TOWN COUNCIL MEETING AGENDA

Executive Session at 6:00 PM; Regular Meeting at 7:00 PM

October 06, 2026 / 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. EXECUTIVE SESSION
   a. Seeking a motion to enter into executive session on matters concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party.

3. RECONVENE THE REGULAR MEETING

4. PLEDGE OF ALLEGIANCE – Mayor Green

5. ROLL CALL – Town Administrator, Riley Hovorka

6. 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.*

7. CONSENT AGENDA – Mayor Green
   a. Town Council Minutes: September 15, 2026, Town Council Meeting Minutes
   b. Bills to Pay Report: September 1, 2026, through October 6, 2026
   c. F-66 and Report Summary Packet

8. REPORTS
   a. Mayor's Report - Eric Green
   b. Events Committee Report - Andrea Burchard
   c. Engineering Report - Kevin Meagher, Jorgensen Engineering

9. WORK SESSION ITEMS
   a. Discussion: Bear Awareness and Wildlife Safety - Reducing Attractants and Keeping Residents and Pets Safe.

b. Discussion: Ordinance No. 2026-015 - Establishing Regulations Prohibiting the Sale, Use, and Discharge of Fireworks within the Town of Alpine.

c. Discussion: Business License Updates and Special Event Permit Process

10. ACTION ITEMS

a. **Resolution No. 2026-036 - A Resolution Adopting The Town Of Alpine 2026 Master Plan As Adopted And Certified By The Town Of Alpine Planning And Zoning Commission; Repealing Resolution No. 2025-014; And Reinstating Section 1-104(B)(7) Of The Town Of Alpine Land Use And Development Code:**

Suggested Motion: Motion to approve Resolution No. 2026-036, adopting the Town of Alpine 2026 Master Plan as adopted and certified by the Town of Alpine Planning and Zoning Commission, repealing Resolution No. 2025-014, and reinstating Section 1-104(B)(7) of the Town of Alpine Land Use and Development Code.

b. **Authorization to Submit an Out-of-Cycle Travel & Tourism Grant Application for the 2027 Music in the Mountains Series - Up to $32,000 from FY27 and FY28 Funds:**

Suggested Motion: Motion to authorize staff to submit an out-of-cycle application to the Town of Alpine Travel and Tourism Board for the 2027 Music in the Mountains series in an amount up to $32,000, including a request for approval of $8,000 from FY27 Travel and Tourism funds for the June band bookings, and $24,000 for FY28 Travel & Tourism funds for the July through September bookings subject to available funding and grant approval.

c. **Approval of an Additional $3,500 in FY27 Expenses for the 2027 Music in the Mountains Summer Series, Increasing the Authorized Amount to $23,500, with the Increase Funded from Prior-Year Fund Balance:**

Suggested Motion: Motion to approve an additional $3,500 in FY27 expenses for the Music in the Mountains 2027 Summer Series, increasing the total authorized amount from $20,000 to $23,500, and to fund the $3,500 increase from the prior-year fund balance

11. TABLED ITEMS

a. **Used Service Pickup with Crane:**

12. 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.*

13. ADJOURNMENT

TOWN COUNCIL REGULAR MEETING MINUTES

September 15, 2026 / 250 River Circle - Alpine, WY 83128

CALL TO ORDER

Mayor Green called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Green led the attendees in the Pledge of Allegiance.

ROLL CALL

Town Administrator Hovorka conducted roll call. Present were Mayor Green and Councilmembers Larsen, Wierda, Burchard, and Scaffide. A quorum was established.

ADOPTION OF AGENDA

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

APPROVAL OF CONSENT AGENDA: *Items listed on the consent agenda are considered routine and are enacted by one motion unless a Council member or citizen requests separate consideration.*

Town Council Minutes: September 1, 2026, Town Council Meeting Minutes: Councilmember Larsen made a motion to approve the September 1, 2026, Town Council Meeting Minutes. Councilmember Burchard seconded the motion.

Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. Motion carried.

Planning & Zoning Commission Minutes: August 11, 2026, and August 25, 2026, Planning & Zoning Commission Minutes: Councilmember Larsen made a motion to approve the August 11, 2026, and August 25, 2026, Planning & Zoning Commission Minutes. Councilmember Burchard seconded the motion.

Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. Motion carried.

Bills to Pay Report: August 18, 2026, through September 15, 2026: Councilmember Larsen made a motion to approve the Bills to Pay Report August 18, 2026, through September 15, 2026. Councilmember Burchard seconded the motion.

Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. **Motion carried.**

REPORTS

Mayor's Report - Eric Green:

Mayor Green reported that he had no items to present at the beginning of the reports.

Planning & Zoning Report - Melisa Wilson:

Planning & Zoning Commission Chair Melisa Wilson reported that the Commission discussed concerns regarding foundation height and whether constructed foundations remain consistent with approved plans and established grade. The Commission discussed whether an additional verification could be incorporated into the certificate-of-placement or inspection process.

The Council discussed the relationship between finished grade, road elevation, foundation stem-wall height, survey benchmarks, and the Town's current inspection process. It was noted that the issue should be considered as part of the ongoing rewrite of the Land Use and Development Code. The recent vacancy in the Planning and Zoning Administrator position was also noted as an operational challenge.

Events Committee Report - Councilmember Andrea Burchard:

Councilmember Burchard reported on upcoming community events, including a local-author book signing at the Alpine Library, the Alpine Education Foundation golf scramble fundraiser, the first bingo event of the season, Fall Fest at Melvin on October 3 with community cleanup activities, pumpkin patch and face painting, and a Civic Center craft fair on October 24.

The Council requested that upcoming October events be included in the Town's public communications.

Economic Development Report - Councilmember Jeremiah Larsen:

Councilmember Larsen reported no additional Economic Development activity.

Alpine Travel & Tourism Board Report - Councilmember Jeremiah Larsen:

Councilmember Larsen reported that the next Alpine Travel & Tourism Board meeting would be held October 15, 2026. The annual fall meeting will include feedback from summer grant recipients and other Board business.

DRAFT

Lincoln County Sheriff's Report:

The Lincoln County Sheriff's Report was submitted in writing.

PUBLIC HEARING

Transfer of Ownership - County Malt Beverage Permit - KJ's Alpine:

Mayor Green opened the public hearing at approximately 7:10 p.m. to consider the transfer of ownership of the county malt beverage permit for the premises located at 1500 Boardwalk Drive from Parkland USA Corp. to ABS Wyoming LLC, doing business as KJ's Alpine.

Town Administrator Hovorka reported that the requested license term would run from the date of approval through December 31, 2026. Notice of the public hearing had been published and posted, the transfer fee had been paid, and final review and certification by the Wyoming Liquor Division remained pending. Staff recommended approval contingent upon final review and certification of the application.

A representative of ABS Wyoming LLC appeared before the Council. Council discussion clarified that the business would operate as KJ's Alpine and that the permit would remain subject to the normal renewal process for the following calendar year.

No public testimony was offered. Mayor Green closed the public hearing at approximately 7:14 p.m.

ACTION ITEMS

Transfer of Ownership - County Malt Beverage Permit - KJ's Alpine:

Councilmember Wierda made a motion to approve the transfer of ownership of the county malt beverage permit from Parkland USA Corp. to ABS Wyoming LLC, doing business as KJ's Alpine, for the premises located at 1500 Boardwalk Drive, contingent upon final review and certification of the application as complete by the Wyoming Liquor Division. The motion was seconded.

Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. **Motion carried.**

AMI Meter Project - Pay Application No. 5:

Councilmember Burchard made a motion to approve Pay Application No. 5 to Core & Main LP in the amount of $42,292.70 and authorize release of the remaining retainage associated with Pay Application No. 1 following completion of the required 41-day public notice period. Councilmember Wierda seconded the motion.

Town Administrator Hovorka confirmed that this was the final pay application for the radio-read installation project and that the final meter installation had been completed.

Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. **Motion carried.**

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Civic Center Audio/Video System Upgrade:

Councilmember Wierda made a motion to approve a budget of up to $8,000 for upgrades to the Civic Center audio/video system and authorize staff to submit a funding request to the Alpine Travel & Tourism Board in the amount of $6,000 for consideration at its October 15, 2026, meeting. Councilmember Burchard seconded the motion.

Councilmember Burchard recused herself from the discussion and vote due to a conflict of interest involving the contractor proposed to purchase and install the equipment. Councilmember Larsen also recused himself because of his service on the Alpine Travel & Tourism Board.

The Council clarified that $8,000 was the total not-to-exceed project amount, not $8,000 in addition to a potential $6,000 Travel & Tourism award. If the full Travel & Tourism request were awarded, the Town's net cost would be approximately $2,000. The prior equipment estimate was discussed as being below the $8,000 ceiling.

During public comment on the item, Jeremy Larson explained that improved Civic Center audio/visual capability could support efforts to attract conventions and off-season visitors.

Voting Yea: Mayor Green, Councilmember Wierda, and Councilmember Scaffide.

Councilmember Larsen and Councilmember Burchard recused themselves. **Motion carried.**

Caselle Community Connect Online Payment Portal:

Councilmember Larsen made a motion to approve Caselle Community Connect for utility billing, accounts receivable, and other General Fund payments, including a $1,200 setup fee and $1,800 annual cost, with implementation by December 31, 2026. Councilmember Burchard seconded the motion.

Town Administrator Hovorka explained that Xpress Bill Pay is being sunset and the Town must transition to another online payment processor. Because the Town already uses Caselle accounting software, Community Connect will allow online payments to feed directly into the Town's accounting system. Existing online-payment customers will need to establish accounts in the new system. Staff will provide additional public information before implementation.

Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. **Motion carried.**

Lift Station Electrical Service Relocation:

Councilmember Burchard made a motion to direct staff to proceed with the lift-station power-supply relocation project and amend the Wastewater Fund capital outlay budget by $20,000 to accommodate project costs. The motion was seconded.

The Council discussed relocating the lift station's electrical service from the Melvin Brewing building to a dedicated Town-controlled service. The Town had budgeted $25,000 for the

project; however, excavation, a concrete pad, and electrician work increased the estimated all-in project cost to approximately $40,000, with a not-to-exceed amount of approximately $45,000 discussed.

The motion initially referenced Fiscal Year 2025. Councilmember Burchard moved to amend the motion to correct the fiscal year to Fiscal Year 2027. The amendment was seconded and carried with no opposition.

Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. Motion carried.

Used Service Pickup with Crane:

Councilmember Scaffide made a motion to authorize staff to purchase a used service pickup equipped with a crane in an amount not to exceed $75,000 and direct staff to amend the Water Fund capital outlay budget by $30,000 to accommodate the purchase. The motion was seconded.

The Council discussed the $45,000 vehicle appropriation approved during the Fiscal Year 2027 budget process, the condition and intended replacement sequence of existing Public Works service vehicles, the need for additional field-operations vehicle capacity, and whether the General Fund rather than the Water Fund should own the vehicle.

Because Public Works Director Craig Leseberg was unable to attend and Councilmembers had additional questions regarding vehicle need, funding, and fleet planning, Councilmember Larsen moved to table the item for discussion at a future meeting. Councilmember Wierda seconded the motion.

Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, and Councilmember Scaffide. Voting Nay: Councilmember Wierda. Motion carried.

Lift Station Mobile Generator Connections:

Councilmember Larsen made a motion to authorize Town staff to complete the electrical and related site upgrades necessary to connect the Town's lift stations to the existing mobile generator during an extended power outage, for a total project cost not to exceed $45,000; to prioritize locations as necessary to remain within budget; and to return to Council before proceeding if an overage is anticipated. The motion was seconded.

The Council discussed the importance of making the existing mobile generator usable at the lift stations and clarified that funding for the work had already been budgeted in the wastewater/sewer fund.

Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. Motion carried.

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MaintainX Work Order Platform:

Councilmember Larsen made a motion to select MaintainX as the Town's work-order platform and authorize the Mayor to sign the order form in the amount of $6,742 for implementation and an initial one-year subscription. The motion was seconded.

Town Administrator Hovorka reported that MaintainX provides a relatively simple, mobile-friendly interface suited to field operators using phones and tablets. The system will allow the Town to inventory and track assets, equipment and fleet information, run times, checklists, maintenance procedures, photographs, work histories, and the time and resources spent on individual assets.

The Council discussed first-year discounts included in the proposal and agreed that beginning with a one-year subscription would allow the Town to evaluate the platform before renewal.

Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. Motion carried.

PUBLIC COMMENT

Bill Saks, Alpine, asked Councilmember Larsen about the timing of his prior investment in Melvin Brewing in relation to a 2022 Council matter. Councilmember Larsen stated that he had been an investor from the beginning and that his investment ended when the business sold in 2022.

Mike McElroy, Alpine resident and candidate for Town Council, spoke in support of Bill Saks and commented on local public-governance discussions and conduct surrounding public meetings. His comments also included disputed allegations concerning another individual; the minutes do not independently adopt or verify those allegations.

Dave Dobler addressed the Council regarding the long-running property and roadway issue referred to as the Dobler Triangle/Terrace Lane matter. The speaker summarized the property's survey and roadway history, asserted that public use extends onto private property, and requested further Council review. Mayor Green stated that the Town intended to arrange a meeting with the resident, Town Administrator, and Town Attorney, and a Councilmember requested an opportunity to visit the property.

Patricia McQuade, Alpine resident, asked about the temporary roundabout demonstration project. Mayor Green explained that installation had been delayed while materials were being obtained and that WYDOT had authorized an extension into October, allowing the demonstration to remain in place for approximately four weeks after installation.

Council discussion also addressed the recent vacancy in the Planning and Zoning Administrator position. Mayor Green stated that the Town was preparing to advertise the position and that Town Administrator Hovorka would serve as the interim contact for planning-related questions and matters already in process.

ADJOURNMENT

Councilmember Larsen made a motion to adjourn the meeting. Councilmember Wierda seconded the motion.

Voting Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. Motion carried.

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 October 6th, 2026

Signed: Attest:

_____ _____
Eric Green, Mayor Monica Chenault, Town Clerk

DRAFT

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

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount	
09/26	09/01/2026	20940	1560	Lower Valley Energy	10-20100	278.24	M
09/26	09/01/2026	20941	1560	Lower Valley Energy	10-20100	19.91	M
09/26	09/01/2026	20942	1560	Lower Valley Energy	52-20100	18.00	M
09/26	09/01/2026	20943	1560	Lower Valley Energy	51-20100	3,760.56	M
09/26	09/01/2026	20944	1560	Lower Valley Energy	10-20100	74.85	M
09/26	09/01/2026	20945	1560	Lower Valley Energy	10-20100	29.35	M
09/26	09/01/2026	20946	1560	Lower Valley Energy	10-20100	29.02	M
09/26	09/01/2026	20947	1560	Lower Valley Energy	10-20100	28.85	M
09/26	09/01/2026	20948	1560	Lower Valley Energy	52-20100	3,881.72	M
09/26	09/01/2026	20949	1560	Lower Valley Energy	10-20100	18.73	M
09/26	09/01/2026	20950	1560	Lower Valley Energy	52-20100	79.09	M
09/26	09/01/2026	20951	1560	Lower Valley Energy	52-20100	52.91	M
09/26	09/01/2026	20952	1560	Lower Valley Energy	51-20100	20.51	M
09/26	09/01/2026	20953	1560	Lower Valley Energy	52-20100	18.07	M
09/26	09/01/2026	20954	1560	Lower Valley Energy	52-20100	41.89	M
09/26	09/01/2026	20955	1560	Lower Valley Energy	52-20100	181.68	M
09/26	09/01/2026	20956	1560	Lower Valley Energy	51-20100	42.80	M
09/26	09/01/2026	20957	1560	Lower Valley Energy	51-20100	19.72	M
09/26	09/01/2026	20958	1560	Lower Valley Energy	10-20100	47.37	M
09/26	09/01/2026	20959	1560	Lower Valley Energy	51-20100	65.52	M
09/26	09/01/2026	20960	1560	Lower Valley Energy	51-20100	473.60	M
09/26	09/01/2026	20961	1560	Lower Valley Energy	52-20100	29.02	M
09/26	09/01/2026	20962	1560	Lower Valley Energy	52-20100	45.46	M
09/26	09/01/2026	20963	1560	Lower Valley Energy	52-20100	48.89	M
09/26	09/01/2026	20964	1560	Lower Valley Energy	10-20100	23.74	M
09/26	09/01/2026	20965	1560	Lower Valley Energy	52-20100	431.53	M
09/26	09/01/2026	20966	1560	Lower Valley Energy	10-20100	18.66	M
09/26	09/01/2026	20967	1560	Lower Valley Energy	52-20100	19.01	M
09/26	09/05/2026	20968	410	AT&T MOBILITY	52-20100	707.34	M
09/26	09/20/2026	20969	1940	Silver Star Communications	10-20100	236.24	M
09/26	09/20/2026	20970	1940	Silver Star Communications	52-20100	322.01	M
09/26	09/20/2026	20971	1940	Silver Star Communications	10-20100	644.90	M
09/26	09/10/2026	20972	3780	The Bancorp	10-20100	8,053.61	M
09/26	09/03/2026	20973	3670	Teton Technology Partners, LLC	52-20100	3,433.27	M
09/26	09/22/2026	20974	960	First Bank Card	10-20100	11,181.90	M
09/26	09/05/2026	20975	2880	Xpress Bill Pay	52-20100	698.90	M
10/26	10/01/2026	20976	1560	Lower Valley Energy	10-20100	243.92	M
10/26	10/01/2026	20977	1560	Lower Valley Energy	10-20100	19.91	M
10/26	10/01/2026	20978	1560	Lower Valley Energy	52-20100	18.00	M
10/26	10/01/2026	20979	1560	Lower Valley Energy	51-20100	3,189.11	M
10/26	10/01/2026	20980	1560	Lower Valley Energy	10-20100	61.34	M
10/26	10/01/2026	20981	1560	Lower Valley Energy	10-20100	30.80	M
10/26	10/01/2026	20982	1560	Lower Valley Energy	10-20100	29.02	M
10/26	10/01/2026	20983	1560	Lower Valley Energy	10-20100	41.99	M
10/26	10/01/2026	20984	1560	Lower Valley Energy	52-20100	4,504.23	M
10/26	10/01/2026	20985	1560	Lower Valley Energy	10-20100	18.73	M
10/26	10/01/2026	20986	1560	Lower Valley Energy	52-20100	85.56	M
10/26	10/01/2026	20987	1560	Lower Valley Energy	52-20100	60.97	M
10/26	10/01/2026	20988	1560	Lower Valley Energy	51-20100	21.76	M
10/26	10/01/2026	20989	1560	Lower Valley Energy	52-20100	18.00	M
10/26	10/01/2026	20990	1560	Lower Valley Energy	52-20100	41.83	M
10/26	10/01/2026	20991	1560	Lower Valley Energy	52-20100	216.00	M
10/26	10/01/2026	20992	1560	Lower Valley Energy	51-20100	42.80	M

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount	
10/26	10/01/2026	20993	1560	Lower Valley Energy	51-20100	19.85	M
10/26	10/01/2026	20994	1560	Lower Valley Energy	10-20100	57.27	M
10/26	10/01/2026	20995	1560	Lower Valley Energy	51-20100	68.16	M
10/26	10/01/2026	20996	1560	Lower Valley Energy	51-20100	948.80	M
10/26	10/01/2026	20997	1560	Lower Valley Energy	52-20100	28.96	M
10/26	10/01/2026	20998	1560	Lower Valley Energy	52-20100	43.67	M
10/26	10/01/2026	20999	1560	Lower Valley Energy	52-20100	48.16	M
10/26	10/01/2026	21000	1560	Lower Valley Energy	10-20100	18.46	M
10/26	10/01/2026	21001	1560	Lower Valley Energy	52-20100	885.92	M
10/26	10/01/2026	21002	1560	Lower Valley Energy	10-20100	19.19	M
10/26	10/01/2026	21003	1560	Lower Valley Energy	52-20100	19.12	M
09/26	09/16/2026	21004	450	Bank of Star Valley	52-20100	7,000.00	M
09/26	09/29/2026	21005	3670	Teton Technology Partners, LLC	10-20100	180.69	M
10/26	10/05/2026	21009	410	AT&T MOBILITY	52-20100	707.34	M
09/26	09/30/2026	21010	3670	Teton Technology Partners, LLC	10-20100	4,083.86	M
09/26	09/01/2026	21374	250	Alpine Ace Hardware	10-20100	1,847.14	
09/26	09/01/2026	21375	4360	Alpine Education Foundation	10-20100	16,654.00	
09/26	09/01/2026	21376	290	Alpine Excavation LLC	51-20100	525.00	
09/26	09/01/2026	21377	140	Big Bear Plumbing LLC	51-20100	589.00	
09/26	09/01/2026	21378	620	Caselle, LLC	10-20100	37,614.24	
09/26	09/01/2026	21379	3760	Chemwest LLC	51-20100	1,390.00	
09/26	09/01/2026	21380	710	Core & Main LP	51-20100	10,153.18	
09/26	09/01/2026	21381	1180	Daniel Jed Frumkin	10-20100	3,500.00	
09/26	09/01/2026	21382	860	Dry Creek Enterprises Inc	52-20100	5,375.00	
09/26	09/01/2026	21383	3870	Frontier Precision, Inc.	52-20100	4,180.00	
09/26	09/01/2026	21384	1070	Gray Bear Productions	10-20100	700.00	
09/26	09/01/2026	21385	2890	High Country Linen	52-20100	160.16	
09/26	09/01/2026	21386	1240	IDAWY Solid Waste District	10-20100	56.00	
09/26	09/01/2026	21387	4200	JVA, Inc.	52-20100	12,123.00	
09/26	09/01/2026	21388	1480	Lincoln County Clerk	10-20100	75.00	
09/26	09/01/2026	21389	1530	Lincoln County Water Quality Lab	51-20100	81.00	
09/26	09/01/2026	21390	3110	No Tengo Rancho, LLC	51-20100	2,960.36	
09/26	09/01/2026	21391	4150	Pacific Office Automation Inc.	52-20100	236.65	
09/26	09/01/2026	21392	3390	Peter Scott Chandler	10-20100	600.00	
09/26	09/01/2026	21393	1780	REIC Rentals	10-20100	80.25	
09/26	09/01/2026	21394	2870	Sanderson Law Office	10-20100	3,125.00	
09/26	09/01/2026	21395	1910	Servant Electric PC	10-20100	758.63	
09/26	09/01/2026	21396	2010	Star Valley Chamber of Commerce	10-20100	1,500.00	
09/26	09/01/2026	21397	2120	Sunrise Engineering	51-20100	12,853.25	
09/26	09/01/2026	21398	3990	Tara Bender	10-20100	58.75	
09/26	09/01/2026	21399	2480	Valley Wide Cooperative, Inc	10-20100	453.29	
09/26	09/01/2026	21400	2540	Wyoming Assn of Municipalities	10-20100	150.00	
09/26	09/01/2026	21401	550	Wyoming Classical Academy-Alpine	10-20100	430.00	
09/26	09/01/2026	21402	2730	Wyoming Local Liability Pool	51-20100	2,000.00	
09/26	09/15/2026	21406	3340	Ahren Schultheis	52-20100	1,000.00	
09/26	09/15/2026	21407	200	Alarmlogix, LLC	10-20100	35.00	
09/26	09/15/2026	21408	250	Alpine Ace Hardware	10-20100	973.62	
09/26	09/15/2026	21409	480	Belinda Penny	10-20100	980.00	
09/26	09/15/2026	21410	140	Big Bear Plumbing LLC	51-20100	439.00	
09/26	09/15/2026	21411	3110	Brittani Egbert	10-20100	185.73	
09/26	09/15/2026	21412	570	Broulims-Alpine	10-20100	95.59	
09/26	09/15/2026	21413	3110	Cinthya Corona	52-20100	4,000.00	
09/26	09/15/2026	21414	640	CivicPlus	10-20100	4,500.00	
09/26	09/15/2026	21415	710	Core & Main LP	51-20100	43,253.75	
09/26	09/15/2026	21416	3110	Daniel Reynolds	52-20100	238.84	
09/26	09/15/2026	21417	870	Energy Laboratories Inc	51-20100	2,533.00	
09/26	09/15/2026	21418	3080	Eric Green	10-20100	42.47	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
09/26	09/15/2026	21419	910	Fall River Propane	52-20100	118.96
09/26	09/15/2026	21420	4160	Friends of the Bridger-Teton	10-20100	6,118.31
09/26	09/15/2026	21421	1070	Gray Bear Productions	10-20100	1,000.00
09/26	09/15/2026	21422	2890	High Country Linen	52-20100	116.30
09/26	09/15/2026	21423	1240	IDAWY Solid Waste District	10-20100	46.00
09/26	09/15/2026	21424	2630	Ingersoll-Rand Industrial U.S., Inc.	52-20100	2,172.63
09/26	09/15/2026	21425	1310	Jenkins Building Supply	10-20100	334.97
09/26	09/15/2026	21426	1340	Jorgensen Associates, Inc	10-20100	14,056.96
09/26	09/15/2026	21427	4200	JVA, Inc.	52-20100	3,951.00
09/26	09/15/2026	21428	1430	KubWater Resources, Inc.	52-20100	4,256.91
09/26	09/15/2026	21429	1510	Lincoln County Sheriff's Office	10-20100	706.50
09/26	09/15/2026	21430	1610	Mission Communications, LLC	51-20100	366.28
09/26	09/15/2026	21431	1680	Norco, Inc	10-20100	40.92
09/26	09/15/2026	21432	4090	Pacific Office Automation	10-20100	220.88
09/26	09/15/2026	21433	1810	Parkland USA Corporation	10-20100	2,376.50
09/26	09/15/2026	21434	3940	PEAC Solutions	10-20100	282.98
09/26	09/15/2026	21435	1160	RAD Curbside, LLC	10-20100	791.00
09/26	09/15/2026	21436	930	RubberForm	10-20100	19,537.05
09/26	09/15/2026	21437	2870	Sanderson Law Office	52-20100	2,287.50
09/26	09/15/2026	21438	730	SP Creative LLC	10-20100	2,000.00
09/26	09/15/2026	21439	2000	Star Valley Arts Council	10-20100	3,500.00
09/26	09/15/2026	21440	4170	Stelting & Gross LLC	10-20100	2,765.00
09/26	09/15/2026	21441	2190	Teton Media Works, Inc.	10-20100	492.00
09/26	09/15/2026	21442	1390	Twin D, Inc.	52-20100	20,166.72
09/26	09/15/2026	21443	2390	USABlueBook	52-20100	158.15
09/26	09/15/2026	21444	2480	Valley Wide Cooperative, Inc	10-20100	1.00
09/26	09/15/2026	21445	4290	W.W. Grainger, Inc.	52-20100	162.16
09/26	09/15/2026	21446	3530	West Bank Sanitation	52-20100	10,711.24
09/26	09/14/2026	21449	3110	Tara Bender	01-20100	200.00
10/26	10/06/2026	21453	200	Alarmlogix, LLC	10-20100	35.00
10/26	10/06/2026	21454	290	Alpine Excavation LLC	52-20100	4,630.92
10/26	10/06/2026	21455	4350	Awnna B. Olguin	52-20100	411.00
10/26	10/06/2026	21456	140	Big Bear Plumbing LLC	51-20100	215.00
10/26	10/06/2026	21457	650	CNA Surety	10-20100	1,250.00
10/26	10/06/2026	21458	710	Core & Main LP	51-20100	9,632.10
10/26	10/06/2026	21459	3920	Cushing Terrell	10-20100	5,524.16
10/26	10/06/2026	21460	1660	DBR, INC	52-20100	382.50
10/26	10/06/2026	21461	860	Dry Creek Enterprises Inc	10-20100	310.00
10/26	10/06/2026	21462	870	Energy Laboratories Inc	51-20100	1,320.00
10/26	10/06/2026	21463	3700	Hallie Vickery	10-20100	275.00
10/26	10/06/2026	21464	2890	High Country Linen	52-20100	128.94
10/26	10/06/2026	21465	1650	Kimley-Horn and Associates, Inc.	10-20100	74,660.00
10/26	10/06/2026	21466	1430	KubWater Resources, Inc.	52-20100	6,114.27
10/26	10/06/2026	21467	1450	Landia, Inc.	52-20100	14,117.00
10/26	10/06/2026	21468	1530	Lincoln County Water Quality Lab	51-20100	81.00
10/26	10/06/2026	21469	4240	Midco Diving & Marine Services Inc	51-20100	4,821.00
10/26	10/06/2026	21470	1700	One Call of Wyoming	52-20100	127.05
10/26	10/06/2026	21471	4150	Pacific Office Automation Inc.	52-20100	151.84
10/26	10/06/2026	21472	850	Rustys Tree Service, LLC	10-20100	2,550.00
10/26	10/06/2026	21473	2870	Sanderson Law Office	51-20100	3,537.50
10/26	10/06/2026	21474	2120	Sunrise Engineering	51-20100	2,998.25
10/26	10/06/2026	21475	3990	Tara Bender	10-20100	54.57
10/26	10/06/2026	21476	2190	Teton Media Works, Inc.	10-20100	328.00
10/26	10/06/2026	21477	2390	USABlueBook	52-20100	251.56
10/26	10/06/2026	21478	2480	Valley Wide Cooperative, Inc	10-20100	156.86
10/26	10/06/2026	21479	2540	Wyoming Assn of Municipalities	10-20100	1,198.00
10/26	10/06/2026	21480	150	Wyoming Title & Escrow, Inc.	51-20100	750.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
10/26	10/06/2026	21484	4370	EZ ICE, Inc.	10-20100	11,330.49
Grand Totals:						482,636.12

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-10001	200.00	.00	200.00
01-20100	.00	200.00-	200.00-
10-20100	2,522.88	230,954.10-	228,431.22-
10-33-135	185.73	.00	185.73
10-42-240	940.00	.00	940.00
10-42-315	18,205.46	.00	18,205.46
10-42-316	3,874.40	.00	3,874.40
10-42-325	503.86	.00	503.86
10-42-335	21,173.46	2,522.88-	18,650.58
10-42-340	742.02	.00	742.02
10-42-360	2,848.00	.00	2,848.00
10-42-370	94.72	.00	94.72
10-42-381	1,250.00	.00	1,250.00
10-42-390	741.00	.00	741.00
10-42-410	528.82	.00	528.82
10-45-335	2,553.12	.00	2,553.12
10-48-415	9,618.31	.00	9,618.31
10-50-331	1,482.00	.00	1,482.00
10-50-335	383.89	.00	383.89
10-50-410	44.99	.00	44.99
10-54-333	675.81	.00	675.81
10-54-455	170.00	.00	170.00
10-56-319	706.50	.00	706.50
10-56-335	241.32	.00	241.32
10-56-452	91.70	.00	91.70
10-56-454	113.32	.00	113.32
10-58-330	295.65	.00	295.65
10-58-332	1,451.17	.00	1,451.17
10-58-334	44.99	.00	44.99
10-58-402	843.38	.00	843.38
10-58-404	2,900.09	.00	2,900.09
10-58-410	1,156.04	.00	1,156.04
10-58-450	339.26	.00	339.26
10-58-452	1,318.44	.00	1,318.44
10-58-454	931.57	.00	931.57
10-65-332	14,218.02	.00	14,218.02
10-65-450	237.57	.00	237.57
10-65-452	1,202.97	.00	1,202.97
10-65-454	125.00	.00	125.00
10-66-423	275.00	.00	275.00
10-66-430	105.00	.00	105.00
10-66-431	5,800.00	.00	5,800.00
10-66-432	21,078.97	.00	21,078.97
10-70-315	2,711.49	.00	2,711.49
10-90-541	5,524.16	.00	5,524.16
10-90-545	95,173.29	.00	95,173.29
10-95-640	8,053.61	.00	8,053.61

GL Account	Debit	Credit	Proof
51-20100	.00	128,781.22-	128,781.22-
51-33-100	2,960.36	.00	2,960.36
51-42-315	945.00	.00	945.00
51-42-335	13,810.80	.00	13,810.80
51-42-370	302.09	.00	302.09
51-42-380	2,000.00	.00	2,000.00
51-42-410	234.48	.00	234.48
51-80-320	3,292.36	.00	3,292.36
51-80-332	25,765.04	.00	25,765.04
51-80-335	366.28	.00	366.28
51-80-400	26.96	.00	26.96
51-80-430	1,390.00	.00	1,390.00
51-80-452	563.28	.00	563.28
51-80-453	8,505.75	.00	8,505.75
51-90-545	51,904.82	.00	51,904.82
51-90-548	16,714.00	.00	16,714.00
52-20100	63.00	125,286.68-	125,223.68-
52-33-200	4,238.84	.00	4,238.84
52-42-315	1,272.50	.00	1,272.50
52-42-335	13,761.31	.00	13,761.31
52-42-370	302.09	.00	302.09
52-42-410	174.48	.00	174.48
52-82-315	100.00	.00	100.00
52-82-332	22,090.47	.00	22,090.47
52-82-454	1,963.79	.00	1,963.79
52-83-315	2,789.24	.00	2,789.24
52-83-332	10,563.94	63.00-	10,500.94
52-83-420	6,114.27	.00	6,114.27
52-83-454	1,317.45	.00	1,317.45
52-84-110	1,000.00	.00	1,000.00
52-84-315	280.00	.00	280.00
52-84-318	5,375.00	.00	5,375.00
52-84-319	9,797.63	.00	9,797.63
52-84-320	910.63	.00	910.63
52-84-332	14,658.77	.00	14,658.77
52-84-335	480.65	.00	480.65
52-84-390	411.00	.00	411.00
52-84-400	69.98	.00	69.98
52-84-454	8,866.04	.00	8,866.04
52-90-544	11,748.60	.00	11,748.60
52-95-640	7,000.00	.00	7,000.00
Grand Totals:	487,807.88	487,807.88-	.00

