"Other" Responses to Question 10
45%
40%
35%
30%
25%
20%
15%
10%
5%
0%
38.5%
23.1%
15.4%
7.7%
7.7%
7.7%
None of the Above
No Future Development
Create New Wells
Green Infrastructure
Improve/Repair Town Infrastructure
Watering Restrictions

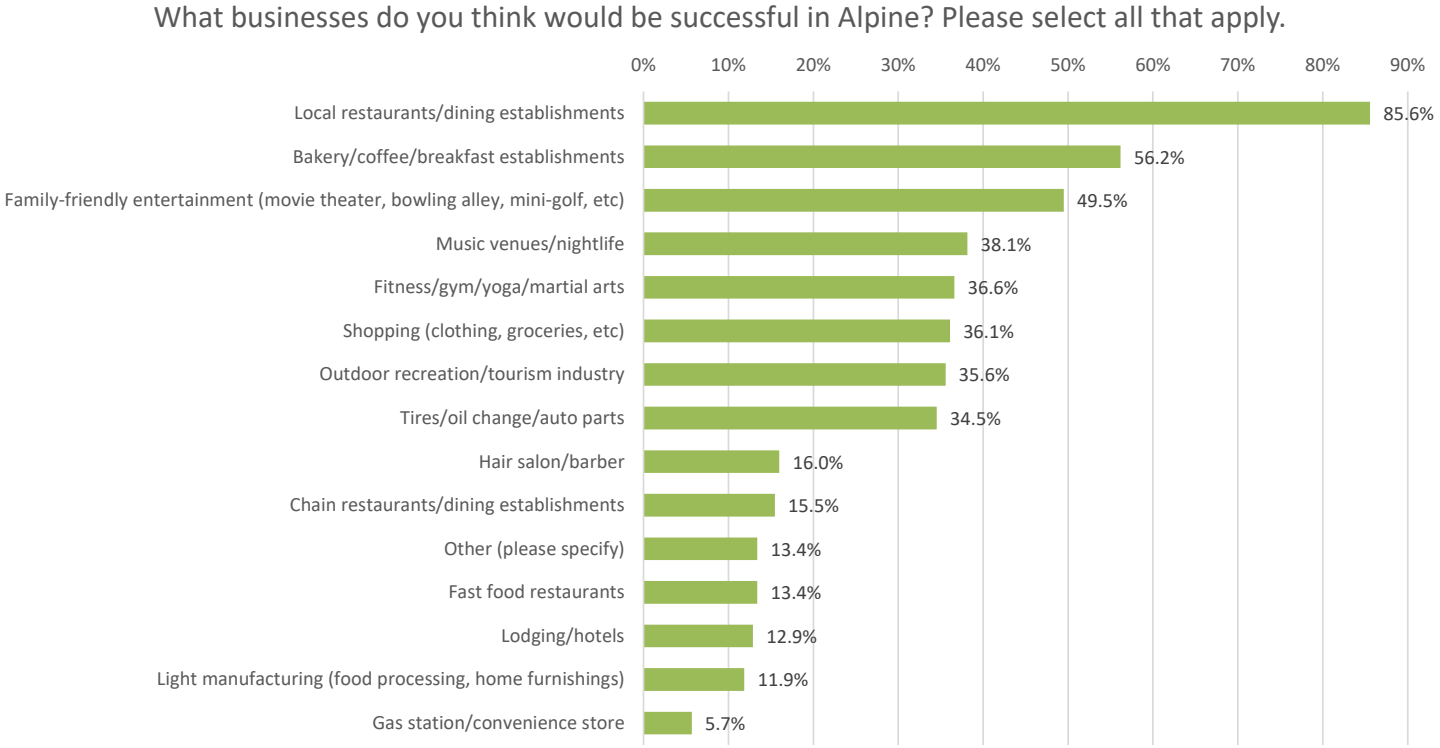
QUESTION 11

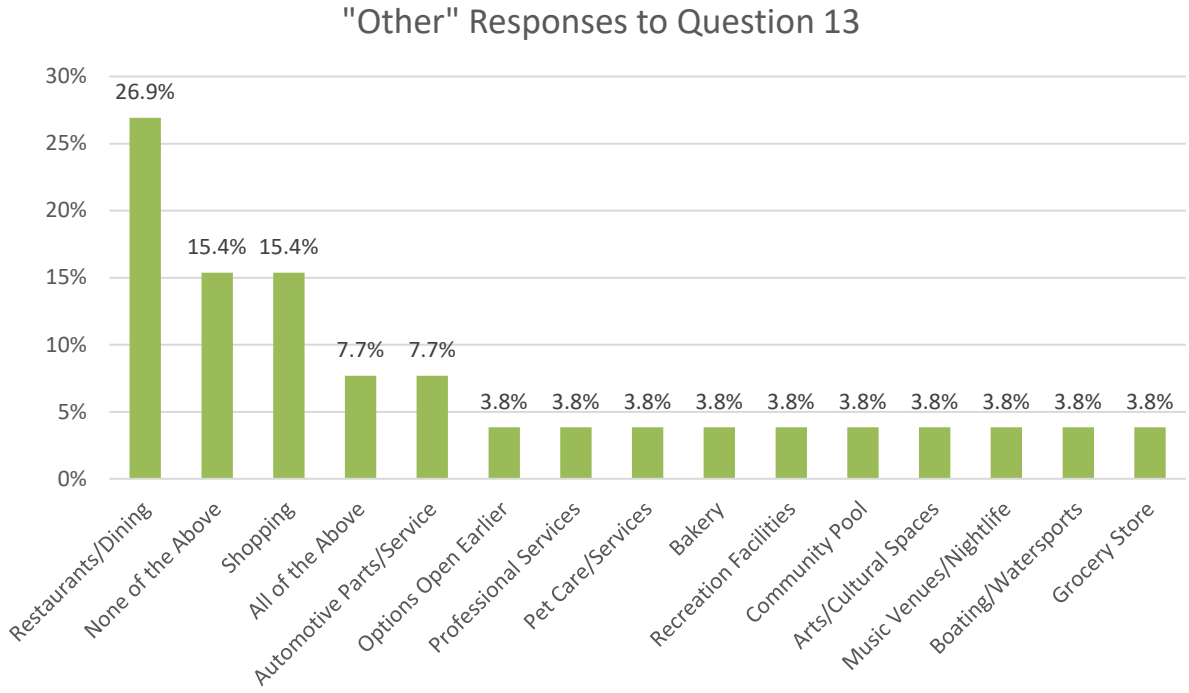


QUESTION 12



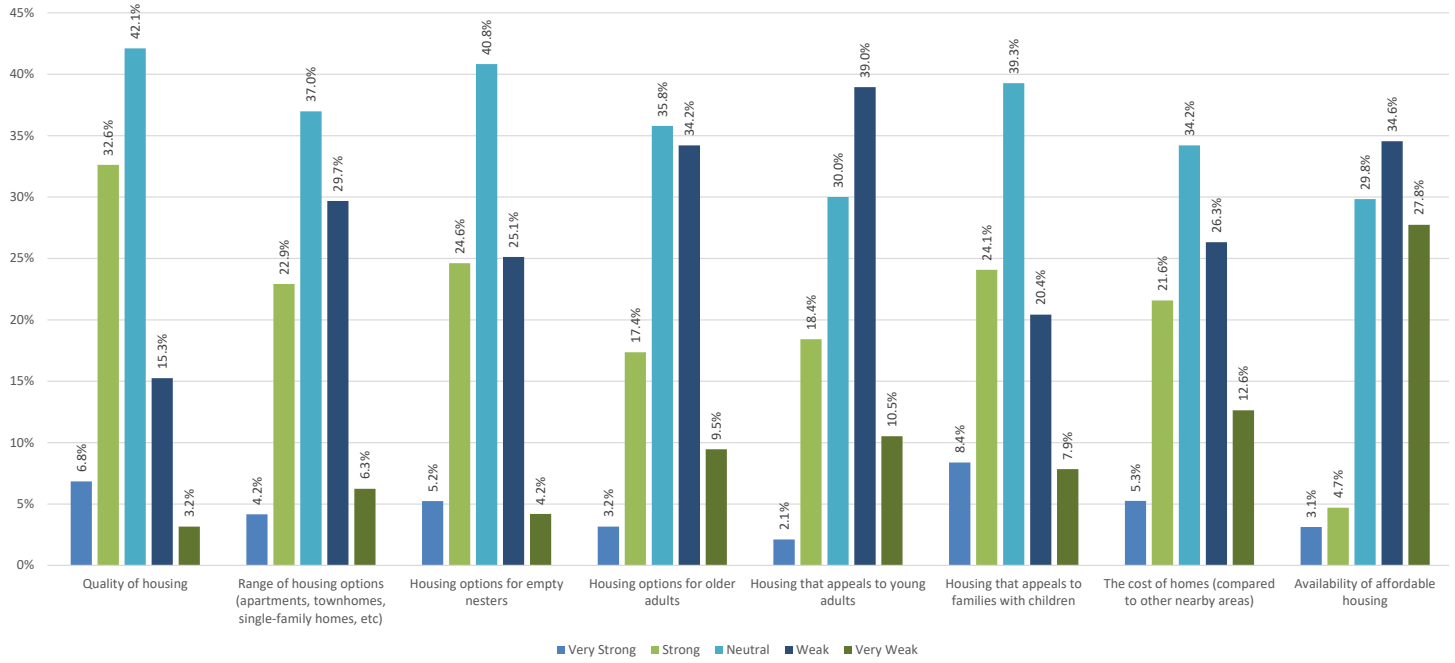
QUESTION 13


What businesses do you think would be successful in Alpine? Please select all that apply.
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
Local restaurants/dining establishments
85.6%
Bakery/coffee/breakfast establishments
56.2%
Family-friendly entertainment (movie theater, bowling alley, mini-golf, etc)
49.5%
Music venues/nightlife
38.1%
Fitness/gym/yoga/martial arts
36.6%
Shopping (clothing, groceries, etc)
36.1%
Outdoor recreation/tourism industry
35.6%
Tires/oil change/auto parts
34.5%
Hair salon/barber
16.0%
Chain restaurants/dining establishments
15.5%
Other (please specify)
13.4%
Fast food restaurants
13.4%
Lodging/hotels
12.9%
Light manufacturing (food processing, home furnishings)
11.9%
Gas station/convenience store
5.7%

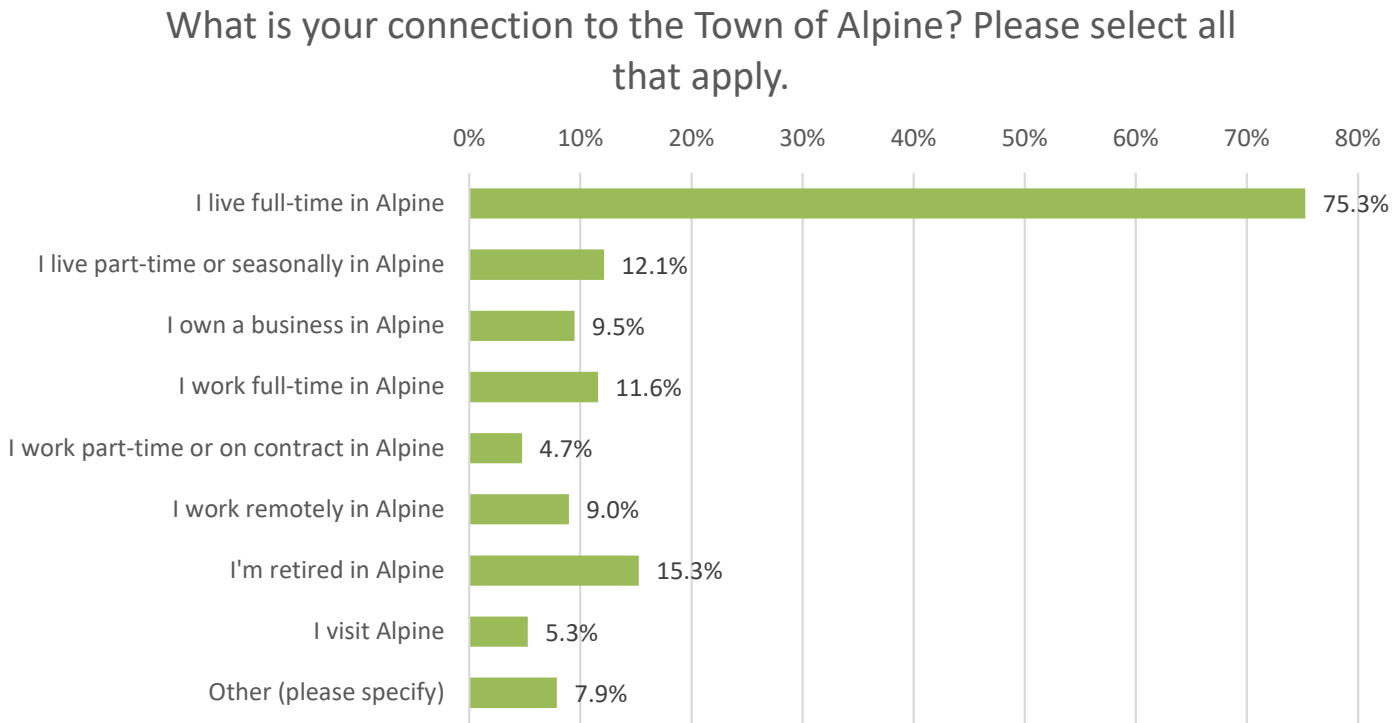

"Other" Responses to Question 13
30%
25%
20%
15%
10%
5%
0%
26.9%
15.4%
15.4%
7.7%
7.7%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
Restaurants/Dining
None of the Above
Shopping
All of the Above
Automotive Parts/Service
Options Open Earlier
Professional Services
Pet Care/Services
Bakery
Recreation Facilities
Community Pool
Arts/Cultural Spaces
Music Venues/Nightlife
Boating/Watersports
Grocery Store

QUESTION 14

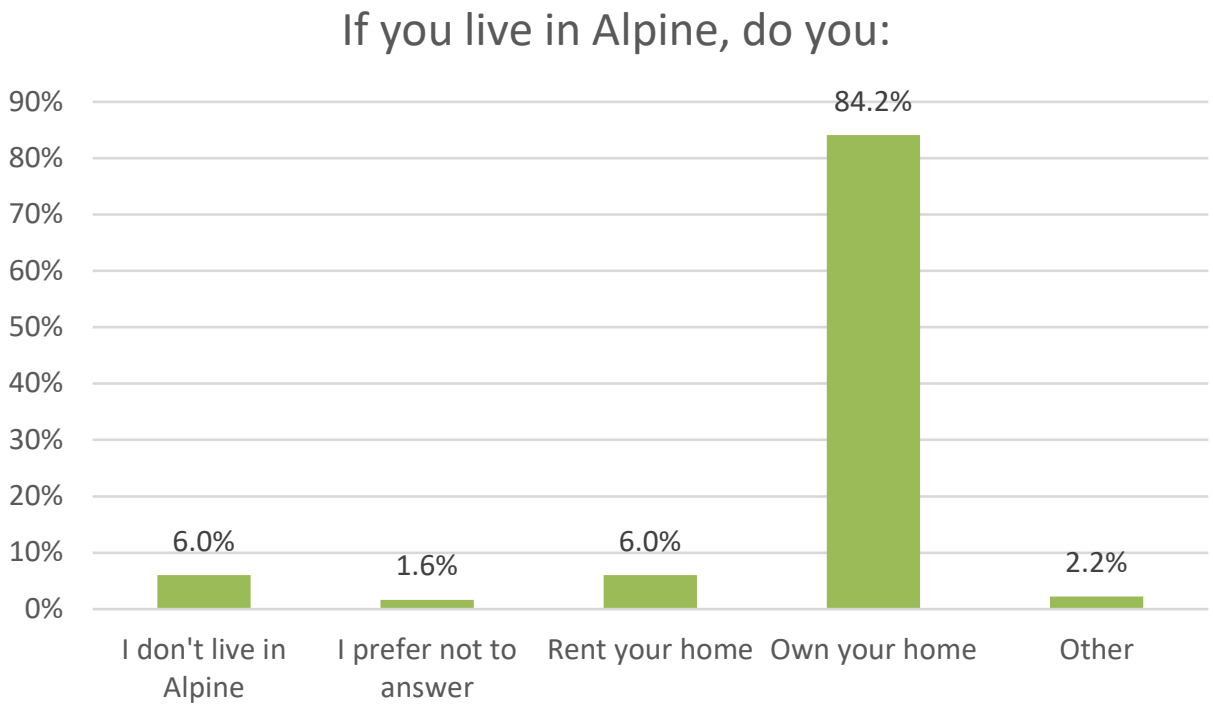
When considering existing housing and residential areas, please rank each of the following as strong or weak for the Town of Alpine today.