Meeting Date: _____

Mayor: _____

Treasurer: _____

GL Account	Debit	Credit	Proof

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

Census:
ENTITY: Town of Alpine
COUNTY: LINCOLN
CURRENT PRIMARY MAILING ADDRESS:

P.O. Box 3070
Alpine
WY
83128-3070

REPORT YEAR: 2026

PART I: TAXES - ALL FUNDS

F-66 (WY-2) Annual City and Town Financial Report	
	Omit Cents
A. Property Tax - Assessed at Local Level	
1. Current and Delinquent Tax	181,248
2. County Auto Tax (your government's share)	71,122
3. Other	
B. LICENSES, PERMITS AND OTHER TAXES	
1. Franchise Fees - Utilities	18,436
2. Building permits	251,490
3. Lodging Tax - Local option	226,174
4. Animal licenses	365
5. Business licenses and permits	24,295
6. Other	62,565
TOTAL - TAXES - ALL FUNDS	835,695

PART II: CHANGES AND MISCELLANEOUS REVENUE - ALL FUNDS

	Omit Cents
1. Water utility charges	832,041
2. Wastewater (Sewer) charges	875,133
3. Garbage charges (collection & recycling)	
4. Solid waste charges (landfill)	
5. Electric Utility Charges	
6. Housing and urban renewal charges	
7. Parks and recreation charges	
8. Airport Charges	
9. Municipal Court	2,212
10. Highway charges	
11. Cemetery charges	
12. Other charges - specify	
a.	
b.	
13. Special assessments	
14. Receipts from sale of property	
15. Interest Earnings	131,145
16. Miscellaneous other revenue	
a. Rents	101,590

b. Recapture Revenue	167,267
c. Events Revenue	41,853
d. Misc Other	29,400
e.	
f.	
g.	
Total miscellaneous other revenue	340,110
TOTAL - CHARGES AND MISCELLANEOUS REVENUE - ALL FUNDS	2,180,641

PART III: INTERGOVERNMENTAL REVENUE

A. REVENUE FROM THE FEDERAL GOVERNMENT (direct or pass through)	
	Omit Cents
1. PILT Grants - Federal Direct	
2. Federal housing and urban renewal grants	
3. Water grants	102,354
4. Wastewater (sewer) grants	88,676
5. Garbage grants	
6. Landfill grants	
7. Electric grants	
8. Other Federal Grants	
a.	
b.	
c.	
d.	
e.	
f.	
g.	
Total: Other Federal Grants	
9. TOTAL FEDERAL REVENUE	191,030
B. REVENUE FROM THE STATE OF WYOMING	
1. Veteran's Exemption	
2. Municipal share of State sales tax	540,110
3. Municipal share of State cigarette tax	8,215
4. Municipal share of State mineral royalties	104,140
5. Severance tax	48,348
6. Street and highways State gas tax	70,281
7. Special fuels tax	13,508
8. State health and mental health grants	
9. State aid for housing to urban renewal	
10. State water grants	
11. Wastewater treatment (sewer) grants	
12. Garbage grants	
13. Landfill grants	

14. State electric grants	
15. Other State Aid	
a. Airport grants	
b. Aircraft fuel sales tax	
c. Parks and recreation grants	
d. Law enforcement assistance grants	
e. JTPA and SYEP	
f. Economic development	
g. Highway and safety grants	
h. State PILT	
i. State lands and investments	
j. Legislative supplemental appropriation	134,160
k. Other State Grants	
l. Lottery and Pari-Mutuel Funds	12,708
C. REVENUE FROM OTHER LOCAL GOVERNMENTS	
1. Specific purpose option tax "6th penny"	
2. Local general option tax "5th penny"	463,887
3. Health and hospitals	
4. Highways	
5. Water grants	
6. Wastewater (sewer) grants	
7. Garbage grants	
8. Landfill grants	
9. Electric grants	
10. Weed and pest	
11. All other purposes	100,360
TOTAL INTERGOVERNMENTAL REVENUE - ALL FUNDS	1,686,747

PART IV: EXPENDITURES - ALL FUNDS

		Omit Cents				
Purpose of expenditure	Chart of accounts reference (a)	FTE full-time positions *(see note)* (b)	FTE part-time positions *(see note)* (c)	Salaries, Benefits, and other current expenses (d)	Construction (e)	Purchase of equipment, land and buildings (f)
1. Financial administration	5007-5017	2.5		502,646		
2. Judicial and legal	5001 & 5018			15,943		
3. General public buildings	5021-2024			128,866	26,833	
4. Central administration	5002-5006 & 5019	2.5		72,514	153,620	
5. Libraries	5570-5579					
6. Public welfare	2310-5327					
7. Payments to hospitals	5360					
8. Health other than hospitals	5301-5307, 5330, 5340, & 6350-6355					

9. Highways, streets and alleys	5201-5211	3		444,460	167,268	
10. Municipal airports	5230-5235					
11. Parking facilities	5240					
12. Police	5101-5119			163,366		
13. Fire department	5120-5129					
14. Correction including jail	5130-5136					
15. Protective inspection	5140-5145					
16. Parks/Recreation/Museums	5401-5463	1		79,421		
17. Housing and community development	5501-5503			213,045		
18. Water Utility Expenditures	5701	1.5		516,195	194,239	
19. Wastewater (sewer expenditures)	5710	2.5		1,058,946	184,750	
20. Garbage Collection and recycling	5720					
21. Landfill expenses	5730					
22. Electric utility expenses	5740					
23. Interest - water utility debt	6410			110,492		
24. Interest - electric utility debt	6410					
25. Interest - all other debt	6410			13,719		
26. Animal control / Other protection	5150-5152 & 5160					
27. Weed and pest control	5220-5224					
28. Cemetery	5250-5253					
29. Economic development	5510-5513 & 5520			15,861		
30. Other expenditures						
a. Travel & Tourism				233,099		
b. Events				110,864		
c.						
d.						
e.						
f.						
g.						
Total - Other Expenditures				343,963		
GRAND TOTAL EXPENDITURES (Lines 1 through 30)				3,679,437	726,710	11,826
TOTAL EXPENDITURES - ALL FUNDS (Sum of columns (d), (e), and (f))						4,417,973

PART V: DEBT OUTSTANDING, ISSUED, AND RETIRED

	Omit Cents					
	Sewer utility (a)	Water utility (b)	Electric utility (c)	Industrial revenue (d)	All other purposes (e)	Total
A. LONG-TERM DEBT						
1. Outstanding beginning of this fiscal year	2,119,453	126,329			1,274,410	3,520,192
2. Long-term loans received or bonds issued during this fiscal year (add)	1,062,872	14,540			-812,487	264,925

3. Long-term loans repaid or bonds retired during this fiscal (subtract)	189,565	36,593			86,122	
4. Outstanding at the end of this fiscal year	2,992,760	104,276			375,801	3,472,837
5. Revenue debt outstanding						
6. General obligation debt outstanding						
B. SHORT-TERM DEBT						
1. Outstanding at the beginning of this fiscal year						
2. Outstanding at the end of this fiscal year						

PART VI: CASH AND INVESTMENT ASSETS AT THE END OF THE FISCAL YEAR

DEFINITIONS:	
Non-Spendable Fund Balance – Cannot be spent because it is not in spendable form or is legally/ contractually required to remain intact.	
Restricted Fund Balance – Constraints externally imposed or constrained by enabling legislation which has legal enforceability.	
Committed Fund Balance – Amounts only allowed for a specific purpose pursuant to constraints of formal action by highest level of entity authority. Such purpose cannot be changed except by the same type of action (i.e. legislation, resolution, and ordinance).	
Assigned Fund Balance – Amounts constrained by government's intent to be used for specific purpose, but not restricted or committed.	

	Omit Cents			
	Cash/Checking	**CD**	**Other**	**Total**
Sinking & Debt Service Funds – reserves for redemption of long term debt				
a. Non-spendable				
b. Restricted	64,060	87,576		151,636
c. Committed				
d. Assigned				
Reserves – set aside for future use				
a. Non-spendable				
b. Restricted				
c. Committed				
d. Assigned				
Bond Funds - unexpended proceeds from sale of bond issues held pending disbursement				
a. Non-spendable				
b. Restricted				
c. Committed				
d. Assigned				
All Other Funds (except for employee retirement funds) Do not list reserves in this section. List these reserves in the appropriate categories above (i.e. Sinking and Debt Service Funds, Reserves, or Bond Funds)				
General Fund	2,560,922		123	2,561,045
Special Revenue Fund				
Fiduciary (trust and agency) Fund				
Special Assessment Fund				
Enterprise Fund	1,437,669	202,693	704,762	2,345,124
Capital Projects Fund				
Retirement				
TOTAL CASH AND INVESTMENTS	4,062,651	290,269	704,885	5,057,805

PART VII: RECONCILIATION

1. Grand total cash and investments on hand at the beginning of the fiscal year.	5,141,561
2. Total revenues (Page 2) *(add)*	4,703,083
3. Proceed from the sale of bonds or long-term loans received (Part 3, line 2 [d])	264,925
4. Grand total expenditures (Page 3, part 2)	4,417,973
5. Bonded indebtedness or long-term loans retired or paid during the fiscal year (Part 3, line 3 [d])	312,280
SUBTOTAL(L1+L2+L3-L4-L5)	5,379,316
6. Grand total cash and investments on hand at the end of the fiscal year (should agree with Part 6)	5,057,805
7. Differences (line 6 less Subtotal lines 1 - 5)	-321,511

Reconciliation balances

a. Loan Balance Adjustments	-264,925
b. Accrual Adjusments	-56,586
c.	
d.	
e.	
f.	
g.	

VIII: MILL LEVIES & AND OTHER TAXING AUTHORITY

1. Indicate how much of the municipal 8 mill levy your city or town currently assesses.	5
2. What is the separately accessed by the fire district mill levy?	3
3. What is your total mill levy for debt service and other purposes, including the 8 mill operating levy in question 1?	
4. What is the local option tax available for assessment?	
5. What is the local option tax assessed at June 30?	

IX: OTHER INFORMATION

1. Enterprise Fund Subsidies - List the amount of the subsidy paid by the city or town into any of the enterprise funds it has. The subsidy is the amount paid to balance the fund because expenses exceeded revenues. The subsidy therefore pays the shortfall. Enter a 0 with a line through it on any line for which no subsidy is needed.	
a. Water System	
b. Wastewater (sewer) system	
c. Sanitation	
d. Landfill	
e. Electric System	
Other (describe)	
f.	
g.	
h.	
i.	
j.	
k.	
l.	

ADDITIONAL MANAGEMENT INFORMATION

As requested by WAM beginning with 2008 reporting. Required for First Class Cities and Towns over 4000 population.
CAPITAL ASSET STATISTICS

Miles of Paved Streets	
Miles of Unpaved Streets and Alleys	
Number of Vehicles (cars, trucks, and larger equipment)	
Miles of Water Lines (transmission and distribution)	
Daily Capacity of Water Treatment Facility (1000's of gallons)	
Miles of Sewer Lines	
Daily Capacity of Sewage Treatment Facility (1000's of gallons)	
OPERATING INDICATORS	
Calls for Service - Police	
Calls for Service - Fire/Other Emergency	
Miles of Streets Reconstructed or Resurfaced - structured	
Number of Building Permits	
Number of New Water Connections	
Average Daily Water Demand (1000's of gallons)	
Peak Water Demand (1000's of gallons)	
Average Daily Sewer Treatment (1000's of gallons)	
Tons of Solid Waste Collected	
Tons of Solid Waste Disposed of at landfill	

DATA SUPPLIED BY

Name of Official: Monica Chenault

Title: Clerk/Treasurer

Phone: 307.654.7757

Fax:

Email: clerk@alpinewy.gov

Local Government Annual Report Summary FYE 06/30/2026

For Towns under 4,000 population

Due Date for Filing: September 30, 2026

Town Name: Town of Alpine

County: Lincoln

Return to:
Department of Audit, Public Funds
Email: doa-pfd-web@wyo.gov
Address: Hathaway Building, 2nd Floor
2300 Capitol Avenue
Cheyenne, WY 82002

For additional information on this report, see Administrative Rules on file for Department of Audit, Public Funds Division, at the office of the Wyoming Secretary of State (https://rules.wyo.gov)

If the Town is engaging a CPA firm to provide an audit or review for FYE 06/30/2026, list the firm name below. The completed audit report is due for submission to the Department of Audit, Public Funds Division, by December 31, 2026:

Enter name of CPA firm n/a

CPA Contact _____

Date Engaged _____

(**STOP!** *Skip sections A & B and complete section C only*)

Section A – Internal Control Evaluation and Self Audit: Required to be completed by all Level A towns (total revenues received or total expenditures made are $100,000 or more) unless the Town is engaging a CPA firm as indicated above.
Documentation is required to be submitted with this report.

Section B – Proof of Cash: Required to be completed by all towns unless the Town is engaging a CPA firm as indicated above.
*Documentation is required to be submitted with this report. This includes a proof of cash for **all** cash and investment bank accounts (including certificates of deposit, Wyo-Star accounts, etc.) for the entire fiscal year. A **separate** proof of cash is required for each bank account.*

Section C – Certification of Officials: To be completed by **all** towns.
I certify to the best of my knowledge that the information presented in the Annual City and Town Financial Report (Census Report).

Official Signatures
(reports missing any information listed below will not be accepted as submitted)

Town Treasurer signature: _____

Treasurer print name: Monica Chenault

Date: 9/23/26

Email: mchenault@alpinewy.gov

Telephone: 307-654-7757

Town Mayor signature: _____

Mayor print name: Eric Green

Date: 9/23/26

Email: Mayor@alpinewy.gov

Telephone: 307-654-7757

Census:
ENTITY: Town of Alpine
COUNTY: LINCOLN
CURRENT PRIMARY MAILING ADDRESS:

P.O. Box 3070
Alpine
WY
83128-3070

REPORT YEAR: 2026

PART I: TAXES - ALL FUNDS

F-66 (WY-2) Annual City and Town Financial Report	
	Omit Cents
A. Property Tax - Assessed at Local Level	
1. Current and Delinquent Tax	181,248
2. County Auto Tax (your government's share)	71,122
3. Other	
B. LICENSES, PERMITS AND OTHER TAXES	
1. Franchise Fees - Utilities	18,436
2. Building permits	251,490
3. Lodging Tax - Local option	226,174
4. Animal licenses	365
5. Business licenses and permits	24,295
6. Other	62,565
TOTAL - TAXES - ALL FUNDS	835,695

PART II: CHANGES AND MISCELLANEOUS REVENUE - ALL FUNDS

	Omit Cents
1. Water utility charges	832,041
2. Wastewater (Sewer) charges	875,133
3. Garbage charges (collection & recycling)	
4. Solid waste charges (landfill)	
5. Electric Utility Charges	
6. Housing and urban renewal charges	
7. Parks and recreation charges	
8. Airport Charges	
9. Municipal Court	2,212
10. Highway charges	
11. Cemetery charges	
12. Other charges - specify	
a.	
b.	
13. Special assessments	
14. Receipts from sale of property	
15. Interest Earnings	131,145
16. Miscellaneous other revenue	
a. Rents	101,590

b. Recapture Revenue	167,267
c. Events Revenue	41,853
d. Misc Other	29,400
e.	
f.	
g.	
Total miscellaneous other revenue	340,110
TOTAL - CHARGES AND MISCELLANEOUS REVENUE - ALL FUNDS	2,180,641

PART III: INTERGOVERNMENTAL REVENUE

A. REVENUE FROM THE FEDERAL GOVERNMENT (direct or pass through)	
	Omit Cents
1. PILT Grants - Federal Direct	
2. Federal housing and urban renewal grants	
3. Water grants	102,354
4. Wastewater (sewer) grants	88,676
5. Garbage grants	
6. Landfill grants	
7. Electric grants	
8. Other Federal Grants	
a.	
b.	
c.	
d.	
e.	
f.	
g.	
Total: Other Federal Grants	
9. TOTAL FEDERAL REVENUE	191,030
B. REVENUE FROM THE STATE OF WYOMING	
1. Veteran's Exemption	
2. Municipal share of State sales tax	540,110
3. Municipal share of State cigarette tax	8,215
4. Municipal share of State mineral royalties	104,140
5. Severance tax	48,348
6. Street and highways State gas tax	70,281
7. Special fuels tax	13,508
8. State health and mental health grants	
9. State aid for housing to urban renewal	
10. State water grants	
11. Wastewater treatment (sewer) grants	
12. Garbage grants	
13. Landfill grants	

14. State electric grants	
15. Other State Aid	
a. Airport grants	
b. Aircraft fuel sales tax	
c. Parks and recreation grants	
d. Law enforcement assistance grants	
e. JTPA and SYEP	
f. Economic development	
g. Highway and safety grants	
h. State PILT	
i. State lands and investments	
j. Legislative supplemental appropriation	134,160
k. Other State Grants	
l. Lottery and Pari-Mutuel Funds	12,708
C. REVENUE FROM OTHER LOCAL GOVERNMENTS	
1. Specific purpose option tax "6th penny"	
2. Local general option tax "5th penny"	463,887
3. Health and hospitals	
4. Highways	
5. Water grants	
6. Wastewater (sewer) grants	
7. Garbage grants	
8. Landfill grants	
9. Electric grants	
10. Weed and pest	
11. All other purposes	100,360
TOTAL INTERGOVERNMENTAL REVENUE - ALL FUNDS	1,686,747

PART IV: EXPENDITURES - ALL FUNDS

		Omit Cents				
Purpose of expenditure	Chart of accounts reference (a)	FTE full-time positions *(see note)* (b)	FTE part-time positions *(see note)* (c)	Salaries, Benefits, and other current expenses (d)	Construction (e)	Purchase of equipment, land and buildings (f)
1. Financial administration	5007-5017	2.5		502,646		
2. Judicial and legal	5001 & 5018			15,943		
3. General public buildings	5021-2024			128,866	26,833	
4. Central administration	5002-5006 & 5019	2.5		72,514	153,620	
5. Libraries	5570-5579					
6. Public welfare	2310-5327					
7. Payments to hospitals	5360					
8. Health other than hospitals	5301-5307, 5330, 5340, & 6350-6355					

9. Highways, streets and alleys	5201-5211	3		444,460	167,268	11,826
10. Municipal airports	5230-5235					
11. Parking facilities	5240					
12. Police	5101-5119			163,366		
13. Fire department	5120-5129					
14. Correction including jail	5130-5136					
15. Protective inspection	5140-5145					
16. Parks/Recreation/Museums	5401-5463	1		79,421		
17. Housing and community development	5501-5503			213,045		
18. Water Utility Expenditures	5701	1.5		516,195	194,239	
19. Wastewater (sewer expenditures)	5710	2.5		1,058,946	184,750	
20. Garbage Collection and recycling	5720					
21. Landfill expenses	5730					
22. Electric utility expenses	5740					
23. Interest - water utility debt	6410			110,492		
24. Interest - electric utility debt	6410					
25. Interest - all other debt	6410			13,719		
26. Animal control / Other protection	5150-5152 & 5160					
27. Weed and pest control	5220-5224					
28. Cemetery	5250-5253					
29. Economic development	5510-5513 & 5520			15,861		
30. Other expenditures						
a. Travel & Tourism				233,099		
b. Events				110,864		
c.						
d.						
e.						
f.						
g.						
Total - Other Expenditures				343,963		
GRAND TOTAL EXPENDITURES (Lines 1 through 30)				3,679,437	726,710	11,826
TOTAL EXPENDITURES - ALL FUNDS (Sum of columns (d), (e), and (f))						4,417,973

PART V: DEBT OUTSTANDING, ISSUED, AND RETIRED

	Omit Cents					
	Sewer utility (a)	Water utility (b)	Electric utility (c)	Industrial revenue (d)	All other purposes (e)	Total
A. LONG-TERM DEBT						
1. Outstanding beginning of this fiscal year	2,119,453	126,329			1,274,410	3,520,192
2. Long-term loans received or bonds issued during this fiscal year (add)	1,062,872	14,540			-812,487	264,925

3. Long-term loans repaid or bonds retired during this fiscal (subtract)	189,565	36,593			86,122	312,280
4. Outstanding at the end of this fiscal year	2,992,760	104,276			375,801	3,472,837
5. Revenue debt outstanding						
6. General obligation debt outstanding						
B. SHORT-TERM DEBT						
1. Outstanding at the beginning of this fiscal year						
2. Outstanding at the end of this fiscal year						

PART VI: CASH AND INVESTMENT ASSETS AT THE END OF THE FISCAL YEAR

DEFINITIONS:				
Non-Spendable Fund Balance – Cannot be spent because it is not in spendable form or is legally/ contractually required to remain intact.				
Restricted Fund Balance – Constraints externally imposed or constrained by enabling legislation which has legal enforceability.				
Committed Fund Balance – Amounts only allowed for a specific purpose pursuant to constraints of formal action by highest level of entity authority. Such purpose cannot be changed except by the same type of action (i.e. legislation, resolution, and ordinance).				
Assigned Fund Balance – Amounts constrained by government's intent to be used for specific purpose, but not restricted or committed.				
	Omit Cents			
	Cash/Checking	**CD**	**Other**	**Total**
Sinking & Debt Service Funds – reserves for redemption of long term debt				
a. Non-spendable				
b. Restricted	64,060	87,576		151,636
c. Committed				
d. Assigned				
Reserves – set aside for future use				
a. Non-spendable				
b. Restricted				
c. Committed				
d. Assigned				
Bond Funds - unexpended proceeds from sale of bond issues held pending disbursement				
a. Non-spendable				
b. Restricted				
c. Committed				
d. Assigned				
All Other Funds (except for employee retirement funds) Do not list reserves in this section. List these reserves in the appropriate categories above (i.e. Sinking and Debt Service Funds, Reserves, or Bond Funds)				
General Fund	2,560,922		123	2,561,045
Special Revenue Fund				
Fiduciary (trust and agency) Fund				
Special Assessment Fund				
Enterprise Fund	1,437,669	202,693	704,762	2,345,124
Capital Projects Fund				
Retirement				
TOTAL CASH AND INVESTMENTS	4,062,651	290,269	704,885	5,057,805

PART VII: RECONCILIATION

1. Grand total cash and investments on hand at the beginning of the fiscal year.	5,141,561
2. Total revenues (Page 2) *(add)*	4,703,083
3. Proceed from the sale of bonds or long-term loans received (Part 3, line 2 [d])	264,925
4. Grand total expenditures (Page 3, part 2)	4,417,973
5. Bonded indebtedness or long-term loans retired or paid during the fiscal year (Part 3, line 3 [d])	312,280
SUBTOTAL(L1+L2+L3-L4-L5)	5,379,316
6. Grand total cash and investments on hand at the end of the fiscal year (should agree with Part 6)	5,057,805
7. Differences (line 6 less Subtotal lines 1 - 5)	-321,511

Reconciliation balances

a. Loan Balance Adjustments	-264,925
b. Accrual Adjusments	-56,586
c.	
d.	
e.	
f.	
g.	

VIII: MILL LEVIES & AND OTHER TAXING AUTHORITY

1. Indicate how much of the municipal 8 mill levy your city or town currently assesses.	5
2. What is the separately accessed by the fire district mill levy?	3
3. What is your total mill levy for debt service and other purposes, including the 8 mill operating levy in question 1?	
4. What is the local option tax available for assessment?	
5. What is the local option tax assessed at June 30?	

IX: OTHER INFORMATION

1. Enterprise Fund Subsidies - List the amount of the subsidy paid by the city or town into any of the enterprise funds it has. The subsidy is the amount paid to balance the fund because expenses exceeded revenues. The subsidy therefore pays the shortfall. Enter a 0 with a line through it on any line for which no subsidy is needed.	
a. Water System	
b. Wastewater (sewer) system	
c. Sanitation	
d. Landfill	
e. Electric System	
Other (describe)	
f.	
g.	
h.	
i.	
j.	
k.	
l.	

ADDITIONAL MANAGEMENT INFORMATION

As requested by WAM beginning with 2008 reporting. Required for First Class Cities and Towns over 4000 population.
CAPITAL ASSET STATISTICS

Miles of Paved Streets	
Miles of Unpaved Streets and Alleys	
Number of Vehicles (cars, trucks, and larger equipment)	
Miles of Water Lines (transmission and distribution)	
Daily Capacity of Water Treatment Facility (1000's of gallons)	
Miles of Sewer Lines	
Daily Capacity of Sewage Treatment Facility (1000's of gallons)	
OPERATING INDICATORS	
Calls for Service - Police	
Calls for Service - Fire/Other Emergency	
Miles of Streets Reconstructed or Resurfaced - structured	
Number of Building Permits	
Number of New Water Connections	
Average Daily Water Demand (1000's of gallons)	
Peak Water Demand (1000's of gallons)	
Average Daily Sewer Treatment (1000's of gallons)	
Tons of Solid Waste Collected	
Tons of Solid Waste Disposed of at landfill	

DATA SUPPLIED BY

Name of Official: Monica Chenault

Title: Clerk/Treasurer

Phone: 307.654.7757

Fax:

Email: clerk@alpinewy.gov

INTERNAL CONTROL EVALUATION WORKSHEET 2026

FOR FISCAL YEAR ENDED JUNE 30, 2026

City/Town: Town of Alpine

County: Lincoln

Please submit a copy of this to the Dept. of Audit and retain the original in your entity's files.

- This form may be used in satisfaction of the Internal Control Evaluation requirement for all Cities and Towns, whose revenues or expenses exceed $100,000 and who are not having a CPA audit or review for the fiscal year for which financial reporting is being completed.
- Officials of each City and Town must certify as to the preparation of the document.
- This procedure is in compliance with the Department of Audit, Public Funds Rules on file at the Secretary of State's Office.

	YES	NO
EVALUATION OF CONTROLS OVER GENERAL OPERATIONS		
1. Do you have a written schedule which details all of the property owned by your city/town, generally called a Fixed Asset Inventory?	✓	
2. Is all property marked so that it can be readily identified?	✓	
3. Did your entity provide: a. Gifts or donations, (except for "necessary support of the poor")? b. Support for any political activity by use of public funds? (State Constitution, Article 16-Sec 6 and W.S. 22-25-102(a))		✓
4. Does anyone ever sign blank checks?		✓
EVALUATION OF CONTROLS OVER CASH AND INVESTMENTS		
1. Has any member of the board or council reviewed an unopened bank statement (for each bank account) at least once this year? (Check for unauthorized vendors, unauthorized transfers and authorized payer signatures.)	✓	
2. Does any official from your entity use a facsimile stamp when issuing checks? a. If so, is the facsimile stamp registered with the Secretary of State's Office as required by W.S. 16-2-102? b. Do you have physical controls over the stamp?		✓
3. Do you have an official investment policy as required by W.S. 9- 4-831(h)?	✓	
4. Have all council members signed a statement indicating that they have read the investment policy and agree to abide by applicable state law with respect to advice they give and the transactions they undertake on behalf of the political subdivision?	✓	
5. Does anyone (other than the bookkeeper) review, authorize or approve the journal entries?	✓	

	YES	NO
EVALUATION OF CONTROLS OVER COMPLIANCE WITH LAWS & REGULATIONS		
(SEE COPY OF STATUTES ATTACHED)		
1. Does your city/town prohibit any travel loans for officials and employees per the Wyoming Constitution, Article 16 Section 6?	✓	
2. Are all investments for your entity in compliance with the types listed in W.S. 9-4-831?	✓	
3. Has your entity sent the Department of Audit a copy of the publication of hearing notice for your annual budget per W.S. 16-4-109(b)?	✓	
4. Is your entity paying claims only after "the claim is certified under penalty of perjury by the vendor or by an authorized person employed by the city/town receiving the items or for whom the services were rendered" per W.S. 15-1-125?	✓	
EVALUATION OF INTERNAL CONTROLS OVER GRANTS AND LOANS		
1. If your city/town has received $750,000 or more annually from the Federal Government, have you arranged to have that funding audited by a CPA?		N/A
2. If you have purchased equipment or other assets with federal money, is it separately identified in your accounting records and physically marked on the asset as to having been purchased with federal funds?	✓	
3. Do you keep all accounting for the grants and loans in a separate fund so that matching money and other grant requirements can be easily met and identified?	✓	

SIGNATURES OF ENTITY OFFICIALS

Mayor
Date: 9/23/2026
Email: mayor@alpinewy.gov
Telephone: 307.654.7757

Treasurer
Date: 9/23/2026
Email: clerk@alpinewy.gov
Telephone: 307.654.7757

Constitution. 16-006. Loan of credit; donations prohibited; works of internal improvement. Neither the state nor any county, city, township, town, school district, or any other political subdivision, shall **loan** or give its credit or make donations to or in aid of any individual, association or corporation, except for necessary support of the poor, nor subscribe to or become the owner of the capital stock of any association or corporation, except that funds of public employee retirement systems may be invested in such stock under conditions the legislature prescribes. The state shall not engage in any work of internal improvement unless authorized by a two-thirds vote of the people.

Constitution. 16-007. Payments of public money. No money shall be paid out of the state treasury except upon appropriation by law and on warrant drawn by the proper officer, and no bills, claims, accounts or demands against the state, or any county or political subdivision, shall be audited, allowed or paid until a **full itemized statement in writing**, certified to under penalty of perjury, shall be filed with the officer or officers whose duty it may be to audit the same.

W.S. 9-4-831 (h). Investment of public funds. Every political subdivision shall have on file a "Statement of Investment Policy..." This policy shall be at least as restrictive with respect to the types of investments authorized as those listed under subsection (a) of this section.

W.S. 15-1-125. Presentation and payment of claims;

(a) All claims and demands against any city or town shall be presented to the governing body by itemized invoice or other document from the vendor with a full account of the quantity and total cost for each item or for the services rendered. No payment shall be approved by the governing body unless the claim is certified under penalty of perjury by the vendor or by an authorized person employed by the city or town receiving the items or for whom the services were rendered. No claim or demand may be...instituted against a city or town for any claim unless it has been first presented to the governing body and a reasonable time given to act upon the claim.

W.S. 16-2-102. Facsimile signature; authorized use; legal effect.

(a) After filing with the secretary of state his manual signature certified by him under oath, any authorized officer may execute or cause to be executed with a facsimile signature in lieu of his manual signature:

(i) Any public security, provided that at least one (1) signature required or permitted to be placed thereon shall be manually subscribed; and

(ii) Any instrument of payment.

W.S. 22-25-102. Contribution of funds or election assistance restricted; limitation on contributions; right to communicate, civil penalty.

(a) Except as otherwise provided in this section, no organization of any kind including a corporation, partnership, trade union, professional association or civic, fraternal or religious group...except a political party, political action committee or candidate's campaign committee organized under W.S. 22-25-101, directly or indirectly through any officer, member, director or employee, shall contribute funds, other items of value or election assistance directly to any candidate or group of candidates. No person shall solicit or receive a payment or contribution from an organization prohibited from making contributions under this subsection.

SUGGESTED PROCEDURES FOR A SELF-AUDIT, 2026

- ***These procedures can be completed a board or council member with understanding of the system, a clerk or treasurer from another special district or town (our recommendation is to exchange this service with another district or town), a local citizen who may be an active or retired bookkeeper and would volunteer to assist your entity, or by a paid independent third party, if desired.***
- ***The treasurer/bookkeeper may assist in locating records, but the person doing the self-audit should independently select the transactions to be traced and verified.***
- ***If your revenues or expenses are over $100,000 and you do not have a CPA audit or review, this process is required.***

The following steps are designed to provide evidence that the accounting work is done, that the entity's transactions are accurately and completely recorded, and that the officials have had access to the accounting records. These are tests commonly used by CPAs to assist them in forming an opinion on an entity's financial statements.

RECEIPTS TEST:

1. Randomly *select* 10 receipts from the receipt book.
2. *Trace* each one to the Receipts Journal (this is the first entry to the books).
3. *Verify* the amount, name, date, and the correct accounting category (taxes, water billing, grant or loan, etc.).
4. *Add the total* of the column in which it was entered.
5. *Trace* this total to the *Financial Statement* (or the next summary document), same category, for the month or quarter, whichever is used.
6. *Trace* the payment to the *bank deposit slip;* all the detail should agree, including the name, date and amount.
7. *Trace* the deposit slip to the *reconciled bank statement.*

EXPENDITURE TEST:

1. Randomly *select* 10 check numbers from complete list of all check numbers.
2. Pull the related disbursement voucher, with invoice attached, from file.
3. Locate the canceled check from the bank.
4. *Compare* the canceled check, the entry to the disbursement journal, the voucher and the vendor invoice for agreement for the following items: a. *payee name* b. *amount* c. *date agreement* d. *correct account classification in books.*

5. *Review* the canceled check for any changes, erasures, white-outs.
6. *If possible, review* the canceled check for endorsements. (Should agree to payee name.)
7. If not known to you as a vendor, look in telephone book or online to see *if payee is a legitimate business.*

PAYROLL TEST:

Review one month (in the fiscal year) of each bank's statements, for the following:

1. Verify that every *debit and credit on the bank statement* has either a canceled check, a deposit ticket, or a written bank record of a transaction.
2. Review every *check for the month* to make sure there are no unauthorized checks to employees or officials of the entity. Watch for any duplicate payroll amounts.
3. For each check, make sure that there are no whiteouts or other alterations.
4. *Trace* the month's payroll checks to the recording entries in the journals.
5. *Review the* payroll records for one quarter and agree to the IRS Form 941. Verify that the information on the form agrees to the actual liability shown on the records.
6. *Agree* the year end IRS form W-2 to the entity payroll records.

FINANCIAL STATEMENTS:

Trace the monthly column totals from the detailed postings of the General Ledger to the Financial Statement report and make sure they agree.

GRANT AND LOAN ACCOUNTING (if applicable):

Review the request for payment reimbursement file. Make sure that all requests have the supporting vendor charges (copies) in the file. Review the grant agreement for your entity's compliance with all of the terms of the grant.

If you find any exceptions to the testing, ask the treasurer/bookkeeper for an explanation. If you still have some questions, please call the Department of Audit at (307) 777-7798.

- *Attached are forms to use in recording the testing procedures,* ***keep a copy for your records.***

Record of Testing for Self Audit

Entity name: Town of Alpine Date 09/22/26

Form completed by: Wade Hirschi Title CPA

See Attachment 1

Receipts				Receipts Journal				Bank Records	
Receipt Number	Date	Amount	Name	Acct type	Journal Agrees	Column Total OK	Traced to Fin Stmt	Deposit Ticket	Bank Statement

See Attachment 2

Expenditures				Disbursement Journal				Bank Records	
Check #	Date	Amount	Name	Acct type or code	Agrees to Journal	Column Total OK	Financial Statement	Canceled Check OK	Traced to Bank Stmt

Explain any exceptions found: See attachments.

In most cases the boxes in the forms above can be completed with 'yes' or 'no' or a 'coded checkmark'. "No" answers should be explained and / or researched.

Payroll See Attachments 3 and 4 for payroll and 941 testing

Was bank statement documentation verified:_____All records were correct as shown:_____
Record the number of Debits in statement:_____Number of Credits:_____Other:_____

Payroll Expenditures				Payroll or Disbursement Journal				Bank Records	
Check #	Date	Amount	Name	Acct type or code	Agrees to Journal	Column Total OK	Financial Statement	Canceled Check OK	Traced to Bank Stmt

- IRS form 941 reconciled for which quarter: _____ Exceptions?_____
  Explain if any:_____
- W-2 year-end reports agree with payroll records:_____ Explain (if "no") _____

_____

_____

Financial Statements: If the tracing procedure for Receipts and Expenditures was not done in conjunction with individual receipts and checks, one month should be selected and the totals for each account classification for the month should be traced *from the journals* to the *financial statements*. All account totals for the month of_____were traced to the Financial Statements.

Grant and Loan Audit Procedures (when applicable):

- Payment request file or files were reviewed: N/A
- All requests for reimbursement had sufficient invoice documentation:____
- Amount of disbursements for this fiscal year were?

Grant name & #_____ $_____
Grant name & #_____ $_____

- Is an audit required for any or all of these amounts?_____
- Review grant and loan agreements for any unique grant or loan compliance requirements. Is there evidence that these requirements are being complied with?_____

Explain:_____

_____

Other audit procedures as deemed necessary: None.

_____

_____

Conclusion: Exceptions are noted on attachments that document testwork.

_____

NOT REQUIRED: This is provided for your convenience only.

BANK RECONCILIATION FOR:

Entity name Town of Alpine		Account number	
Bank name		**Reconciled by:**	
Statement date		Title or position:	
Balance per Bank		**Balance per books**	
add:		*add:*	
Deposits in transit		Interest posted	
less:		*less:*	
Outstanding checks *		Bank charges or returned items	
Ending Bank Balance		**Ending Book Balance**	
	same as book balance		*same as bank balance*

List of Checks Outstanding

Check #	Date Issued	AMOUNT	Check #	Date Issued	AMOUNT

* TOTAL CHECKS OUTSTANDING
(more space on reverse, if needed)

ADDITIONAL LISTING of Checks Outstanding

Check #	Date Issued	AMOUNT	Check #	Date Issued	AMOUNT
* TOTAL CHECKS OUTSTANDING					

INSTRUCTIONS

Due Date for Report - Per Department of Audit Rules this report is to be completed and filed with the Department of Audit, no later than **September 30**, of each year, for the Fiscal Year which ended June 30.

Section A - Results of Self Audit and Internal Control Evaluation: This section is required to be completed by all Level A entities (defined in the rules as having over $100,000 in revenue or expenses) not having a CPA Audit or Review. Forms are enclosed that, when completed, will provide evidence that your entity has complied with these two procedures. For guidance, you may use the information provided in the **Wyoming Municipal Handbook, Sections on Internal Control and Audits.**

Item 1. This process is to be completed by the officials of the town. You may pay someone to assist in this evaluation; however, we do not believe it necessary unless you find that your entity has serious control problems. Completion of the form, pages 1 and 2 enclosed, should provide you with enough information about how your system is currently functioning to make a decision as to its effectiveness. Indicate your assessment results for this item.

Item 2. What corrective action will your entity take? Please note any problems that you will correct for future time periods.

Item 3. This self-audit process should be conducted by someone who is not doing the accounting function. See suggested persons on the top of page 5. Use of the procedures described on pages 5 and 6 for the self audit should give the entity officials some assurances about the financial records and their accuracy. If you do not use the forms, pages 5 and 6, to do the self-audit, you need to keep a permanent record of what was done, who did it, and when the self audit was completed. Explain here any adjustments or corrections which were discovered during the self-audit procedure. If no adjustments, write "none found".

Section B - Bank Reconciliation: This is optional and the form is provided for your convenience.

Section C - Certification of Officials. This must be signed by the appropriate officials before sending. **Unsigned reports will be returned for signature.**

Town of Alpine
Attachment 1 - Test of Receipts
For the Year Ended June 30, 2026

WEH
9/22/2026

This testing completed per the Self Audit requirements of the Department of Audit. Testing completed by Wade Hirschi, CPA.

Transaction Number[1]	Date	Amount	Batch Total	Name	Acct Type	Description	Journal Agrees	Column Total OK	Traced to FS	Deposit Ticket	Bank Statement	Depsosit Date	Deposit Amount	Bank Account	Comment
1.000009329	7/2/2025	75.00	32,962.10	RE Investment Corp	Bus Lic	Bus Lic Renew	Yes	Yes	Yes	A	Yes	07/02/25	32,962.10	Operating	
1.000009598	08/14/25	94.78	1,583.98	Badura, July	Utility	Utility Pmt	Yes	Yes	Yes	A	Yes	08/13/25	1,583.98	Operating	
99.00001496	09/18/25	59.38	790.44	Kent B Krajniak	Utility	Online Pmt	Yes	Yes	Yes	B	Yes	09/18/25	790.44	Xpress Bill Pay	
99.00001591	10/24/25	89.00	7,468.21	Colter, Lee Ann	Utility	Online Pmt	Yes	Yes	Yes	B	Yes	10/24/25	7,468.21	Xpress Bill Pay	
99.00001686	11/25/25	33.89	4,400.30	Kyle Godfrey	Utility	Online Pmt	Yes	Yes	Yes	B	Yes	11/25/25	4,400.30	Xpress Bill Pay	
1.000010785	01/05/26	75.00	8,635.24	Trailer Corral	Bus Lic	Bus Lic Renew	Yes	Yes	Yes	A	Yes	01/06/26	8,635.24	Operating	
1.000011073	02/12/26	75.00	2,100.21	KBP Building Materials	Bus Lic	Bus Lic Renew	Yes	Yes	Yes	A	Yes	02/13/26	2,100.21	Operating	
1.000011359	03/19/26	105.83	21,011.68	Jorgensen, Bruce	Utility	Utility Pmt	Yes	Yes	Yes	A	Yes	03/19/26	19,611.68	Operating	C
99.00002031	04/22/26	31.00	5,540.95	Joanna Coolidge	Utility	Online Pmt	Yes	Yes	Yes	B	Yes	04/22/26	5,540.95	Xpress Bill Pay	
99.00002219	06/26/26	211.26	1,791.24	Mary Stupi	Utility	Online Pmt	Yes	Yes	Yes	B	Yes	06/26/26	1,791.24	Xpress Bill Pay	

[1]The Town does not use a preprinted receipt book. I obtained the Receipts Register report out of Caselle for the year and haphazardly selected 10 transactions from that for testing.

Comments:

A Checks are scanned and deposited electronically. There is no deposit slip. But, the deposit report shows a scanned copy of each check and totals the deposit.
B Paid online through Xpress Bill Pay. There is no deposit slip, but the report from Xpress details and shows a total of all transactions for the day.
C Deposit total is $1,400.00 less than the batch total. This is becaue there was a late payment of $1,400.00 that came in after the checks had been scanned in for the day.

Town of Alpine
Attachment 2 - Expenditure Testing
June 30, 2026

WEH
9/22/2026

						Invoice Matching									
	Check #	Date	Amount	Name	Acct Type	Payee	Amount	Date	Classification	Cancelled Check Details Match	Known Vendor	Agrees to Journal	Column Totals	Traces to Financial Statement	Traced to Bank Stmt
45	256141	07/01/25	18.06	Lower Valley Energy	Utilities	Yes	Yes	Yes	Yes	A	Yes	Yes	Yes	Yes	Yes
194	30	08/08/25	32.67	Lower Valley Energy	Utilities	Yes	Yes	Yes	Yes	A	Yes	Yes	Yes	Yes	Yes
380	20526	10/01/25	18.24	Lower Valley Energy	Utilities	Yes	Yes	Yes	Yes	A	Yes	Yes	Yes	Yes	Yes
501	20729	10/26/25	81.00	Lincon County Water Quality Lab	Water Testing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
556	20589	11/05/25	622.28	AT&T Mobility	Utilities	Yes	Yes	Yes	Yes	A	Yes	Yes	Yes	Yes	Yes
643	20779	12/02/25	473.75	Alpine Excavation LLC	Maintenance	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
737	20864	12/31/25	6,231.97	Kubwater Resources	Chemicals/Supplies	Yes	Yes	Yes	Yes	B	Yes	Yes	Yes	Yes	Yes
1146	21087	04/22/26	165.69	Daniel T. Halstead	Travel	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
1223	20815	05/08/26	3,050.00	Teton Technology Partners LLC	Tech Support	Yes	Yes	Yes	Yes	A	Yes	Yes	Yes	Yes	Yes
1314	21160	06/02/26	6,000.00	Gray Bear Productions	Event	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

A ACH payment - no cleared check, but bank details match.
B Bank statement for this month did not have check images; but the amount of the cleared check matched.

Conclusion:

No Exceptions found, except as noted.

Town of Alpine
Attachment 3 - Payroll Testing
June 30, 2026

WEH
9/22/2026

Bank Statement Testing

Nov-25

	Transaction Count	All Supported (1)	No Unauthorized Checks (2)	No Alterations (3)	Trace to Recording Entries (4)
Debits	64	Yes	Yes	Yes	Yes
Credits	113	Yes	Yes	Yes	Yes
Other	-	N/A	N/A	N/A	N/A

Payroll Testing

Amounts taken from payroll register report for November 2025.

Name	Payroll Date	Gross	Taxes ER/EE	Net Payroll	Paper/ Direct Deposit	Check Number	Acct Type or Code	Agrees to Journal	Column Totals	Financial Statement	Cancelled Check OK	Traced to Bank Statement
Bender, Tara	11/12/2025	1,587.82	361.68	1,217.10	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Booth, Bryan	11/12/2025	3,646.50	986.78	1,820.44	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Chenault, Monica	11/12/2025	4,101.38	936.91	3,114.76	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Corson, Gina	11/12/2025	2,400.00	529.15	1,654.96	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Dougan, David Michael	11/12/2025	1,920.00	485.45	1,581.43	Check	20742	Yes	Yes	Yes	Yes	Yes	Yes
Dwyer, Steven	11/12/2025	500.00	76.50	461.75	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Green, Eric	11/12/2025	923.08	293.16	474.81	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Greenwald, Sarah	11/12/2025	2,090.19	573.14	1,546.43	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Halstead, Daniel	11/12/2025	2,769.23	539.18	1,941.89	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Jones, Flint	11/12/2025	2,329.08	537.48	1,724.05	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Leseberg, Craig	11/12/2025	3,763.46	1,092.28	2,723.31	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Leseberg, Melody	11/12/2025	2,713.99	710.72	2,050.37	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Murrell, Dustin	11/12/2025	3,600.00	801.99	2,873.41	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Nield, Kayden	11/12/2025	477.75	96.26	418.04	Check	20741	Yes	Yes	Yes	Yes	Yes	Yes
Wierda, Amy	11/12/2025	51.92	7.94	47.95	Check	D	Yes	Yes	Yes	Yes	Yes	D
Bender, Tara	11/26/2025	1,716.78	396.87	1,320.73	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Booth, Bryan	11/26/2025	3,859.00	1,063.03	1,969.94	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Booth, Kelly	11/26/2025	100.00	15.30	92.35	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Chenault, Monica	11/26/2025	4,101.38	936.91	3,114.76	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Corson, Gina	11/26/2025	2,400.00	529.15	1,654.95	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Dougan, David Michael	11/26/2025	2,475.60	673.64	1,991.35	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Green, Eric	11/26/2025	923.08	293.16	474.81	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Greenwald, Sarah	11/26/2025	2,272.91	641.29	1,674.98	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Halstead, Daniel	11/26/2025	2,769.23	539.18	1,941.89	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Jones, Flint	11/26/2025	2,053.74	462.32	1,502.81	Check	20809	Yes	Yes	Yes	Yes	Yes	Yes
Lancaster, Tyson	11/26/2025	1,000.00	254.29	822.21	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Leseberg, Craig	11/26/2025	3,763.46	1,092.28	2,723.31	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Leseberg, Melody	11/26/2025	2,713.99	710.72	2,050.37	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Murrell, Dustin	11/26/2025	3,600.00	801.99	2,873.41	DD	N/A	Yes	Yes	Yes	Yes	N/A	C
Wierda, Amy	11/26/2025	51.92	7.94	47.95	Check	D	Yes	Yes	Yes	Yes	D	D
Wierda, Amy	11/26/2025	(155.76)	(23.82)	(143.85)	Check	D	Yes	Yes	Yes	Yes	D	D
Total		66,519.73	16,422.87	47,762.67								
			B	A								

C - direct deposit amounts clear in total. See below for that testing.
D - Amy Wierda (council) had incorrect payrolls followed by a payroll correction. No check actually issued with these amounts.

Direct Deposit

Direct Deposit total 11/12/25	21,603.28	Cleared bank - all details match
Direct Deposit total 11/26/25	22,705.06	Cleared bank - all details match
Total A	44,308.34	

Payroll Taxes

941 Payroll Taxes Total 12/02/25	8,028.62	Bank total matches, but deposit was made late.
941 Payroll Taxes Total 12/02/25	8,394.25	Bank total is $3 higher than calculated - deposit was made late
Total B	16,422.87	

Town of Alpine
Attachment 4 - 941 Payroll Testing - Tested Quarter 4 2025 and 2025 W3 Testing
June 30, 2026

Amounts taken from payroll summary report that included all payrolls in the quarter.

941 Report Q4 2026

Payroll:

Regular Pay	212,891.12
Overtime	8,500.17
PTO	3,681.40
Sick Pay	-
Holiday Pay	6,522.76
Misc Pay	-
Bonus Pay	10,511.80
Holiday Worked	1,354.11
Total Gross Pay	243,461.36

Adjustments:

457B	(6,335.00)
Health Ins	(10,044.24)
AFLAC Pretax	(684.45)
Total Adjustments	(17,063.69)
Net Taxable Income	226,397.67
Income per 941 box 3	225,907.67
Variance	490.00 C

Tax:

Social Security (x2)	28,858.78
Medicare (x2)	6,749.16
Federal Withholding	25,008.90
Total Taxes	60,616.84
Taxes per 941	60,616.82
Variance	0.02 B

W3 Report 2025

Payroll:

Regular Pay	768,555.15
Overtime	21,956.74
PTO	30,574.82
Sick Pay	10,214.52
Holiday Pay	16,758.88
Misc Pay	11,516.22
On Call	-
Bonus	16,561.80
Holiday Worked	2,974.37
Total Gross Pay	879,112.50

Adjustments:

457B	(22,430.00)
457B Other	
Health Ins	(38,162.71)
AFLAC Pretax	(3,321.58)
Total Adjustments	(63,914.29)
Net Taxable Income	815,198.21
Income per W2	799,898.22 A
Variance	(15,299.99) D

Tax:

Social Security WH	51,932.96 A
Medicare WH	12,145.44 A
Federal Withholding	90,525.06 A
Total Taxes	154,603.46

A Amounts Match W3
B Rounding

Finding

C 941 income totals do not match. Upon further inquiry, we discovered that the 457 Roth Deduction was treated as pre-tax. The town will fix this.

Conclusion

D W2 totals are different by the amount of the 457 B Roth deductions. The town will fix this.

PCL XL Error
Subsystem: I/O
Error: InputReadError
Operator: EndPage
Position: 844270

JORGENSEN

PO Box 9550 | 1315 HWY 89 S
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

Town of Alpine Monthly Engineer Report

October 6, 2026 Town Council Meeting

Summary of Work

WATER FUND:

1) Radio Read Water Meter Project:
    a. Final pay application #5 sent to State for reimbursement
    b. Final closeout documents sent to State

2) Greys River Well House Generator:
    a. Request for proposal out for bids
    b. Musgrove Engineering to provide final generator design
    c. Jorgensen to provide concrete pad design
    d. Electrical, excavation and concrete to be bid out later as a separate RFP

3) Well-4 Connection Design:
    a. Sunrise Engineering provided 50% drawings for Staff and Jorgensen to review
    b. Town Legal and engineering working on easements and permitting

SEWER FUND:

1) Wastewater Treatment Plant:
    a. U.V. disinfectant light replacement RFPs were higher than budgeted by JVA Consulting. JVA and Jorgensen is working with Staff on value engineering
    b. Cambrian MBR equipment status with Town legal counsel continues
    c. New aeration tank mixer, transfer pipe and valve installed
    d. Replacement Screen Room intake fan ordered

2) Sewer Rates and Ordinances:
    a. Midwest Assistance Program is going to provide an updated Sewer Rate Study at no charge. They are funded by Federal grants
    b. Raftelis Consulting is going to provide a quote to review existing and a tiered classification sewer rate study (residential, commercial, industrial) and adjusted ordinances for Council to consider

FACILITIES:

1) Civic Center Generator;
    a. Musgrove Engineering to provide generator sizing and design
    b. RFP for generator in October
    c. RFP for electrical, excavation and concrete in November

PLANNING AND ZONING:

1) Turley Annexation:
    a. Clerk's annexation report was sent to developers that includes prior development studies and reports for; traffic, emergency access, water, sewer, slope, Urban Wildland Interface, Wetland/Environmental constraints, storm water and geotechnical

2) Missing Engineering standards for;
    a. Storm water
    b. Lift stations
    c. Roads
    d. Slopes triggers

STREETS:

1) Greys River Road RFP possibilities:
    a. Preliminary survey and drone work
    b. Design and budget options

ALPINE
WYOMING

Date: October 6, 2026

Department: Clerk's Office

Presenter: Sarah Greenwald, Deputy Clerk

Subject: Work Session item: Ordinance No. 2026-015- Fireworks

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Purpose:

Staff is seeking Council direction on the proposed fireworks regulations, including whether to prohibit all fireworks or allow exceptions for specific items, such as sparklers and novelty snakes, and whether Ordinance No. 2026-015 should move forward for First Reading.

Background:

The proposed ordinance was previously presented to Town Council on April 21, 2026, as Ordinance No. 2026-003 and did not advance. During discussion, Council postponed further consideration until the fall, recognizing that fireworks season was approaching and vendors had already made plans to operate.

The proposed ordinance, now numbered 2026-015, would repeal Ordinance No. 2022-13 and prohibit the sale, offering for sale, distribution, use, and discharge of fireworks within Town limits. Fireworks use would be allowed only through a Special Event Permit approved by Town Council, subject to conditions and safety requirements established by the Town. The draft includes enforcement provisions and a fine of up to $750 per violation.

The current draft does not expressly provide exceptions for sparklers, novelty snakes, or similar items. Staff is seeking direction on whether Council wishes to include these items in the prohibition or specifically allow certain products. Any exceptions should clearly identify the permitted items and whether the exception applies to their sale, use, or both.

Alternatives:

Option A — Move forward with the proposed ordinance for First Reading at the October 20, 2026, Town Council meeting.

- Benefits Include: Advances the proposed restrictions and provides time to notify residents, vendors, and event organizers before the next summer fireworks season

- Challenges Include: Would restrict fireworks vendors and personal fireworks use within Town limits. Implementation would require public outreach, coordination with enforcement officials, and clear expectations for permitted events

Option B — Direct staff to make additional changes before scheduling First Reading, including any exceptions selected by Council..

- Benefits Include: Allows Council to refine the restrictions and determine whether specific items, such as sparklers and novelty snakes, may continue to be sold or used.
- Challenges Include: Requires additional staff work and review to clearly define exceptions, address safety considerations, and establish requirements that can be consistently enforced.

Option C — Do not bring it back at this time.

- Benefits Include: Avoids immediate changes for residents, vendors, and event organizers.
- Challenges Include: Leaves the existing ordinance in place and postpones consideration of the fire, safety, and enforcement concerns identified in the proposed ordinance.

Fiscal Impact:

A specific budget allocation for implementation has not been identified for this report. Any additional funding needs would depend on the regulations and enforcement approach Council selects.

- Financial Consideration 1: Staff time and expenses associated with ordinance review, publication, public notices, and outreach to residents and vendors.
- Financial Consideration 2: Potential costs associated with enforcement and administering Special Event Permits. Council may wish to consider whether permit fees should offset any review or administrative costs.

Strategic or Community Impact:

The proposed ordinance is intended to protect residents, visitors, and property by reducing the risk of fire, injury, and property damage associated with fireworks. Council should balance these safety objectives with impacts on local vendors, personal celebrations, and community events.

If Council proceeds, early communication would help residents and vendors understand the restrictions before the next fireworks season. Clear permit requirements would also help event organizers plan approved displays.

Key Questions:

1. Does Council wish to prohibit all fireworks outside of approved special events, or allow exceptions for specific items, such as sparklers and novelty snakes?

2. If exceptions are allowed, which items should qualify, and should the exceptions apply to their sale, use, or both?

3. Should permitted items be subject to conditions or restrictions during periods of elevated fire danger?

4. Should the ordinance proceed for First Reading on October 20, or should staff make further revisions??

Suggested Motion: I move to direct staff to prepare Ordinance No. 2026-015 for First Reading at the October 20, 2026, Town Council meeting, incorporating Council's direction regarding prohibited fireworks, any permitted exceptions, and associated conditions.

ALPINE
WYOMING

TOWN OF ALPINE, WYOMING
ORDINANCE NO. 2026-015

AN ORDINANCE REPEALING ORDINANCE NO. 2022-13 RELATING TO PYROTECHNIC DEVICES AND ESTABLISHING REGULATIONS PROHIBITING THE SALE, USE, AND DISCHARGE OF FIREWORKS WITHIN THE INCORPORATED LIMITS OF THE TOWN OF ALPINE, WYOMING, EXCEPT AS AUTHORIZED THROUGH A SPECIAL EVENT PERMIT APPROVED BY THE TOWN COUNCIL

WHEREAS, the Town of Alpine, Wyoming is located within a forested and wildland-urban interface area where the risk of wildfire is significant; and

WHEREAS, the use of pyrotechnic devices can create a substantial risk of fire, property damage, and injury within the Town limits; and

WHEREAS, the Town Council finds it necessary to regulate the use of firework(s) within the Town of Alpine in order to protect the health, safety , and welfare of residents, visitors, and property.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF ALPINE, WYOMING, IN REGULAR SESSION DULY ASSEMBLED:

SECTION 1. DEFINITIONS

a) **"Firework(s)"** means any explosive device designed to create noise, sparks, smoke, or pyrotechnic effects.

b) **"Person"** means any individual, partnership, firm, company, association, organization, or corporation.

SECTION 2. SALE AND USE OF FIREWORKS PROHIBITED

Except as otherwise provided in this ordinance, it shall be unlawful for any person to:

a) **Sale of Fireworks Prohibited.** Sell, offer for sale, expose for sale, or give away any fireworks within the incorporated limits of the Town of Alpine, Wyoming.

b) **Use of Fireworks Prohibited.** Use, discharge, or detonate any fireworks within the incorporated limits of the Town of Alpine, Wyoming.

SECTION 3. SPECIAL EVENT PERMIT

Fireworks may only be used within the Town of Alpine when authorized through a Special Event Permit approved by the Town Council.

Any fireworks authorized under a Special Event Permit shall comply with all conditions, safety requirements, and restrictions established by the Town as part of the permit approval.

SECTION 5. ENFORCEMENT

This ordinance may be enforced by the Lincoln County Sheriff's Office, Town Code Enforcement Officer, or other authorized officials.

SECTION 6. PENALTIES

Any person violating any provision of this ordinance shall be guilty of a misdemeanor and, upon conviction, shall be punishable by a fine **not to exceed seven hundred fifty dollars ($750.00)** or as otherwise provided by law.

Each day a violation continues shall constitute a **separate offense.**

SECTION 7. REPEALER

Ordinance No. 2022-13, and any other ordinances or portions of ordinances in conflict with this ordinance, are hereby **repealed in their entirety**.

SECTION 8. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 9. EFFECTIVE DATE

This ordinance shall take effect upon **third and final reading, passage, and publication as required by law**.

Passed First Reading on the 20th day October of 2026.

VOTING RECORD:

Ayes:	
Nays:	
Abstentions:	
Absent:	

Mayor Green:	
Burchard:	
Larsen:	
Wierda:	
Scaffide:	

DRAFT

Passed Second Reading on the 2nd day of November 2026.

VOTING RECORD:

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

Passed on Third and Final Reading 17th day November of 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

DRAFT

ATTESTATION OF THE TOWN CLERK

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

I hereby certify that the forgoing Ordinance No. 2026-015 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

DRAFT

Correspondence on 10/02/2026:

Re: Fireworks Discussion item

From: Michael Vogt alpinefire.vogt@gmail.com

To: office@alpinewy.gov

Good morning. I have reviewed the Town of Alpine Ordinance # 2026-015. The Alpine Fire District is concerned about the risk fireworks begin to the Community. The sales are driven by out of town businesses and most of the fireworks that are discharged are not by residents of Alpine. They may not have to deal with the consequences of fireworks problems. The risks are far beyond the benefits for the residents. The AFD is for the enactment of 2026-015.

The Ordinance 2022-13 should not be on the books. Alpine Fire does not have the authority to enforce Town Ordinances or accept payment for such. If commercial permits are to be required it would be easier to have them approved by the State Fire Inspectors under the NFPA adopted codes.

Special Use Permits will have to address conditions, safety requirements and restrictions and be consistent with State Fire Inspectors, as an example with the Food Truck certifications. Which should be handled by the State's program.

Thank you for working on this.

Mike Vogt, Fire Chief

Alpine Fire District

Correspondence on 10/06/2026:

Chief Vogt reported approximately 14 fires during the Fourth of July period, including 2 in the lakebed area and 12 in the public launch area behind the fireworks store.

Outlook

Opposition to Prohibiting Firework Sales in Alpine

From Karter Gordon <gord.kart@icloud.com>
Date Mon 10/5/2026 3:03 PM
To Office <office@alpinewy.gov>

Caution: The sender name (Karter Gordon) is different from their email address (gord.kart@icloud.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Dear Town of Alpine,

I'm writing to express my opposition to the proposal to prohibit the sale of fireworks within the town limits.

I understand that fireworks can raise legitimate concerns about safety, noise, fires, and responsible use. However, I believe a complete prohibition on their sale within town limits is an unnecessary restriction. There are ways to address safety concerns through reasonable regulations, enforcement, designated use periods, and education without eliminating the ability for local businesses to sell fireworks.

Fireworks are also an important part of celebrations for many families, particularly around Independence Day. I believe residents should have the opportunity to make responsible choices for themselves and their families while following reasonable safety requirements.

I respectfully ask the Town Council to reconsider prohibiting fireworks sales and instead look at reasonable regulations that address legitimate safety concerns without an outright ban on sales.

Thank you for taking the time to consider the opinions of residents and community members.

Outlook

Alpine Ordinance No. 2026-015

From Matt Hansen <mwhansen12@gmail.com>
Date Tue 10/6/2026 11:39 AM
To Office <office@alpinewy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Mayor Green and Members of the Town Council:
I am writing to respectfully oppose Ordinance No. 2026-015, which repeals the current ordinance and would prohibit the sale, use, and discharge of fireworks within the incorporated limits of the Town of Alpine, except through a Special Event Permit approved by the Town Council. As written, the ordinance makes it unlawful to sell fireworks within town limits and prohibits their use and discharge within town limits.
This proposed change would have a devastating impact on my family, my employees, and other local businesses that depend on the seasonal fireworks economy. Our Alpine tent is by far our best location. It generates approximately $200,000 to $220,000 in annual revenue, which represents more than 50% of our total revenue.
This business is not a side venture for us. It is our sole source of income, and my wife, children, and I rely heavily on it throughout the year. In addition, I employ several people, including close friends and family members, who depend on this work to help cover school, housing, missions, and other living expenses. The ordinance would not just affect one tent. It would directly affect multiple households.
The ripple effects extend beyond our business. I also pay rent to the gas station where we operate, and they rely on that rental income as well. Our customers do not only buy fireworks. Many of them come from out of state, spend money in Alpine, and support other local businesses while they are here. Since we began operating in 2018, we have worked hard to build a strong reputation in the Alpine community and among returning out-of-state customers.
I understand the Town's stated concern about wildfire risk and public safety. The ordinance and staff report state that the purpose is to prohibit the sale and use of fireworks within town limits, with limited use only through a Town Council-approved Special Event Permit, based on wildfire and safety concerns. I do not dismiss those concerns. Public safety matters. But this ordinance goes too far by imposing a complete ban on sales within town limits rather than pursuing narrower, practical safeguards.
There is a major difference between reasonable regulation and total prohibition. If the Town's goal is to reduce fire danger, there are less damaging alternatives available, including stricter hours of discharge, designated discharge areas, increased safety requirements for retailers, weather-based restrictions, or temporary limitations during periods of extreme fire danger. Those kinds of targeted measures would address safety concerns without destroying lawful seasonal businesses and the economic activity they bring to Alpine.
Fireworks are closely tied to the celebration of America's birthday and to long-standing traditions of patriotism, family gatherings, and community spending. A complete ban on sales and use within town limits would undercut not only local business owners, but also residents and visitors who want to celebrate responsibly.
I respectfully ask the Town Council to reconsider Ordinance No. 2026-015 and reject the current blanket prohibition. At a minimum, I ask the Council to work with local business owners to find a balanced solution that addresses legitimate safety concerns without eliminating businesses, jobs, rental income, and tourism-related spending that Alpine has benefited from for years.

Respectfully, Matt Hansen

Outlook

Ordinance No. 2026-015

From LeAnn Hansen <lhansen511@gmail.com>
Date Mon 10/5/2026 9:10 PM
To Office <office@alpinewy.gov>

This is the first time you received an email from this sender (lhansen511@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Mayor Green and Members of the Alpine Town Council,

I am writing as a longtime customer and visitor to Alpine to respectfully ask you to reconsider and decline to adopt any ordinance that would prohibit the sale of fireworks within the Town of Alpine.

For 40 years, I have traveled to Alpine every summer specifically to purchase fireworks. What started as a simple trip in my youth to buy fireworks has become a tradition that my family and I have looked forward to year after year..