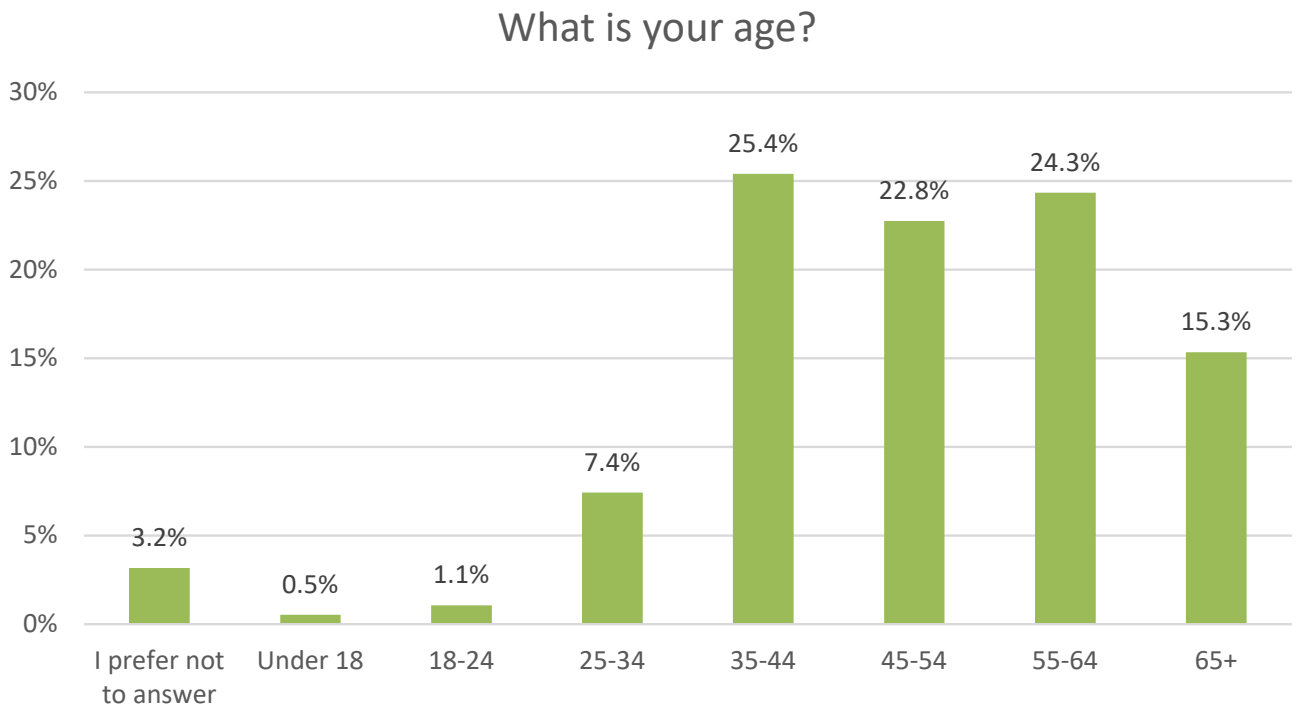
QUESTION 15



QUESTION 16



QUESTION 17



QUESTION 18


preserving
shopping
building
dining
connecting
creating
schools
recreational
living
friendly
walkable
paths
walking
water
slow
food
money
home
family
pool
housing
outdoor
greys
people
children
feel
river
place
developed
shops
community
amenities
new
beautiful
vibrant
support
opportunities
families
businesses
love
development
kids
residents
promote
lighting
tourism
local
maintain
public
options
big
jobs
good
growth
bike
buildings
beauty
downtown
path
trails
winter
school
move
grow
vision
plan
business
great
residential
recreation
access
lake
work
young
nature
small
restaurants
quality
destination
homes
towns
tourists
live
visitors
music
life
care
natural
affordable
open
infrastructure
main
preserve
parks
hope
bedroom
wildlife
activities
apartments
services


ALPINE
MASTER PLAN

TOWN COUNCIL REGULAR MEETING MINUTES

July 21, 2026 / 250 River Circle - Alpine, WY 83128

CALL TO ORDER

Mayor Green called the meeting to order at 6:30 p.m.

ROLL CALL

Town Administrator Hovorka conducted roll call. Present were Mayor Green and Councilmembers Larsen, Wierda, and Burchard. Councilmember Scaffide was excused absent. A quorum was established. Town Attorney James Sanderson and Clerk/Treasurer Chenault were also in attendance.

ADOPTION OF AGENDA

Councilmember Larsen made a motion to adopt the agenda. Councilmember Burchard seconded. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, and Councilmember Wierda. Motion carried.

PUBLIC HEARING

Dry Dog Development, LLC Alpine Apex Annexation Petition Hearing:

Mayor Green opened the public hearing for the Dry Dog Development, LLC Alpine Apex Annexation Petition. He explained that the purpose of the hearing was for the Town Council to determine whether the proposed annexation complied with Wyoming State Statutes and applicable Town requirements. The subject property was identified as Lot 96, Alpine Village Subdivision No. 1, Plat 3, Amended 7th Filing, consisting of approximately 2.5 acres located north of Elkhorn Drive near the Target Place landing area. The applicant requested Mixed Residential Commercial (MRC) zoning. Mayor Green clarified that annexation would incorporate the property into the Town limits but would not constitute approval of future development, subdivision, building permits, utility connections, or other land use approvals, all of which would remain subject to the Town's ordinances and review processes.

Mayor Green entered into the record the petition to annex, affidavit of mailing, affidavit of posting, annexation report, and the Planning and Zoning Commission's report and recommendation. He then invited the applicant to present testimony.

Marlowe Scherbel, Surveyor with Scherbel Ltd., presented the application on behalf of Dry Dog Development, LLC. Mr. Scherbel explained that the property adjoins land previously annexed into the Town approximately four years earlier and that the current concept proposed approximately 18 townhouse units. He stated that the property was a logical expansion of the Town because municipal water and sewer services were readily available nearby and access to the property already existed. He also introduced Dave Pennington of Sunrise Engineering, who prepared the annexation report and was available to answer technical questions regarding utilities or the report.

Mayor Green asked about the availability of municipal water and sewer service. Mr. Scherbel confirmed that existing Town utilities serving Target Place and the adjacent annexed property could be extended to serve Lot 96.

Mayor Green then reviewed the statutory annexation requirements with Clerk/Treasurer Monica Chenault. Ms. Chenault confirmed for the record that:

- The petition had been properly signed, notarized, and submitted;
- The required legal description, map, ownership information, and annexation request had been provided;
- The annexation report had been completed;
- Required public notices had been properly issued;
- The property was contiguous to the Town;
- The annexation represented a logical and feasible addition to the Town;
- Municipal services could reasonably be made available; and
- All required procedures had been followed.

Town Attorney Jim Sanderson questioned whether sufficient evidence had been presented to support the statutory finding that the annexation would promote the health, safety, and welfare of the Town. He noted that while the application contained general statements, he believed future annexation requests should include more specific evidence demonstrating public benefit, including measurable financial impacts such as anticipated tax revenue or utility revenues.

In response, Mr. Scherbel explained that annexation would allow the property to receive municipal water and sewer services, improving public health and safety for future residents. He further stated that annexation would expand the Town's tax base, increase population for purposes of state revenue distribution, and add developed infrastructure without requiring the Town to construct roads or utility extensions, as those improvements would be funded by the developer. Mr. Scherbel acknowledged that specific financial projections had not historically

been required but stated he would be willing to provide more detailed calculations for future proceedings if requested.

Mayor Green indicated that because the Council was conducting a public hearing rather than taking final action that evening, the discussion was valuable in identifying information the Council may wish to require in future annexation applications. Councilmember Wierda observed that annexation applications necessarily rely on conceptual development plans, which may change significantly before construction occurs, making precise projections difficult at the annexation stage. Administrator Hovorka reminded the Council that annexation and development approvals are separate processes, emphasizing that the current request involved only annexation of a vacant parcel rather than approval of any specific development proposal.

Councilmember Larsen asked why the applicant requested Mixed Residential Commercial (MRC) zoning rather than R-2 zoning. Mr. Scherbel responded that the MRC designation would provide flexibility for potential future commercial uses, such as neighborhood-serving businesses, without requiring a future rezoning request. He also explained that the property currently lies within a mixed-use zoning designation in Lincoln County and that annexation into the Town would allow connection to municipal sewer and water services, which would otherwise be required for comparable development.

Mayor Green then opened the hearing for public comment.

Bill Saks addressed the Council, asking whether annexing undeveloped land without a defined project could increase the property's value without guaranteeing development. He also inquired whether required public hearing notices had been properly posted and whether nearby residents had been consulted regarding potential impacts.

Administrator Hovorka responded that the required public hearing sign had been posted on the property and that notices had been mailed to all property owners within 500 feet, noting that the Town's notification requirements exceed the State's minimum 300-foot requirement.

With no additional public comments, Mayor Green invited the applicant to offer any final remarks. Mr. Scherbel stated that, in his opinion, the annexation satisfied all applicable statutory requirements for annexation.

Mayor Green asked if the Council had any final questions or comments. Hearing none, he closed the public hearing on the Alpine Apex Annexation Petition. Josh Springer thanked the Council for its consideration and participation before disconnecting from the meeting.

PLEDGE OF ALLEGIANCE

Mayor Green led the attendees in the pledge of allegiance.

APPROVAL OF CONSENT AGENDA: *Items listed on the consent agenda are considered to be routine and will be enacted by one motion in the form listed hereafter. There will be no separate discussion of these items unless a Council member or citizen requests, in which case the item will be removed from the Consent Agenda and will be considered on the Regular Agenda.*

CONSENT AGENDA

Town Council Meeting Minutes - June 23, 2026, and July 7, 2026: Councilmember Burchard made a motion to approve June 9, 2026, Planning and Zoning Commission Meeting Minutes, Councilmember Larsen seconded. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, and Councilmember Wierda. Motion carried.

Bills to Pay: June 23, 2026 - July 21, 2026: Councilmember Burchard made a motion to approve Bills to Pay Report June 23, 2026 - July 21, 2026, Councilmember Larsen seconded. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, and Councilmember Wierda. Motion carried.

May Financial Report - ***For the 10 months ending May 31, 2026:*** Councilmember Burchard made a motion to approve the May Financial Report, Councilmember Larsen seconded. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, and Councilmember Wierda. Motion carried.

Rad Curbside Customer Service Agreements: Councilmember Burchard made a motion to approve Rad Curbside Customer Service Agreements, Councilmember Larsen seconded. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, and Councilmember Wierda. Motion carried.

REPORTS

Mayor's Report – Eric Green

Mayor Green reported that the Town would soon begin mailing the Alpine Meadows Property Owners sewer letter agreements. Administrator Hovorka explained that the agreements would be sent to affected property owners within the next few days. The agreements address sewer connections or sewer laterals that the Town will either monitor and maintain in the event of a backup or fully replace when a property owner develops their property. She noted that the agreements were designed to be straightforward and easy to understand. Once signed and returned, the Town will record the agreements and provide recorded copies to the respective property owners.

Mayor Green encouraged any property owner receiving a letter who has questions to contact Administrator Hovorka directly for assistance, noting that she had prepared the agreements and would be available to answer questions.

Events Committee Report - Andrea Burchard

Councilmember Burchard reminded the public that the Alpine Farmers Market is held every Thursday beginning at 4:00 p.m., followed by Music in the Mountains at 6:00 p.m., with live music continuing for the next several weeks. She also announced that the Alpine Travel and Tourism Board meeting would be held that Thursday at 5:00 p.m.

Councilmember Burchard encouraged the public to attend the Transportation Safety Action Plan and Demonstration Project Open House on July 30, from 5:00 p.m. to 7:00 p.m., noting that it would provide valuable information to the community.

She announced that a Candidate Forum would be held on August 5 at 7:00 p.m. at the Alpine Civic Center, providing residents an opportunity to meet candidates for Mayor and Town Council and ask questions. Mayor Green added that the event would primarily serve as a meet-and-greet with the candidates.

Councilmember Burchard also announced that the Friends of the Alpine Library Annual Book Sale would take place August 7–15, encouraging community members to stop by and support the event.

She highlighted the Top of the Rockies Car Show on August 15, noting that proceeds from the event benefit members of the local community.

Finally, Councilmember Burchard reminded everyone to save the date for the Alpine Education Foundation's Second Annual Golf Scramble Fundraiser, scheduled for September 20.

Planning & Zoning Commission Report – Melisa Wilson

Planning & Zoning Commission Chair Melisa Wilson reported that the Commission recently reviewed the applications submitted by two development companies. She stated that the Commission received the necessary information from both applicants, addressed questions during the meeting, and completed its review.

Ms. Wilson informed the Council that she would be unable to attend the upcoming Planning & Zoning Commission meeting and requested additional support from Council members if possible. She explained that the Commission's previous meeting had drawn an unusually large public attendance, with significant public interest regarding upcoming development proposals. While the discussion remained respectful and allowed everyone an opportunity to voice concerns, she anticipated another well-attended meeting, particularly because the Turley development application was expected to be on the agenda. She noted that she planned to participate remotely by phone if needed.

Mayor Green confirmed that the Commission would still have a quorum and stated that the Town would explore ways to provide additional support for the meeting.

Councilmember Wierda asked whether the Commission had designated a vice chair or second-in-command to preside in Ms. Wilson's absence. Ms. Wilson replied that the Commission had not formally appointed one and that she had assumed seniority would determine who would chair the meeting. Mayor Green indicated the Town would review the Commission's procedures to determine the appropriate process.

Ms. Wilson concluded by congratulating the Town on the success of the recent Alpine 250th Gala and Fourth of July celebrations, stating that she had heard overwhelmingly positive feedback from attendees and commending the Town for its excellent representation during the events. Mayor Green thanked Ms. Wilson for her comments and recognized her participation in the community events.

Economic Development Report – Jeremiah Larsen

Councilmember Jeremiah Larsen reported that there were no significant economic development updates from Lincoln County. Speaking in his capacity with Emergency Management, he informed the Council that the Alpine Fire District had recently responded to a brush fire south of Town. The fire originated from a campfire that had been extinguished the previous evening but was not fully cold. Due to the hot and dry conditions, the fire rekindled the following afternoon. Fortunately, firefighters responded quickly and contained the fire before it spread.

Councilmember Larsen reminded the public that Lincoln County remains under Stage 1 Fire Restrictions, emphasizing that recent rainfall has not sufficiently reduced fire danger. He also noted that the Bridger-Teton National Forest would implement Stage 1 Fire Restrictions beginning the following day. He urged residents to ensure any campfire is completely extinguished and cold to the touch before leaving it unattended. He further encouraged owners of vacant properties to mow or remove tall weeds and vegetation to reduce available fuel for potential fires.

Mayor Green added that he had spoken with the Fire Chief, who explained that the fire had originated from an improperly constructed backyard fire that lacked a designated fire ring or other containment. Although the fire appeared to have been extinguished the previous evening, it reignited the following afternoon under dry conditions. Mayor Green emphasized that, under the right wind conditions, the fire could have spread rapidly toward Alpine, underscoring the seriousness of proper fire safety practices.

Councilmember Larsen also reported that the responsible property owner had been cited and noted that the Lincoln County Sheriff's Office will continue enforcing fire restrictions and issuing fines for violations.

Alpine Travel & Tourism Board Report – Jeremiah Larsen

Councilmember Jeremiah Larsen reported that the Alpine Travel & Tourism Board would hold a public meeting on Thursday from 5:00 p.m. to 6:00 p.m. at Town Hall. He explained that the first half of the meeting would serve as an open forum for community discussion regarding the Travel & Tourism Board's activities and accomplishments over the past three years. The second half would be an educational presentation explaining the upcoming November lodging tax election, including the purpose of the Travel & Tourism program, what renewal of the tax would mean for the community, and what would occur if the measure did not pass. Councilmember Larsen encouraged the public to attend.

Councilmember Burchard noted that the Town website calendar listed the meeting at 6:00 p.m. Councilmember Larsen clarified that the correct meeting time was 5:00 p.m. to 6:00 p.m. so it would fit between the Farmers Market and Music in the Mountains events. Mayor Green requested that staff verify and correct the posted meeting time if necessary.

Mayor Green noted that the Lincoln County Sheriff's Office had submitted its report in writing and then moved on to the Action Items portion of the agenda.

Lincoln County Sheriff's Report – *Submitted in writing*

ACTION ITEMS

Ordinance No. 2026-011 - Boardwalk II Lot 18 Annexation Ordinance - 3rd Reading:

Councilmember Burchard made a motion to adopt on 3rd and Final Reading Ordinance No. 2026-011 Boardwalk II Lot 18 Annexation. The motion was seconded by Councilmember Wierda.

Mayor Green opened the item for discussion, noting that the applicant was not present, likely because the ordinance had reached its third reading. Referring to the discussion held earlier during the annexation public hearing, he acknowledged the conversation regarding the statutory health, safety, and welfare findings but stated that no changes had occurred since the second reading and that the applicant was prepared to move forward with the project.

Clerk/Treasurer Chenault confirmed that no changes had been made since the second reading.

With no further questions or comments from the Council, Mayor Green called for a vote.

Vote: Ayes – Mayor Green, Councilmember Burchard, Councilmember Larsen, and Councilmember Wierda. Absent – Councilmember Scaffide.

Motion carried. Ordinance No. 2026-011 was adopted on third and final reading

Ordinance No. 2026-013 - Alpine Apex Annexation / Alpine Village No. 1 Plat 3 Lot 96 - 1st Reading:

Councilmember Burchard made a motion to find that the statutory conditions for annexation exist, that the required annexation procedures have been met, and to approve the 1st Reading of Ordinance No. 2026-013 Alpine Apex Annexation/Alpine Village No. 1 Plat 3 Lot 96. The motion was seconded by Councilmember Larsen.

Mayor Green opened the item for discussion, noting that the Council had already conducted the required public hearing and reviewed the statutory annexation requirements. He commented that the discussion during the public hearing regarding the statutory health, safety, and welfare finding had been beneficial and suggested that, if the Council desired additional supporting information from the applicant, it could be requested before second reading. He further stated that future annexation applications should include more detailed documentation addressing those statutory findings to ensure the Town's review is comprehensive.

Councilmember Wierda referenced the staff report, noting that annexation would bring the property under the Town's ordinances, zoning regulations, development standards, utility rules, fees, and review processes. He stated that annexation supports orderly growth by allowing future land use, subdivision, utility, and development proposals to be reviewed through the Town's established approval process. He also emphasized that annexation itself does not authorize future development.

Councilmember Wierda further commented that many residents question why certain types of development occur along the Highway 26 corridor, explaining that projects outside Town limits fall under county jurisdiction and are not subject to Town review. He expressed that annexation allows the Town greater ability to guide future development in a manner consistent with community goals rather than leaving development decisions solely to the County.

Councilmember Burchard agreed with those comments.

Mayor Green added that the Town has taken steps to improve the appearance of future commercial development by establishing a Design Review Committee. He explained that future commercial projects proposed on annexed property would be required to appear before the committee to receive design feedback before development proceeds. He clarified that the Design Review process currently applies only to commercial projects and not residential development.

With no further discussion, Mayor Green called for a vote.

Vote: Ayes – Mayor Green, Councilmember Burchard, Councilmember Larsen, and Councilmember Wierda. Absent – Councilmember Scaffide

Motion carried. Ordinance No. 2026-013 passed first reading

Town of Alpine AMI Project - Contractor's Application for Payment No. 1, No. 2, No. 3, and No. 4:

Councilmember Larsen made a motion to approve the AMI Radio Read Project pay applications in the total amount of $667,067.91, apply a credit of $286,111.01 for direct parts invoices

previously paid by the Town, and authorize payment of the remaining balance due to Core and Main, LP in the amount of $380,956.90, with project engineering and Town staff labor costs accounted for separately. Councilmember Burchard seconded the motion.

Mayor Green explained that the item represented payment for the Town's Automated Metering Infrastructure (AMI) Radio Read Project, noting that while the grant application had been completed under the previous administration, the current administration had overseen the project's completion. He stated that the project was funded in large part through a state grant, allowing the Town to modernize its water meter system so customers can now monitor water usage in near real-time and enabling the Town to better manage its water system.