I know we are not the only family who feels this way. For decades, families from surrounding communities and other states have made the trip to Alpine because of its reputation as a place to buy fireworks. For many of us, coming to Alpine each summer is part of our 4th of July tradition. We return year after year, and those traditions are passed down through generations.

When I look back over the number of years I have been making these trips, it is hard to imagine Alpine without the fireworks businesses that have helped make it a destination for so many families to cultivate lasting and cherished memories, even time honored traditions.

I certainly understand the Town's responsibility to consider fire safety, public safety, and the concerns of residents. Those are important issues that deserve to be taken seriously. However, I hope the Council will consider whether those concerns can be addressed through reasonable regulations rather than eliminating the sale of fireworks altogether.

A ban would affect more than the businesses selling fireworks. It would affect the many families and individuals who travel to Alpine specifically for this tradition. People make plans around these traditions. Families and individuals from surrounding areas and out of state, load up their vehicles, travel to Alpine, purchase their fireworks, and spend time in the community before heading home to enjoy their firework purchases. Those visitors also purchase fuel, food, drinks, and other goods and services while they are there. Fireworks sales therefore bring people into Alpine who might otherwise have no reason to visit during that time of year. More importantly, it would eliminate a tradition that has been a part of Alpine for decades.

After personally making the trip to Alpine for 40 years, I can say that Alpine has become part of my family's annual 4th of July tradition. During the season we go to Alpine to buy fireworks, while there

we eat locally at either Yankee Doodle, the taco bus, get pizza, or food and treats at Broulim's grocery store, then fill up with drinks, treats, and fuel for the road before heading back home with anticipation to eventually enjoy a firework show with our family and friends. Local businesses benefit when Alpine serves as a destination for seasonal shopping. I would hate to see that tradition disappear for my family and for the many other families and individuals who make the same trip every year.

I respectfully ask the Town Council to consider alternatives to an outright ban to address legitimate safety concerns while allowing a longstanding tradition to continue.

Please consider the perspective of the families who have supported Alpine's fireworks businesses for decades. We are not simply customers-we are visitors who have made coming to Alpine part of our family's summer tradition.

I sincerely hope the Town Council will reconsider the proposed ban and find a way to preserve both public safety and the longstanding fireworks tradition that has brought families like mine back to Alpine year after year.

Thank you for taking the time to read my concerns and for considering the perspective of someone who has been making the trip to Alpine for almost four decades.

Respectfully,
LeAnn Hansen

Outlook

Fireworks

From Shemai christensen <shemaijoy@icloud.com>
Date Mon 10/5/2026 7:46 PM
To Office <office@alpinewy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

We come every year to alpine to buy fireworks. This last two years my son even got a part time job at the stand. It would be a real shame to not support these small local businesses.

Shemai Christensen

Sent from my iPhone

Outlook

Fireworks.

From Pete Aagard <pete_disi@yahoo.com>
Date Mon 10/5/2026 7:29 PM
To Office <office@alpinewy.gov>

This is the first time you received an email from this sender (pete_disi@yahoo.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

We enjoy the tradition of coming to alpine to go rafting and hiking. We also love to get fireworks there such a great price and selection. Thank you for allowing us to visit your lovely mountains.

Peter aagard.
Sent from my iPhone

Outlook

Banning Fireworks in Alpine

From cianna aagard <aagardcianna@gmail.com>
Date Sun 10/4/2026 9:37 PM
To Office <office@alpinewy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Alpine Town Council,

I am writing to respectfully share my hope that Alpine does not move forward with banning fireworks.

For years, my family has made it a tradition to travel to Alpine to celebrate. We don’t just come for fireworks we make an entire day of it. We visit local spots, spend time together, and create memories that have become incredibly meaningful to us.

A big part of that tradition includes stopping by Yankee Doodle Cafe and finishing our day with ice cream from Broulim's on the way out.

Alpine has always been our favorite place to purchase fireworks and has always had the best selection. Especially this year, with the significance of celebrating 250 years of America, it would mean so much to families like ours to continue this tradition.

We understand the importance of safety and responsibility, and we truly appreciate the efforts the town makes to keep everyone safe. We simply hope there might be a way to preserve this long standing tradition while still addressing those concerns.

Thank you for your time and for considering the voices of families like mine. We sincerely hope to be back in Alpine again this year to continue a tradition we cherish.

Warm regards,
Cianna Aagard

Outlook

Firework Ban

From Taybre Shuman <taybrejshuman@gmail.com>
Date Sun 10/4/2026 8:42 PM
To Office <office@alpinewy.gov>

This is the first time you received an email from this sender (taybrejshuman@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear town of Alpine council

I'm emailing you to ask to continue to let fireworks be sold in the town limits of Alpine. Fireworks should be accessible to families locally.

Thank you!

Outlook

Fireworks

From Tyson Sweetwood <tysonsweetwood4@icloud.com>
Date Sun 10/4/2026 8:40 PM
To Office <office@alpinewy.gov>

This is the first time you received an email from this sender (tysonsweetwood4@icloud.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Sent from my iPhone **Dear Town of Alpine Council,**

I'm writing to ask that you continue to allow fireworks to be sold within the town limits of Alpine. I believe residents should have the option to purchase fireworks locally, especially for holidays and family celebrations.

I hope you will consider keeping fireworks sales available rather than banning them.

Thank you for listening to the community and considering my opinion.

Sincerely,
Tyson Sweetwood

Outlook

Prohibiting Firework Sales

From bradley beckstead <bmbeckstead21@gmail.com>
Date Sun 10/4/2026 8:17 PM
To Office <office@alpinewy.gov>

This is the first time you received an email from this sender (bmbeckstead21@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello,

I wanted to voice my opinion regarding prohibiting the sale of fireworks within city limits. I do not agree with this motion. Consenting adults should be allowed to make their own decisions regarding fireworks. This ban would not prevent fireworks use in any way.

Thank you.

Outlook

Opposition to the Ban on Firework Sales

From Chris Hinckley <chrishinckleygsps@gmail.com>
Date Sat 10/3/2026 6:27 PM
To Office <office@alpinewy.gov>

This is the first time you received an email from this sender (chrishinckleygsps@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Mayor and Members of the City Council,

I am writing to respectfully express my opposition to the decision to ban the sale of fireworks within the City of Alpine.

Firework sales are more than simply an opportunity for residents to purchase fireworks. They also bring people into Alpine who otherwise may have no reason to visit the community. During the weeks surrounding Independence Day, people travel specifically to Alpine to purchase fireworks, creating additional foot traffic and bringing potential customers to local businesses, restaurants, gas stations, and other establishments throughout the community.

These visitors contribute to the local economy while they are in Alpine. Someone who comes to town specifically to purchase fireworks may also stop for fuel, get something to eat, shop at a local business, or otherwise spend money within the community. In this way, firework sales can serve as a meaningful source of economic activity and help introduce visitors to Alpine who might not otherwise make the trip.

There is also an important economic reality to consider: banning the sale of fireworks in Alpine does not eliminate the demand for fireworks or prevent people from using them. It simply moves the commerce associated with those purchases to surrounding communities.

For those hoping banning the sale of fireworks will remove their use in the area. Ask your close neighbors Idaho how that has worked out. Like clockwork, the fireworks of Wyoming light their sky every 4th of July!

Residents and visitors who want to purchase fireworks will still do so. If they cannot purchase them in Alpine, they will travel to another nearby community where sales are permitted. The money that could have been spent with Alpine businesses will instead benefit businesses, property owners, and residents in those surrounding communities.

In other words, the ban does not make economic activity disappear—it changes where that economic activity takes place. Rather than keeping those customers, sales, and associated

spending within Alpine, the City risks directing that commerce elsewhere.

Firework sales provide Alpine with an opportunity to attract visitors who may not otherwise come to town. Those visitors can contribute to the broader local economy through purchases at restaurants, gas stations, stores, and other businesses. Losing those visitors and their spending could have an impact beyond the firework sales themselves.

I believe the City should carefully consider the broader economic consequences of eliminating firework sales. Alpine has an opportunity to attract seasonal visitors and capture commerce that would otherwise go to surrounding communities. Once that business is pushed elsewhere, it may be difficult for local businesses to recover that lost spending.

I respectfully ask the City Council to reconsider the ban on firework sales and recognize the economic activity, visitors, and local spending that these sales bring to Alpine. The demand for fireworks will continue regardless of where they are sold; the question is whether that commerce will benefit Alpine and its citizens or surrounding communities instead.

Thank you for your time and consideration. I hope the City Council will take these economic factors into account when evaluating the future of firework sales in Alpine.

Respectfully,

Chris Hinckley

Outlook

Firework sales in Alpine

From James Bartell <jamesbartell58@gmail.com>
Date Sat 10/3/2026 5:03 PM
To Office <office@alpinewy.gov>

This is the first time you received an email from this sender (jamesbartell58@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear council of Alpine,

I recently have heard that the town of Alpine is considering banning fireworks sales. My ask is that you do not move forward with this action. I know people who travel through Alpine every year to get fireworks. It is a great location and a beautiful place to stop. And in the summer months the fire work sales makes it a popular reason to stop and enjoy the beautiful town.

I hope you consider this request.
Sincerely,
James Bartell

Outlook

Firework Ban

From Benjamin Morris <morrisbenjamin29@gmail.com>
Date Sat 10/3/2026 3:28 PM
To Office <office@alpinewy.gov>

This is the first time you received an email from this sender (morrisbenjamin29@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Town of Alpine Council,

I'm writing to ask that you continue to allow fireworks to be sold within the town limits of Alpine. I believe residents should have the option to purchase fireworks locally, especially for holidays and family celebrations.

I hope you will consider keeping fireworks sales available rather than banning them.

Thank you for listening to the community and considering my opinion.

Sincerely,
Ben Morris

Outlook

Fireworks.

From Ike Sutton <idizzlesutton410@icloud.com>
Date Sat 10/3/2026 3:23 PM
To Office <office@alpinewy.gov>

This is the first time you received an email from this sender (idizzlesutton410@icloud.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello,

I am writing to ask the Town of Alpine to please continue allowing fireworks to be sold within city limits.

Firework sales have been a part of the community, and I do not believe a complete ban is necessary. I understand that there can be concerns involving safety, but I believe those concerns can be handled through responsible regulations rather than taking away the ability to sell fireworks altogether.

Allowing firework sales also supports local businesses and gives residents the opportunity to purchase them locally instead of having to travel elsewhere.

I respectfully ask the Town Council to consider keeping firework sales legal within Alpine and to look for reasonable safety measures instead of a full ban.

Thank you for your time and consideration.

Sincerely,

Ike Sutton

ALPINE
WYOMING

Date: October 6, 2026

Department: Clerk's Office

Presenter: Sarah Greenwald, Deputy Clerk

Subject: Work session: Business License Updates and Special Event Permit Process

---

Purpose:

Staff is seeking Council direction on updates to the business license regulations and fee schedule, along with establishing a clear application and approval process for special event permits, including events involving fireworks or pyrotechnics.

Background:

While preparing the proposed fireworks ordinance, staff identified related provisions in the business license regulations that need review. Staff also identified the need for an established special event permit process, as Ordinance No. 2026-015 would allow fireworks use only through a Special Event Permit approved by Town Council.

Ordinance No. 2022-13 amended the business license regulations to include pyrotechnic sales permits, an annual $1,000 permit fee, and a separate $150 inspection and site plan review fee paid directly to the Alpine Fire Department. If Council adopts the proposed prohibition on fireworks sales, the corresponding sales permit provisions and fee schedule entries would need to be removed or revised to reflect that change.

Business licensing is now administered digitally. The regulations should be updated to reflect electronic applications, license delivery, and renewal notices rather than mailed renewals. Staff also recommends eliminating the early renewal discount so the same standard fee applies to new licenses and annual renewals, while retaining the late renewal penalty.

Proposed Updates:

- **Business license provisions and fees:** Remove or revise pyrotechnic sales permit requirements and associated fee entries in coordination with the final fireworks ordinance.
- **Special event permits:** Establish which events require a permit, application requirements, submission deadlines, staff review responsibilities, approval authority, and permit conditions.

- Events involving pyrotechnics: Establish additional requirements for fireworks displays, including a site plan, operator information, fire safety review, insurance requirements, and Town Council approval consistent with the proposed fireworks ordinance.
- Digital licensing: Update application, license issuance, and renewal notice provisions to reflect the Town's electronic process.

Annual renewal fees: Clarify that the $100 renewal fee applies each year, with a total fee of $150 for renewals paid after January 31.

Alternatives:

Option A — Direct staff to prepare the business license amendments and special event permit process together.

- Benefits Include: Coordinates the licensing, fee, and permit provisions with the proposed fireworks ordinance and provides a consistent process for applicants.
- Challenges Include: Requires coordination among staff, the Town Attorney, and fire officials to establish requirements and responsibilities.

Option B — Address business license updates first and develop the special event permit process separately.

- Benefits Include: Allows the digital licensing and annual fee clarifications to proceed while additional permit requirements are developed.
- Challenges Include: Could leave the fireworks permit process unresolved if the fireworks ordinance advances first.

Option C — Defer the updates.

- Benefits Include: Avoids immediate administrative changes.
- Challenges Include: Leaves outdated licensing language and uncertainty about special event permit applications and approvals.

Fiscal Impact:

Anticipated costs include staff time, legal review, and updates to the digital application system.

Strategic or Community Impact:

These updates would provide clearer instructions for businesses and event organizers, align written regulations with current digital practices, and establish a consistent review process for community events. Additional requirements for pyrotechnic displays would help address public safety and clarify applicant responsibilities.

Key Questions:

1. Which events should require a Special Event Permit, and how far in advance should applications be submitted?
2. Which permits may be approved administratively, and which require Town Council approval?
3. What additional safety, insurance, and review requirements should apply to events involving pyrotechnics?
4. Should special event permits have fees, and should pyrotechnic events have an additional review or inspection fee?
5. Does Council support electronic licensing and renewal notices and clarification of the $100 annual renewal fee and $150 total late renewal fee?

Suggested Motion: I move to direct staff to prepare amendments to the business license regulations and fee schedule and establish a special event permit process, including requirements for events involving pyrotechnics, consistent with Council's direction.

ALPINE
WYOMING

Date: October 6, 2026

Department: Administration

Presenter: Monica Chenault

Subject: 2026 Master Plan – Council Adoption

Purpose:

To consider a resolution adopting the Town of Alpine 2026 Master Plan as adopted and certified by the Planning and Zoning Commission, repealing Resolution No. 2025-014, and reinstating Section 1-104(B)(7) of the Town of Alpine Land Use and Development Code.

Background:

A representative from Cushing Terrell attended the September 1 Town Council meeting to assist Council with its review and deliberation of a draft of the Town of Alpine 2026 Master Plan. An updated change log tracking the outcome of those deliberations and additional Council input is attached.

The Master Plan is intended to guide the Town's growth, development, infrastructure, services, and community priorities for approximately the next 20 years. Following Council review and requested revisions, the Planning and Zoning Commission adopted and certified the updated Town of Alpine 2026 Master Plan on September 22, 2026.

The Master Plan is now before the Town Council for formal adoption. The resolution before Council adopts the Master Plan as adopted and certified by the Planning and Zoning Commission, acknowledges Lincoln County's concurrence, repeals Resolution No. 2025-014, and reinstates LUDC Section 1-104(B)(7).

Alternatives:

Option A — Approve the Resolution.

Adopt the Town of Alpine 2026 Master Plan as adopted and certified by the Planning and Zoning Commission, acknowledge Lincoln County's concurrence, repeal Resolution No. 2025-014, and reinstate LUDC Section 1-104(B)(7).

Option B — Do Not Approve the Resolution.

Council may decline to approve the resolution or identify concerns requiring further consideration before acting.

Fiscal Impact:

Additional revisions requiring further consultant work may result in additional costs pursuant to the contract with Cushing Terrell.

Strategic or Community Impact:

The Master Plan is intended to guide the Town's growth, development, infrastructure, services, and community priorities for approximately the next 20 years.

Key Questions

1. Does Council have any questions regarding the Planning and Zoning Commission's adoption and certification of the 2026 Master Plan?

2. Does Council have any questions regarding Lincoln County's concurrence?

3. Is Council prepared to formally adopt the Town of Alpine 2026 Master Plan and reinstate LUDC Section 1-104(B)(7)?

Suggested Motion:

I move to approve Resolution No. 2026-036 adopting the Town of Alpine 2026 Master Plan as adopted and certified by the Town of Alpine Planning and Zoning Commission, repealing Resolution No. 2025-014, and reinstating Section 1-104(B)(7) of the Town of Alpine Land Use and Development Code.

Attachments:

1. Cushing Terrell Memorandum of Draft Changes dated September 16, 2026

2. Town of Alpine 2026 Master Plan — Adopted and Certified by Planning and Zoning Commission.

TOWN OF ALPINE, WYOMING

RESOLUTION NO. 2026-036

A RESOLUTION ADOPTING THE TOWN OF ALPINE 2026 MASTER PLAN AS ADOPTED AND CERTIFIED BY THE TOWN OF ALPINE PLANNING AND ZONING COMMISSION; REPEALING RESOLUTION NO. 2025-014; AND REINSTATING SECTION 1-104(B)(7) OF THE TOWN OF ALPINE LAND USE AND DEVELOPMENT CODE

WHEREAS, pursuant to W.S. §§ 15-1-503 through 15-1-505, the Town of Alpine Planning and Zoning Commission is authorized to prepare, adopt, and certify a master plan for the physical development of the Town of Alpine; and

WHEREAS, W.S. § 15-1-503 provides that, after holding public hearings, the Planning and Zoning Commission shall adopt and certify the master plan to the governing body; and

WHEREAS, the Town of Alpine prepared the Town of Alpine 2026 Master Plan to guide the coordinated, adjusted, and harmonious development of the Town and its surrounding area; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing concerning the proposed Master Plan on July 28, 2026, at which interested persons were provided an opportunity to present comments; and

WHEREAS, the Town Council held a duly noticed public hearing concerning the proposed Master Plan on August 4, 2026, at which interested persons were provided an opportunity to present comments; and

WHEREAS, the Planning and Zoning Commission initially adopted and certified the Master Plan on August 25, 2026, by Planning and Zoning Commission Resolution No. 2026-001; and

WHEREAS, following its review of the Master Plan, the Town Council requested additional revisions and returned the Master Plan to the Planning and Zoning Commission for further consideration; and

WHEREAS, following those revisions, the Planning and Zoning Commission adopted and certified the updated Town of Alpine 2026 Master Plan by Planning and Zoning Commission Resolution No. 2026-002 on September 22, 2026; and

WHEREAS, W.S. § 15-1-503(a) requires concurrence of the applicable county body when the Master Plan involves territory outside the Town; and

WHEREAS, Lincoln County has concurred with the portions of the Town of Alpine 2026 Master Plan applicable to territory outside the Town's corporate limits; and

WHEREAS, on April 15, 2025, the Town Council adopted Resolution No. 2025-014 temporarily suspending Section 1-104(B)(7) of the Town of Alpine Land Use and Development Code pending completion and formal adoption of the 2026 Alpine Master Plan by the Town Council; and

WHEREAS, the Planning and Zoning Commission has now adopted and certified the Town of Alpine 2026 Master Plan in accordance with W.S. §§ 15-1-503 through 15-1-505; and

WHEREAS, the Town Council has reviewed the Town of Alpine 2026 Master Plan as adopted and certified by the Planning and Zoning Commission and desires to formally adopt the Master Plan as the Town's master plan; and

WHEREAS, upon adoption of the Town of Alpine 2026 Master Plan, the Town Council desires to terminate the temporary suspension and reinstate Section 1-104(B)(7) of the Town of Alpine Land Use and Development Code.

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

Section 1. Adoption of Master Plan.

The Town Council hereby adopts the Town of Alpine 2026 Master Plan, as adopted and certified by the Town of Alpine Planning and Zoning Commission by Planning and Zoning Commission Resolution No. 2026-002 on September 22, 2026, as the official Master Plan of the Town of Alpine.

Section 2. Lincoln County Concurrence.

The Town Council acknowledges the concurrence of Lincoln County with the portions of the Town of Alpine 2026 Master Plan applicable to territory outside the Town's corporate limits pursuant to W.S. § 15-1-503(a).

Section 3. Repeal of Resolution No. 2025-014 and Reinstatement of LUDC Section 1-104(B)(7).

Resolution No. 2025-014, titled “A Resolution of the Town Council of the Town of Alpine, Wyoming, Temporarily Suspending Section 1-104(B)(7) of the Land Use and Development

Code Until the Completion and Adoption of the 2026 Alpine Master Plan," is hereby repealed in its entirety.

The temporary suspension of Section 1-104(B)(7) of the Town of Alpine Land Use and Development Code is terminated. Section 1-104(B)(7) is hereby reinstated and shall be in full force and effect upon the effective date of this Resolution.

Section 4. Official Record.

The Town Clerk shall maintain this Resolution, Planning and Zoning Commission Resolution No. 2026-002, the Commission's certification of adoption, documentation of Lincoln County's concurrence, and the Town of Alpine 2026 Master Plan adopted by the Town Council pursuant to this Resolution together as the official record of the Master Plan.

Section 5. Effective Date.

This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED by the Town Council of the Town of Alpine, Wyoming, this 6th day of October 2026.

VOTING RECORD:

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

Signed:

_____

Eric Green, Mayor of Alpine

ATTEST:

_____

Monica Chenault, Town Clerk/Treasurer

ALPINE
MASTER PLAN



A Community Vision

Adoption Draft, September 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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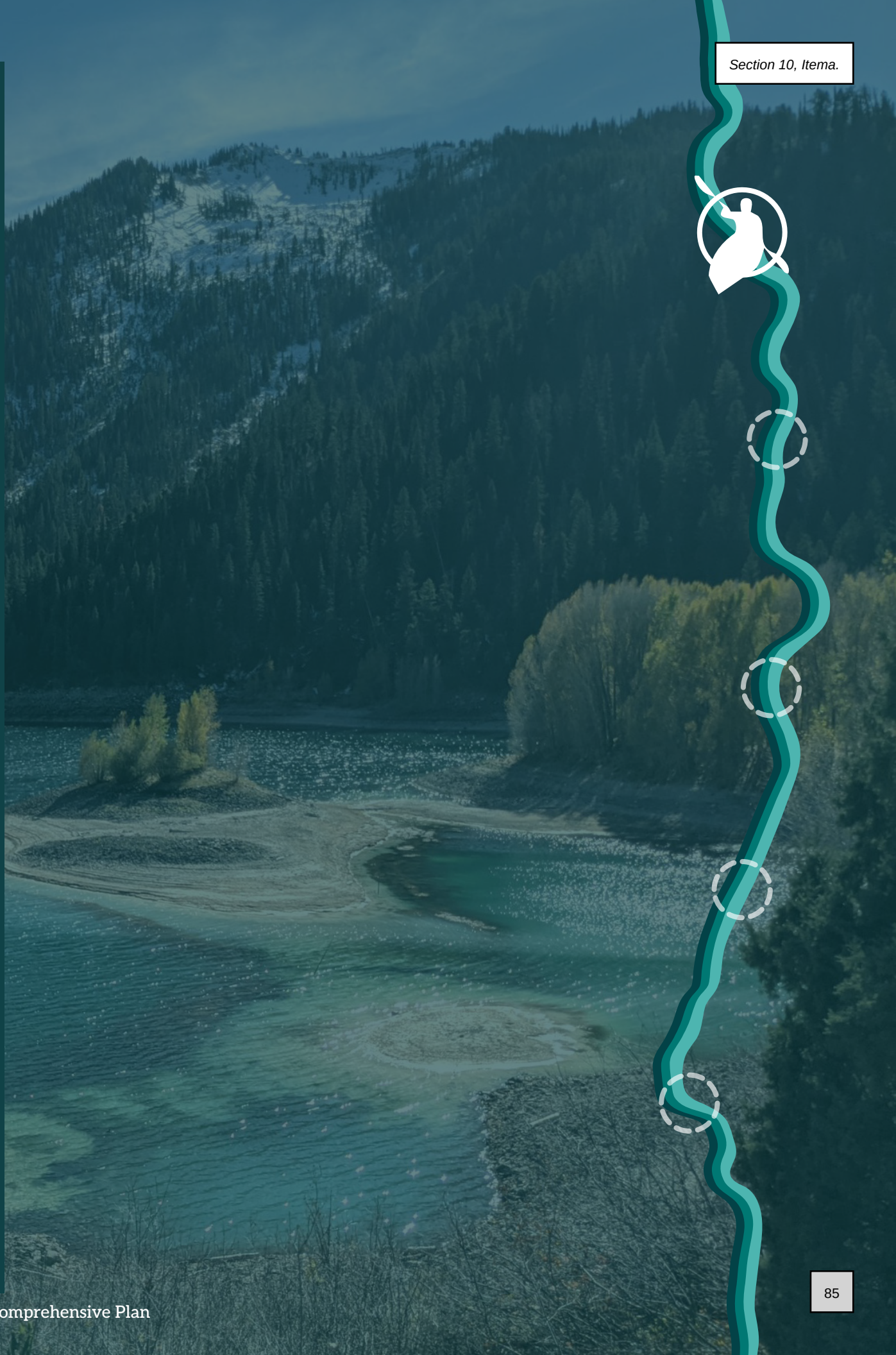
0 EXECUTIVE SUMMARY



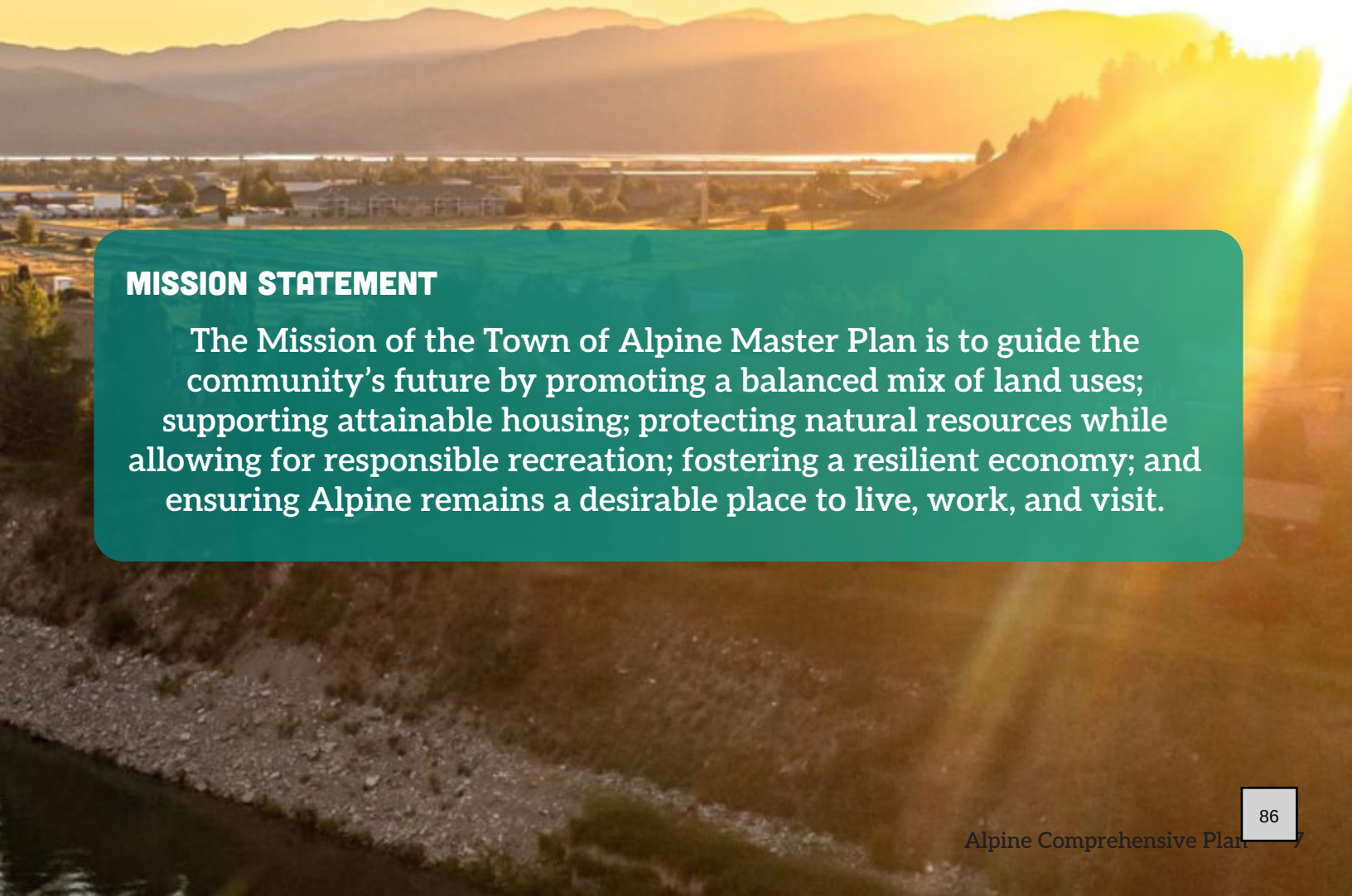
A PLAN FOR ALPINE'S FUTURE

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 an 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.



MISSION STATEMENT

The Mission of the Town of Alpine Master Plan is to guide the community's future by promoting a balanced mix of land uses; supporting attainable housing; protecting natural resources while allowing for responsible recreation; fostering a resilient economy; and ensuring Alpine remains a desirable place to live, work, and visit.

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
- Seven shared **community values** that capture what matters most to the people of Alpine (found on **pg.33**)

Planning Topics

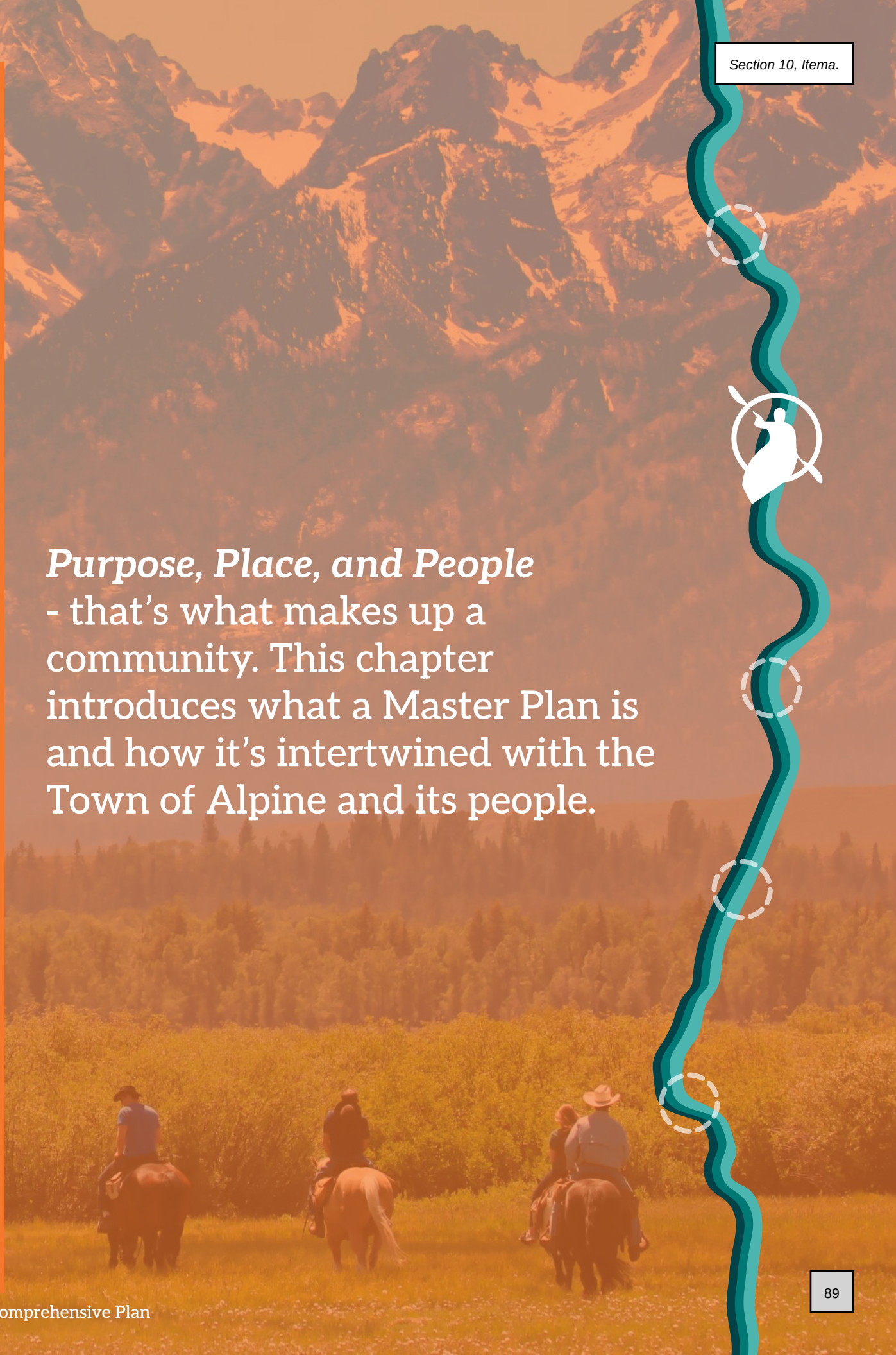
Each Planning Topic has the following:

- 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.