Clerk/Treasurer Monica Chenault explained that the payment request effectively finalized the entire project. She reported that during construction, Core & Main had inadvertently billed the Town for all project materials—including both the contractor-installed and Town-installed portions of the project—rather than only the contractor's portion. Once the billing discrepancy was discovered, the Town immediately suspended further payments while staff, the project engineer, and Core & Main reconciled the invoices. The payment request before the Council reflected those corrections by crediting the Town for the materials it had already paid directly and authorizing payment of the remaining balance due.

Mayor Green thanked Clerk/Treasurer Chenault, Deputy Clerk Tara, and Jorgensen Engineering for the significant effort required to reconcile the project costs.

Councilmember Wierda asked for clarification regarding the project's funding and whether the remaining payment would be made from Town funds. Clerk/Treasurer Chenault explained that the project operates under a 60/40 grant, with the Town initially paying project costs before receiving reimbursement for approximately 60 percent of eligible expenses. She also noted that Town staff labor would not be reimbursed directly but would count toward the Town's required grant match.

Councilmember Larsen commented that he had recently spoken with Public Works Director Craig, who reported that the new radio-read system has already resulted in measurable water conservation because customers are now able to monitor their water usage more closely. Mayor Green added that the Town has also been able to better monitor water production and identify water leaks more quickly. He further noted that allowing Town staff to install a portion of the system as part of the grant match significantly reduced overall project costs compared to original estimates.

With no further discussion, Mayor Green called for a vote.

Vote: Ayes – Mayor Green, Councilmember Burchard, Councilmember Larsen, and Councilmember Wierda. Absent – Councilmember Scaffide.

Motion carried.

JVA, Incorporated - On Call Pretreatment and WWTF Engineering Services Agreement Updated:

Councilmember Burchard made a motion to approve the updated JVA, Inc. on-call engineering services agreement for pretreatment and wastewater treatment plant support, in an amount not to exceed $42,000.00 for 2026, and authorize the Mayor to execute the agreement on behalf of the Town, with invoices to be billed to the appropriate Town account based on the services provided. Councilmember Larsen seconded the motion.

Mayor Green requested additional background on the agreement. Clerk/Treasurer Monica Chenault explained that JVA has been providing specialized consulting services to assist the Town with bringing the wastewater pretreatment plant into operation and addressing ongoing issues associated with the project. In addition, JVA has assisted the Town in developing its industrial wastewater pretreatment program, which Town staff will now continue implementing.

Ms. Chenault stated that due to ongoing issues involving the wastewater treatment plant contractor, Cambrian, and previous equipment performance concerns, JVA has provided substantially more assistance than originally anticipated. She explained that staff expects JVA's involvement to continue for the next six to eight months and that the updated agreement establishes a not-to-exceed amount for those continued engineering services.

Mayor Green noted that JVA's expertise is specifically in wastewater treatment engineering and pretreatment systems, providing technical services beyond the scope of the Town's regular engineering consultant. Ms. Chenault confirmed that the agreement is a time-and-materials contract with a not-to-exceed amount, meaning the Town will only pay for services actually performed.

Councilmember Wierda asked whether the requested $42,000 would cover services through the remainder of the year and how that compared with the budgeted amount. Ms. Chenault confirmed that the wastewater budget currently includes approximately $48,000 for the service. She added that not all JVA work would necessarily be charged to the wastewater enterprise fund, as services related to legal matters may instead be billed to the Town's General Fund under professional services.

With no further questions or discussion, Mayor Green called for a vote.

Vote: Ayes – Mayor Green, Councilmember Burchard, Councilmember Larsen, and Councilmember Wierda. Absent – Councilmember Scaffide.

Motion carried.

Attorney-Client Engagement Agreement with Jackson Hole Law, P.C. for Legal Representation Regarding the Annexation Matter for Alpine Property Holdings Group, LLC and Premier Realty Investments, LLC:

Councilmember Larsen made a motion to approve the Attorney-Client Engagement Agreement between the Town of Alpine and Jackson Hole Law, P.C. for legal representation regarding the annexation matter involving Alpine Property Holdings Group, LLC and Premier Realty Investments, LLC, and authorize the Mayor to execute the agreement on behalf of the Town. Councilmember Burchard seconded the motion.

Mayor Green requested background on the proposed agreement. Town Attorney Jim Sanderson explained that the matter arose after it was determined that an attorney who had previously worked in his office had provided legal advice to representatives of the annexation applicants. Although Mr. Sanderson was not personally involved, he concluded that the prior representation created a potential conflict of interest and recommended that the Town retain independent legal counsel to represent it during the annexation proceedings.

Administrator Hovorka explained that Jackson Hole Law, P.C. was recommended because attorney **Alec Lever** has experience representing municipal clients and is familiar with local government law. She noted that municipalities in rural Wyoming have a limited number of attorneys with specialized municipal law experience, making qualified counsel difficult to obtain. In addition to representing the Town during public meetings, Mr. Lever would also be available to advise staff on legal questions related to the annexation matter outside of meetings.

Mayor Green asked how legal representation would function during future Council meetings. Mr. Sanderson stated that he would recuse himself entirely from the annexation matter and would neither participate in discussions nor review documents related to that specific case, while continuing to serve as Town Attorney on all other agenda items.

Councilmember Wierda asked whether other attorneys had been considered before selecting Jackson Hole Law. Mr. Sanderson explained that he had contacted several attorneys with municipal law experience who represent other Wyoming municipalities, but each declined the representation, leaving Jackson Hole Law as the available qualified option. Mayor Green expressed appreciation that due diligence had been exercised in seeking alternate counsel.

With no further discussion, Mayor Green called for a vote.

Vote: Ayes – Mayor Green, Councilmember Burchard, Councilmember Larsen, and Councilmember Wierda. Absent – Councilmember Scaffide.

Motion carried.

Consideration of Approval of the Commercial Lease Agreement with The Playroom Learning Center:

Councilmember Burchard made a motion to approve the Commercial Lease Agreement with The Playroom Learning Center as proposed, and authorize the Mayor to execute the agreement. Councilmember Larsen seconded the motion.

Mayor Green requested background on the proposed lease. Administrator Hovorka explained that The Playroom Learning Center's previous lease had expired in **2023** and that the daycare had continued occupying the space on a month-to-month basis under the existing lease terms. She noted that approving a new long-term lease would provide greater stability and peace of mind for both the business owners and the families who rely on the childcare services.

Mayor Green stated that the proposed lease rate had been discussed previously during executive session. Under the new agreement, the rental rate would increase to **$0.75 per square foot**, resulting in the monthly rent increasing from **$1,590.00** to **$1,837.50**, an annual increase of approximately **$3,000**. He commented that The Playroom Learning Center provides an important service to the community and that the Council sought to establish a rental rate that was fair to the Town while remaining affordable for the daycare to continue operating. He noted that the daycare operators had indicated the proposed increase was manageable, although it could result in a slight increase in childcare rates.

With no further discussion, Mayor Green called for a vote.

Vote: Ayes – Mayor Green, Councilmember Burchard, Councilmember Larsen, and Councilmember Wierda. Absent – Councilmember Scaffide.

Motion carried.

Ordinance No. 2026-014 - Land Use & Development Code Amendments - 1st Reading:

Councilmember Larsen made a motion to approve 1st Reading of Ordinance No. 2026-014 - Land Use & Development Code Amendments. Councilmember Burchard seconded the motion.

Mayor Green requested an overview of the proposed amendments. Administrator Hovorka explained that the ordinance consists primarily of housekeeping revisions recommended by the Planning and Zoning Administrator to correct inconsistencies and update provisions within the existing Land Use and Development Code. She noted that several amendments align the Code with ordinances previously adopted by the Town, including revisions to public notice requirements, while other changes address inconsistencies that have been identified during administration of the Code.

Mayor Green observed that while the Town intends to retain a consultant to perform a comprehensive update of the Land Use and Development Code, these revisions address issues that cannot reasonably wait until that larger project is completed. Administrator Hovorka added that municipalities routinely adopt updated editions of national building, residential, and fire codes and make targeted amendments where local modifications are needed, making periodic updates such as these a normal part of code maintenance.

Councilmember Wierda asked how the Town determines whether regulatory provisions should remain within the Land Use and Development Code or instead be incorporated into Town ordinances. Mayor Green explained that the recent changes to public notice requirements illustrated this process, as the Council had adopted a separate ordinance expanding the notification radius, making it necessary to amend the Code for consistency. Town Attorney Jim Sanderson clarified that new ordinances include repeal provisions for conflicting language, ensuring that the most recently adopted ordinance governs when inconsistencies exist.

Planning and Zoning Commission Chair Melisa Wilson commented that the Commission routinely reviews the Land Use and Development Code during the winter months and identifies inconsistencies or provisions requiring revision. She explained that the current amendments are intended to address pressing issues as they arise while the Town continues working toward a comprehensive update of the Code. Mayor Green added that the current Code has been amended numerous times since its adoption in 2006, resulting in inconsistencies that these revisions begin to address. He also noted that digitizing the Code and completing a comprehensive rewrite would make future updates significantly easier.

Councilmember Larsen remarked that the Land Use and Development Code is a "living document" that will continue to evolve as the Town grows, a sentiment echoed by Chair Wilson.

With no further discussion, Mayor Green called for a vote.

Vote: Ayes – Mayor Green, Councilmember Burchard, Councilmember Larsen, and Councilmember Wierda. Absent – Councilmember Scaffide.

Motion carried.

Ordinance No. 2026-012 - ICC Code Exemptions and Local Amendments - 1st Reading:

Councilmember Burchard made a motion to approve 1st Reading of Ordinance No. 2026-012 - ICC Code Exemptions and Local Amendments. Councilmember Larsen seconded the motion.

Mayor Green explained that the ordinance was closely related to the previous agenda item and asked Administrator Hovorka to confirm its purpose. Administrator Hovorka explained that the ordinance identifies the specific exemptions and local amendments the Town intends to adopt in conjunction with the International Code Council (ICC) codes. Rather than drafting an entirely new building code, the Town adopts the ICC codes by reference while specifying the local provisions that will differ from the standard code.

Mayor Green noted that Council had received a staff report outlining the proposed exemptions and local amendments and asked if there were any questions regarding the ordinance.

With no questions or discussion from the Council, Mayor Green called for a vote.

Vote: Ayes – Mayor Green, Councilmember Burchard, Councilmember Larsen, and Councilmember Wierda. Absent – Councilmember Scaffide.

Motion carried.

Consideration of Selection of a Consultant for the Comprehensive Land Use and Development Code Rewrite:

Councilmember Larsen made a motion to authorize the Mayor to negotiate and execute a professional services agreement with a consultant to prepare the Town of Alpine's comprehensive Land Use and Development Code rewrite, subject to final review by the Town Attorney. Councilmember Burchard seconded the motion.

Mayor Green opened discussion by noting that the Planning and Zoning Commission had previously evaluated the consultant proposals and that both firms presented advantages and disadvantages. He stated that while both firms were qualified, **KKC** had extensive Wyoming planning experience, including work for the City of Gillette, and emphasized that the firm was familiar with Wyoming statutes and municipal planning requirements.

At Councilmember Larsen's request, Planning and Zoning Commission Chair Melisa Wilson explained why the Commission had recommended **OPS**. She stated that the Commission appreciated OPS's local presence and believed the firm's proximity would make communication, meeting attendance, and collaboration easier throughout the project. She also discussed earlier questions regarding digital code management and recurring software costs, noting that both firms had submitted strong proposals and that the Commission carefully evaluated each.

Mayor Green explained that KKC had revised its proposal by separating the code rewrite from future digital codification services, allowing the completed code to later be converted into a digital format. Administrator Hovorka and Clerk/Treasurer Chenault further informed the Council that the Town already had a contract with **Municode**, which included future codification of the Land Use and Development Code once the rewrite was complete. They explained that because the Town was already committed to Municode for annual code hosting and supplementation, digital codification could be addressed separately regardless of which consultant was selected for the rewrite.

Councilmember Larsen asked whether the new information regarding Municode affected the project budget. Clerk/Treasurer Chenault responded that staff had worked to compare the consultant proposals on an equivalent basis and noted that additional analysis of the codification component would be completed separately. Mayor Green added that approximately **$112,000** had been budgeted for the rewrite and that either proposal could be accommodated within the Town's financial resources. Staff also confirmed that both firms had indicated they were available to begin work immediately.

During Council discussion, Councilmembers Larsen, Burchard, and Wierda each expressed support for **OPS**, citing the firm's local presence, favorable community references, compatibility with the Town's existing Municode platform, and ability to complete the work within the

approved budget. Mayor Green stated his preference for **KKC**, citing the firm's larger staff, responsiveness, and capacity to complete the project efficiently.

Councilmember Larsen then made a motion to amend the original motion by specifying **OPS** as the selected consultant. Councilmember Burchard seconded the amendment.

Following brief discussion, the Council voted on the amendment. Councilmembers **Burchard, Larsen, and Wierda** voted **Aye**, while **Mayor Green voted Nay**. The amendment carried.

The Council then returned to the amended main motion.

Motion: Councilmember Larsen moved to authorize the Mayor to negotiate and execute a professional services agreement with **OPS** to prepare the **Town of Alpine Comprehensive Land Use and Development Code Rewrite**, subject to final review by the Town Attorney. Seconded by Councilmember Burchard.

With no further discussion, Mayor Green called for a vote.

Vote: Ayes – Mayor Green, Councilmember Burchard, Councilmember Larsen, and Councilmember Wierda. Absent – Councilmember Scaffide.

Motion carried. The Town directed staff to proceed with negotiating a professional services agreement with **OPS**, subject to review by the Town Attorney.

PUBLIC COMMENT

- **Calvin Rawe** commented on campaign-related social media posts and criticized a mayoral candidate's views on development, housing design, and local government. During his comments, a procedural dispute arose regarding whether campaign-related remarks were permitted during public comment. Following a brief recess, the Town Attorney advised that no Wyoming statute prohibited such comments, and Mr. Rawe was allowed to restart his allotted time.
- **Mike McElroy** expressed concerns about meeting decorum and enforcement of public comment rules. He encouraged the Council to establish and consistently enforce standards to prevent personal attacks and disruptive behavior while maintaining orderly public meetings.
- **Bill Saks** questioned which public comment rules currently govern Town Council meetings, citing discrepancies between the 2008 meeting rules and more recent proposed revisions. He requested clarification regarding the applicable standards for public participation.
- **Jersey Mosinski** expressed concerns regarding the proposed Turley annexation, specifically the increase in residential units, anticipated traffic impacts on Sunrise and Grandview Drives, and the effect of continued growth on the surrounding neighborhood.

- **Dee Talcott** raised questions regarding the proposed Turley development, including bonding requirements, enforcement of good-neighbor practices, concerns about trash associated with short-term rentals attracting bears, and impacts on neighboring property owners. Mayor Green responded by encouraging written questions to staff and reporting concerns through the Town's code enforcement process.
- **Justin Scott** suggested utilizing the Town's code enforcement officer to address complaints related to trash and property maintenance associated with short-term rentals.
- **Isaac Aznoe** encouraged the Council to ensure the upcoming Land Use and Development Code rewrite remains transparent by publishing consultant agreements, draft documents, project deliverables, spending limits, and opportunities for public review and comment throughout the process.

EXECUTIVE SESSION

Councilmember Larsen made a motion to enter into Executive Session pursuant to Wyoming Statute § 16-4-405(a)(ii), (iii), and (ix) to consider personnel matters. Councilmember Burchard seconded the motion.

No action was taken during Executive Session.

Councilmember Larsen made a motion to adjourn Executive Session. Councilmember Burchard seconded the motion.

ADJOURNMENT

Councilmember Larsen made a motion to adjourn. Councilmember Wierda seconded the motion. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Wierda, and Councilmember Burchard. Motion carried.

The meeting adjourned at 9:10 p.m.