Additionally, 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.

For years, local residents have worked diligently to establish a K-12 school in Alpine. The Town now has a new 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 does document 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

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.

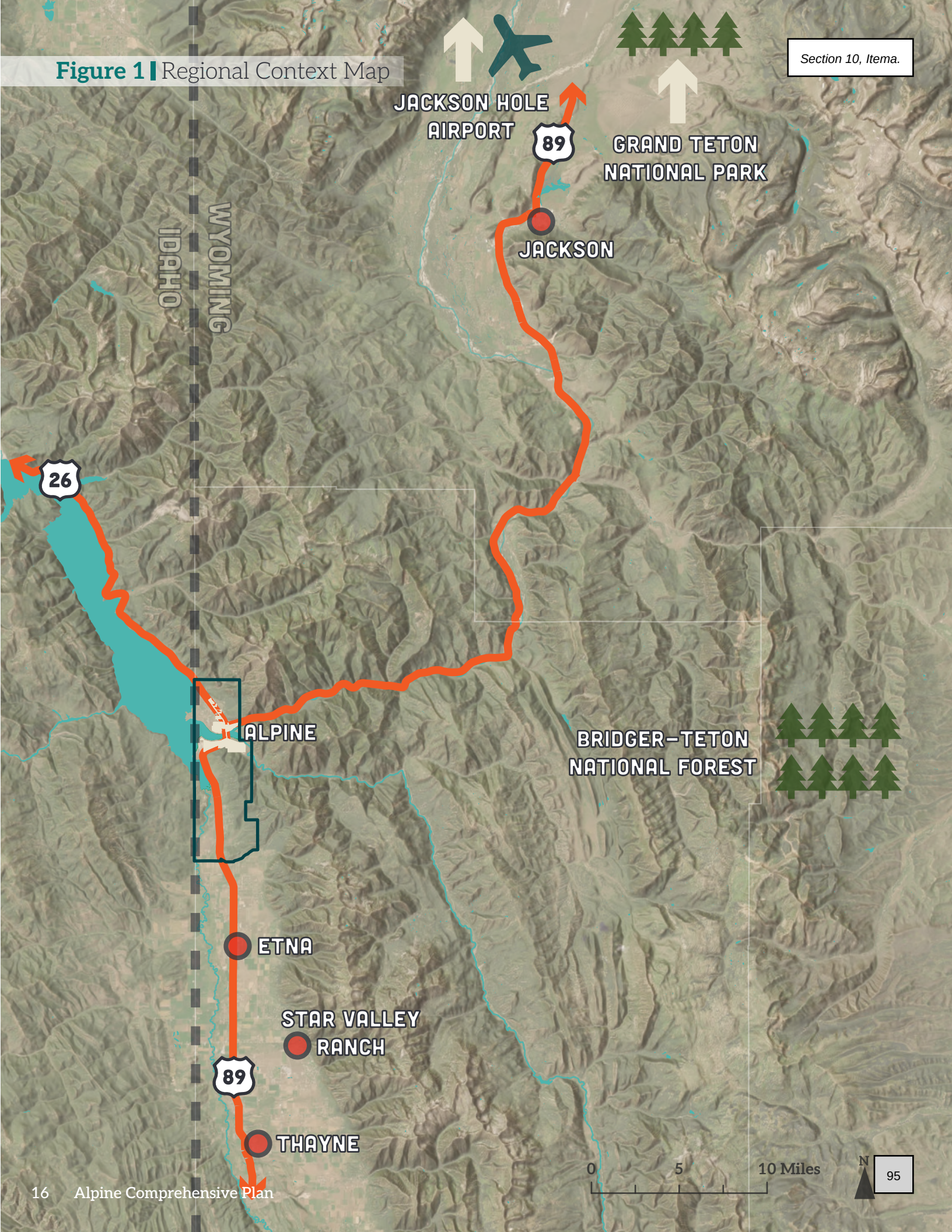
Known as the "Town Where Three Rivers Meet" it serves as the confluence for the Snake, the Salt, and the Greys Rivers. Each river flows from a different part of the region, with the Snake flowing from Jackson through the Snake River Canyon, the Salt flowing north through Star Valley and the Greys flowing northwest/north joining the Snake River near Alpine. These rivers supply the Palisades Reservoir, a key feature of Alpine's 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 up to Teton County and Jackson to the North, 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 largest geography in terms of area and population, the State of Wyoming, and then decreases from Lincoln County to Afton CCD and then to Alpine.

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.

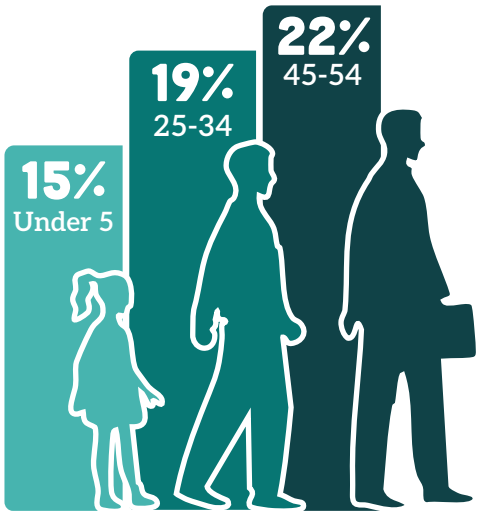
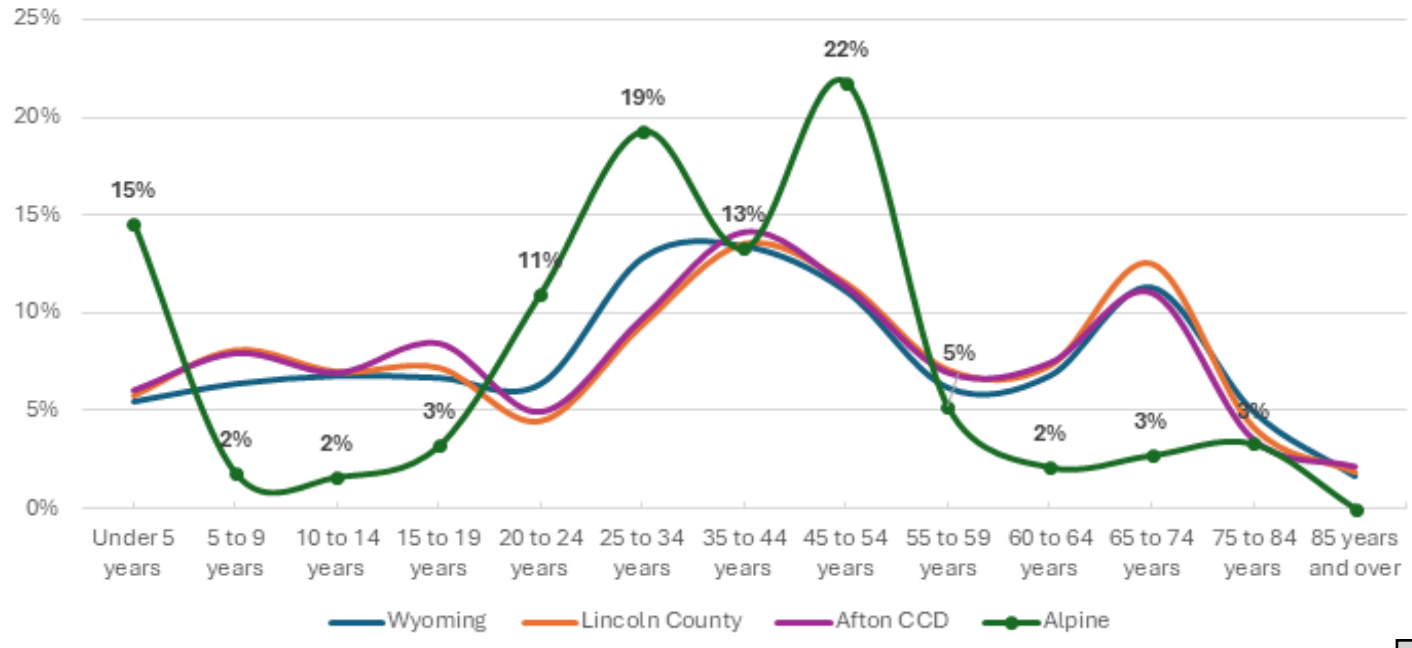


Figure 4 | Age Distribution

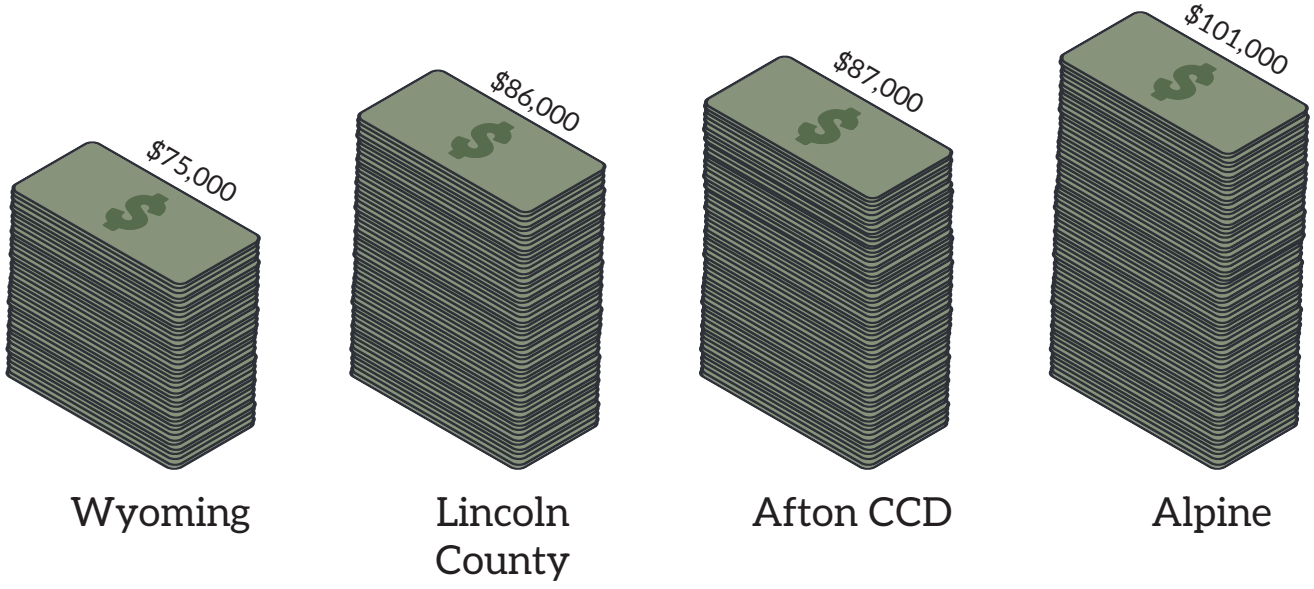


Source: US Census Bureau, ACS 5-year estimates 2023

Income

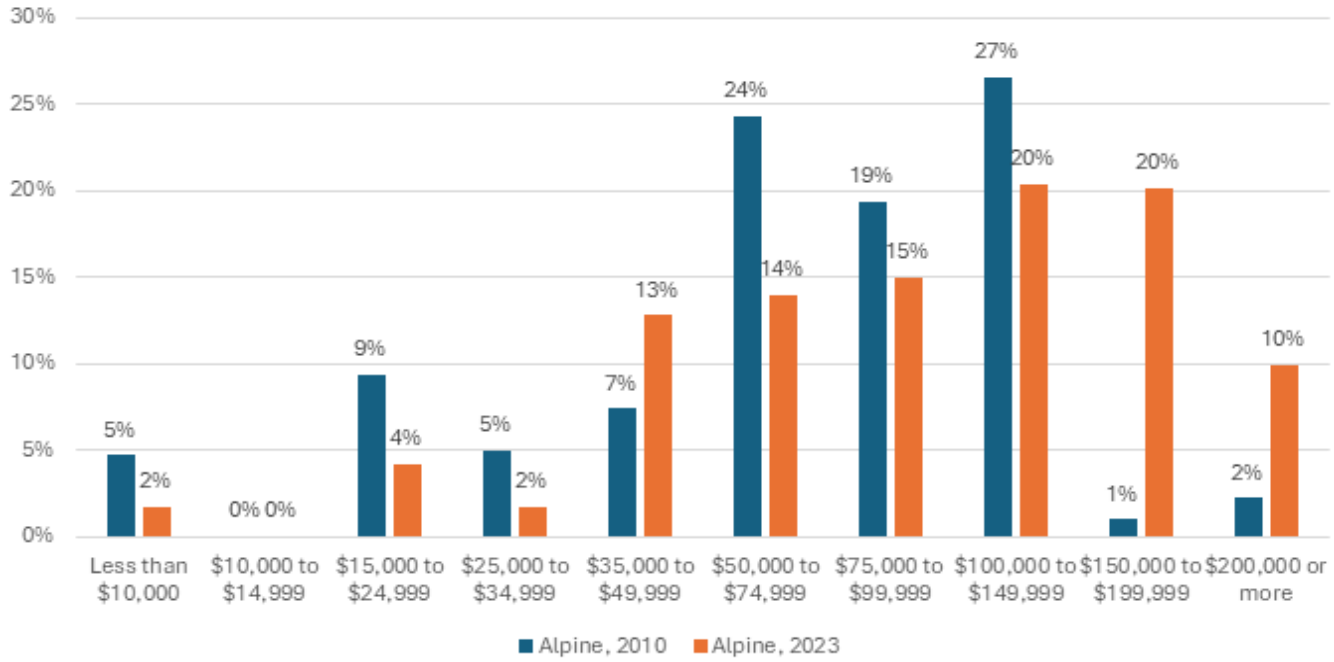
Alpine residents have comparatively high incomes, but the Town's middle class is shrinking. Alpine has the highest median household income amongst comparison areas that is skewed towards higher income earners. Half of income earners now make more than $100,000 annually, which increased from 30% of income 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

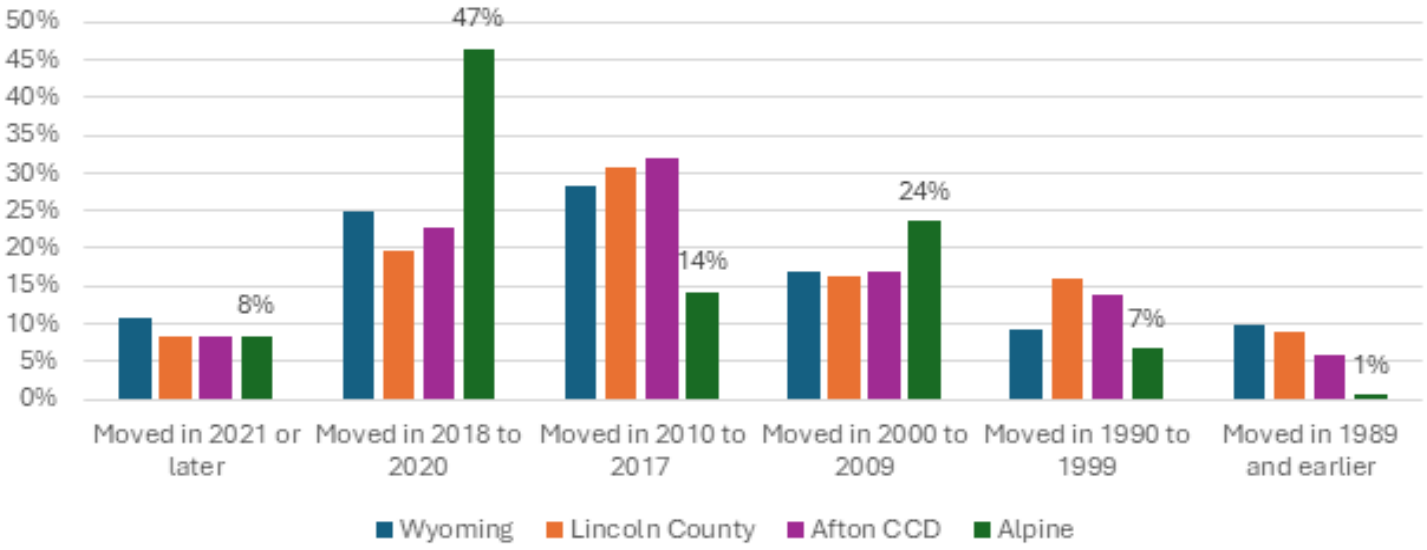


Source: US Census Bureau, ACS 5-year estimates 2010 & 2023

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



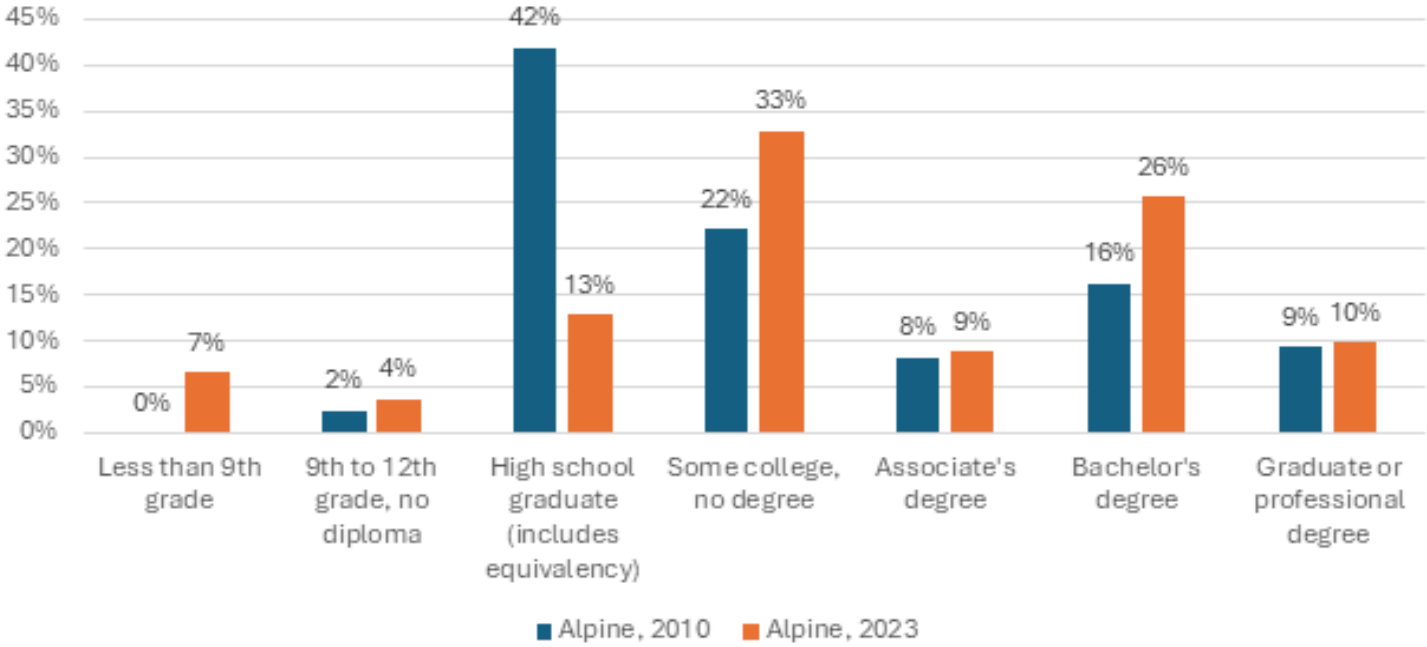
Source: US Census Bureau, ACS 5-year estimates 2023



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



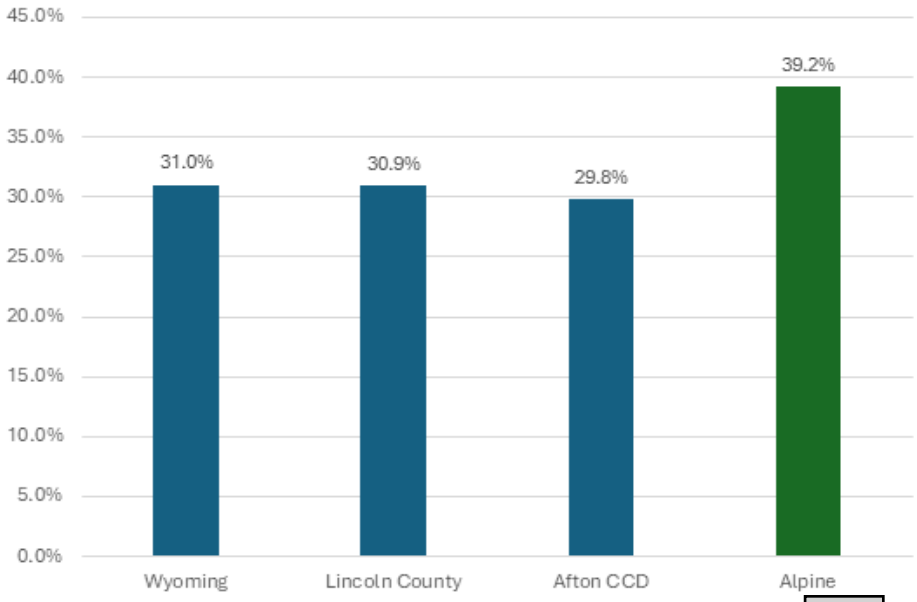
Source: US Census Bureau, ACS 5-year estimates 2023

**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.

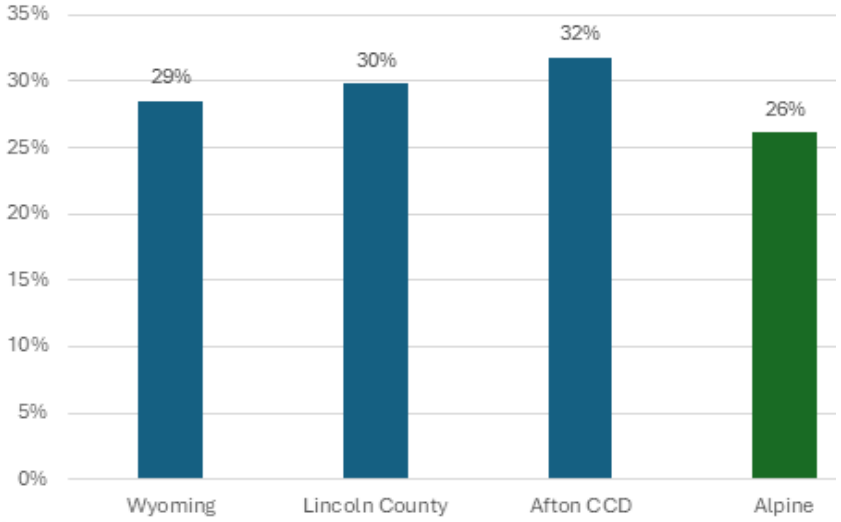
Figure 9 | Households Living Alone



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).

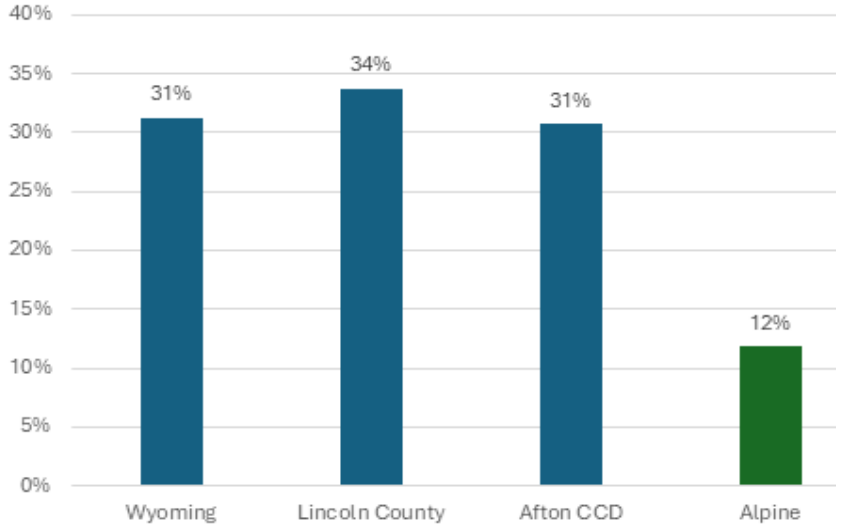
Figure 10 | Households with one or more people under 18 years



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*

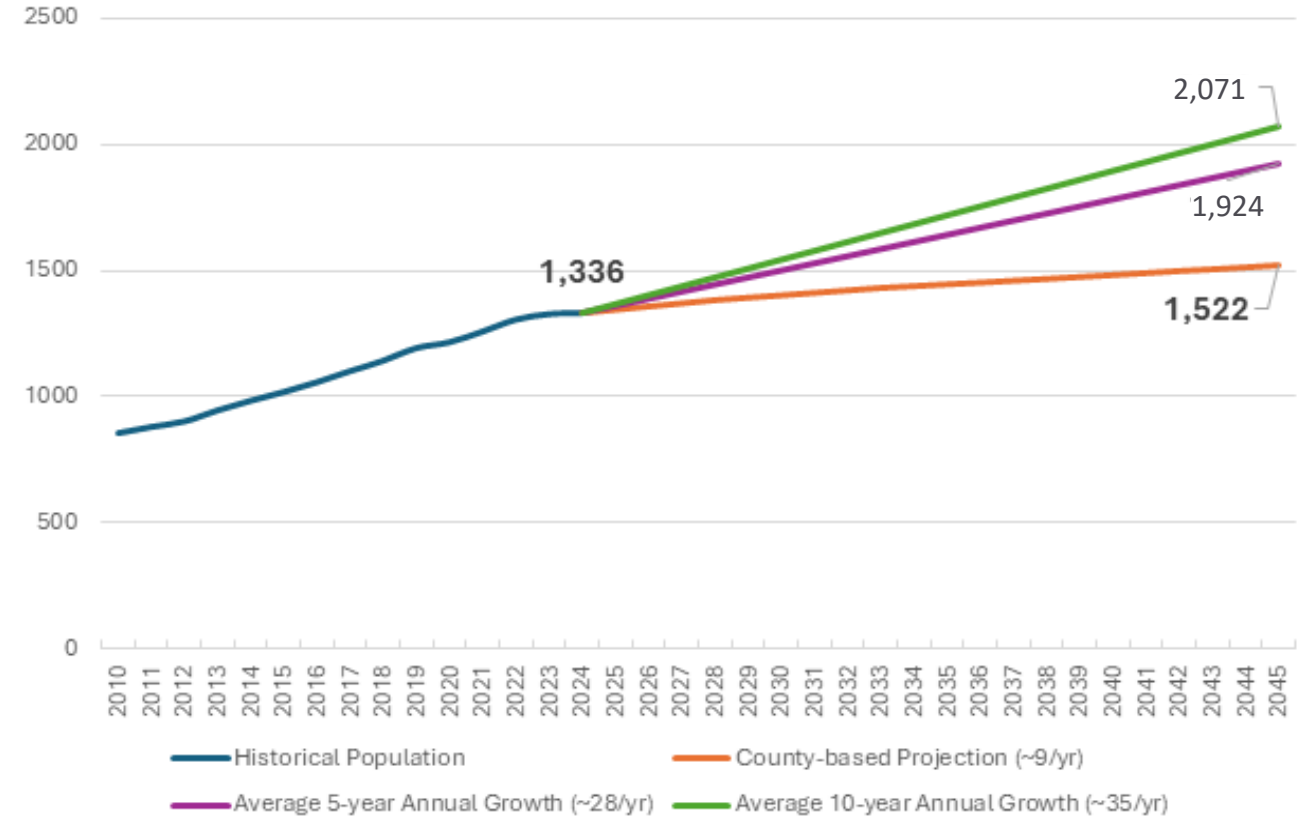
POPULATION PROJECTIONS

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*	• Town Council Update: *February 17, 2026* • Open House #2: *Februrary 18, 2026* • Open House #2 Survey: *February 18-March 3, 2026* • Planning & Zoning Commission Update: *March 10, 2026* • Steering Committee #5: *June 2026*	• Draft Plan Survey: *May 18-June 19, 2026* • Planning & Zoning Commission Review: *June 30, 2026* • Town Council Public Hearing: *August 4, 2026* • Planning & Zoning Public Hearing: *August 25, 2026* • Town Council Adoption: *October 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



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.

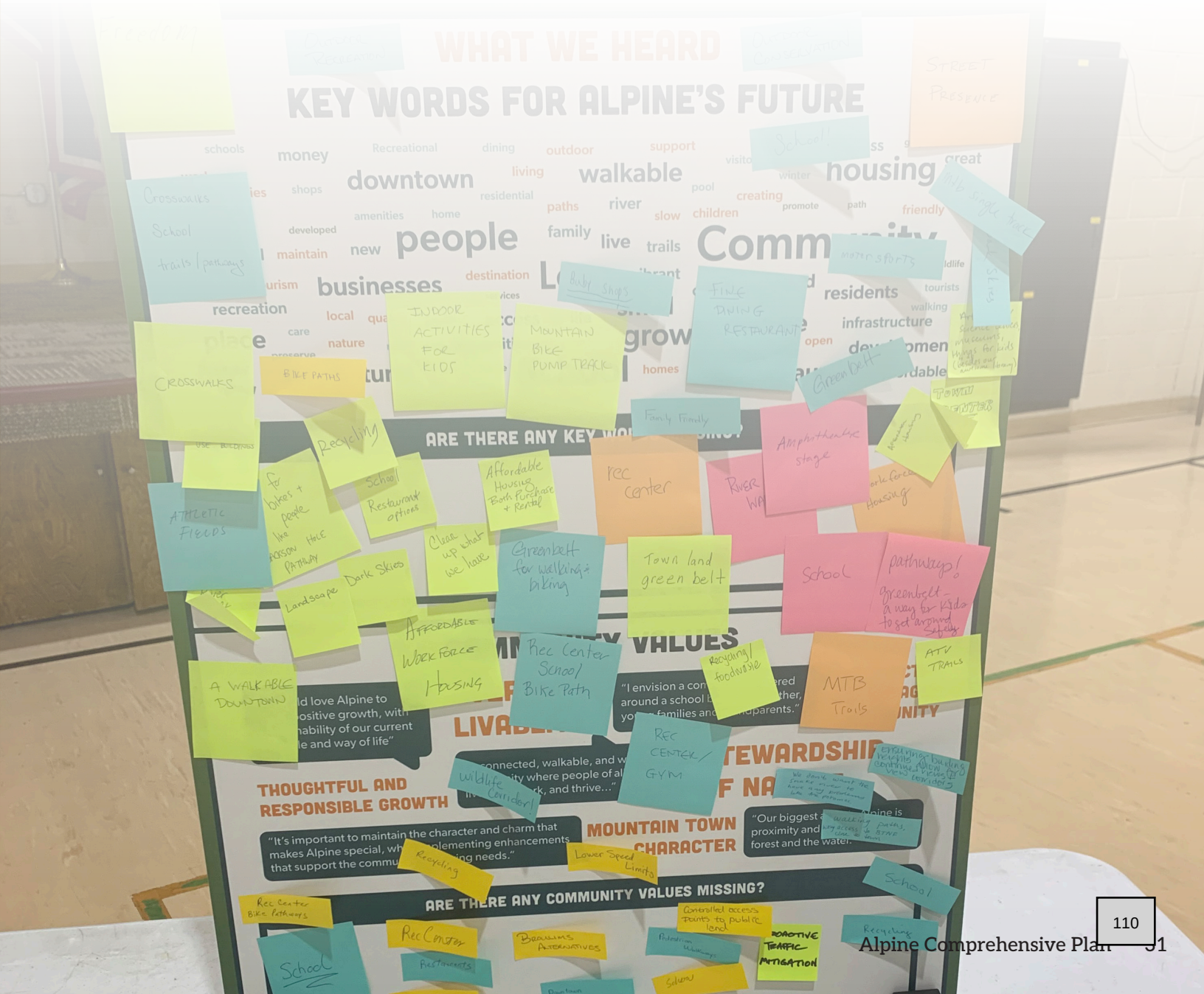
U.S. 26

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.