MINUTES ARE A SUMMARY OF THE MEETING

Transcribed By:

_____ _____

Sarah Greenwald, Town Assistant Clerk Date

Attest:

_____ _____

Monica Chenault, Town Clerk Date

Minutes approved in a legally advertised meeting on August 4th, 2026

Signed: Attest:

_____ _____

Eric Green, Mayor Monica Chenault, Town Clerk

Town of Alpine

Check Register - Town of Alpine
Check Issue Dates: 7/7/2026 - 8/4/2026

Report Criteria:
Report type: Summary
Check.Type = {<>} "Adjustment"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount	
07/26	07/20/2026	20888	1940	Silver Star Communications	10-20100	236.24	M
07/26	07/20/2026	20889	1940	Silver Star Communications	52-20100	322.01	M
07/26	07/20/2026	20890	1940	Silver Star Communications	10-20100	644.90	M
07/26	07/10/2026	20893	3780	The Bancorp	10-20100	8,053.61	M
08/26	08/03/2026	20895	1560	Lower Valley Energy	10-20100	296.72	M
08/26	08/03/2026	20896	1560	Lower Valley Energy	10-20100	20.18	M
08/26	08/03/2026	20897	1560	Lower Valley Energy	52-20100	18.00	M
08/26	08/03/2026	20898	1560	Lower Valley Energy	51-20100	3,343.21	M
08/26	08/03/2026	20899	1560	Lower Valley Energy	10-20100	57.12	M
08/26	08/03/2026	20900	1560	Lower Valley Energy	10-20100	30.67	M
08/26	08/03/2026	20901	1560	Lower Valley Energy	10-20100	30.28	M
08/26	08/03/2026	20902	1560	Lower Valley Energy	10-20100	35.61	M
08/26	08/03/2026	20903	1560	Lower Valley Energy	52-20100	4,551.62	M
08/26	08/03/2026	20904	1560	Lower Valley Energy	10-20100	18.73	M
08/26	08/03/2026	20905	1560	Lower Valley Energy	52-20100	89.59	M
08/26	08/03/2026	20906	1560	Lower Valley Energy	52-20100	63.80	M
08/26	08/03/2026	20907	1560	Lower Valley Energy	51-20100	21.89	M
08/26	08/03/2026	20908	1560	Lower Valley Energy	52-20100	18.07	M
08/26	08/03/2026	20909	1560	Lower Valley Energy	52-20100	44.20	M
08/26	08/03/2026	20910	1560	Lower Valley Energy	52-20100	208.08	M
08/26	08/03/2026	20911	1560	Lower Valley Energy	51-20100	52.72	M
08/26	08/03/2026	20912	1560	Lower Valley Energy	51-20100	19.98	M
08/26	08/03/2026	20913	1560	Lower Valley Energy	10-20100	53.77	M
08/26	08/03/2026	20914	1560	Lower Valley Energy	51-20100	76.08	M
08/26	08/03/2026	20915	1560	Lower Valley Energy	51-20100	507.92	M
08/26	08/03/2026	20916	1560	Lower Valley Energy	52-20100	30.08	M
08/26	08/03/2026	20917	1560	Lower Valley Energy	52-20100	46.31	M
08/26	08/03/2026	20918	1560	Lower Valley Energy	52-20100	51.92	M
08/26	08/03/2026	20919	1560	Lower Valley Energy	10-20100	65.92	M
08/26	08/03/2026	20920	1560	Lower Valley Energy	52-20100	723.75	M
08/26	08/03/2026	20921	1560	Lower Valley Energy	10-20100	47.30	M
07/26	07/21/2026	20922	900	Falcon Enviromental Corp	52-20100	1,274.60	M
07/26	07/21/2026	20923	900	Falcon Enviromental Corp	52-20100	1,274.60-	M
07/26	07/16/2026	20925	450	Bank of Star Valley	52-20100	7,000.00	M
07/26	07/23/2026	20926	960	First Bank Card	10-20100	17,778.68	M
07/26	07/28/2026	20930	2450	Valley Auto Supply	10-20100	39.97	M
07/26	07/28/2026	20931	2450	Valley Auto Supply	10-20100	39.97-	M
07/26	07/28/2026	20932	2450	Valley Auto Supply	10-20100	21.16	M
07/26	07/28/2026	20933	2450	Valley Auto Supply	10-20100	21.16-	M
07/26	07/07/2026	21249	290	Alpine Excavation LLC	51-20100	21,031.30	
07/26	07/07/2026	21254	3110	Dave Thompson Photography	10-20100	555.00	
07/26	07/07/2026	21255	2170	EMSL Analytical, Inc.	51-20100	546.00	
07/26	07/07/2026	21256	870	Energy Laboratories Inc	51-20100	998.00	
07/26	07/07/2026	21257	900	Falcon Enviromental Corp	52-20100	14,463.41	
07/26	07/07/2026	21258	2890	High Country Linen	52-20100	215.00	
07/26	07/07/2026	21262	1430	KubWater Resources, Inc.	52-20100	6,114.27	
07/26	07/07/2026	21263	1530	Lincoln County Water Quality Lab	51-20100	148.00	
07/26	07/07/2026	21264	1610	Mission Communications, LLC	51-20100	4,654.98	
07/26	07/07/2026	21265	2220	Musgrove Engineering, PA	51-20100	825.00	
07/26	07/07/2026	21268	3900	Peak Water Services, LLC	52-20100	5,748.54	
07/26	07/07/2026	21270	790	Suncore Construction and Materials, Inc.	51-20100	195.00	
07/26	07/07/2026	21272	2260	Tormack Custom Screen Printing	10-20100	1,741.00	
07/26	07/07/2026	21273	3110	Travis Martin	10-20100	575.00	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
07/26	07/07/2026	21275	4290	W.W. Grainger, Inc.	52-20100	174.57
07/26	07/21/2026	21278	3340	Ahren Schultheis	52-20100	1,000.00
07/26	07/21/2026	21279	250	Alpine Ace Hardware	10-20100	1,774.56
07/26	07/21/2026	21280	480	Belinda Penny	10-20100	1,220.00
07/26	07/21/2026	21281	570	Broulims-Alpine	52-20100	62.73
07/26	07/21/2026	21282	3180	Canvas Unlimited	10-20100	1,882.40
07/26	07/21/2026	21283	710	Core & Main LP	51-20100	775.34
07/26	07/21/2026	21284	1250	Crystal Fredrickson	10-20100	5,670.00
07/26	07/21/2026	21285	670	David Burchard	10-20100	1,117.12
07/26	07/21/2026	21286	860	Dry Creek Enterprises Inc	10-20100	1,785.00
07/26	07/21/2026	21287	870	Energy Laboratories Inc	51-20100	625.00
07/26	07/21/2026	21288	910	Fall River Propane	52-20100	16.76
07/26	07/21/2026	21289	2890	High Country Linen	52-20100	718.94
07/26	07/21/2026	21290	3330	Horse Warriors	10-20100	200.00
07/26	07/21/2026	21291	1310	Jenkins Building Supply	10-20100	1,808.55
07/26	07/21/2026	21292	1270	Joan Braunberger	10-20100	250.00
07/26	07/21/2026	21293	1340	Jorgensen Associates, Inc	52-20100	8,411.15
07/26	07/21/2026	21294	1510	Lincoln County Sheriff's Office	10-20100	706.50
07/26	07/21/2026	21295	1530	Lincoln County Water Quality Lab	51-20100	81.00
07/26	07/21/2026	21296	1610	Mission Communications, LLC	51-20100	151.00
07/26	07/21/2026	21297	1680	Norco, Inc	10-20100	39.60
07/26	07/21/2026	21298	1700	One Call of Wyoming	52-20100	186.90
07/26	07/21/2026	21299	4090	Pacific Office Automation	10-20100	220.88
07/26	07/21/2026	21300	3940	PEAC Solutions	10-20100	282.98
07/26	07/21/2026	21301	1780	REIC Rentals	10-20100	74.88
07/26	07/21/2026	21302	3460	Richard Carr	10-20100	250.00
07/26	07/21/2026	21303	1880	Salt River Motors	10-20100	735.62
07/26	07/21/2026	21304	4130	Snake River Mep Complete, Inc.	52-20100	50,936.54
07/26	07/21/2026	21305	4010	Star Valley Trout Unlimited	10-20100	4,846.19
07/26	07/21/2026	21306	4170	Stelting & Gross LLC	52-20100	2,720.00
07/26	07/21/2026	21307	2130	Surveyor Scherbel, LTD.	10-20100	1,550.00
07/26	07/21/2026	21308	2140	SVI Media	51-20100	612.88
07/26	07/21/2026	21309	3990	Tara Bender	10-20100	16.62
07/26	07/21/2026	21310	2450	Valley Auto Supply	10-20100	134.12
07/26	07/21/2026	21311	3530	West Bank Sanitation	52-20100	6,837.35
07/26	07/21/2026	21312	2610	WY Office of State Lands & Investments	52-20100	172,196.82
07/26	07/22/2026	21314	1270	Joan Braunberger	10-20100	250.00
07/26	07/22/2026	21315	3460	Richard Carr	10-20100	250.00
07/26	07/22/2026	21316	4140	Tyler J Craig	10-20100	1,500.00
08/26	08/04/2026	21318	1170	Aaron W. Davis	10-20100	2,500.00
08/26	08/04/2026	21319	200	Alarmlogix, LLC	10-20100	35.00
08/26	08/04/2026	21320	4320	Assurity Life Insurance Company	10-20100	1,229.97
08/26	08/04/2026	21321	710	Core & Main LP	51-20100	17,847.23
08/26	08/04/2026	21322	870	Energy Laboratories Inc	52-20100	491.00
08/26	08/04/2026	21323	2890	High Country Linen	52-20100	160.16
08/26	08/04/2026	21324	4200	JVA, Inc.	52-20100	9,345.99
08/26	08/04/2026	21325	1650	Kimley-Horn and Associates, Inc.	10-20100	78,678.90
08/26	08/04/2026	21326	1480	Lincoln County Clerk	10-20100	57.00
08/26	08/04/2026	21327	3390	Peter Scott Chandler	10-20100	2,500.00
08/26	08/04/2026	21328	3110	Roof Rescue	10-20100	100.00
08/26	08/04/2026	21329	2870	Sanderson Law Office	10-20100	3,050.00
08/26	08/04/2026	21330	3990	Tara Bender	10-20100	28.42
08/26	08/04/2026	21331	130	WyoCMA	10-20100	150.00
Grand Totals:						490,615.13

Summary by General Ledger Account Number

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
10-20100	424.79	150,653.79-	150,229.00-
10-21130	1,229.97	.00	1,229.97
10-32-120	100.00	.00	100.00
10-33-135	1,130.00	.00	1,130.00
10-42-240	452.12	.00	452.12
10-42-315	4,330.00	.00	4,330.00
10-42-325	503.86	.00	503.86
10-42-335	1,279.45	.00	1,279.45
10-42-340	508.28	.00	508.28
10-42-350	147.25	.00	147.25
10-42-360	200.00	.00	200.00
10-42-410	123.49	.00	123.49
10-48-415	4,846.19	.00	4,846.19
10-50-350	377.63	.00	377.63
10-50-410	41.01	.00	41.01
10-54-333	2,393.75	.00	2,393.75
10-54-455	135.00	.00	135.00
10-55-332	440.54	.00	440.54
10-56-315	600.00	.00	600.00
10-56-319	706.50	.00	706.50
10-56-335	.99	.00	.99
10-56-415	7.18	.00	7.18
10-56-454	45.04	.00	45.04
10-58-330	1,273.32	.00	1,273.32
10-58-332	644.83	.00	644.83
10-58-334	44.99	.00	44.99
10-58-400	222.94	.00	222.94
10-58-402	735.62	.00	735.62
10-58-410	5,251.31	271.54-	4,979.77
10-58-450	170.96	.00	170.96
10-58-452	692.62	.00	692.62
10-58-454	495.64	.00	495.64
10-65-315	950.00	.00	950.00
10-65-332	887.50	11.96-	875.54
10-65-452	868.39	.00	868.39
10-65-454	365.00	141.29-	223.71
10-66-430	1,976.93	.00	1,976.93
10-66-431	7,500.00	.00	7,500.00
10-66-432	22,242.98	.00	22,242.98
10-90-545	78,678.90	.00	78,678.90
10-95-640	8,053.61	.00	8,053.61
51-20100	.00	54,394.52-	54,394.52-
51-42-315	825.00	.00	825.00
51-42-410	78.00	.00	78.00
51-80-320	2,044.96	.00	2,044.96
51-80-332	39,836.81	.00	39,836.81
51-80-335	151.00	.00	151.00
51-80-452	1,436.04	.00	1,436.04
51-80-453	5,345.21	.00	5,345.21
51-90-545	4,677.50	.00	4,677.50
52-20100	1,274.60	287,266.21-	285,991.61-
52-42-335	25.19	.00	25.19
52-42-410	334.33	.00	334.33
52-82-332	4,353.50	.00	4,353.50
52-82-454	2,305.87	.00	2,305.87
52-82-455	75.00	.00	75.00

GL Account	Debit	Credit	Proof
52-83-315	7,791.04	.00	7,791.04
52-83-332	21,881.72	1,274.60-	20,607.12
52-83-454	723.75	.00	723.75
52-84-110	1,000.00	.00	1,000.00
52-84-315	4,008.60	.00	4,008.60
52-84-319	5,548.34	.00	5,548.34
52-84-320	867.99	.00	867.99
52-84-332	51,231.06	.00	51,231.06
52-84-400	293.58	.00	293.58
52-84-454	4,909.42	.00	4,909.42
52-90-541	2,720.00	.00	2,720.00
52-95-620	116,937.17	.00	116,937.17
52-95-630	55,259.65	.00	55,259.65
52-95-640	7,000.00	.00	7,000.00
Grand Totals:	494,013.91	494,013.91-	.00

Meeting Date: _____

Mayor: _____

Treasurer: _____

Report Criteria:
Report type: Summary
Check.Type = {<>} "Adjustment"

ALPINE
WYOMING

Date: August 4, 2026

Department: Public Works

Presenter: Craig Leseberg, Public Works Director

Subject: Installation of Individual Water Meters at Targhee Place

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Purpose:

The purpose of this agenda item is to request Council approval to hire a full-time temporary plumber to assist with the installation of individual water meters in all 78 units at Targhee Place. Completing this project by September 4, 2026 is necessary to qualify for 50% reimbursement from the State of Wyoming through the Town's Advanced Metering Infrastructure (AMI) Project.

Background:

The Town is installing individual water meters in each of the 78 residential units at Targhee Place. Individual metering is necessary to accurately measure water consumption, improve system accountability, support future utility billing, and prepare the system for future growth.

Due to the size of this project and the specialized nature of the meter installations, additional labor is necessary to complete the work before the September 4, 2026 deadline. Jorgensen identified a qualified plumber who is willing and able to serve as a full-time, temporary employee of the Town to complete the installations.

Meeting the September 4 deadline is critical because the project is eligible for 50% reimbursement from the State of Wyoming through the Town's AMI Project. Failure to complete the installation by this deadline would result in the loss of a substantial reimbursement opportunity and significantly increase the Town's overall project costs.

Alternatives:

Option A – Approve Hiring a Full-Time Temporary Employee (Recommended)

- Benefits Include:
  - Ensures the project is completed by September 4, 2026.
  - Allows the Town to qualify for 50% state reimbursement through the AMI Project.
  - Minimizes disruption to the daily responsibilities of existing Public Works staff.
  - Keeps the AMI implementation project on schedule.

- Challenges Include: Temporary increase in personnel costs.

Option B – Do Not Hire a Full-Time Temporary Employee

- Benefits Include:
  - Avoids the immediate cost of hiring a temporary employee.
- Challenges Include:
  - Existing Town staff do not have the specialized knowledge and experience required to complete the installation of the individual water meters.
  - The project is unlikely to be completed by the September 4, 2026 deadline, if at all.
  - The Town would likely forfeit eligibility for the State's 50% AMI Project reimbursement.

Fiscal Impact:

Hiring a full-time, temporary employee will increase short-term personnel costs; however, completing the project before September 4, 2026 will allow the Town to receive 50% reimbursement from the State of Wyoming for eligible costs associated with the AMI Project. The reimbursement will significantly offset the cost of the project and reduce the Town's financial obligation.

The plumber has offered the Town a 10% discount on his typical hourly rate of $120/hour, and it is estimated that each of the 78 meters will require approximately 30 minutes/meter to install. Labor expenses are currently estimated at $5,000.

Strategic or Community Impact:

Installing individual water meters at Targhee Place supports the Town's long-term utility infrastructure goals by improving water accountability, leak detection, customer service, and system management. Completing the project within the required timeframe maximizes available state funding while ensuring the Town's water system is prepared to serve future development and growth.

Key Questions:

Does the Council support hiring a full-time, temporary employee to complete the installation of individual water meters at Targhee Place?

Suggested Motion:

I move to authorize the employment of a full-time temporary plumber and related expenses to assist with the installation of individual water meters at Targhee Place.

Title: Clerk/Treasurer Report

Date: August 4, 2026

Name: Monica Chenault, Clerk/Treasurer

Old Business Updates

- **AMI Radio Read Project:** Awaiting final acknowledgment from Core & Main before issuing final payment for the AMI Radio Read Project. Once acknowledgment is received, final payment processing and project closeout/reimbursement documentation will continue.

Current Business Updates

- **Non-Domestic User Wastewater Program Development:** Working with staff on program development related to non-domestic user wastewater, including review of processes needed to support the Town's wastewater pretreatment and user compliance responsibilities.
- **Consistent Staff Report Guidelines:** Developed consistent staff report guidelines and training materials to help departments understand when staff reports are needed, how they should be prepared, how they are reviewed, and how agenda-ready items are submitted for Council packet preparation.
- **Master Plan Review and Adoption:** Revieed the Master Plan adoption process and related materials in preparation for bringing the item forward for Council consideration.

Future Business Updates

- **Liquor Licensing Ordinance Updates:** Future work anticipated related to liquor licensing ordinance updates, including review of the Town's current process and ordinance language.
- **Retail Liquor License Issuance Process:** Development of a process for issuing available retail liquor licenses is anticipated. This will help create a clear and consistent process for future applicants and Council review.
- **Recreational Fires and Pyrotechnic Devices:** Future discussion anticipated regarding regulation of recreational fires and pyrotechnic devices, including review of existing ordinance language and possible updates or clarifications for Council consideration.
- **Annexation Education Work Session:** Future Council work session anticipated to provide general education to the public regarding the annexation process. This would be informational in nature and not specific to any pending or proposed annexation request.

Financial Report

- **June 2026 Period Close:** June 2026 financial period has been closed.
- **Year-End Reconciliation and Closeout:** Continuing year-end reconciliation and closeout work for Fiscal Year 2026, including review of outstanding invoices, account balances, budget activity, and final entries needed for year-end reporting.
- **Mountain Days Financial Report:** Preparing the Mountain Days Financial Report.
- **250th Celebration Financial Report:** Preparing the 250th Celebration Financial Report.

Upcoming Agenda Update

- **Upcoming Items:** Upcoming agenda items are reflected under Future Business Updates and will be brought forward as staff review and scheduling allow.

Title: Planning & Zoning Report

Date: July 21, 2026

Name: Gina Corson, Planning & Zoning Administrator

Report Period: July 1 to July 31, 2026

Annual permit Data

Data for the period beginning January 1, 2026 and ending July 31 is as follows:

Total Building Permits Issued	12
Residential	11
Commercial	1
Certificates of Occupancy Issued	3
Temporary Certificates of Occupancy Issued	5
Certificates of Completion Issued	5
Development Agreements Approved	0
Planned Unit Developments Approved	1
Conditional Use Permits Approved	0
Minor Annexation Petitions Received	1
Major Annexation Petitions Received	4
Simple Subdivisions Approved	1
Minor Subdivisions Approved	0
Major Subdivisions Approved	1

Report Period Data

Permits Issued

- None

Affidavits Issued

- 308 GREYS RIVER ROAD LOT #5 OF ALPINE ESTATES
  - Ooms, Sarah, and Bryan
  - Fence Affidavit
  - 07/21/2026

- 209 W MILL CIRCLE LOT #53 OF PALIS PARK
    - Hurley, John, and Nancy
    - Fence Affidavit
    - 07/21/2026

Certificates of Occupancy Issued

- 189 WEST MILL CIRCLE LOT #43 OF PALIS PARK
    - Blacker, Danielle
    - Addition
    - July 20, 2026

Temporary Certificates of Occupancy Issued

- 189 WEST MILL CIRCLE LOT #43 OF PALIS PARK
    - Blacker, Danielle
    - Addition
    - July 2, 2026

Certificates of Completion Issued

- 437 MEADOWS DEIVE LOT #66 PF THREE RIVERS
    - Muller, Michael, and Nikia
    - Porch addition and foundation repairs
    - July 16, 2026
- 79 HWY 89 LOT #17 OF LAKE VIEW ESTATES TRACT C
    - Glacier Bank
    - July 16, 2026

Minor Annexation Petitions Received

- None

Major Annexation Petitions Received

- Alpine Properties Holdings, LLC, Premier Realty Investments, LLC, and Steve Turley
    - Turley, Steve
    - Major Annexation
    - 07/29/2026

Simple Subdivisions Approved

- None

Minor Subdivisions Approved

- None

Major Subdivisions Approved

- Dry Dog, LLC
  - Springer, Josh
  - Major Annexation
  - 2nd Reading August 4, 2026

Projects in the Pre-Petition/Pre-Application Phase (other than annexations)

- None

ALPINE
WYOMING

Title: Public Works Report

Date: August 4, 2026

Name: Craig Leseberg, Public Works Director

Water and Wastewater Data

Data for the period beginning June 1, 2026 and ending June 30, 2026 is as follows:

Volume of Water Produced	20,732,000 Gallons or CCF
Volume of Water Sold	16,777,259 Gallons or CCF
Difference	3,954,741 Gallons or CCF
Revenue Generated (Water)	$ 79,517.26
Well Utilization	36% of capacity
Volume of Wastewater Treated	3,846,573 Gallons or CCF
Revenue Generated (Wastewater)	$ 68,830.32

Old Business Updates

- The AMI project is nearly complete, with only a handful of meters left to be swapped out. Staff are planning to meter each individual unit at Targhee Place, with a goal to finish by October, so the Town can receive grant funds for those meters.

Current Business Updates

- The Mega Well tie-in project continues to progress smoothly. Staff held the 10% project review meeting with the Wyoming Water Development Commission (WWDC) and Sunrise Engineering on July 9, 2026. The project remains on schedule, and the next major milestone will be the WWDC 50% review meeting, which is anticipated in the coming weeks.

Future Business Updates

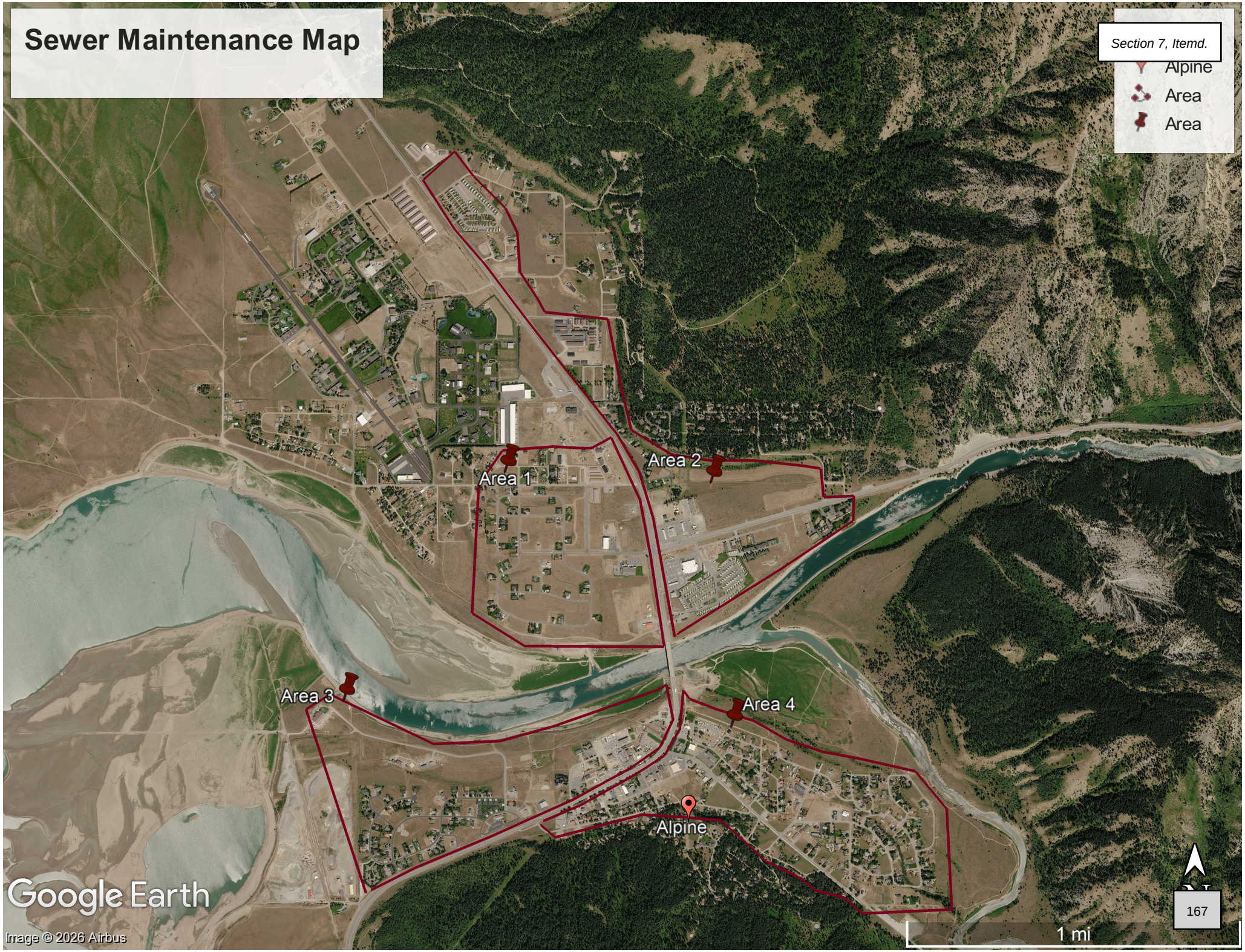
- The generator grants from Homeland Security, one for the well house and one for the Civic Center, have been signed, paving the way for the project to begin this summer. This is a key step toward strengthening our emergency preparedness and fortifying our essential facilities.

- Twin D, a sewer maintenance contractor from Utah, is scheduled to mobilize in mid-August to clean the Town's sanitary sewer mains in Area 4, which includes the area east of Highway 89 (see attached map). This work is part of the Town's ongoing preventative maintenance program to maintain system reliability and reduce the risk of blockages and sanitary sewer overflows. Once the schedule is finalized, the Town will send notifications to affected residents and businesses with the confirmed dates. As a precaution during sewer line cleaning, we recommend placing plastic wrap (such as Saran Wrap) over toilet bowls. Although uncommon, the cleaning process can occasionally cause water to splash up through a toilet due to changes in air pressure within the sewer system.
- Staff are securing additional quotes for the Greys River Road pavement project.
- Staff will be evaluating four different municipal work order management software providers to identify a solution that better meets the operational needs of the Public Works Department. The evaluation will focus on functionality, ease of use, reporting capabilities, mobile field access, asset management, and overall cost to determine the best long-term solution for the Town.

Upcoming Construction Activity

- Town Of Alpine/Sunrise Engineering Water Well # 4 Tie in - Unknown Date & Time

Sewer Maintenance Map



Town of Alpine Code Enforcement Officer Report

7/2/26 to 7/28/26

Meeting Date: August 4, 2026
Submitted By: Tara Bender, Code Enforcement Officer
Prepared On: July 29, 2026

Citations/Warnings	0 Citations 0 Warnings
Stop Work Orders Issued	0
Total Responses/Investigations	7

Animal - Barking Dogs	1	LUDC - Permit Compliance	4
Business License Compliance	2		

Tara Bender
Code Enforcement Officer
250 River Circle P.O. Box 3070
Alpine, Wyoming 83128
Cell: (307) 226-5430
E-mail: municipal@alpinewy.gov
www.alpinewy.gov

ALPINE
WYOMING

Date: July 30, 2026

Department: Administration / Clerk

Presenter: Monica L. Chenault, Clerk/Treasurer

Subject: Alpine Apex Annexation Petition - Applicant Supplemental Responses

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Background

On July 21, 2026, the Alpine Town Council held a public hearing regarding the Dry Dog Development, LLC Alpine Apex Annexation Petition for Alpine Village No. 1, Plat 3, Lot 96. The hearing was held for the purpose of reviewing whether the proposed annexation complied with Wyoming State Statutes and applicable Town requirements.

During the hearing, questions were raised regarding the information provided in support of the statutory finding that annexation of the area would promote the health, safety, and welfare of the Town. The discussion also identified the type of supporting information Council may wish to receive as part of the annexation review process.

Following the hearing, the petitioners submitted the attached addendum to the annexation report to provide more specific responses and clarify information requested during the hearing. The addendum addresses health benefits, safety considerations, welfare of residents, fiscal benefits, sales and use taxes, water and sewer fees, and other potential revenues related to the proposed annexation.

This staff report is provided for background purposes only and to identify the attached supplemental information for Council review. No Council questions or suggested motion are included with this report.

Addendum to the Annexation Report Alpine Village No. 1 Plat 3 lot 96 "Dry Dog Development LLC"

July 2026

SUNRISE ENGINEERING

Creating solutions that work and relationships that last

1.0 STATEMENT OF PURPOSE AND GENERAL INFORMATION

This addendum addresses a concern raised during the now named "Dry Dog Development LLC" Alpine Apex Annexation Petition hearing held on July 21, 2026. The concern centered around lack of evidence regarding section 2c. of the "TOWN OF ALPINE ORDINANCE NO. 2025-003 - TOWN BOUNDARIES AN ORDINANCE APPROVING AND AUTHORIZING THE ANNEXATION OF APPROXIMATELY 58.74 +/- ACRES OF PROPERTY LOCATED IN LINCOLN COUNTY, INTO THE BOUNDARIES OF THE TOWN OF ALPINE, WYOMING".

This section requires finding that "the annexation of the area . . . is for the protection of health, safety, and welfare of the persons residing in the area and the Town of Alpine". The following points outline some of the aspects of how the health, safety and welfare may be protected.

Health Benefits

The annexation will facilitate connection to the water and sewer systems. Each of these systems provide a distinct benefit. The water system provides clean, safe and affordable water and the sewer collection provides conveyance and treatment of wastewater. Use of these systems avoid additional wells and septic systems which have setbacks that can affect neighbors and restrict land use.

Safety

If annexed, the Dry Dog Development will fall under Town Ordinances with regard to signage, lighting, and traffic standards. The development drainage, walkways, buildings, and other infrastructure will fall under Town of Alpine development codes creating safe housing for residents.

Welfare of Residents

The annexation will bring this parcel under the Town of Alpine Development Codes. These codes adopted by current and past councils, reflect the concerns, wishes and vision of the residents of Alpine. The codes produce the type of community that the residents desire. Once annexed, the Town will have influence in shaping the vision of the developer and the ability to enforce its development codes. This will protect the welfare of neighbors that are part of the Town.

Fiscal Benefits

The following revenue sources would benefit the Town and these funds could be used to benefit health, safety and welfare within the Town. The examples shown are for illustrative purposes and could change once the parcel is actually developed.

Sales and Use Taxes

Wyoming distributes a portion of state sales and use tax revenues to cities and towns. The amount a municipality receives is determined under state distribution formulas that are partly population-based. The Wyoming Department of Revenue publishes annual distribution reports showing the amounts remitted to each city and town.

In the FY up to June 30 2026 Alpine received $1,101,454 in distributions. The population for Alpine around the 2025–2026 period is approximately 1,222 residents, based on the Census Reporter profile using the most recent American Community Survey (ACS) 5-year data.

Adding 36 residents would be a 2.94% increase in population and although perhaps not a direct increase in distribution due to formula nuances, the rough approximation would be an increase of about $32,000 in distributions.

Water and Sewer Fees

Additional water and sewer connections will support these funds by paying impact and connection fees and monthly user rates. Base rates for sewer are $67.50 per month and base water rates are $31.00 per month. On an annual basis 18 new units would generate about $21,000 in base rates.

Other Revenues

Some transportation and grant allocations are based in-part on population.

TOWN OF ALPINE, WYOMING
ORDINANCE NO. 2026-013

TOWN BOUNDARIES

AN ORDINANCE APPROVING AND AUTHORIZING THE ANNEXATION OF Alpine APEX ANNEXATION / ALPINE VILLAGE NO. 1 PLAT 3 LOT 96 APPROXIMATELY 2.5 ACRES OF PROPERTY LOCATED IN LINCOLN COUNTY, INTO THE BOUNDARIES OF THE TOWN OF ALPINE, WYOMING.

WHEREAS, on May 20th, 2026, Landowner of the property depicted herein on the map "Exhibit A" and described herein as "Exhibit B" filed with the Town of Alpine a petition for Annexation into the Town of Alpine, Lincoln County, Wyoming pursuant to W.S. § 15-1-403.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF ALPINE:

Section 1. Incorporation of Recitals

That the foregoing recitals are incorporated in and made part of this Ordinance by this reference.

Section 2. Findings

That the Town of Alpine hereby finds as follows:

a) That the notice of a public hearing was given in compliance with W.S. 15-1-405, and

b) That a public hearing was held on July 21, 2026, and

c) That the annexation of the area hereinafter described is for the protection of health, safety, and welfare of the persons residing in the area and the Town of Alpine; and

d) That the area sought to be annexed will constitute a natural, geographical, economic and social part of the Town of Alpine; and

e) That the area is a logical and feasible addition to the Town and that the extension of basic services continually available in the Town of Alpine can be furnished to the area sought to be annexed; and

f) The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area is owned by the city; and

g) That the Governing Body is prepared to issue such franchises as are necessary to public electric utilities to serve the annexed area pursuant to W.S. § 15-1-410, and to authorize the designated utility to serve the entire annexed area.

2nd Reading

Section 3. Annexation and Zoning.

That all real property as described herein shall be, and the same hereby is, annexed into the Town of Alpine, Lincoln County, Wyoming, and the boundaries of the Town of Alpine corporate municipal limits are hereby extended and changed to include said tract of land described in Exhibits A and B, attached, and incorporated herein. Upon adoption of this Ordinance, said real property shall be zoned as Mixed Residential Commercial (MRC) and such designation shall be shown upon the official zoning map of the Town of Alpine, Wyoming

Section 4. Filing with County Clerk

In accordance with the requirements of W.S. § 15-1-406, the Alpine Town Clerk shall file with the Lincoln County Clerk a map of the area annexed hereunder together with a copy of this Ordinance approved by the Governing Body of the Town of Alpine so that the corporate municipal boundaries of the Town of Alpine can be extended and changed to include said land and the same shall be reflected in the official real property records of Lincoln County, Wyoming.

Section 5. Existing Covenants and Restrictions

Annexation of the real property as described herein shall not terminate any covenants, conditions or restrictions of record. The real property within the annexed area is still subject to any homeowners or property owners' association fees levied by the homeowners or property owner associations or entities of record.

Section 6. Severability.

Sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph, or section of this ordinance is declared illegal or unconstitutional, such illegality or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections.

Section 7. Effective Date.

The annexation of the territory described herein is effective upon publication of this Ordinance.

Passed First Reading on the 21 day of July 2026.

VOTING RECORD:

Ayes:	**4**
Nays:	**0**
Abstentions:	**0**
Absent:	**1**

Mayor Green:	***Aye***
Burchard:	***Aye***
Larsen:	***Aye***
Wierda:	***Aye***
Scaffide:	***Absent***

2nd Reading

Passed Second Reading on the 4th day of August 2026.

VOTING RECORD:

Ayes:		*Mayor Green:*	
Nays:		*Burchard:*	
Abstentions:		*Larsen:*	
Absent:		*Wierda:*	
		Scaffide:	

Passed on Third and Final Reading 18th day of August 2026.

VOTING RECORD:

Ayes:		*Mayor Green:*	
Nays:		*Burchard:*	
Abstentions:		*Larsen:*	
Absent:		*Wierda:*	
		Scaffide:	

2nd Reading

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. 2026-013 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 will be duly recorded in the BOOK OF ORDINANCES, TOWN OF ALPINE, LINCOLN COUNTY, WYOMING.

ATTEST:

_____

Monica L. Chenault, Clerk / Treasurer

2nd Reading

TOWN OF ALPINE
ORDINANCE NO. 2026-014
LAND USE & DEVELOPMENT CODE

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 2025-011 AND CERTAIN SECTIONS OF PART 2 – PROCEDURES AND PART 4 – DEVELOPMENT STANDARDS OF THE TOWN OF ALPINE LAND USE AND DEVELOPMENT CODE AND AMENDING THE TABLE OF CONTENTS ACCORDINGLY

WHEREAS, the Town of Alpine has adopted a Land Use and Development Code to regulate land use and development activities within the town limits;

WHEREAS, the Town Council of the Town of Alpine has determined that specific updates to Part 2 – Procedures and Part 4 – Development Standards are necessary for

improved clarity, accuracy, and alignment with current planning and building practices;

WHEREAS, the Town Council finds that consolidating all public notice requirements into a single Uniform Public Notice Requirements Ordinance will improve consistency, reduce redundancy, simplify future amendments, and provide a single reference for all public notice procedures;

WHEREAS, the Town Council further finds that consolidating repetitive procedural requirements into standalone ordinances promotes consistency, simplifies future amendments, and reduces the need for frequent amendments to the Land Use and Development Code;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF ALPINE, WYOMING:

SECTION 1. REPEAL AND REPLACEMENT OF PART 2 – PROCEDURES

The following sections of the Alpine Land Use and Development Code, **Part 2 – Procedures**, are hereby repealed in their entirety and replaced with the following:

Section 2-103. Public Notice Requirements (NEW) (others will need renumbering accordingly)

Unless otherwise required by state law or expressly provided in this Code, all public notice required under the Town of Alpine Land Use and Development Code shall be provided in accordance with the Town's Uniform Public Notice Requirements Ordinance, as amended.

Where a conflict exists between this Code and the Uniform Public Notice Requirements Ordinance or applicable state law, the more specific requirement shall govern.

Section 2-204 Land Use Plan Amendment Process

> Section 2-204 is hereby amended to read as follows: Public notice shall be provided in accordance with the Town's Uniform Public Notice Requirements Ordinance.

Section 2-205. Planned Unit Development Process

1st Reading

(f) The Zoning Administrator will, as soon as practical, place the proposed planned unit development application on the agenda of the Alpine Planning and Zoning Commission.

(g) Before any decision is reached by the Alpine Planning and Zoning Commission:

Public notice shall be provided in accordance with the Town's Uniform Public Notice Requirements Ordinance.

Section 2-206 Zone Change Process

Section 2-206 is hereby amended to read as follows: Public notice shall be provided in accordance with the Town's Uniform Public Notice Requirements Ordinance.

Section 2-207 Variance Process

Section 2-207 is hereby amended to read as follows: Public notice shall be provided in accordance with the Town's Uniform Public Notice Requirements Ordinance.

Section 2-208 Subdivision Process

Section 2-208 is hereby amended to read as follows: Public notice shall be provided in accordance with the Town's Uniform Public Notice Requirements Ordinance.