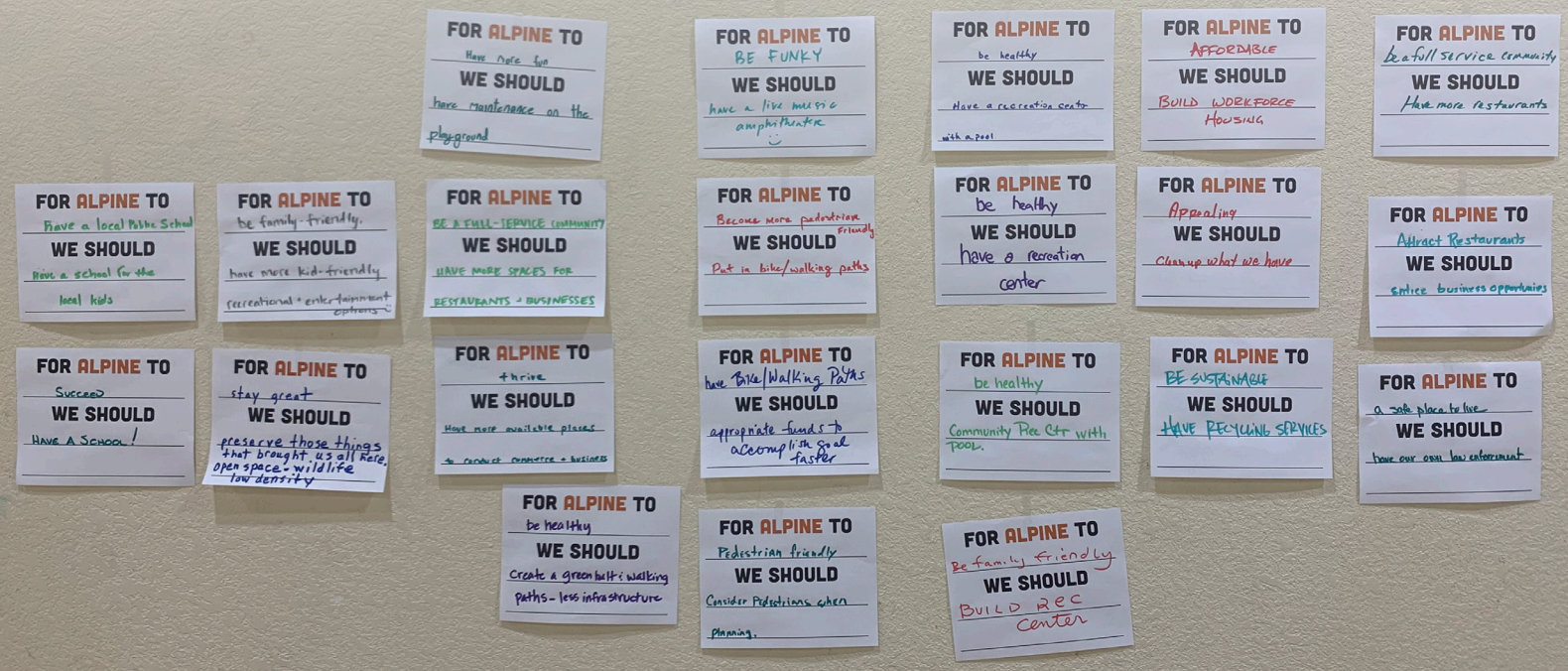
The Adoption Draft is recommended for adoption by the Planning Commission to Town Council, who is the adopting Body. Proper public notice of the adoption hearings is required.



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."

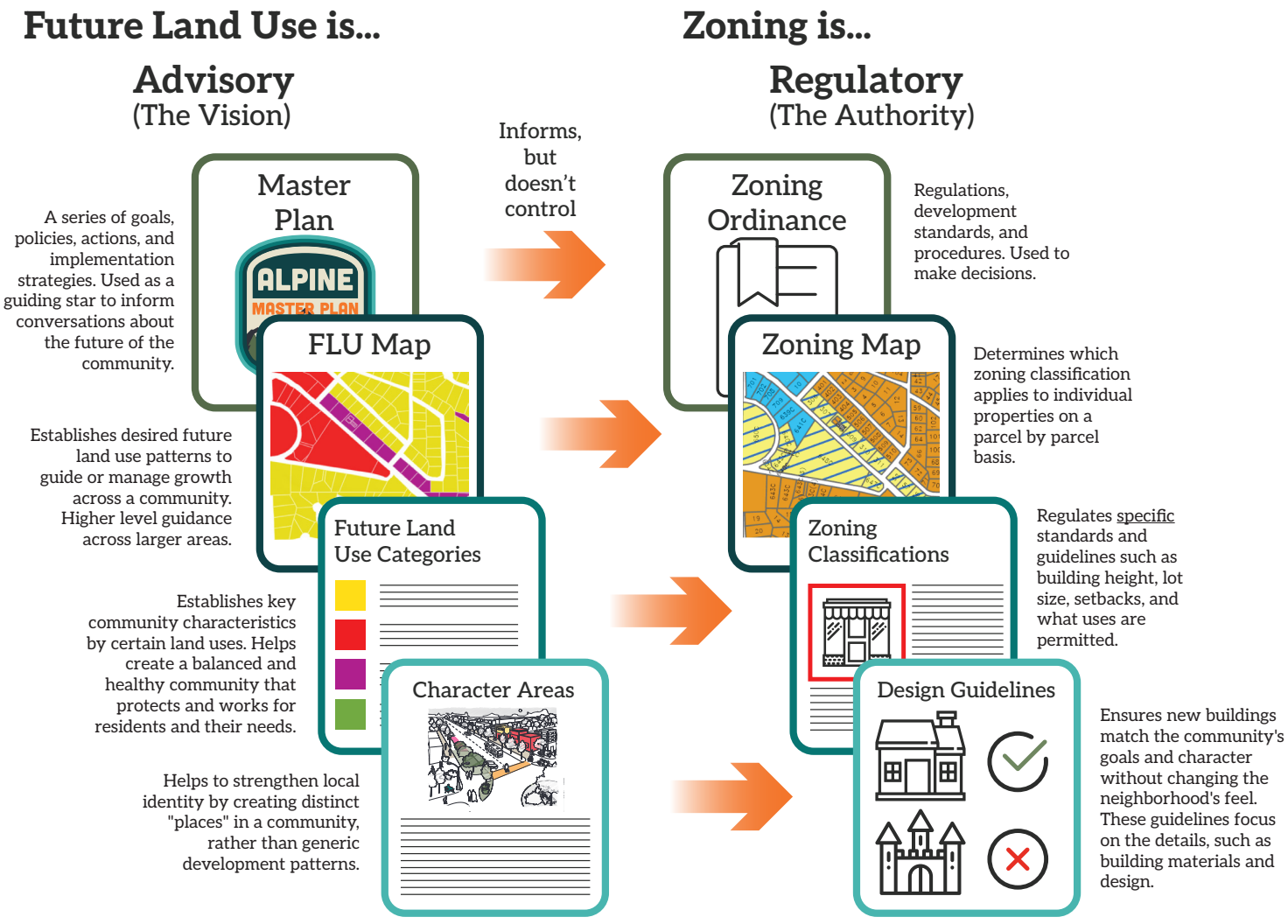
"I imagine a place that I'm proud to live in and doesn't just feel like a bedroom community to Jackson or Afton."

"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.

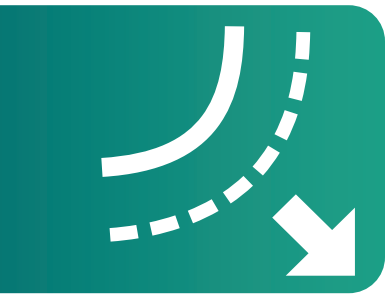
How does Future Land Use relate to Zoning, and what is the difference between them?



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.

Following the adoption of this Master Plan is an update to the Town's Land Use and Development Code, which functions as the Plan's implementation tool.

FUTURE LAND USE MAP

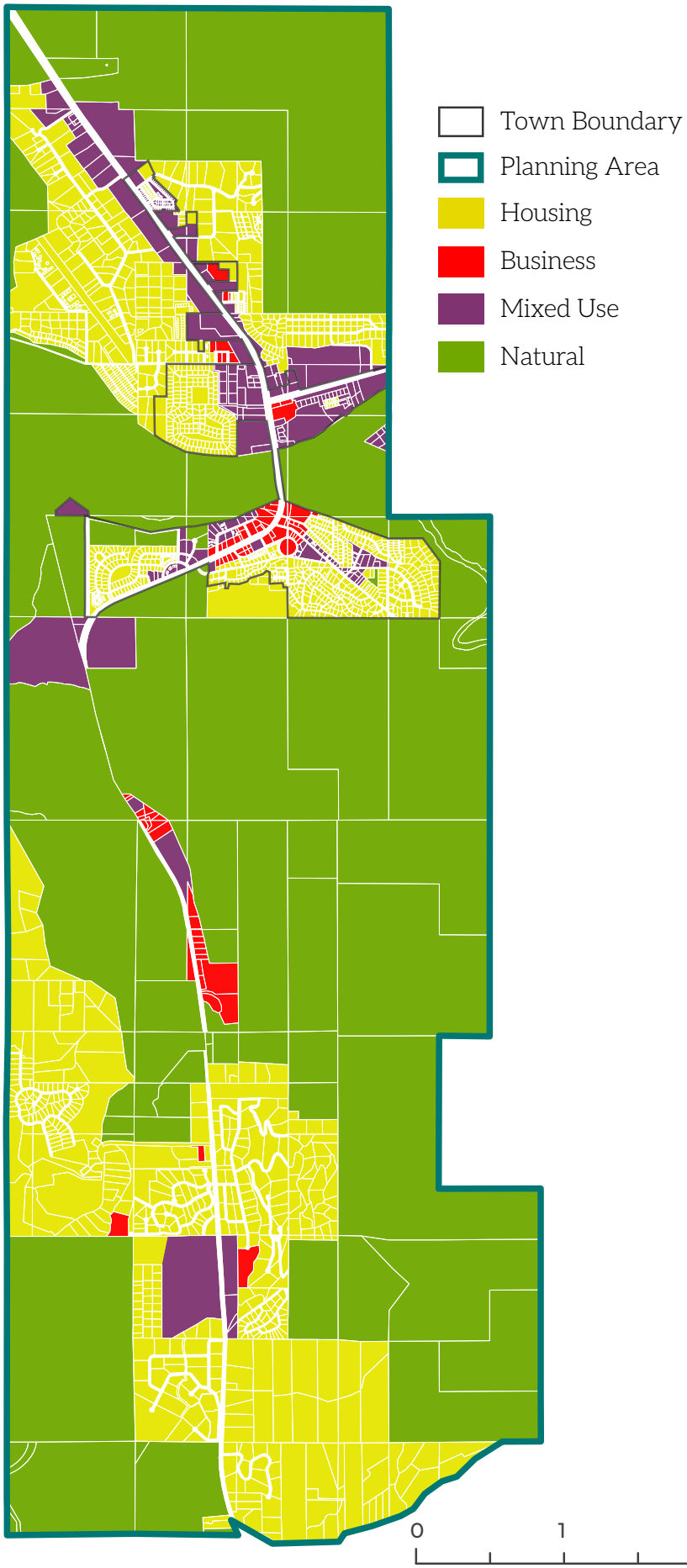
The Future Land Use Map (FLUM) is the geographical expression of the Town's vision for the location of land uses in the future.

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:

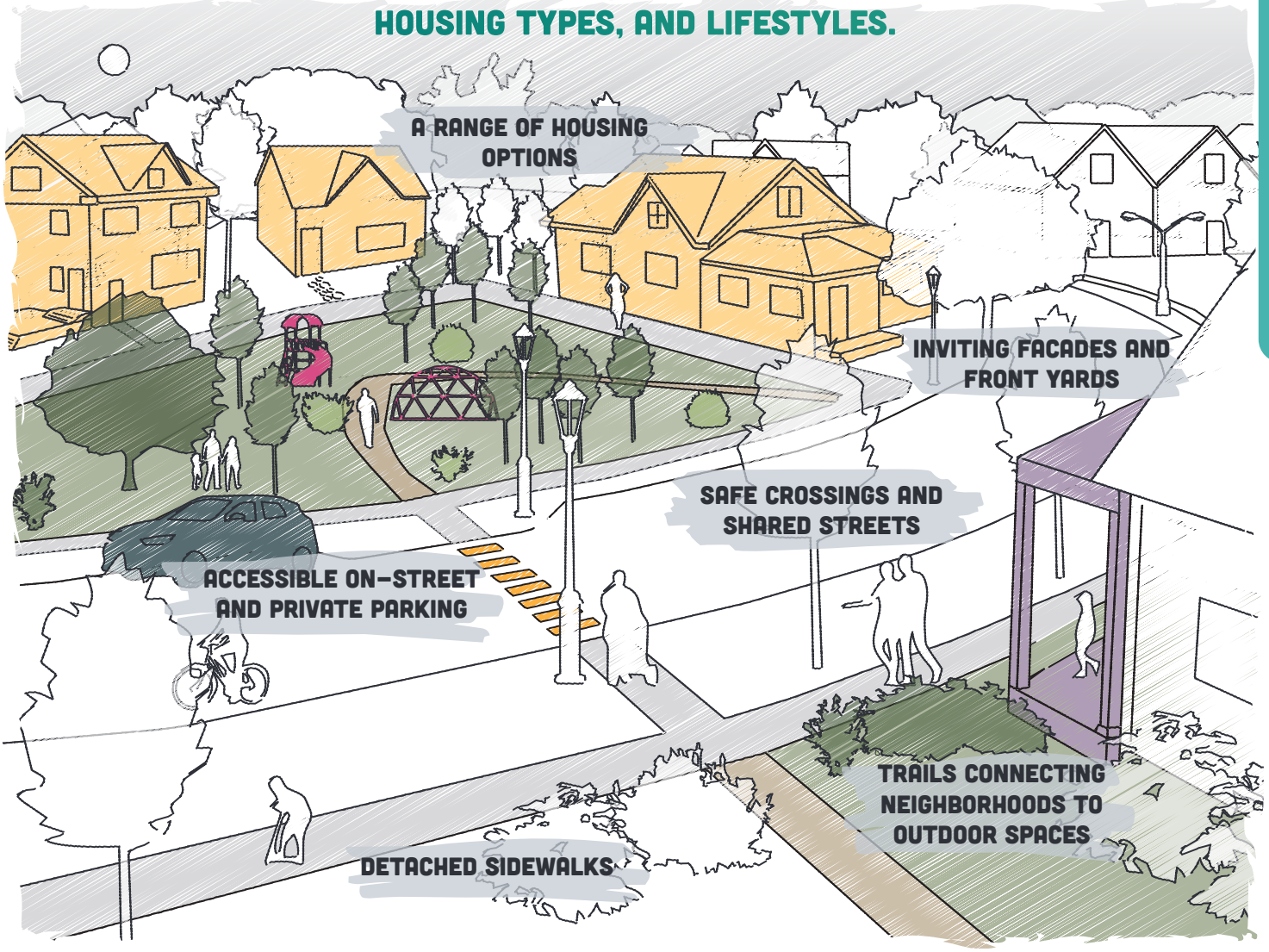
- Housing
- Business
- Mixed Use
- Natural

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.

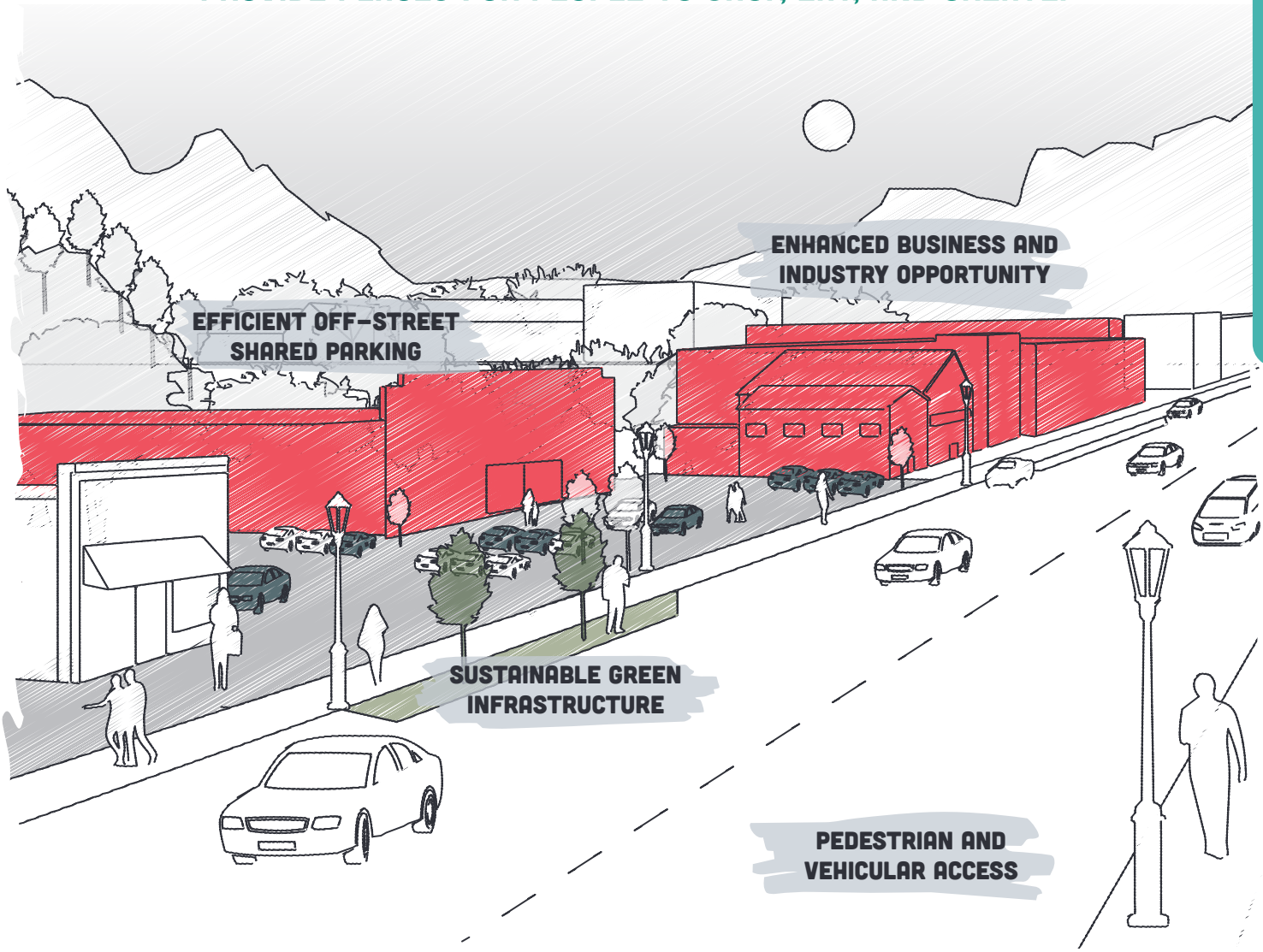
Trails: Where possible, trails should connect seamlessly with sidewalks, bike lanes, and local roads in the housing future land use designation.

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.

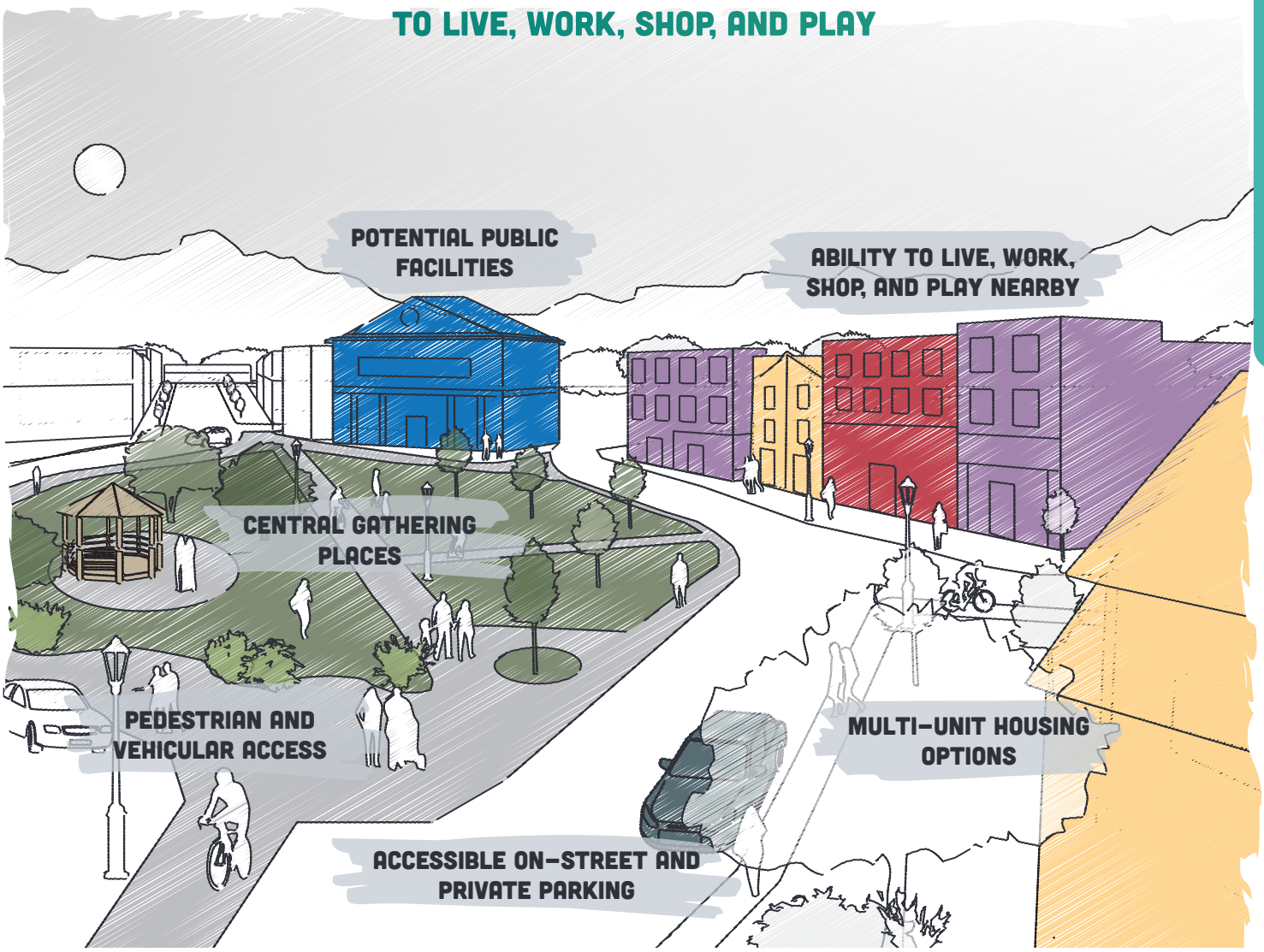
Trails: Where possible, trails should connect seamlessly with sidewalks, bike lanes, and local roads.

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











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.

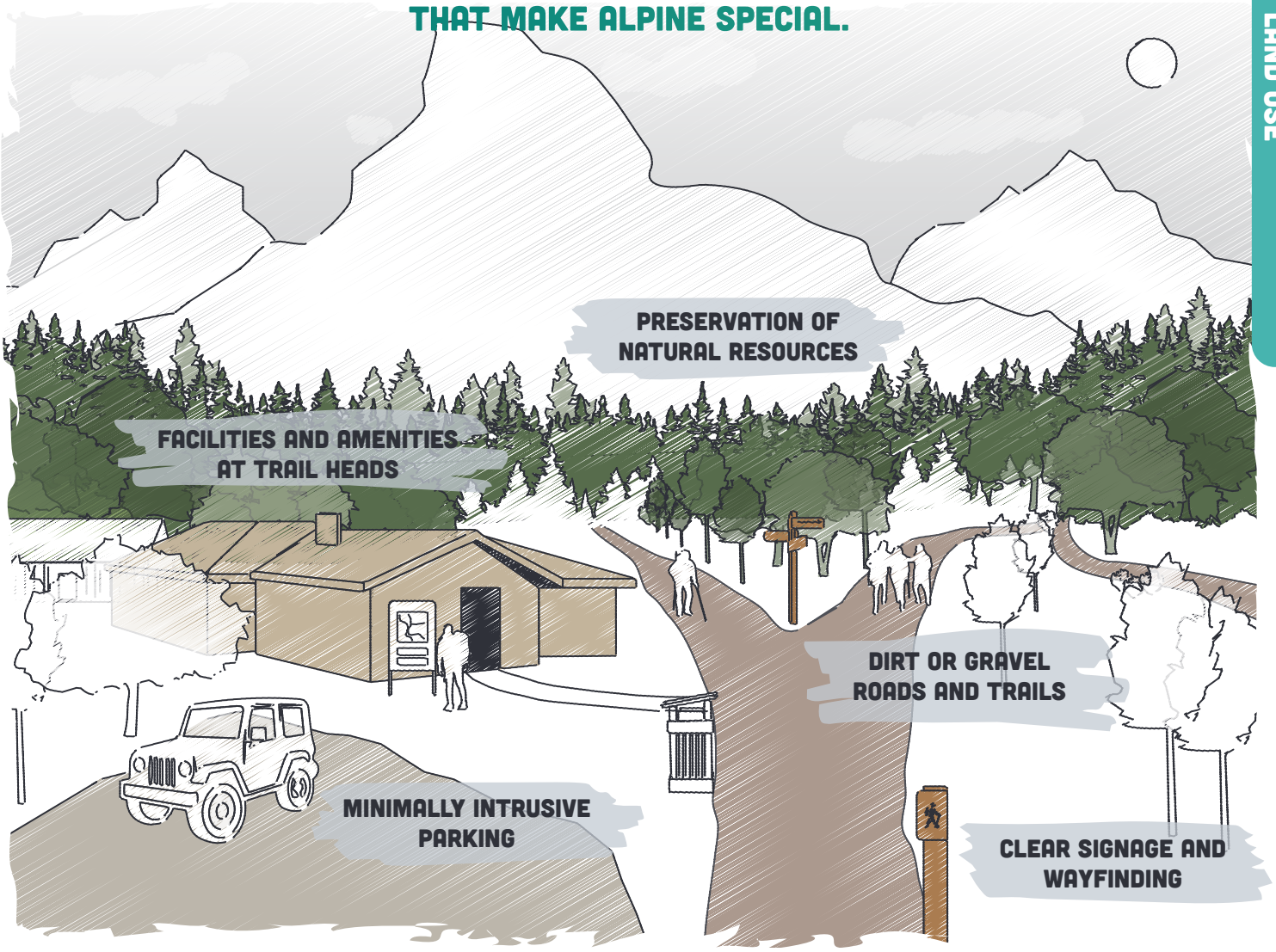
Trails: Where possible, trails should connect seamlessly with sidewalks, bike lanes, and local roads.

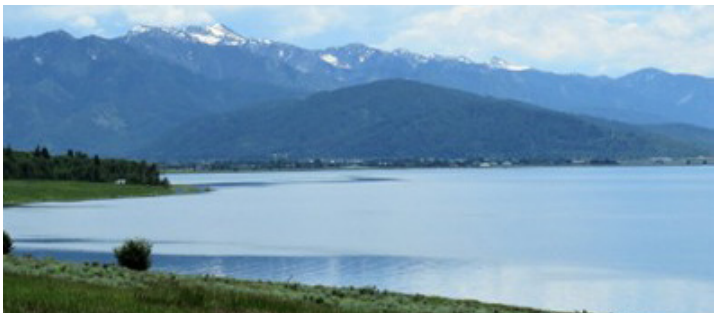
Pedestrian & Bicycle Infrastructure: Businesses should connect to existing sidewalks and on-street bicycle facilities. Vehicles should share the road with bicycles on local streets and have dedicated right of way on collector or other higher volume roads. Shared bicycle parking options should be developed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











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 1- to 2-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.

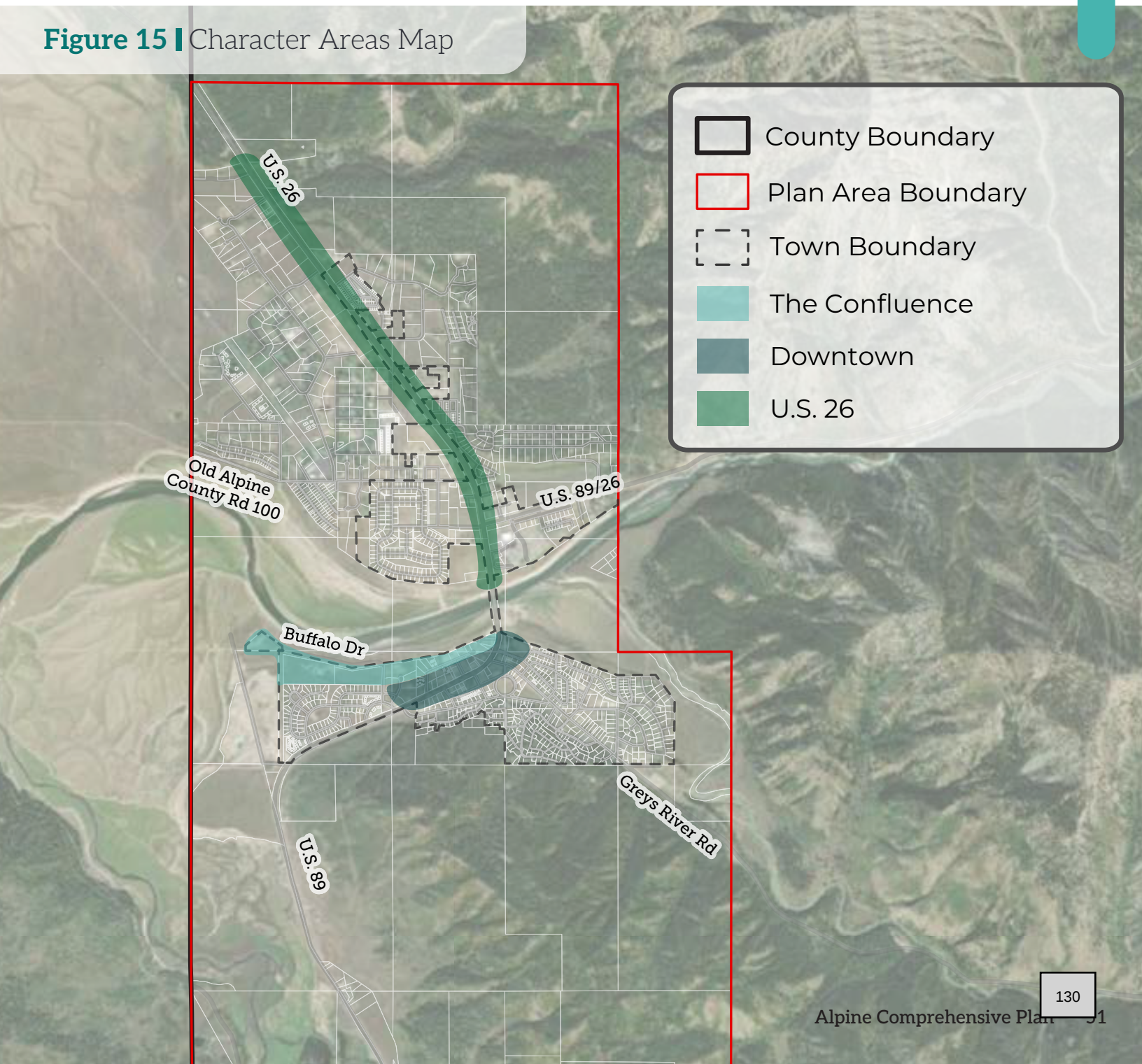
Parking: Parking will vary based on land use. Off-street parking should be limited near environmentally sensitive areas but accommodating public and community facilities.