Section 2-208.1 Simple Subdivision Review and Approval Process

Section 2-208.1 is hereby amended to read as follows: Public notice shall be provided in accordance with the Town's Uniform Public Notice Requirements Ordinance.

Section 2-208.2 Minor Subdivision Review and Approval Process

Section 2-208.2 is hereby amended to read as follows: Public notice shall be provided in accordance with the Town's Uniform Public Notice Requirements Ordinance.

Section 2-208.2. Minor Subdivision Review and Approval Process (Figure 2-6)

(c) Applicant will complete and file one (1) hard copy, and one (1) digital copy of a master plan report for the proposed subdivision with the Zoning Administrator. The master plan will address what municipal services the subdivision intends to use, as well as the potential impact of the proposed subdivision upon the Town of Alpine and the community. The master plan, which will contain a combination of technical narrative, statistical tables, and illustrations, will address, at least, the following issues:

(1) The purpose of the subdivision and proposed land uses.

(2) A development schedule for proposed land uses.

(3) The number of lots being created and, if applicable, the zoning designations requested for each lot.

1st Reading

(4) Planned water system, as well as anticipated average day and maximum day water demand.

(5) Planned wastewater system, as well as anticipated average daily flows.

(6) Planned points of access to municipal roads, Lincoln County roads, and U.S. Highway 89, as well as anticipated average and peak day traffic volumes

(7) Planned storm water management plan and anticipated storm water flows for ten (10) year storm event.

(8) Planned snow storage areas.

(9) Planned easements and facilities to accommodate access to, or the extension of, the Town of Alpine's planned community trail system.

(10) Landscape Plan

(d) Applicant will prepare and file one (1) hard copy, and one (1) digital copy of a preliminary plat with the Zoning Administrator that contains, at least, the following information:

(1) Proposed name of subdivision, the size of property to be subdivided (in acres), and the size of the lots or parcels being created;

(2) Name and address of the subdivision applicant, professional engineer or professional land surveyor registered in the State of Wyoming who prepared the plat, and owners of subject property;

(3) Location and boundaries of the subdivision that are tied to two (2) legal survey monuments;

(4) Date of drawing preparation and all subsequent revisions, as well as a scale (not less than one {1} inch = two hundred {200} feet) and north arrow;

(5) Boundary lines of subdivision, the location and dimensions of all existing streets, alleys, trails, paths, easements, watercourses and irrigation ditches, and structures on and within two hundred (200) feet of the subdivision;

(6) Location of existing water distribution and wastewater collection lines on and within two hundred (200) feet of the subdivision;

(7) Two (2) foot contours where ground slopes are less than ten (10) percent and five (5) foot contours where ground slopes exceed ten (10) percent.

Section 2-208.3 Major Subdivision Review and Approval Process

Section 2-208.3 is hereby amended to read as follows: Public notice shall be provided in accordance with the Town's Uniform Public Notice Requirements Ordinance.

Section 2-208.3. Major Subdivision Review and Approval Process (Figure 2-7)

(d) Applicant will complete and file one (1) hard copy, and **one (1) digital copy of a master plan report** for the proposed subdivision with the Zoning Administrator. The master plan will address what municipal services the subdivision intends to use, as well as the potential impact of the proposed subdivision upon the Town of Alpine and the community. The

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master plan, which will contain a combination of technical narrative, statistical tables, and illustrations, will address, at least, the following issues:

(1) The purpose of the subdivision and proposed land uses.

(2) A development schedule for proposed land uses.

(3) The number of lots being created and, if applicable, the zoning designations requested for each lot, and densities associated with residential and commercial land uses.

(4) Suitability of soils to support future land use expansion.

(5) Compatibility of proposed land uses with adjacent land uses.

(6) When applicable, the potential need for new housing in the context of anticipated housing demands for Alpine.

(7) Planned water system, as well as anticipated average day and maximum day water demand.

(8) Planned wastewater system, as well as anticipated average daily flows.

(9) Planned points of access to municipal roads, Lincoln County roads, and U.S. Highway 89, anticipated average and peak day traffic volumes.

(10) Vehicular circulation plan.

(11) Planned storm water management plan and anticipated storm water flows for ten (10) year storm event.

(12) Snow storage areas.

(13) Landscaping plan.

(14) Planned easements and facilities to accommodate access to, or the extension of, the Town of Alpine's planned community trail system.

(15) When applicable, planned covenants, contracts or deed restrictions that may be associated with a common interest development.

(e) Applicant will prepare and file one (1) hard copy to scale and one (1) digital copy of a preliminary plat with the Zoning Administrator that contains, at least, the following information:

(1) Proposed name of subdivision, the size of property to be subdivided (in acres), and the size of the lots or parcels being created;

(2) Name and address of the subdivision applicant, professional engineer or professional land surveyor registered in the State of Wyoming who prepared the plat, and owners of subject property;

(3) Location and boundaries of the subdivision that are tied to two (2) legal survey monuments;

(4) Date of drawing preparation and all subsequent revisions, as well as a scale (not less than one {1} inch = two hundred {200} feet) and north arrow;

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(5) Boundary lines of subdivision, the location and dimensions of all existing streets, alleys, trails, paths, easements, watercourses and irrigation ditches, and structures on and within two hundred (200) feet of the subdivision;

(6) Location of existing water distribution and wastewater collection lines on and within two hundred (200) feet of the subdivision;

(7) Two (2) foot contours where ground slopes are less than ten (10) percent and five (5) foot contours where ground slopes exceed ten (10) percent.

(o) The applicant will prepare and file one (1) hard copy to scale and **one (1) digital copy of a final subdivision plat** application, and related filing fees, with the Zoning Administrator. The final subdivision plat application will include the final subdivision plat, a signed copy of a subdivision improvement agreement, a payment of all design costs for public improvements, and performance surety.

Section 2-209 Special Use Permit

Section 2-209 is hereby amended to read as follows: Public notice shall be provided in accordance with the Town's Uniform Public Notice Requirements Ordinance.

Section 2-301(9–11). Building Permit Requirements

(9) One (1) hard copy to scale, a minimum of 2-foot by 3-foot, set of **scaled** construction drawings (see application checklist) that illustrate the ***proposed foundation, floor plan, typical wall section, roof system, building elevations, exterior material specifications, as well as electrical, plumbing, radon and HVAC systems***. **All construction drawings for structures submitted with a permit application will be designed, stamped and certified by a civil or structural engineer greater than three hundred (300) square feet in size.) Along with one (1) digital copy of the construction drawings. {See permit checklist for complete details}.**

(10) All new buildings including additions or remodels to and existing structures, require submittal of one (1) hard copy, a minimum of 18-inches by 24-inches, set of a scaled site/plot plan, that depicts the location of, proposed vehicular access, the finish grade of the project site, septic system or sewer connection location, water connection location, denoting all above ground and below ground utilities (power, propane) and/or easements to be located on the property, vehicle parking (garage square footage and driveway dimensions {square footage}), setbacks, onsite drainage facilities and snow storage areas (snow storage dimensions {square footage}) needs to be clearly identified. **Along with one (1) digital copy of the scaled site/plot plan. {See permit checklist for complete details}.**

a. Submittal of the civil engineered site plan is required for all Multi-Unit Residential (R-2) {including additions or remodels to existing structures}, Mixed Residential and Commercial (MRC) {including additions or remodels to existing structures} and Commercial (C) {including additions or remodels to existing structures}, Light Industrial (LI) {including additions or remodels to existing structures}, Public and Community Facilities (PCF) {including additions or remodels to existing structures} and Recreation and

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Conservation (RC) {including additions or remodels to existing structures} permit applications.

(11) One (1) hard copy, scaled if applicable, set of other construction documents and/or other data that the applicant may consider relevant to the building permit application will be submitted with the building permit application. **All construction documents and/or other requested documents will be stamped and certified by a civil or structural engineer licensed in the State of Wyoming; Stamped engineering is required on all structures greater than three hundred (300) square feet in size.**

Section 2-304. Required Building and Site Inspections

(h) Electrical permits and inspections for projects within the Town of Alpine are issued and conducted by the Wyoming Department of Fire Prevention and Electrical Safety. The homeowner or contractor is responsible for obtaining the appropriate permit and ensuring that all required inspections are completed.

(1) A copy of the approved wiring permit and any associated inspection reports must be submitted to the Town before the issuance of a Certificate of Occupancy or Certificate of Completion.

The previously included standalone sentence "NOTE: STATE TO COMPLETE ALL ELECTRICAL INSPECTIONS" is hereby struck and shall not appear in the revised section.

SECTION 2. REPEAL AND REPLACEMENT OF PART 4 – DEVELOPMENT STANDARDS

The following sections of **Part 4 – Development Standards** of the Alpine Land Use and Development Code are hereby **repealed and replaced**, except **Section 4-204**, which is **hereby added as a new section**:

Section 4-201. Applicable Building Codes

(a) All buildings and temporary structures built or located within the Town of Alpine on or after November 1, 2006, shall comply with the **edition of the International Building Code (IBC) or International Residential Code (IRC), as published by the International Code Council (ICC) and adopted by the State of Wyoming, in effect at the time of installation.**

(b) The construction of all new, or the repair of any existing, plumbing, mechanical, fuel gas, and other systems regulated by the Town of Alpine shall comply with the **edition of the applicable International Codes, as published by the International Code Council (ICC) and adopted by the State of Wyoming, in effect at the time of installation.**

- *International Plumbing Code (IPC)*
- *International Mechanical Code (IMC)*
- *International Fire Code (IFC)*
- *International Fuel Gas Code (IFGC)*

(c) The construction of all new, or the repair of any existing, electrical systems installed within the Town of Alpine following the adoption of the Alpine Land Use and Development Code shall

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comply with the **edition of the National Electrical Code (NEC), as adopted by the State of Wyoming, that is in effect at the time of installation.**

Section 4-203. Exceptions to Adopted Building Codes

(a) **When necessary, the Alpine Town Council may adopt exemptions to specific standards within any of the adopted building codes.** Refer to the most recently adopted **ICC Code Exception Ordinance(s)** for applicable details.

Section 4-204. Grace Period (NEW SECTION)

(a) A six-month grace period shall be granted from the date of publication of a new ICC version, during which time both the newly published and previously adopted versions will be accepted.

SECTION 3. REPEAL AND REPLACEMENT OF PART 5 – APPEALS

Section 5-103 Appeals

Replace the existing public notice subsection in its entirety with the following:

Public notice shall be provided in accordance with the Town's Uniform Public Notice Requirements Ordinance.

SECTION 4. AMENDMENT TO THE TABLE OF CONTENTS

The Table of Contents of the Alpine Land Use and Development Code is hereby amended accordingly to reflect the repeal and replacement of the sections listed in this ordinance.

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

Passed First Reading on the 21st day of July 2026.

VOTING RECORD:

Ayes:	**4**
Nays:	**0**
Abstentions:	**0**
Absent:	**1**

Mayor Green:	***Aye***
Burchard:	***Aye***
Larsen:	***Aye***
Wierda:	***Aye***
Scaffide:	***Absent***

Passed First Reading on the 4th day of August 2026.

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VOTING RECORD:

Ayes:		*Mayor Green:*	
Nays:		*Burchard:*	
Abstentions:		*Larsen:*	
Absent:		*Wierda:*	
		Scaffide:	

Passed on Third and Final Reading 18th day of August 2026.

VOTING RECORD:

Ayes:		*Mayor Green:*	
Nays:		*Burchard:*	
Abstentions:		*Larsen:*	
Absent:		*Wierda:*	
		Scaffide:	

TOWN OF ALPINE

_____
Eric Green, Mayor of Alpine

ATTEST:

_____
Monica L. Chenault, Clerk / Treasurer

1st Reading

ATTESTATION OF THE TOWN CLERK

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

I hereby certify that the forgoing Ordinance No. 2026-014 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 will be duly recorded in the BOOK OF ORDINANCES, TOWN OF ALPINE, LINCOLN COUNTY, WYOMING.

ATTEST:

_____
Monica L. Chenault, Clerk / Treasurer

1st Reading

TOWN OF ALPINE, WYOMING
ORDINANCE NO. 2026-012

ICC CODE EXEMPTIONS AND LOCAL AMENDMENTS ORDINANCE

AN ORDINANCE ESTABLISHING LOCAL EXEMPTIONS, MODIFICATIONS, AND AMENDMENTS TO THE MOST CURRENTLY ADOPTED INTERNATIONAL CODE COUNCIL (ICC) CODES AS REFERENCED IN SECTION 4-201 AND SECTION 4-203 OF THE TOWN OF ALPINE LAND USE AND DEVELOPMENT CODE.

WHEREAS, the Town of Alpine has adopted Section 4-201 of the Land Use and Development Code establishing automatic adoption of the most currently published versions of certain International Code Council (ICC) codes; and

WHEREAS, Section 4-203 of the Land Use and Development Code authorizes the Town Council to adopt local exemptions and amendments to such codes; and

WHEREAS, the Town Council finds that local climatic conditions, snow loads, freezing conditions, administrative procedures, public safety concerns, and local development practices necessitate certain local amendments and exemptions to the adopted ICC Codes;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF ALPINE:

Section 1. Applicability.

The amendments, exemptions, deletions, and modifications contained within this Ordinance shall apply to the most currently adopted editions of the International Codes as adopted by the Town of Alpine pursuant to Section 4-201 of the Land Use and Development Code.

Where section numbering, titles, or organization of the ICC Codes are modified in future editions, these amendments and exemptions shall apply to equivalent successor provisions unless otherwise amended by the Town Council.

Section 2. International Building Code (IBC) Amendments.

The following amendments shall apply to the most current version of the International Building Code:

1. Section 101.4.8 Electrical shall read:
   "The provisions of the National Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement equipment, appliances, fixtures, fittings, and appurtenances thereto."

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2. The last sentence of Section 101.4.3 Plumbing shall read:
   "The provisions of the Wyoming Department of Environmental Quality shall apply to private sewage disposal systems."
3. Section 101.4.4 Property Maintenance shall be deleted in its entirety.
4. Section 102.1 General shall have a second sentence added which shall read:
   "Substitute the National Electrical Code for all reference to the ICC Electrical Code throughout the IBC."
5. Section 103.3 Deputies shall be amended by deleting the last sentence.
6. Section 105.2 Work Exempt from Permit shall be amended by deleting Items 1 and 2. Item 11 shall read:
   "Swings and other playground equipment."
7. Section 105.3.2 Time Limitation of Application shall be deleted in its entirety.
8. Section 105.5 Expiration shall be deleted in its entirety.
9. Section 105.5 Expiration shall be amended to add:
   "The Town of Alpine is authorized to grant in writing one extension of time for a period not exceeding one (1) year."
10. Section 107.1 General shall be amended to require construction documents and related materials to be submitted in the quantities and format required by the Town of Alpine.
11. Section 108.3 Temporary Power shall be amended to reference the National Electrical Code.
12. Section 109.6 Refunds shall authorize the governing authority to establish a refund policy.
13. Section 110.3.12 Re-inspection Fee is hereby added to establish re-inspection fees when inspections fail, approved plans are unavailable, access is not provided, or work deviates from approved plans.
14. Section 1608.2 Ground Snow Loads shall be amended to establish a roof snow load of one hundred (100) pounds per square foot.
15. All plans for structures submitted with permit applications shall be designed and stamped by a civil or structural engineer licensed in the State of Wyoming when required by Town regulations.

Section 3. International Residential Code (IRC) Amendments.

The following amendments shall apply to the most currently adopted version of the International Residential Code:

1. Section R102.7 Existing Structures shall be amended regarding continuation of existing occupancies.
2. Section R105.2 Work Exempt from Permit shall be amended by deleting Items 1, 2, and 10.
3. Section R105.3.2 Time Limitation of Application shall be deleted in its entirety.
4. Section R105.5 Expiration shall be deleted in its entirety.
5. Section R108.2 Schedule of Permit Fees shall reference the adopted Town fee schedule.

2nd Reading

6. Section R113.4 Violation Penalties shall reference penalties established by Town ordinance.
7. Section R114.2 Unlawful Continuance shall reference penalties established by Town ordinance.
8. Section R301.1.3 Engineered Design shall require residential structures to be designed by a Wyoming licensed civil or structural engineer.
9. Table R302.13 Fire Protection of Floors Exception No. 2 shall be amended regarding crawl spaces.
10. Table R302.6 Dwelling/Garage Separation shall require 5/8-inch Type X gypsum board.
11. Section R313 Automatic Sprinkler Systems shall be deleted in its entirety.
12. Section R403.3 Frost Protected Shallow Foundations shall be prohibited.
13. Section N1102.4 Air Leakage shall be deleted in its entirety.
14. Section N1102.4.1.2 Testing shall be deleted in its entirety.
15. Section N1103.3.5 Duct Testing shall be deleted in its entirety.
16. Section N1102.2.10 Crawl Space Insulation shall be amended regarding crawl space wall insulation requirements.
17. Section G2406.2 Prohibited Locations Exceptions 3 and 4 shall be deleted.
18. Section G2445.2 Prohibited Use shall prohibit unvented room heaters in habitable rooms.
19. Section G2445.7 Unvented Decorative Room Heaters shall prohibit installation within habitable rooms or spaces.
20. Section P2603.5.1 Sewer Depth shall require building sewers to be installed a minimum of forty-eight (48) inches below grade or otherwise protected from freezing.
21. Appendix F Radon shall be included.
22. Appendix AF Testing shall be deleted in its entirety.

Section 4. International Mechanical Code (IMC) Amendments.

The following amendments shall apply to the most currently adopted version of the International Mechanical Code:

1. Section 101.1 Title shall reference the Mechanical Code of the Town of Alpine.
2. Section 106.5.2 Fee Schedule shall reference the adopted Town fee schedule.
3. Section 107.2.3 Approval Required shall authorize re-inspection fees.
4. Section 108.4 Violation Penalties shall reference penalties established by Town ordinance.
5. Section 108.5 Stop Work Orders shall reference penalties established by Town ordinance.
6. Section 903.3 Unvented Decorative Room Heaters shall prohibit unvented gas logs within habitable rooms or spaces.

Section 5. International Fuel Gas Code (IFGC) Amendments.

The following amendments shall apply to the most currently adopted version of the International Fuel Gas Code:

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1. Section 101.1 Title shall reference the Fuel Gas Code of the Town of Alpine.
2. Section 106.6.2 Fee Schedule shall reference the adopted Town fee schedule.
3. Section 107.3.3 Re-inspection and Testing shall authorize re-inspection fees.
4. Section 108.4 Violation Penalties shall reference penalties established by Town ordinance.
5. Section 108.5 Stop Work Orders shall reference penalties established by Town ordinance.
6. Section 303.3 Prohibited Locations Exceptions 3 and 4 shall be deleted.
7. Unvented Decorative Room Heaters shall not be installed in habitable spaces.