CHARACTER AREAS

CHARACTER AREA DESIGNATIONS

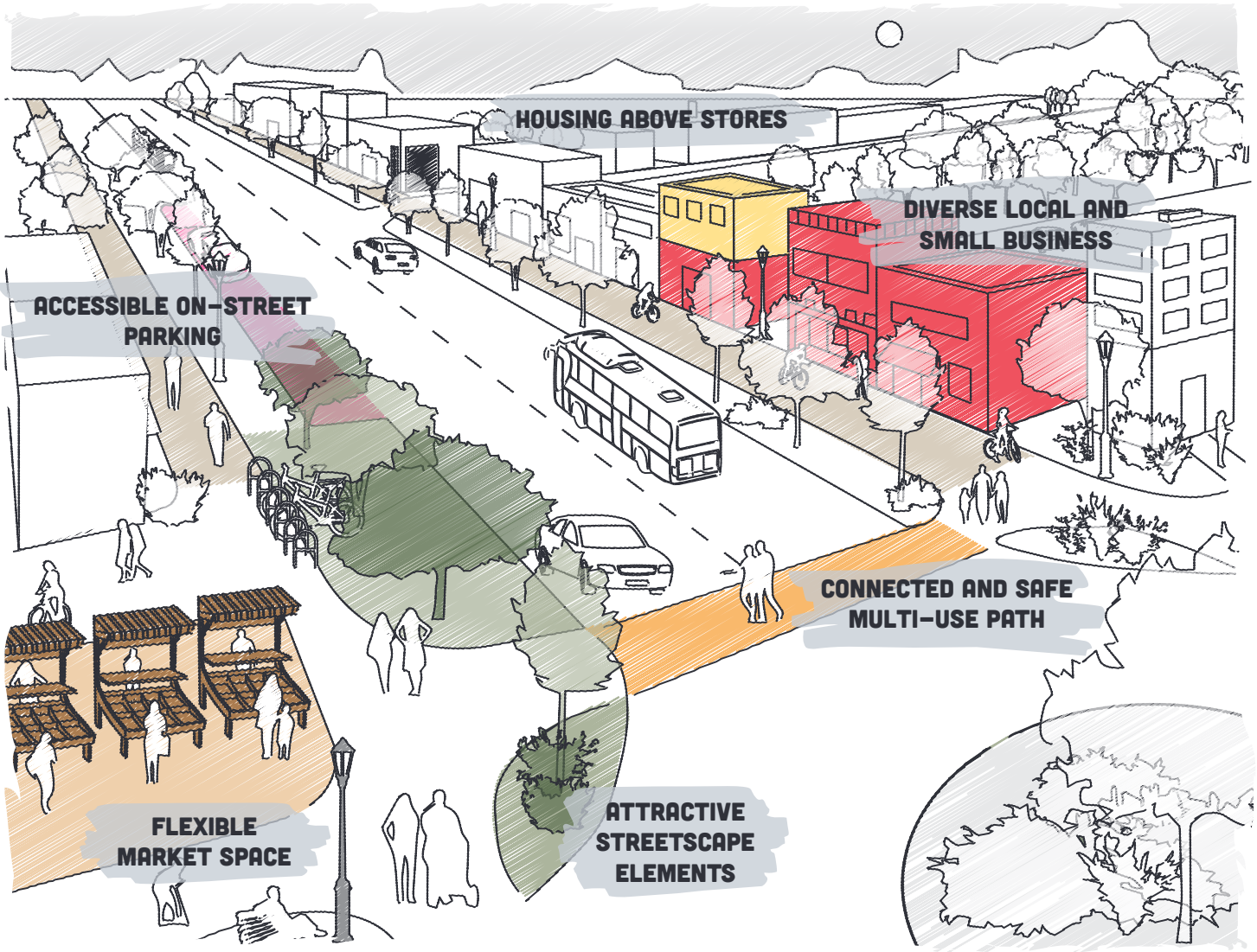
Character Areas are distinct locations recognized for their unique geography or character. They require additional guidance and design considerations on top of the Future Land Use designation. By looking more closely at these areas, we have the opportunity to enhance them or create special places that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

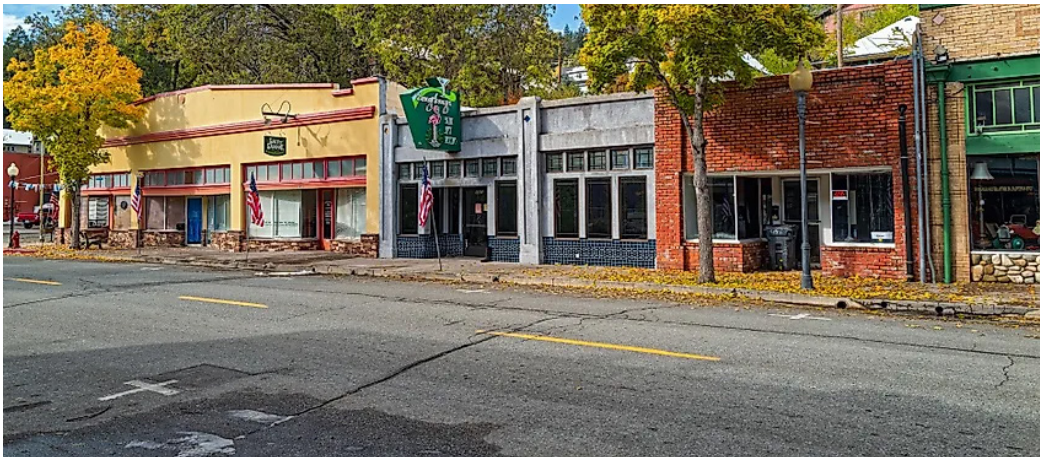
Roads & Streets: Like many downtowns, Alpine is bifurcated by a state highway with higher speeds and vehicular traffic. Traffic calming measures are encouraged such as curb bump outs, on-street parking, and enhanced pedestrian crossings to slow traffic and encourage people to stop and stay. Landscaped tree lawns can feature outdoor dining furniture for downtown restaurants to utilize.

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.


Gallery
on Main
CHARLIE'S

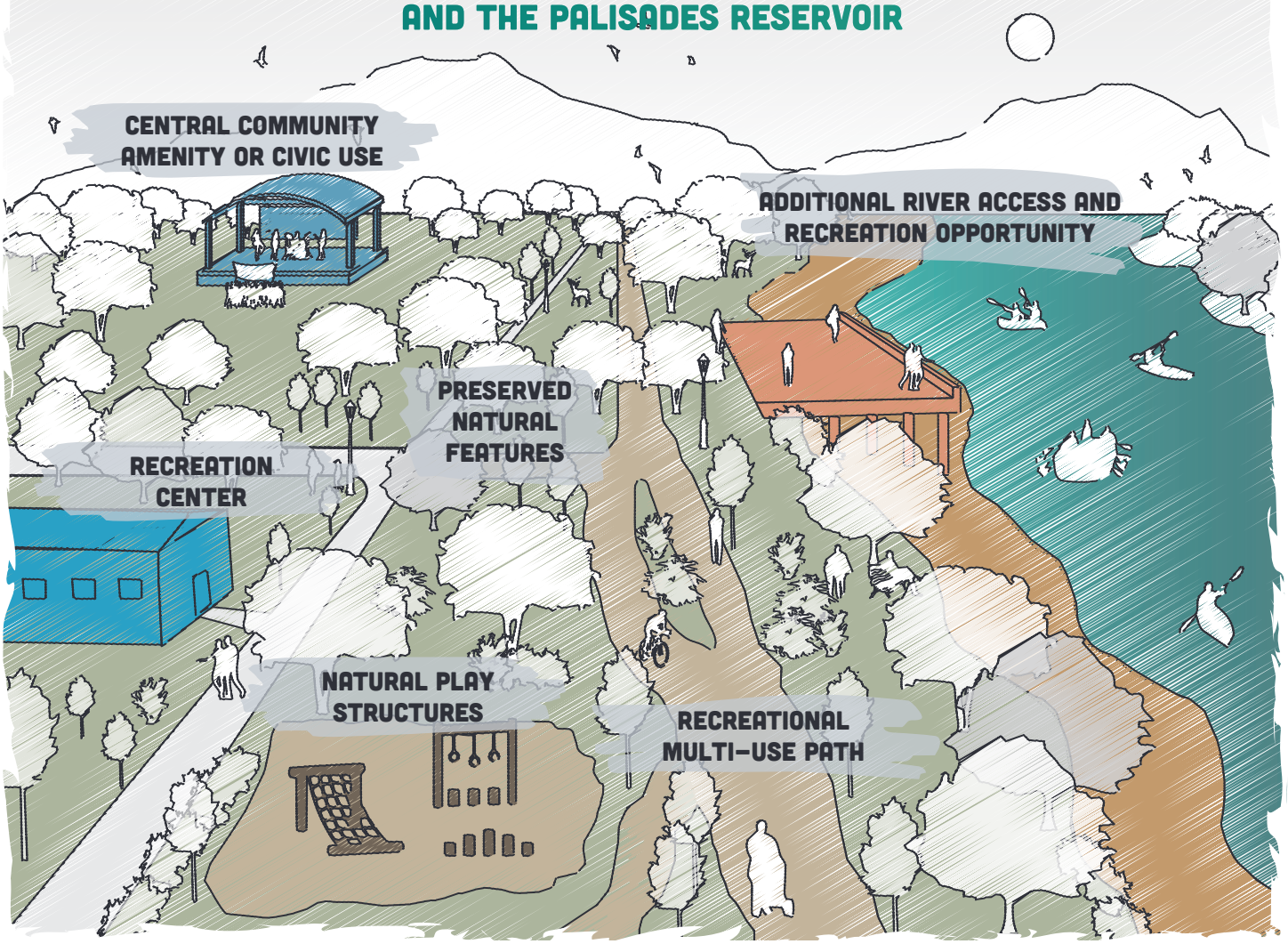



Gems
Jewelry


CANDY &
ICE CREAM
TEDDY BEARS
GIFTS
NO
PARKING
15

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 proposed 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 proposed 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.



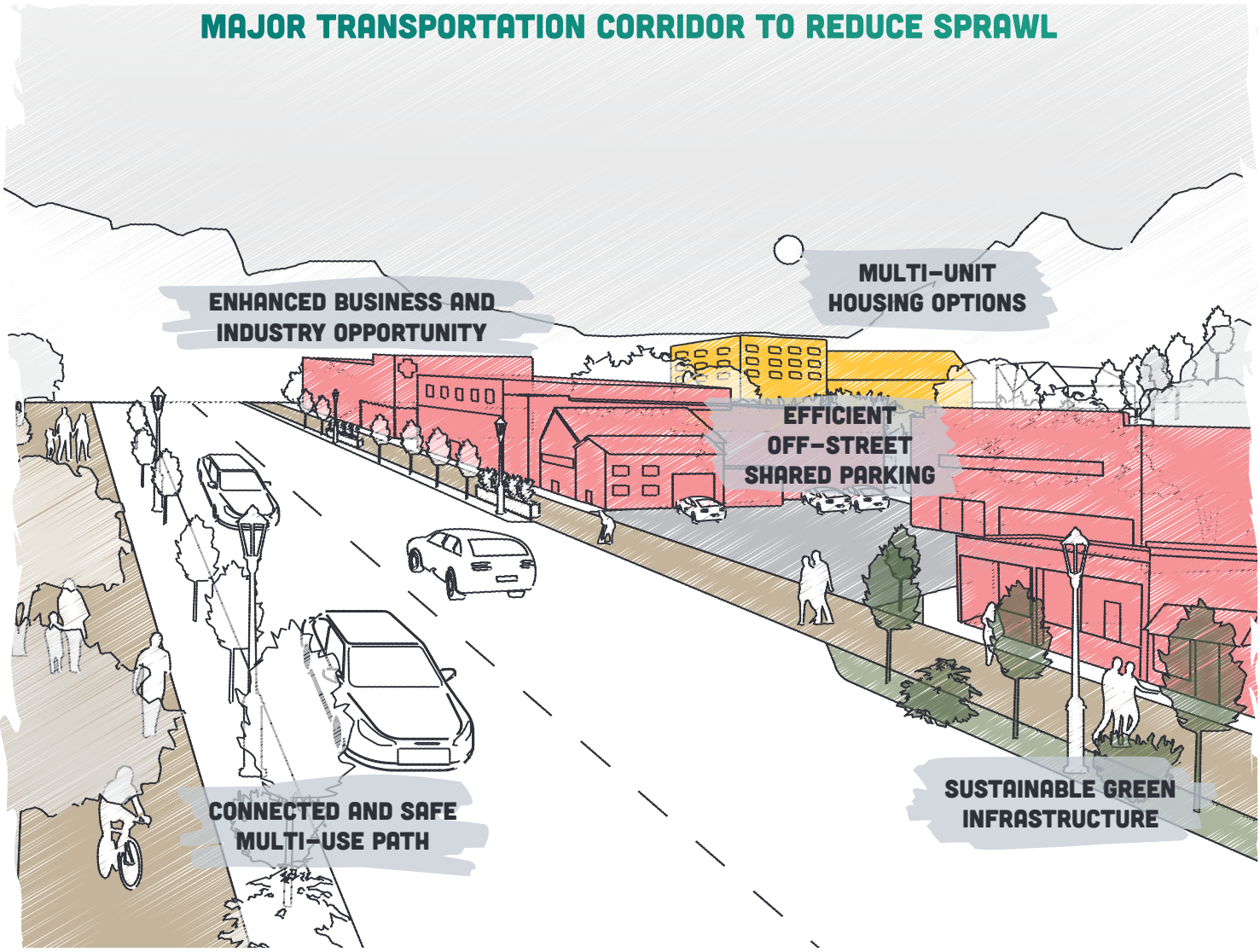





Evergreen Lake Trail
Evergreen Nature Center
Boat Rentals
Private Boat Check-In
EMPLOYEE
PARKING
ONLY

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

Mountain Music: *Dillon Amphitheater*

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.







IMPLEMENTATION

PARTNERS

AAA – Alpine Airpark Association
LC – Lincoln County
USFS – U.S. Forest Service
WBC – Wyoming Business Council
WGF – Wyoming Game & Fish
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

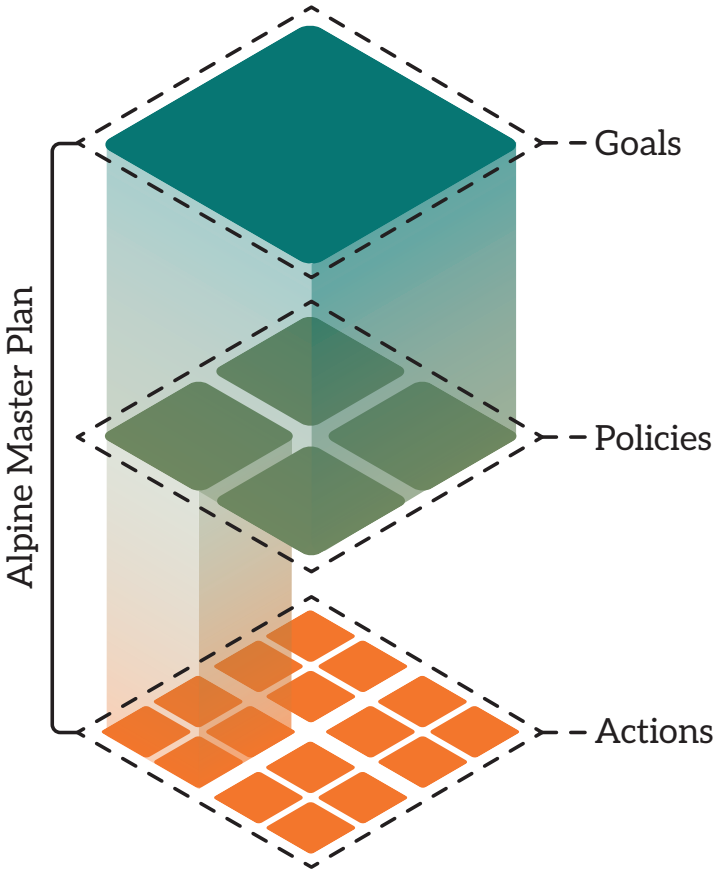


Table 2 | Land Use Implementation Matrix

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, civic uses, community facilities, and events.			
LU Action 1.1.A	Form a Confluence Advisory Committee that's responsible for studying the amenities and facilities to be built on Town-owned land and securing funding for the Master Plan and construction.		1	ST
LU Action 1.1.B	Commission a master plan for The Confluence to determine recreation offerings, civic spaces, parks, community facilities, and funding methods.		1	ST
LU Action 1.1.C	Explore public private partnerships for Town land and facilities to enhance the Town's capacity for current and future improvements.		1	ST
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 human activity with natural beauty.	USFS	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.A	Dedicate space for potential 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	Conduct a corridor study on U.S. 89 to determine the optimal roadway and urban design for Alpine's main street.	WYDOT	1	ST
LU Action 2.1.B	Reduce building setback requirements to 0 feet on U.S. 89 through downtown to create a cohesive frontage of businesses and encourage cars to slow when passing through.		1	ST

Goal/Policy/Action		Partners	Priority	Timeline
LU Action 2.1.C	Reduce parking minimums on U.S. 89 and encourage parking behind buildings and shared parking strategies.		1	ST
LU Action 2.1.D	Explore an additional pedestrian connection across U.S. 89 on the southwest side of downtown.	WYDOT	2	MT
LU Action 2.1.E	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.			
LU Action 2.2.A	Support the formation of a chamber of commerce and/or downtown development authority.	WBC	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.		2	MT
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 encourage properties within the Planning Area to annex into Alpine (where feasible) when seeking services from Alpine.	LC	1	ST

Goal/Policy/Action		Partners	Priority	Timeline
LU Action 3.1.B	Work with Lincoln County and landowners south of CR 101 to develop a long-term strategy for infrastructure.	LC	2	MT
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
LU Action 3.1.E	Work with Game & Fish to designate wildlife migration corridors and require future developments to include open migration areas for wildlife.	WGF	1	ST
LU Action 3.1.F	Address building standards for properties on sloped hillsides in the Land Use Development Code.		1	ST
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

Goal/Policy/Action		Partners	Priority	Timeline
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 property owners on annexations into Town.			
LU Action 3.5.A	Consider opportunities with property owners in the Alpine Planning Area to come to a mutually beneficial annexation agreement.	Property Owners	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	36.1%
Construction	66	27.7%
Finance and Insurance	23	9.7%
Professional, Scientific, and Technical Services	12	5.0%
Health Care and Social Assistance	12	5.0%
Information	10	4.2%
Accommodation and Food Services	10	4.2%
Transportation and Warehousing	6	2.5%
Educational Services	4	1.7%
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 Jackso 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

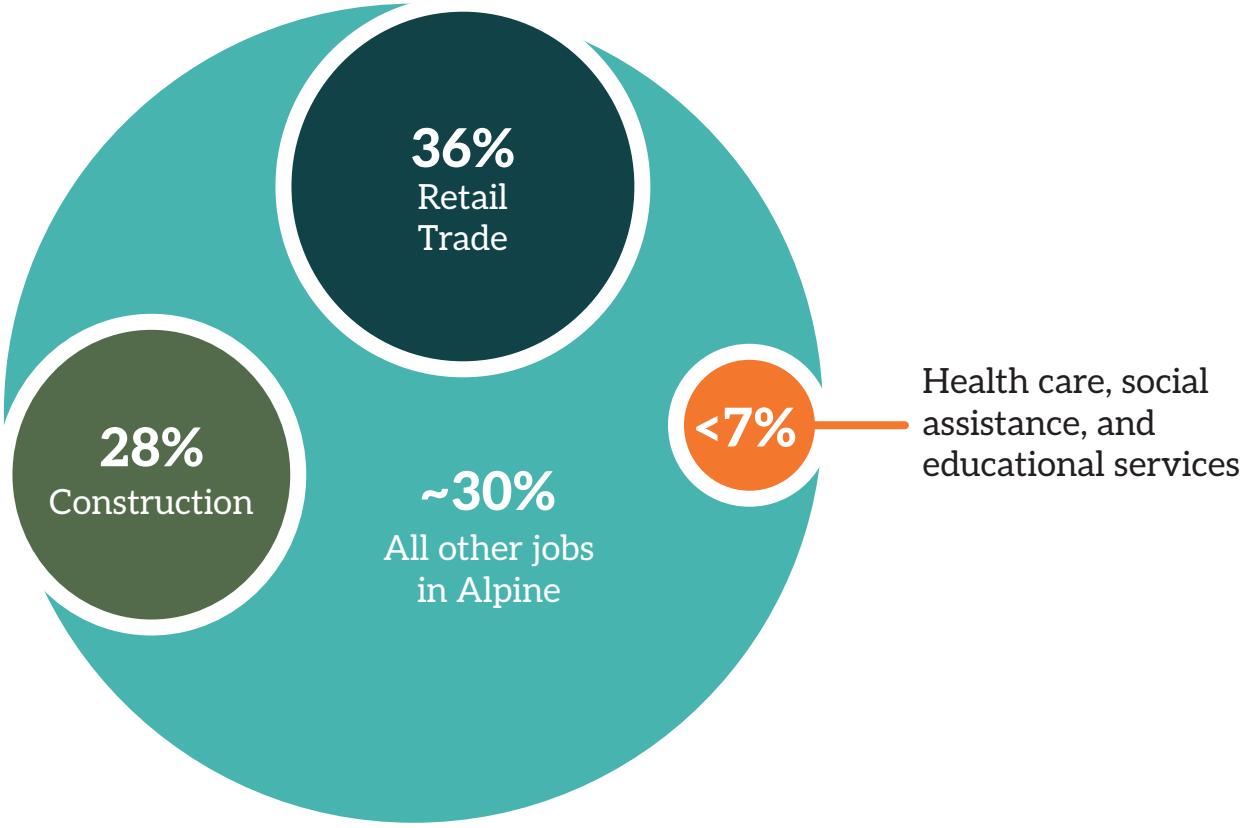
Visitor Home	Visits	Share of Visits
Star Valley	328,392	28%
Elsewhere in WY	223,393	19%
Idaho	234,958	20%
Utah	119,907	10%
California	42,174	4%
All Other U.S.	243,082	20%
Total Visits	**1,191,906**	**100%**

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 s
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

Hometown Hops: *Melvin Brewing*

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.







IMPLEMENTATION

PARTNERS

AAA – Alpine Airpark Association
LC – Lincoln County
SVC – Star Valley Chamber
SVHM – Star Valley Health Medical
SW – State of Wyoming
WBC – Wyoming Business Council
WWCC – Western Wyoming Community College (Star Valley Outreach)
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

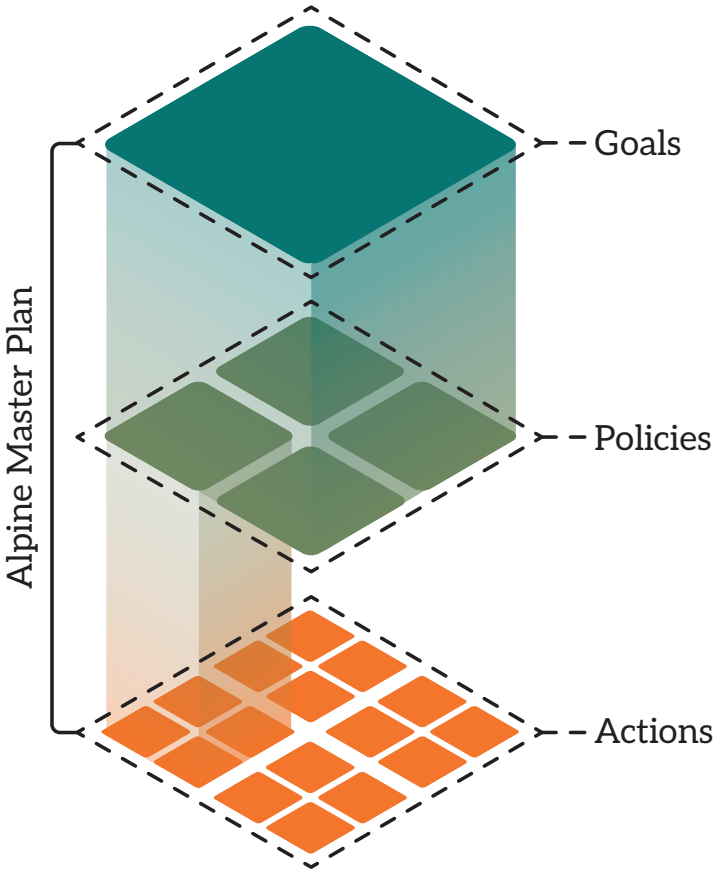


Table 5 | Economic Vitality Implementation Matrix

Goal/Policy/Action		Partners	Priority	Timeline
EV Goal 1: Strengthen downtown as Alpine's everyday shopping destination and the heart of commerce in Alpine.				
EV Policy 1.1:	Transform downtown into a shopping and dining destination for residents and visitors, consistent with broader land use goals.			
EV Action 1.1.A	Expand customer base and trade area by supporting housing development in and around downtown.		1	ST
EV Action 1.1B	Promote retail diversity, small businesses, and entrepreneurship through technical assistance and marketing support.	SVC	2	MT
EV Policy 1.2:	Create organizational capacity for downtown improvements.			
EV Action 1.2.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 1.2.B	Work with property owners to establish equitable assessment structures and district boundaries that balance costs and benefits fairly.		2	MT
EV Policy 1.3:	Position downtown as an attractive complement to Jackson's retail offerings while serving local needs.			
EV Action 1.3.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 1.3.B	Encourage businesses that provide daily needs and services for the growing year-round residential population.		1	ST
EV Action 1.3.C	Support efforts to beautify downtown through design guidelines, enhanced sidewalk networks, and pedestrian-friendly streetscapes.		1	ST
EV Goal 2: Build on Alpine's strategic location to capture economic opportunities from regional traffic and tourism.				
EV Policy 2.1:	Leverage pass-through traffic on U.S. 89 and U.S. 26 to generate local sales tax revenue.			
EV Action 2.1.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.	SW, WBC	2	MT
EV Action 2.1.B	Support development of diverse and convenient services that meet commuter and traveler needs, including affordable dining options and drive-through establishments.	SVC, WBC	2	MT

Goal/Policy/Action		Partners	Priority	Timeline
EV Action 2.1.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 2.1.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 2.2:	Position Alpine as a compelling alternative to Jackson for visitors seeking a more authentic mountain experience.			
EV Action 2.2.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 and Caribou-Targhee National Forest.	SW, WBC	2	MT
EV Action 2.2.B	Support lodging development that provides visitors an affordable alternative to Jackson accommodations while capturing multi-day visitor spending.		1	ST
EV Action 2.2.C	Encourage dining, retail, and recreation businesses that complement rather than duplicate Jackson's offerings, emphasizing Alpine's distinct character and price points.	WBC	1	ST
EV Policy 2.3:	Support local business development and entrepreneurship specific to Alpine's vision.			
EV Action 2.3.A	Explore incentives or streamlined permitting for locally-owned businesses in downtown.	WBC	1	ST
EV Action 2.3.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 2.3.C	Partner with regional economic development agencies and local higher education institutions to provide business development resources and workforce training tailored to the trades.	LC, WWCC	2	MT
EV Policy 2.4:	Position the Star Valley Health medical facility area as an employment and service hub.			
EV Action 2.4.A	Encourage complementary medical, professional, and service businesses near the Star Valley Health Medical facility.	SVHM	2	MT

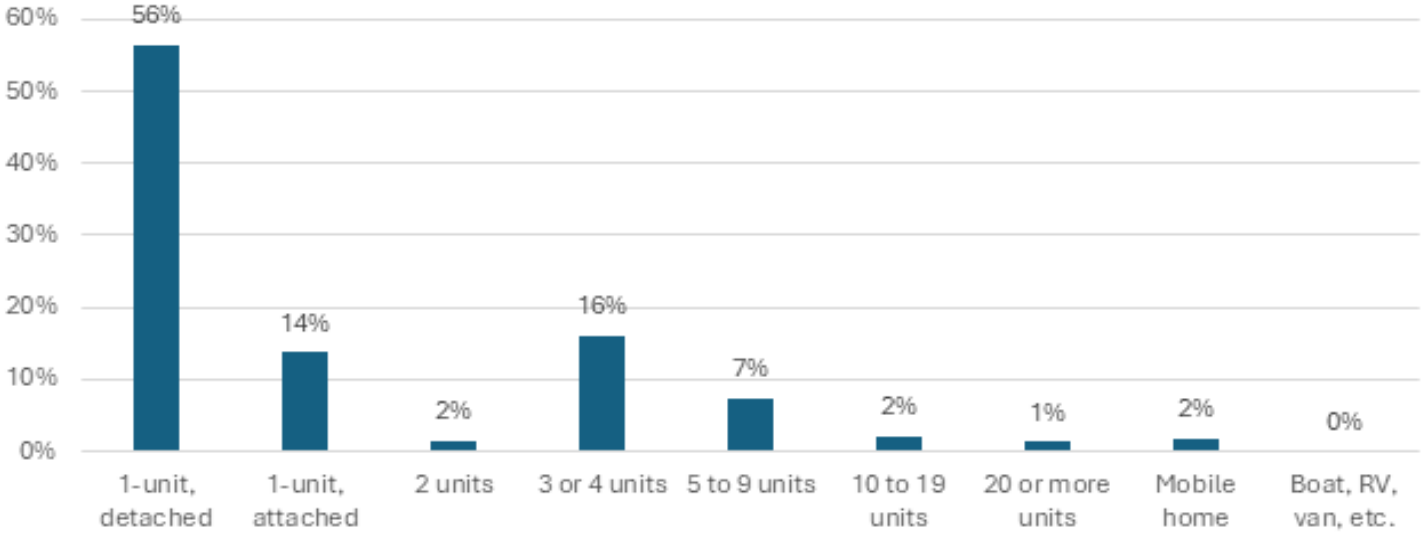
Goal/Policy/Action		Partners	Priority	Timeline
EV Action 2.4.B	Ensure adequate commercial zoning and infrastructure capacity near the U.S. 89/U.S. 26 intersection to support employment growth and efficient vehicular and transit connections.	WYDOT	2	MT
EV Goal 3: Develop The Confluence as a distinctive recreation destination that complements Jackson and downtown Alpine.				
EV Policy 3.1:	Establish financing and management mechanisms to support waterfront infrastructure and public improvements.			
EV Action 3.1.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 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, WWCC	2	MT
EV Action 4.1.B	Monitor regional economic developments, including the Natrium nuclear facility near Kemmerer, for business service opportunities.		3	LT
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.	SVC, WBC, WWCC	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, training, 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.

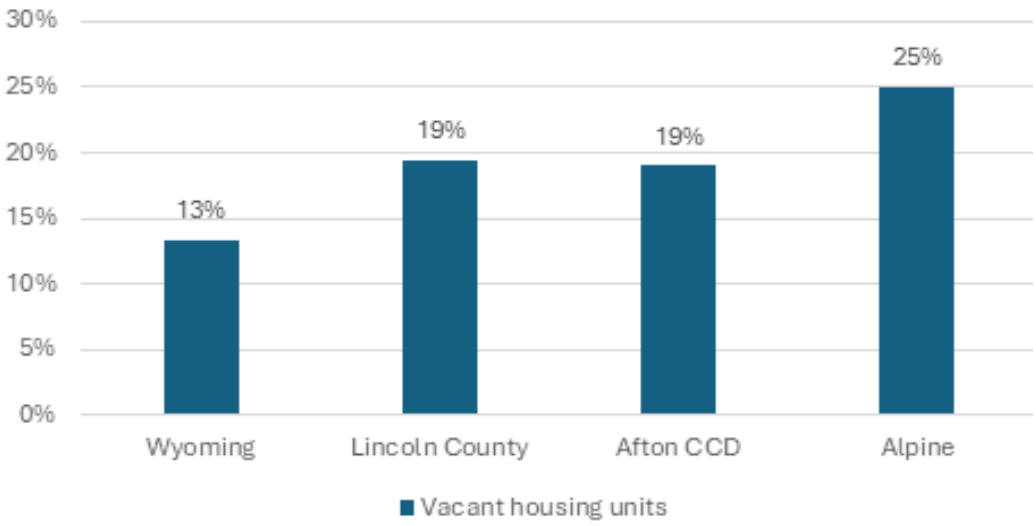
Figure 17 | Alpine Housing Structures



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

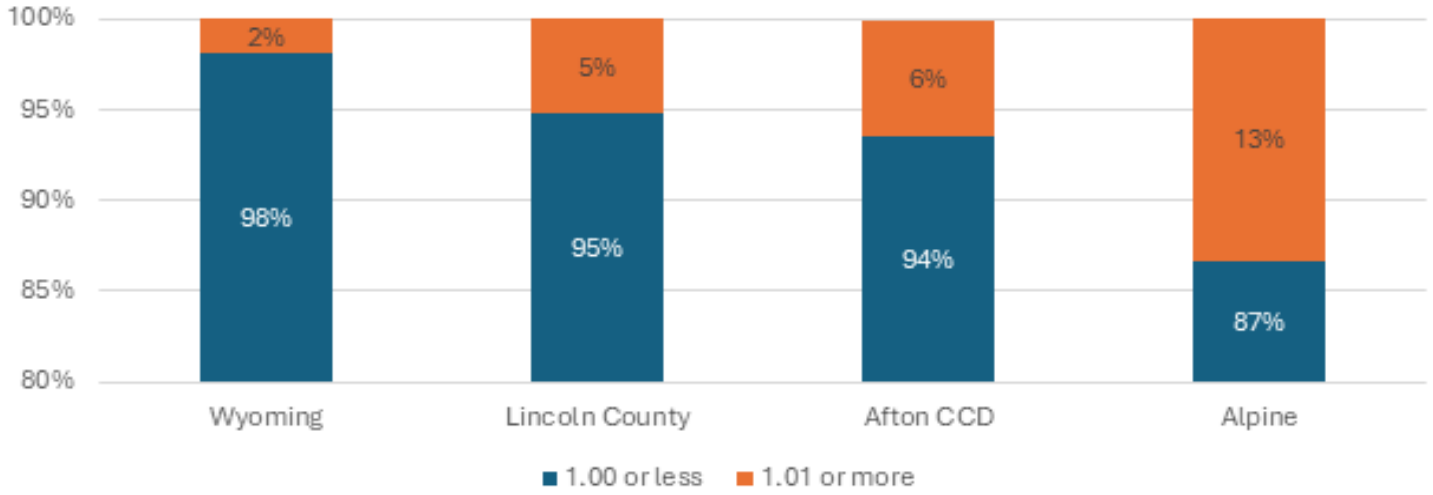
This mismatch can also be seen in the comparatively high vacancy and overcrowding rates in Alpine, which suggests a shortage of appropriately sized and affordable homes—not just a shortage of housing overall.