Section 6. International Plumbing Code (IPC) Amendments.

The following amendments shall apply to the most currently adopted version of the International Plumbing Code:

1. Section 101.1 shall reference the International Plumbing Code of the Town of Alpine.
2. Section 101.6.2 Fee Schedule shall reference the adopted Town fee schedule.
3. Section 108.4 Violation Penalties shall reference penalties established by Town ordinance.
4. Section 108.5 Stop Work Orders shall reference penalties established by Town ordinance.
5. Section 305.4 Freezing shall require exterior water supply piping to be installed not less than six (6) feet below grade.
6. Section 305.4.1 Sewer Depth shall require building sewers to be installed a minimum of forty-eight (48) inches below grade or otherwise protected from freezing.
7. Appendix D shall be included.

Section7. International Fire Code (IFC) Amendments.

The following appendices of the International Fire Code are hereby adopted:

1. Appendix B
2. Appendix C
3. Appendix D
4. Appendix E
5. Appendix F
6. Appendix G

Section 8. Conflicts.

In the event of conflict between the provisions of this Ordinance, the Land Use and Development Code, or any other Town ordinance, the more restrictive provision shall govern.

Section 9. Severability.

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If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect the remaining provisions of this Ordinance.

Section 10. Repealer.

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 11. Effective Date.

This Ordinance takes effect upon adoption and publication as required by law.

Passed First Reading on the 21st day of July 2026.

VOTING RECORD:

Ayes:	**4**
Nays:	**0**
Abstentions:	**0**
Absent:	**1**

Mayor Green:	**Aye**
Burchard:	**Aye**
Larsen:	**Aye**
Wierda:	**Aye**
Scaffide:	**Absent**

Passed Second Reading on the 4th day of August 2026.

VOTING RECORD:

Ayes:	
Nays:	
Abstentions:	
Absent:	

Mayor Green:	
Burchard:	
Larsen:	
Wierda:	
Scaffide:	

Passed on Third and Final Reading 18th day of August 2026.

VOTING RECORD:

Ayes:	
Nays:	
Abstentions:	
Absent:	

Mayor Green:	
Burchard:	
Larsen:	
Wierda:	
Scaffide:	

2nd Reading

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. 2026-012 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 will be duly recorded in the BOOK OF ORDINANCES, TOWN OF ALPINE, LINCOLN COUNTY, WYOMING.

ATTEST:

_____
Monica L. Chenault, Clerk / Treasurer

2nd Reading

ALPINE
WYOMING

Date: August 4, 2026

Department: Administration

Presenter: Riley Hovorka, Town Administrator

Subject: Resolution 2026-33: Authorization to Apply for Wyoming Water Development Commission (WWDC) Construction Grant Funds for Well #4 Improvement Project

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Purpose:

Staff request that Council consider approving Resolution No. 2026-33, authorizing staff to prepare an application for WWDC Construction Funding for the Alpine Well #4 Improvement Project, and authorize the Mayor to sign the application.

Background:

The 2025 WWDC Alpine Water Supply Level I Master Plan ranked the Well #4 Improvement Project as the #2 recommended improvement for the Town. Recommended Improvement #1, which connects the Well #4 system to the main infrastructure, is already underway in the design phase.

The State Loan and Investment Board (SLIB) unanimously approved a $1,077,000 Mineral Royalty Grant (MRG) for the Alpine Well #4 Improvement Project during their special meeting on July 2, 2026. This represents 50% of the $2,154,000 total cost. Town staff are now working to secure the remaining 50% from the Wyoming Water Development Commission (WWDC) and/or Drinking Water State Revolving Fund (SRF). The deadline to apply for WWDC Construction Funding is September 1, 2026. The WWDC requires that the governing body of each entity approve a resolution supporting the application prior to submittal.

Alternatives:

Option A — Approve the resolution, supporting the Town's application for WWDC Construction Funding.

Option B — Not approve the resolution, and direct staff to seek funding from another source.

Fiscal Impact:

The State Land and Investment Board awarded $1,077,000 in MRG funding for this project. Since the Wyoming Water Development Commission funds up to 50% of eligible project costs, Town staff will apply for a WWDC grant to cover the remaining $1,077,000. If this request is unsuccessful, staff will work to secure a State Revolving Fund (SRF) loan. While SRF loans offer potential principal forgiveness, staff's primary goal remains maximizing grant awards to minimize any long-term debt.

Strategic or Community Impact:

Currently, all three of Alpine's active wells sit south of the Snake River. Upgrading Well #4 provides a vital, reliable water source north of the river, drastically improving system redundancy.

Key Questions:

1. Does Council wish to pursue funding for the Well #4 Improvement Project?

Suggested Motion:

I move to approve Resolution No. 2026-33, authorizing staff to prepare and submit an application for WWDC construction grant funds for the Alpine Well #4 Improvement Project.

TOWN OF ALPINE, WYOMING
RESOLUTION 2026-033

A RESOLUTION AUTHORIZING STAFF TO SUBMIT A GRANT APPLICATION TO THE WYOMING WATER DEVELOPMENT COMMISSION FOR THE WELL #4 IMPROVEMENT PROJECT

WHEREAS, the Town of Alpine acquired Well #4 in 2018; and

WHEREAS, the Wyoming Water Development Commission completed a Level I Water Master Plan for the Town of Alpine in 2025, which placed the Well #4 Improvement Project as the second most important project; and

WHEREAS, the Well #4 Improvement Project would increase production from 450gpm to 12,00gpm, creating a significant and reliable water source north of the Snake River; and

WHEREAS, the State Loan and Investment Board granted $1.077 million, or 50 percent of total project costs, in Mineral Royalty Grant funds to the Town of Alpine for the Well #4 Improvement Project; and

WHEREAS, the Town of Alpine wishes to seek the remaining 50 percent of total project costs from the Wyoming Water Development Commission; and

WHEREAS, submission of the grant application requires formal authorization by the governing body of the Town of Alpine;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE TOWN OF ALPINE, WYOMING:

1. Town staff are hereby authorized to prepare and submit an application for the Well #4 Improvement Project to the Wyoming Water Development Commission.

2. The Clerk/Treasurer and/or Town Administrator are authorized to execute all documents and agreements necessary for the submission of the application and administration of the grant, if awarded.

3. This Resolution shall take effect immediately upon adoption.

PASSED, APPROVED AND ADOPTED this 4th day of August, 2026.

VOTING RECORD:

Ayes:		*Mayor Green:*	
Nays:		*Burchard:*	
Abstentions:		*Larsen:*	
Absent:		*Wierda:*	
		Scaffide:	

Signed:

_____
Eric Green, Mayor of Alpine

ATTEST:

_____
Monica Cheault, Town Clerk/Treasurer

ALPINE
WYOMING

Date: August 4, 2026

Department: Administration

Presenter: Riley Hovorka, Town Administrator & Monica Chenault, Clerk/Treasurer

Subject: Resolution 2026-32: Council Rules of Procedure

Purpose:

Staff request that Council consider updating the Council Rules of Procedure via resolution.

Background:

Jim Sanderson, Town Attorney, suggested revisions to the 2008 Council Rules of Procedure ("Rules") and prepared a redline draft for Council consideration at the July 7 meeting. Council discussed the Attorney's proposed changes and directed staff to proceed with updating the Rules as discussed during that meeting. Direction also included a general conversion of all references of Commission/Commissioners to Town Council/Councilmembers.

While reviewing the Rules and implementing the changes Council discussed on July 7, staff identified five additional areas that were out-of-date with current practices:

1. Rule 1-2 Special Meetings:
    - Remove the requirement for special meetings to be requested in writing, signed by the requestor(s), and logged into a journal. Staff find that a verbal directive to schedule a special meeting—in person, over the phone, during a meeting, etc.—is permissible. This update is reflective of current practice.
2. Rule 2-5(a): Order of Business
    - Move, add, or remove section headers to reflect the way that agendas are currently structured.
        - Roll call and quorum pronouncement are combined into one item.
        - Adoption of the agenda should occur before any action is taken.
        - Nesting of minutes, bills to pay, and monthly financial report within a consent agenda.
        - Report-outs should occur after the consent agenda.
        - Option for a "work session" section, if needed.
        - Combination of "unfinished business" and "new business" into one over-arching "action items" section.

        - Public comment prior to adjournment.
3. Rule 2-5(b): Order of Business
    - Change the agenda item submission deadline from the last Thursday to the last Wednesday before a meeting and ensure that the Town Administrator also receives a copy of each agenda. This is to ensure more timely publication and awareness, and to be more respectful of staff's time.
    - Update the practice of providing copies of the agenda to members of the public. Instead of mailing out hardcopy agendas, the Clerk's Office now notices the publication of each agenda by text and makes agendas/packets available on the Town's website.
4. Rule 2-6(e): Public Participation
    - Remove verbiage regarding written comments that are evidentiary or argumentative in nature. *All* comments—including those which are evidentiary or argumentative in nature—may be submitted to the Clerk before 12:00pm on the day of the meeting.
5. Rule 2-14: Recusals and Abstentions
    - New section to address W.S. § 9-13-101 et seq. ("Ethics and Disclosure Act") that was not previously mentioned elsewhere in the Rules.

Alternatives:

Option A — Adopt the proposed Rules by resolution.

- Benefits Include: Greater consistency between the Rules, current procedures, and State Statutes.
- Challenges Include: These Rules are not a comprehensive re-write. Many Rules remain untouched.

Option B — Direct staff to make the following amendments _____, and bring a new draft to Council for consideration at the next available Council meeting.

- Benefits Include: Same benefits, with added flexibility for Council to expand (or reduce) the scope of amendments to include (or exclude) more sections.
- Challenges Include: The Rules would need to come back to Council for adoption once a new draft is available.

Option C – Adopt the proposed Rules by resolution, and direct staff to make additional revisions to be considered at a later date.

- Benefits Include: Immediately addresses most the more pressing issues while allowing staff more time to make more comprehensive updates.
- Challenges Include: Depending on the scope of updates, Council may want to consider scheduling a work session for this item.

Option C — Do not adopt the Rules. Continue to follow the 2008 Rules.

- Challenges Include: The 2008 Rules do not align with current procedures. The Town Council and staff would need to come into compliance with old procedures.

Fiscal Impact:

No fiscal impact.

Strategic or Community Impact:

Amending the Rules to reflect current and/or desired procedures creates consistency and clarity for Councilmembers, staff, and the public.

Key Questions:

What does Council need to consider? What policy-level questions should Council ask themselves—and discuss with each other—before they vote?

1. Does Council still wish to implement the changes proposed by Mr. Sanderson and discussed at the July 7, 2026 Town Council meeting?

2. Does Council will to incorporate the amendments proposed by the Town Clerk, and elaborated upon in the 'background' section herein?

3. Does Council wish to include a section regarding recusals and abstentions, thus reinforcing the Wyoming Ethics and Disclosures Act?

Suggested Motion:

I move to adopt Resolution 2026-32, adopting the Town Council Rules of Procedure and Meeting Rules.

Purpose and Authority

The Wyoming Constitution provides in Section 22 of Article 1:

> The right to petition, and of the people peaceably to assemble to consult for the common good, and to make known their opinions, shall never be denied or abridged.

And the U.S. Constitution provides in the 1st Amendment that Congress shall make no law abridging the freedom of the right of the people to peaceably assemble, and to petition the government for redress of grievances. With full compliance to the U.S. and Wyoming Constitutions the Town of Alpine, Town Council promulgates these rules and regulations in order to ensure orderly meetings that encourage public participation. The following guiding principles have been the foundation of the formation of these rules:

- The Council must act as a body.
- The Council should proceed in the most efficient manner possible.
- The Council must act by at least a majority.
- Every Council member must have an equal opportunity to participate in decision-making.
- The Council's Rules of Procedure must be followed consistently.
- The Council's actions should be the result of a decision on the merits and not a manipulation of the procedural rules.
- Meetings are accomplished in the spirit of openness with the encouragement of public participation.

No deliberative body can efficiently perform without rules of procedure. While rules cannot ensure civility, or command accuracy, clear rules and their fair and consistent application can lead to an orderly process. Our system of government, with its foundation in a robust, free exchange of ideas and lofty First Amendment aspirations, militates against controlled civil discourse. Certainly, civility cannot be mandated, but order has to be maintained. At the same time, the ~~Commission~~ Town Council has to provide a broad opportunity for public participation.

The following rules are content-neutral time, place, and manner regulations which are narrowly tailored to serve a significant government interest and leave open ample alternative channels of communication. The significant government interest being an orderly meeting.

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Chapter 1 Meetings

Rule 1-1 Time of Regular Meetings

The regular meeting of the Town of Alpine Town Council shall be held on the first and third Tuesday of each month, commencing at 7:00 p.m. in the Alpine Town Hall located at 250 River Road, Alpine, Wyoming, or at such other location within the Town of Alpine as may be necessary due to limitations of space or other reasons. (W.S. §16-4-404(a))

Rule 1-2 Special Meetings

The Mayor, or a majority of the Town Council, shall have the power to call special meetings of the Town Council~~, the object of which shall be submitted to the Town Clerk in writing and the call and object, as well as the disposition thereof, shall be entered upon the journal by the Town Clerk. The call shall be in writing and signed by the person or persons calling the meeting.~~ Notice shall be given to each member of the Town Council and to each newspaper of general circulation, radio, or television station requesting the notice. The notice shall specify the time and place of the special meeting and the business to be transacted. No other business shall be considered at a special meeting. W.S. §16-4-404(b).

Rule 1-3 Open Meetings

All meetings of the Town Council are public meetings, open to the public at all times, except as otherwise provided. No action of the Town Council shall be taken except during a public meeting. W.S. §16-4-403(a). Meetings are defined as when at least a quorum of the Town Council (three (3) members), are assembled for the purpose of discussion, deliberation, presentation of information, or taking action regarding public business, after having been called together through the proper authority. W.S. §16-4-402(a)(iii).

Rule 1-4 Executive Sessions

(a) The Town Council may hold executive sessions not open to the public upon a majority vote of the members present. Executive Sessions may only be held within a regular or special meeting and may not be held independently of a regular or special meeting:

1) With the attorney general, county attorney, sheriff or their respective deputies, or other officers of the law, on matters posing a treat to security of public or private property, or a threat to the public's right of access;

2) To consider the appointment, employment, right to practice or dismissal of a public officer, professional person, or employee, or to hear complaints or

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charges brought against an employee, professional person, or officer, unless the employee, professional person, or officer requests a public hearing. The Town Council may exclude from any public or private hearing during the examination of a witness, any or all other witnesses in the matter being investigated. Following the hearing or executive session, the Town Council may deliberate on its decision in executive sessions;

3) On matters concerning litigation to which the Town is a party or proposed litigation to which the Town may be a party;

4) On matters of national security;

5) To consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price;

6) To consider acceptance of gifts, donations, and bequests which the donor has requested in writing to be kept confidential;

7) To consider or receive any information classified as confidential by law;

8) To consider accepting or tendering offers concerning wages, salaries, benefits, and terms of employment during all negotiations.
W.S. §16-4-405.

Rule 1-5 Public Participation

A member of the public is not required, as a condition of attendance at any meeting to register his name, to supply information, to complete a questionnaire, or fulfill any other condition precedent to his attendance. A person seeking recognition at the meeting may be required to give his name and affiliation. W.S. §16-4-403(b).

Rule 1-6 Recess

The Town Council may recess any regular, special, or recessed regular or special meeting to a place and at a time specified in an order of recess. A copy of the order of recess shall be conspicuously posted on or near the door of the place where the meeting or recessed meeting was held.
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Rule 1-7 Emergency Meetings

The Town Council may hold an emergency meeting on matters of serious immediate concern to take temporary action without notice. Reasonable effort shall be made to offer public notice. All action taken at an emergency meeting is

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of a temporary nature and in order to become permanent shall be reconsidered and acted upon at an open public meeting within 48 hours. W.S. §16-4-404(d).

Rule 1-8 Disruption of Meetings

If any public meeting is willfully disrupted by a person or group of persons so as to render the orderly conduct of the meeting unfeasible, and order cannot be restored by the removal of the person or persons who are willfully interrupting the meeting, the Chair, subject to ratification by majority vote of the Town Council, may order the removal of the person or group from the meeting room and continue in session, or may recess the meeting and reconvene at another location. Only matters appearing on the agenda may be acted upon in a meeting recessed to another location. The Town Council shall establish procedures for Readmitting an individual or individuals not responsible for disturbing the conduct of a meeting. Duly accredited members of the press or other news media except those who participated in a disturbance shall be allowed to attend any meeting permitted by this section. W.S. §16-4-406.

Chapter 2 Conduct of Meetings

Rule 2-1 Chapter Constitutes Rules Governing Procedures; Suspension of Rules

The provisions of this chapter shall constitute the rules and regulations governing the procedures of the Town Council, and shall be ~~strictly~~ adhered to unless temporarily suspended by three-quarters vote of the council members present at the meeting. The motion to suspend the provisions of this chapter must specify for what purpose the suspension is made and the suspension shall exist only until the purpose named in the motion is accomplished.

Rule 2-2 Applicability of Robert's Rules of Order

This Chapter shall govern the Town Council in regards to parliamentary procedure of meetings, however, for those areas of parliamentary procedure in which this Chapter is silent, the rules of parliamentary procedure contained in Robert's Rules of Order, Newly Revised, ~~10th~~ 12th Edition, and any subsequent editions or amendments thereto, if any, shall govern the Town Council so long as Robert's Rules of Order are not inconsistent with the provisions of this Chapter or the Statutes of the State of Wyoming.

Rule 2-3 Presiding Officer

The Chair shall preside at all meetings of the Town Council as the presiding officer. In the absence of the chair, the vice-chair shall preside and act as chair until the appearance of the chair. If the vice-chair is unavailable, the Town Council may appoint by a majority vote a chair pro-tem. The chair pro-tem and vice-chair when occupying the place of the chair, may exercise all of the powers

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of that office, and have the same privileges, while so acting, shall be as binding upon the Town Council and upon the Town, as if done by the chair.

Rule 2-4 Call to Order

At the hour appointed for the meeting of the Town Council, the Town Council shall be called to order by the presiding officer. The Mayor ~~Town Clerk~~ or its designee, shall call the roll. If a quorum is present, the Town Council shall proceed to the business which may come before it. A majority of all the qualified members of the governing body constitute a quorum. Once achieved, a quorum is not obviated by a member who has withdrawn from a meeting without the approval of the Council.

Rule 2-5 Order of Business

(a) The order of business at each regular Town Council meeting shall be as set forth in the agenda prepared prior to each meeting. The suggested agenda format is as follows:

- Call to Order
- Roll Call and Quorum Pronouncement
- ~~Quorum Pronouncement by the Chair~~
- ~~Approval of Minutes~~
- Adoption of Agenda
- Consent Agenda
    - Approval of Minutes
    - Bills to Pay
    - Monthly Financial Report
- ~~Unfinished Business~~
- ~~New Business~~
- Reports
- Work Session and/or Action Items
- ~~Public Comment~~
- ~~Reports~~
- ~~Communications~~Public Comment
- Adjournment
- Executive Session (as needed)

(b) The Town Clerk or its designee shall prepare and deliver to each ~~commissioner~~ Town Councilmember, the Town Administrator, and the Town Attorney an agenda no later than 5 days preceding the next meeting. Items to be included on the agenda must be submitted to the Town Clerk in writing on the ~~first~~ last Wednesday~~Thursday~~ preceding the next regular meeting. The agenda shall state the presenter for each agenda item and a brief description of each agenda item. ~~The Town Clerk shall also mail (regular mail, facsimile or electronic mails) a~~

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~~copy of the agenda to every person who has requested the same in writing during the preceding year.~~A link to the agenda may be sent to all persons subscribed to TextMyGov.

(c) Following submission of the agenda to the Town Council, agenda items may not be added unless by a vote of the majority of the Council present or at the discretion of the chair.

Rule 2-6 Public Participation

(a) Recognition. No person may address the Council without the permission of the presiding officer, or a majority of the quorum, or as otherwise required by law. Except as required by law, the presiding officer may not recognize anyone other than a Council Member or a member of the Town Staff until all of Council Members have finished discussing the agenda item under consideration.

(b) Addressing the Council. A person addressing the Council shall do so at the speaker's rostrum and shall begin by offering his or her name and group affiliation, if any, orally, and in writing if requested. All remarks shall be addressed to the chair. No cross-talking shall be permitted.

(c) Limits. Each speaker shall limit his or her remarks to three (3) minutes, except as otherwise specifically provided for in these rules, or except as time is extended by the presiding officer. Each speaker shall avoid repetition of the remarks of prior speakers and speak only to the agenda item under consideration.

(d) Questions. Following each speaker's remarks, each Council Member shall be given the opportunity to comment further and to address questions to the speaker. The speaker may not be permitted or required to answer such questions if all the Council Members present, other than the questioner, object.

(e) Written Communication. Consideration of written communications ~~of an evidentiary or argumentative nature~~ ~~that is received by the Council less than 48 hours prior to the meeting is discouraged, and no~~ may be submitted to the Clerk before 12:00 PM on the day of the meeting. ~~Council Member is obligated to take into consideration matters contained therein~~. ~~Similarly, c~~Consideration of petitions, except to the extent that the signatures are witnessed by notary public, is discouraged and no Council Member shall have any obligation to assume the genuineness of un-witnessed signatures to any petition.

~~(e)~~(f) Public Comment Notice. Public comment is an opportunity for residents to address Town-related matters. Remarks are directed at the Chair. The Council is under no obligation to respond. Each speaker is limited to three (3) minutes and is asked to remain on the agenda topic and to be respectful.

Rule 2-7 Preservation of Order

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The Presiding Officer shall preserve order, ~~prevent personally directed comments, confine members in debate to the question,~~ confine Council Members in debate to the question and prevent personally directed comments among them, and shall decide who shall be first heard when two or more ~~commissioners~~ Council Members rise at the same time. Any appeal of the presiding officer's decision in such case shall be to the Town Council then sitting, which shall decide at once and without debate. A member called to order at a Town Council meeting shall at once suspend his remarks, unless permitted to explain. If there is no appeal, the decision of the presiding officer shall be conclusive and, if an appeal is taken, the Town Council shall decide the question at once and without debate. This rule governs decorum among Council Members and does not authorize restriction of the content or viewpoint of public comment.

Rule 2-8 Sergeant-at-Arms

~~The Town Police Chief, or his designee,~~ A deputy of the Lincoln County Sheriff's Office designated by the Town, or other person designated by the Chair, shall act as sergeant-at-arms at all meetings of the Town Council at the request of the chair, and he shall preserve order at such meetings and carry out the directions of the presiding officer respecting any business of the Town Council. The Sargeant-at-Arms shall act only to preserve order and the safety of those present, and shall not act based on the content or viewpoint of any person's speech.

Rule 2-9 Council Members ~~County commissioners~~ to observe order

No Council Member shall entertain conversation while another is speaking at a Town Council meeting.

Rule 2-10 Procedure to Obtain Floor

Each Council Member, before speaking on any question at a Town Council meeting, shall address himself to the presiding officer, and shall not proceed with his remarks until recognized by the presiding officer.

Rule 2-11 Motions Generally

(a) No question shall be put to a vote at a Town Council meeting unless the same is seconded. When a motion is seconded, it shall be so stated by the presiding officer before debate or action thereon.

(b) Each motion shall be reduced to writing by the Council Member making it, or the Town Clerk if the presiding officer or any Council Member shall ask it.

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(c) After a motion is stated by a presiding officer, it shall be deemed to be in the possession of the Town Council, but it may be withdrawn by the presiding officer before decision or amendment, with the permission of the Town Council.

Rule 2-12 Statement for Reasons of Voting

Any Council Member may state his reason for voting upon any question either immediately before or immediately after the entire vote is taken of all members, but he shall confine his remarks strictly to the subject under consideration, and shall not spend longer than five minutes.

Rule 2-13 Subsidiary Motions

(a) When a question is before the Town Council, no motion shall be received, except as herein specified, which motion shall have precedence in the order stated:

1) **To appeal** a procedural ruling of the presiding officer. The motion needs a second. The presiding officer has the first opportunity to speak to the appeal. Then debate may occur among the Council Members, and finally the presiding officer has the last right to speak before taking the vote. A majority vote is needed to sustain the decision of the chair;

2) **To adjourn**. This motion may be made only at the conclusion of the action on a pending substantive matter; it may not interrupt deliberation of a pending matter. A motion to simply adjourn cannot be amended, but a motion to adjourn to a time named may be amended and is open to debate;

3) **To take a brief recess**. This may be voted upon or is a privilege of the chair.

4) **Question of Privilege.** Permits a member to make a request relating to the rights and privileges of the Council. Does not require a second and is not debatable. The chair rules on the request and may ask advice of the Town Attorney as a basis for the ruling. This procedure is normally used to request to go into executive session.

5) **Point of Order**. A second is not required and is not debatable. To rise to a point of order is to protest a breach of the rules. The chair rules on the request.

6) **To suspend the rules.** The ~~commission~~ Town Council may not suspend provisions of the rules that are imposed by law, for example motions that require 2/3 by statute. To suspend the rules requires a 2/3 vote;

7) **To go into executive session**. The ~~Commission~~ Town Council may go into executive session only under the provisions of the Wyoming Open

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Meetings Act. The motion shall cite the statutory basis for the executive session and shall be adopted at an open meeting. The ~~Commission~~ Town Council may either recess or adjourn into executive session

8) **To leave executive session;**

9) **To divide a complex question and consider it by parts.**

10) **To defer consideration.** The ~~Commission~~ Town Council may defer a substantive motion for later consideration at an unspecified time. A substantive motion, the consideration of which has been deferred, expires 30 days thereafter unless a motion to revive consideration is adopted. This motion should be distinguished from a motion to postpone to a certain time or date, which matter then automatically is brought up again when that time arrives.

11) **Motion for the previous question.** This motion is not in order until there have been at least 20 minutes of debate and/or every member has had an opportunity to speak once. The previous question shall be put in this form: "Shall we vote on the issue now before us?" It shall be admitted when demanded by a majority of the members present. Its effect, when sustained by a majority of the members present, shall put to an end all debate, and bring the Town Council to a direct vote.

12) **To postpone to a certain time or day.** A Motion to postpone to a certain time or day may be either made as a general order or a special order. A special order requires two-thirds vote, whereas a general order only requires a majority. A General Order states the date and/or the approximate time that the matter will be taken up, but does not interrupt pending matters at that time. A Special Order states a specific date and time and at that specified time all pending matters cease in order to consider the special order. If consideration of a motion has been postponed, a new motion with the same effect cannot be introduced while the postponed motion remains pending. A person who wishes to revisit the matter must either wait until the day in question or move to suspend the rules.

13) **To amend.** An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as rejection of the original motion. The intent of such an amendment should be achieved in a simpler, more straightforward manner by the defeat of the original motion. Pertinent amendments that make major substantive changes to the original motion are proper. A proposal to substitute completely different wording for a motion or an amendment shall be treated as a motion to amend. On an amendment to strike out and insert, the paragraph or sentence it amends

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shall be first read as it stands, then the words proposed to be struck out, and then those words proposed to be inserted and finally the paragraph or sentence as it would stand if so amended. A motion may be amended, and that amendment may be amended, but no further amendments may be made until the last offered amendment is disposed of by a vote.

14) **To rescind.** The ~~Commission~~ Town Council may vote to rescind actions it has previously taken.

Rule 2-14 Recusals and Abstentions

(a) Disclosure

1) Any Councilmember with a personal, financial, or other interest that could reasonably be perceived to affect their impartiality on a matter before the Council must publicly disclose the nature of the interest before discussion begins.

(b) Recusal

1) A Councilmember shall recuse themselves from voting, deliberating, or otherwise participating in any matter where: 1) They or an immediate family member have a direct financial interest; 2) They serve in a leadership or employment role with an entity directly affected by the decision; or 3) Their impartiality might reasonably be questioned by the public.

(c) Recusal Procedure

1) When recusing themselves from voting, deliberating, or otherwise participating in contemplation of an action item, a Councilmember shall: 1) State the reason for recusal for the public record; 2) Leave the Council table during discussion and voting on the matter; and 3) Be recorded in the minutes as "having abstained from the vote due to a conflict of interest."

(d) Abstentions

1) Councilmembers shall abstain from voting only in clear cases of personal or private interest as defined in W.S. § 9-13-106.

W.S. § 9-13-101 et seq. ("Ethics and Disclosure Act")

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Rule 2-10 Procedure to Obtain Floor

Each Council Member, before speaking on any question at a Town Council meeting, shall address himself to the presiding officer, and shall not proceed with his remarks until recognized by the presiding officer.

Rule 2-11 Motions Generally

(a) No question shall be put to a vote at a Town Council meeting unless the same is seconded. When a motion is seconded, it shall be so stated by the presiding officer before debate or action thereon.

(b) Each motion shall be reduced to writing by the Council Member making it, or the Town Clerk if the presiding officer or any Council Member shall ask it.

(c) After a motion is stated by a presiding officer, it shall be deemed to be in the possession of the Town Council, but it may be withdrawn by the presiding officer before decision or amendment, with the permission of the Town Council.

Rule 2-12 Statement for Reasons of Voting

Any Council Member may state his reason for voting upon any question either immediately before or immediately after the entire vote is taken of all members, but he shall confine his remarks strictly to the subject under consideration, and shall not spend longer than five minutes.

Rule 2-13 Subsidiary Motions

(a) When a question is before the Town Council, no motion shall be received, except as herein specified, which motion shall have precedence in the order stated:

1) **To appeal** a procedural ruling of the presiding officer. The motion needs a second. The presiding officer has the first opportunity to speak to the

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appeal. Then debate may occur among the Council Members, and finally the presiding officer has the last right to speak before taking the vote. A majority vote is needed to sustain the decision of the chair;

2) **To adjourn**. This motion may be made only at the conclusion of the action on a pending substantive matter; it may not interrupt deliberation of a pending matter. A motion to simply adjourn cannot be amended, but a motion to adjourn to a time named may be amended and is open to debate;

3) **To take a brief recess**. This may be voted upon or is a privilege of the chair.

4) **Question of Privilege.** Permits a member to make a request relating to the rights and privileges of the Council. Does not require a second and is not debatable. The chair rules on the request and may ask advice of the Town Attorney as a basis for the ruling. This procedure is normally used to request to go into executive session.

5) **Point of Order**. A second is not required and is not debatable. To rise to a point of order is to protest a breach of the rules. The chair rules on the request.

6) **To suspend the rules.** The Town Council may not suspend provisions of the rules that are imposed by law, for example motions that require 2/3 by statute. To suspend the rules requires a 2/3 vote;

7) **To go into executive session**. The Town Council may go into executive session only under the provisions of the Wyoming Open Meetings Act. The motion shall cite the statutory basis for the executive session and shall be adopted at an open meeting. The Town Council may either recess or adjourn into executive session

8) **To leave executive session;**

9) **To divide a complex question and consider it by parts.**

10) **To defer consideration.** The Town Council may defer a substantive motion for later consideration at an unspecified time. A substantive motion, the consideration of which has been deferred, expires 30 days thereafter unless a motion to revive consideration is adopted. This motion should be distinguished from a motion to postpone to a certain time or date, which matter then automatically is brought up again when that time arrives.

11) **Motion for the previous question.** This motion is not in order until there have been at least 20 minutes of debate and/or every member has had an

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opportunity to speak once. The previous question shall be put in this form: "Shall we vote on the issue now before us?" It shall be admitted when demanded by a majority of the members present. Its effect, when sustained by a majority of the members present, shall put to an end all debate, and bring the Town Council to a direct vote.

12) **To postpone to a certain time or day.** A Motion to postpone to a certain time or day may be either made as a general order or a special order. A special order requires two-thirds vote, whereas a general order only requires a majority. A General Order states the date and/or the approximate time that the matter will be taken up, but does not interrupt pending matters at that time. A Special Order states a specific date and time and at that specified time all pending matters cease in order to consider the special order. If consideration of a motion has been postponed, a new motion with the same effect cannot be introduced while the postponed motion remains pending. A person who wishes to revisit the matter must either wait until the day in question or move to suspend the rules.

13) **To amend.** An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as rejection of the original motion. The intent of such an amendment should be achieved in a simpler, more straightforward manner by the defeat of the original motion. Pertinent amendments that make major substantive changes to the original motion are proper. A proposal to substitute completely different wording for a motion or an amendment shall be treated as a motion to amend. On an amendment to strike out and insert, the paragraph or sentence it amends shall be first read as it stands, then the words proposed to be struck out, and then those words proposed to be inserted and finally the paragraph or sentence as it would stand if so amended. A motion may be amended, and that amendment may be amended, but no further amendments may be made until the last offered amendment is disposed of by a vote.

14) **To rescind.** The Town Council may vote to rescind actions it has previously taken.

Rule 2-14 Recusals and Abstentions

(a) Disclosure

1) Any Councilmember with a personal, financial, or other interest that could reasonably be perceived to affect their impartiality on a matter before the Council must publicly disclose the nature of the interest before discussion begins.

(b) Recusal

1) A Councilmember shall recuse themselves from voting, deliberating, or otherwise participating in any matter where: 1) They or an immediate family member have a direct financial interest; 2) They serve in a

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leadership or employment role with an entity directly affected by the decision; or 3) Their impartiality might reasonably be questioned by the public.

(c) Recusal Procedure

1) When recusing themselves from voting, deliberating, or otherwise participating in contemplation of an action item, a Councilmember shall: 1) State the reason for recusal for the public record; 2) Leave the Council table during discussion and voting on the matter; and 3) Be recorded in the minutes as "having abstained from the vote due to a conflict of interest."

(d) Abstentions

1) Councilmembers shall abstain from voting only in clear cases of personal or private interest as defined in W.S. § 9-13-106.

W.S. § 9-13-101 et seq. ("Ethics and Disclosure Act")

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TOWN OF ALPINE, WYOMING
RESOLUTION 2026-032

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ALPINE, WYOMING, ADOPTING THE TOWN COUNCIL RULES OF PROCEDURE AND MEETING RULES

WHEREAS, the Town Council of the Town of Alpine is authorized under Wyoming law to establish rules governing the conduct of its meetings and proceedings; and

WHEREAS, the Wyoming Constitution and the United States Constitution recognize the public's right to peaceably assemble, petition the government, and participate in the governmental process; and

WHEREAS, the Wyoming Public Meetings Act, W.S. §§ 16-4-401 through 16-4-408, establishes requirements governing public meetings; and

WHEREAS, the Town Council finds that the adoption of clear Rules of Procedure promotes the orderly, efficient, transparent, and consistent conduct of Council meetings while preserving opportunities for meaningful public participation; and

WHEREAS, the Town Attorney presented proposed revisions to the Town Council Rules of Procedure, which the Town Council reviewed and discussed at its July 7, 2026, meeting; and

WHEREAS, the attached Town Council Rules of Procedure have been amended to incorporate the revisions discussed by the Town Council, including selected updates addressing current statutory requirements, current Town practices, terminology, agenda procedures, public participation, recusals and abstentions, and the current edition of Robert's Rules of Order Newly Revised, where applicable.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ALPINE, WYOMING, AS FOLLOWS:

Section 1. Adoption.

The document entitled "Town of Alpine Town Council Rules of Procedure and Meeting Rules," attached to this Resolution and incorporated herein as Exhibit A, is hereby adopted as the official Rules of Procedure governing meetings and proceedings of the Town Council.

Section 2. Supersession.

This Resolution and the Rules adopted herein supersede the Town Council Rules of Procedure adopted in 2008 and any previously adopted resolutions, policies, or procedural rules governing Town Council meetings to the extent they are inconsistent with the provisions of Exhibit A.

Section 3. Administration.

The Mayor, Town Council, Town Clerk/Treasurer, Town Administrator, Town Attorney, and other appropriate Town officials shall conduct and administer Town Council meetings in accordance with the Rules of Procedure adopted by this Resolution.

Section 4. Severability.

If any section, subsection, sentence, clause, or provision of this Resolution or the Rules adopted herein is determined by a court of competent jurisdiction to be invalid, that determination shall not affect the validity of the remaining portions.

PASSED, APPROVED, AND ADOPTED by the Town Council of the Town of Alpine, Wyoming, this 4th day of August 2026.

VOTING RECORD:

Ayes:	
Nays:	
Abstentions:	
Absent:	

Mayor Green:	
Burchard:	
Larsen:	
Wierda:	
Scaffide:	

Signed:

_____
Eric Green, Mayor of Alpine

ATTEST:

_____
Monica Chenault, Town Clerk/Treasurer