Figure 18 | Housing Vacancy



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

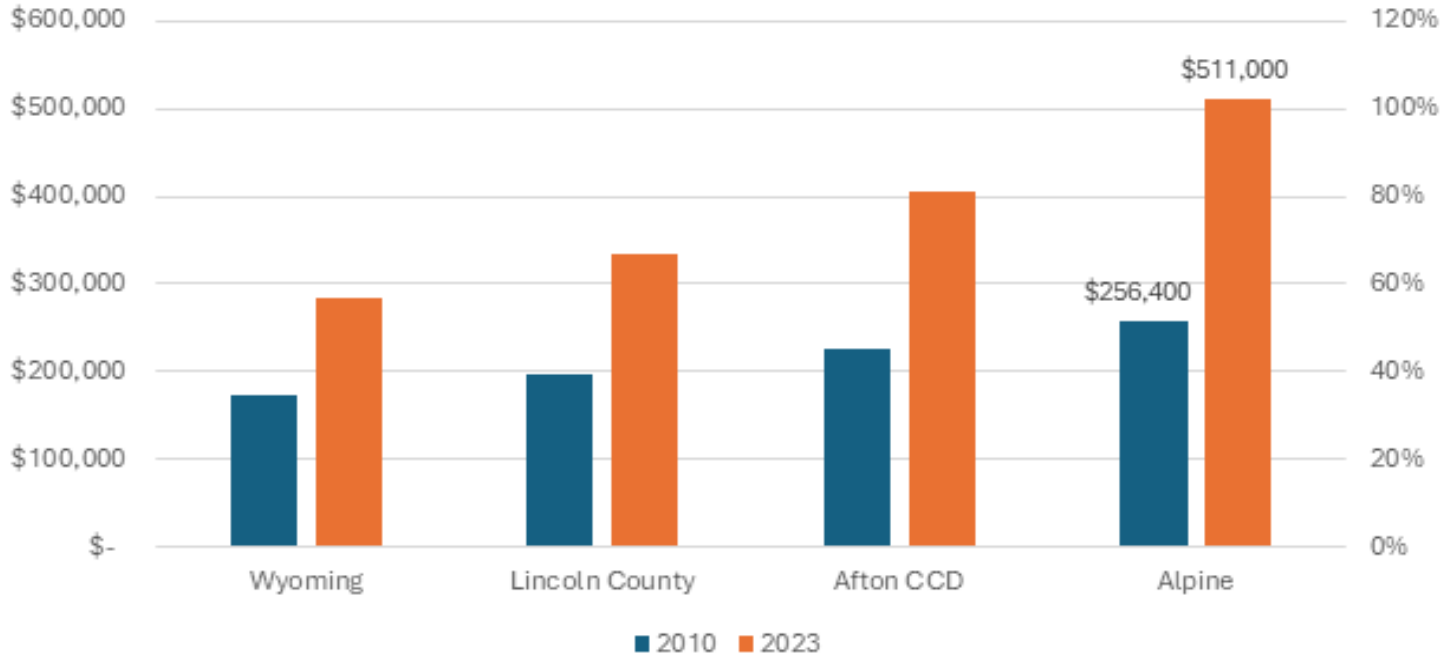
Figure 19 | Occupants per Room



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

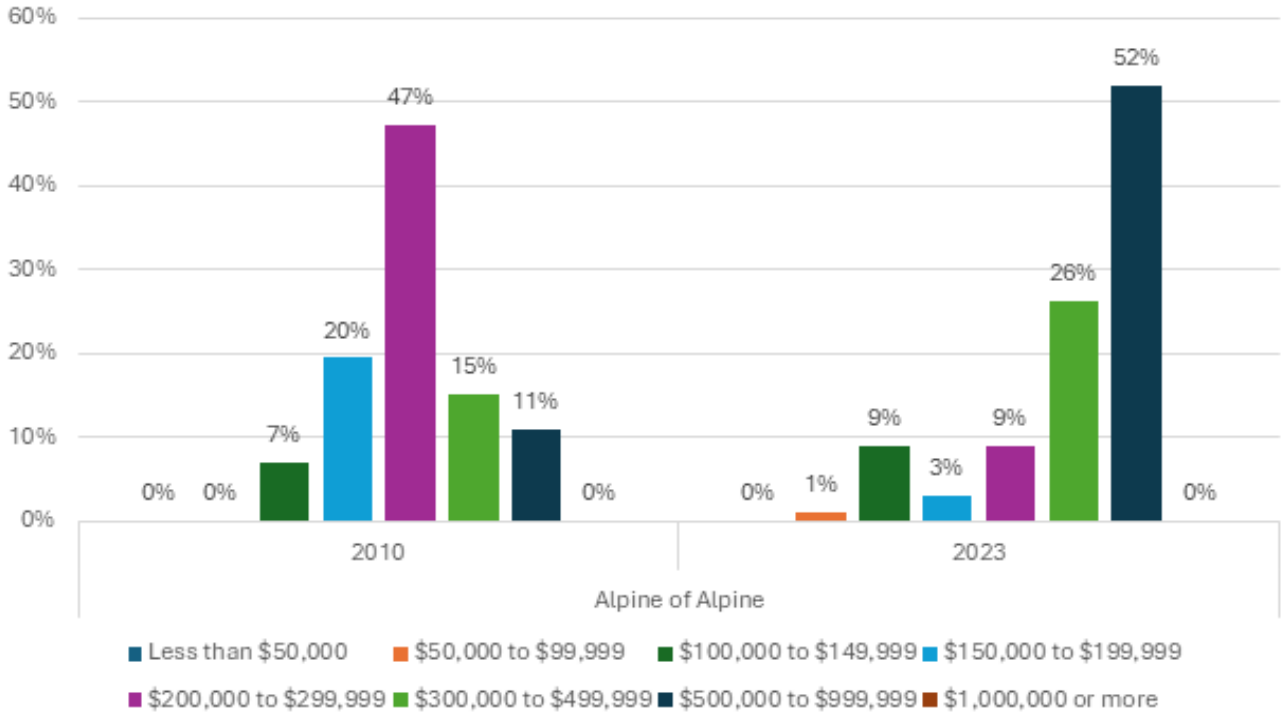
Rising home prices and rents are felt everywhere, but most acutely in Alpine, putting current residents at risk of displacement. Home values in Alpine nearly doubled between 2010 and 2023, rising faster than in surrounding areas, and most homes are now priced above $500,000. The rapid rise in property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

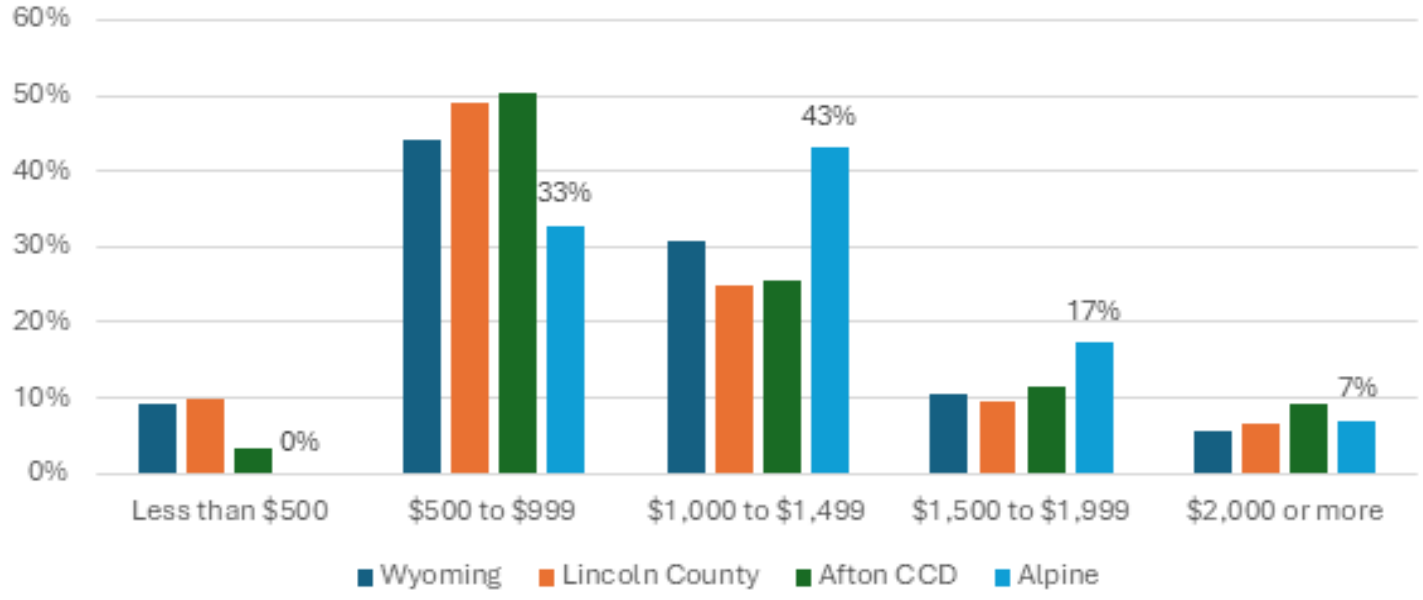
Figure 21 | Housing Value in Alpine, 2010 vs 2023



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

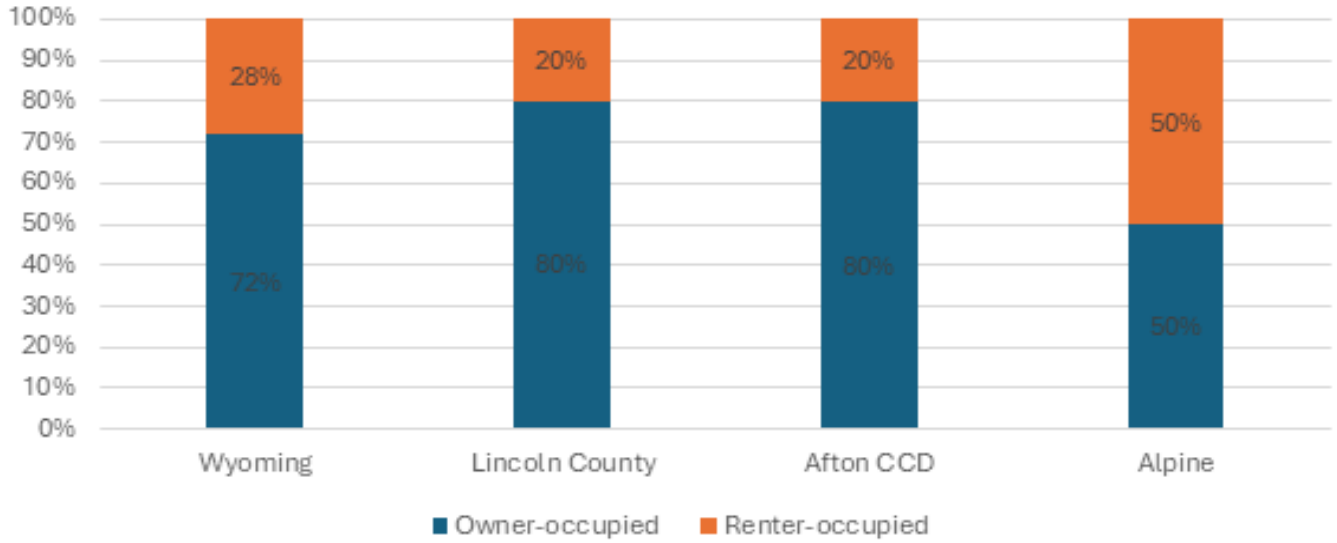
Similarly, Alpine is becoming less affordable for renters, weakening its role as a lower-cost alternative to Teton County. Lower-priced rentals are becoming rare, and the majority of rents are above $1,000 per month. This is especially concerning because half of all Alpine residents are renters, a significantly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

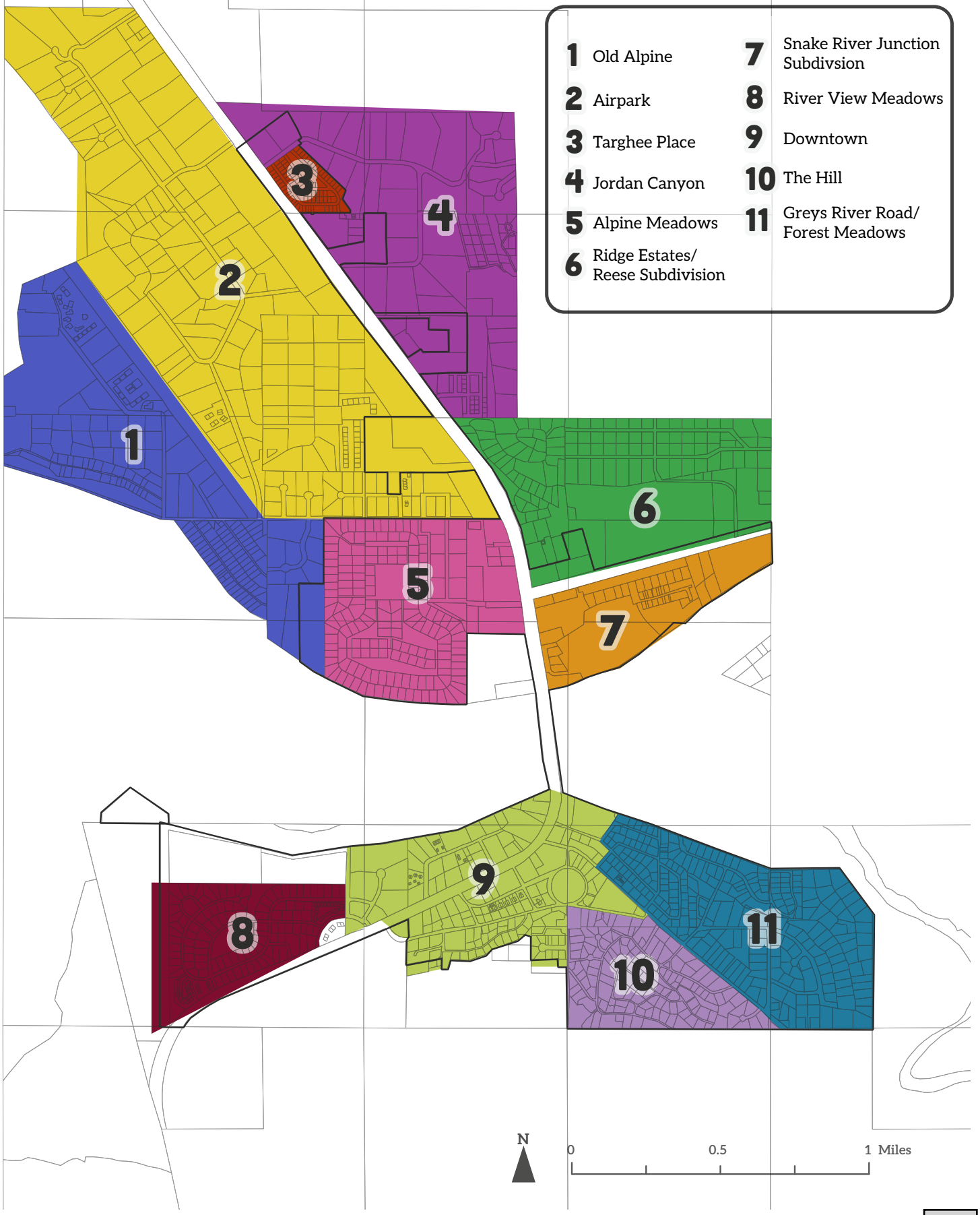


Source: US Census Bureau, ACS 5-year estimates 2023

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
RP – Regional Partners

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

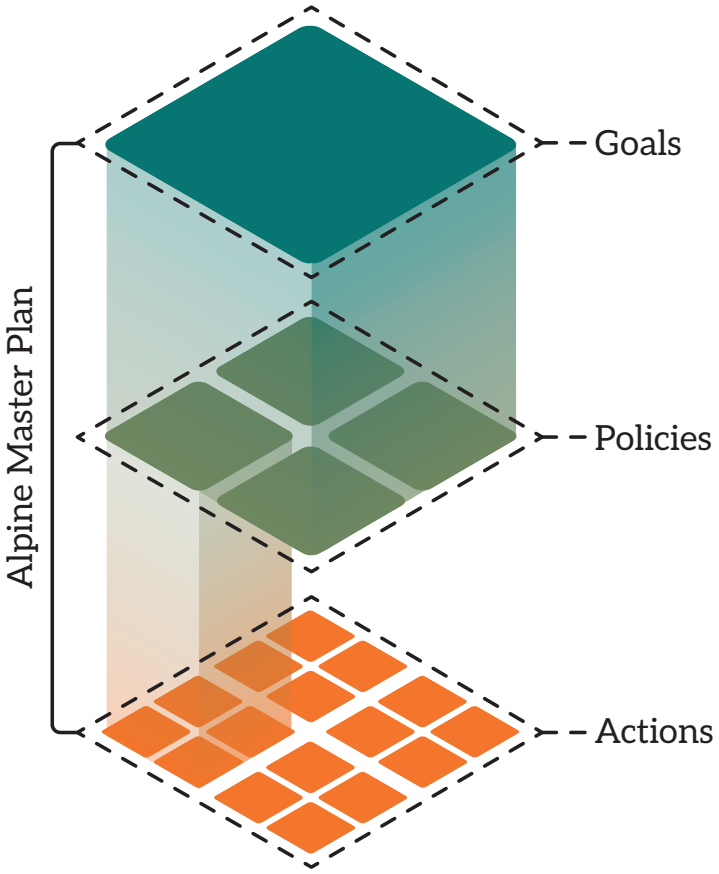


Table 6 | Housing Implementation Matrix

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 along 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 housing designed for Alpine's workforce.		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

Goal/Policy/Action		Partners	Priority	Timeline
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
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.		1	ST
H Action 2.2.B	Consider regulations that preserve housing stock for year-round residents while allowing property owners flexibility.		1	ST

STEWARDSHIP & NATURAL RESOURCES

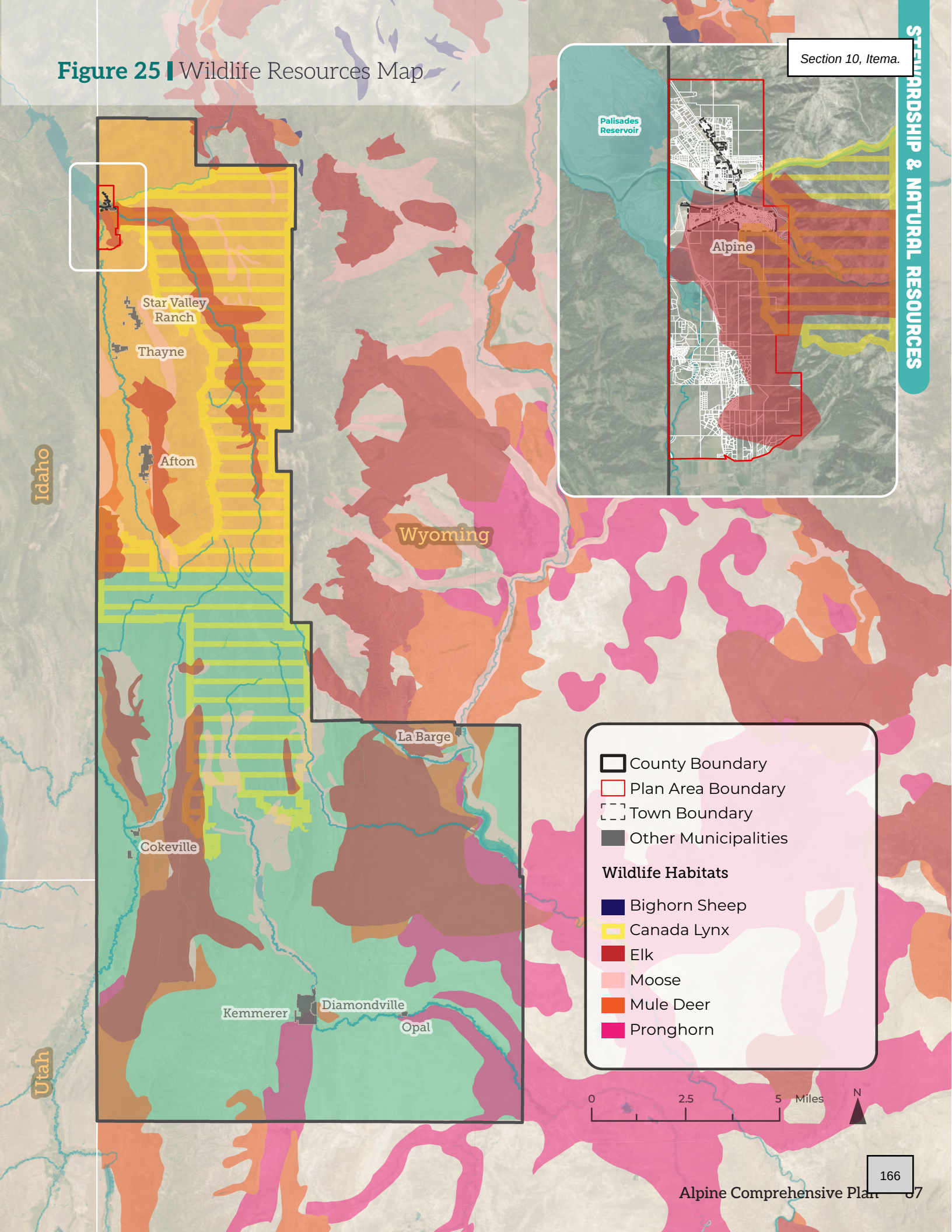
EXISTING CONDITIONS

The Town is surrounded by national forests and key wildlife habitats. Alpine is adjacent to several key natural assets, including the Snake, Salt, and Greys Rivers, as well as Palisades Reservoir. The community also borders the Bridger-Teton and Caribou-Targhee National Forests and provides important habitat 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 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 forests, rivers, 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. This model closely aligns with Alpine's expressed desire to maintain access to nearby lands without encouraging overuse or resource degradation.



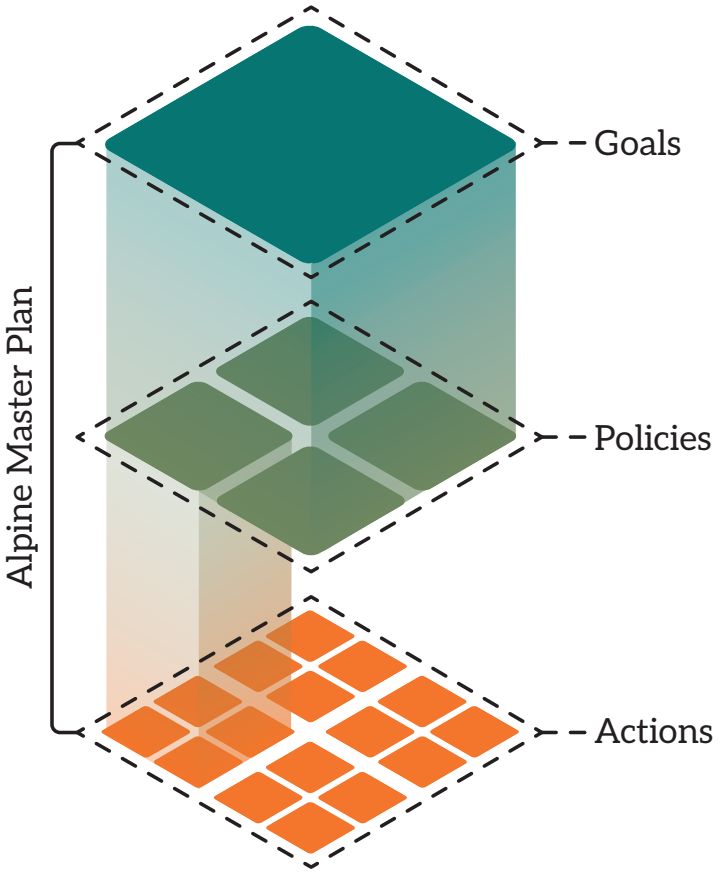




IMPLEMENTATION

PARTNERS

AF/EMS – Alpine Fire/EMS
BCD – Bonneville County Dispatch
BLM – Bureau of Land Management
BR – Bureau of Reclamation
BTAC – Bridger-Teton Avalanche Center
CR – Code Red
LC – Lincoln County
LCD – Lincoln County Dispatch
LCOEM – Lincoln County Office of Emergency Management
LCWP – Lincoln County Weed & Pest
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
TCD – Teton County Dispatch
TU – Trout Unlimited
USFS – U.S. Forest Service
WGF – Wyoming Game and Fish
WYDOT – Wyoming Department of Transportation
WYSF – Wyoming State Forestry Division
YTCC – Yellowstone Teton Clean Cities



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 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 Action 1.2.C	Support the development of electric vehicle charging stations on public property.	YTCC	2	MT
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, TU, 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 and local fire district to align regional strategies for fire mitigation that improve forest structure.	AFD, USFS, BLM, WYSF	2	ON
SNR Action 1.4.B	Partner with Lincoln County Weed and Pest to align regional strategies to remove noxious weeds and invasive species.	LCWP	1	ON
SNR Action 1.4.C	Protect wildlife and their habitat, especially elk and wolves 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.	AF/EMS, BCD, BTAC, CR, LCD, LCOEM, USFS, TCD, WYDOT	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	Develop a local hazard mitigation plan for the Town of Alpine.		1	ON
SNR Action 2.1.D	Adopt the 2024 International Wildland-Urban Interface Code (IWUIC), encouraging fire-resistant building materials and landscaping standards that encourage the use of native plants and mandate the creation of defensible space.		1	ST
SNR Action 2.1.E	Continue to participate in regional hazard mitigation planning, including the Community Wildfire Protection Plan.	AFD, LC, RP	1	ON
SNR Action 2.1.F	Enhance water capture methods and reuse for town facilities.		2	MT

TOWN SERVICES & INFRASTRUCTURE

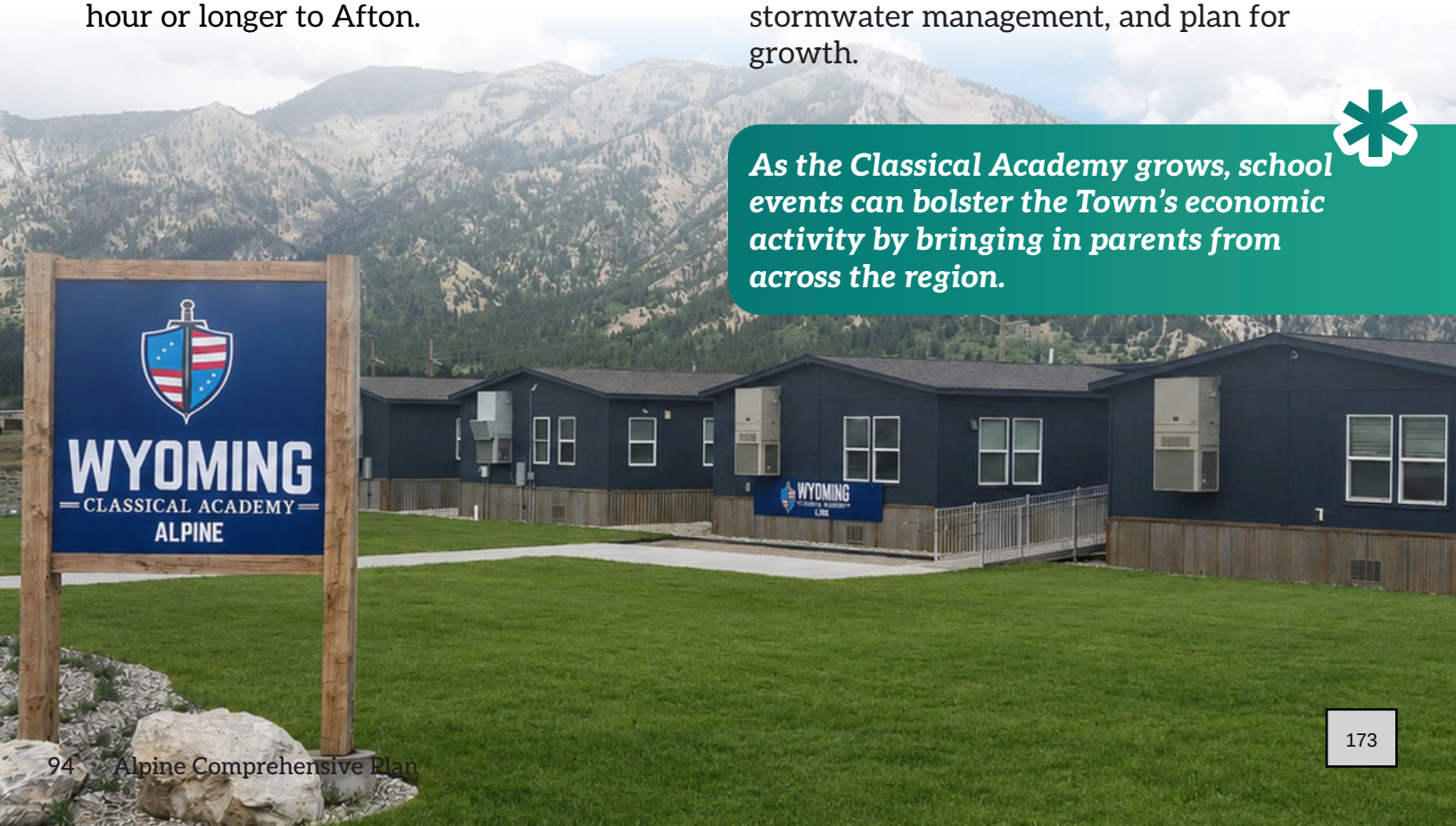
EXISTING CONDITIONS

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 40 minutes to Thayne, and middle and high school kids ride an hour or longer to Afton.

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.



As the Classical Academy grows, school events can bolster the Town's economic activity by bringing in parents from across the region.

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."

"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 serve as a social and civic anchor.





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

1 = Critical
2 = Vital
3 = Desirable

TIMELINE KEY

ON = Ongoing – as needed or ongoing by nature
ST = Short-term – 0-5 years
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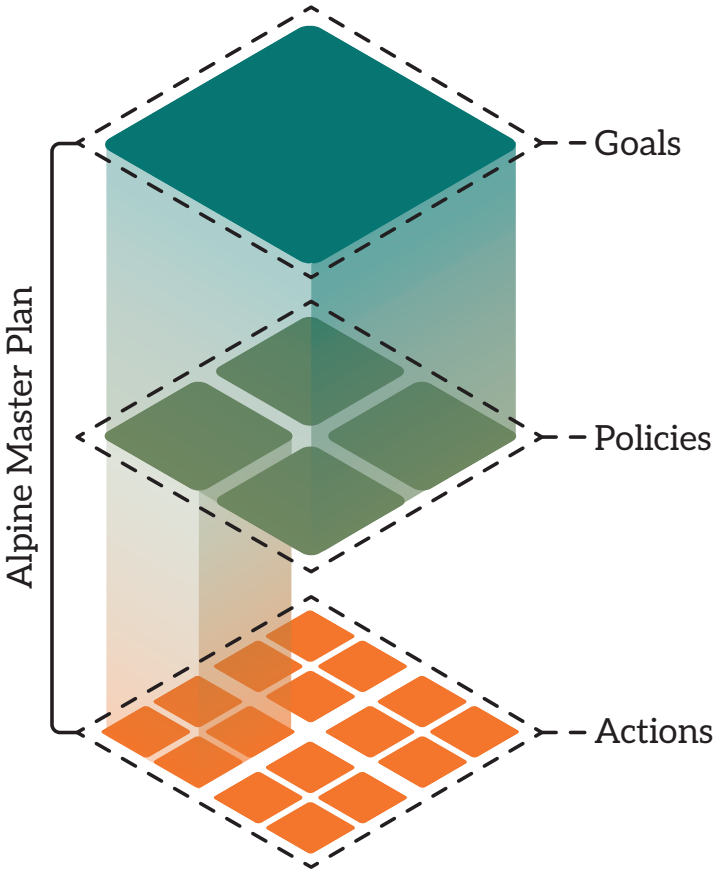


Table 8 | Town Services & Infrastructure Implementation Matrix

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, work with Lincoln County School Distrct and/ or the Alpine Education Foundation to find a location for a permanent K-12 school building in Alpine.	AEF, LCSD	1	ST
TSI Action 1.1.B	Explore locations and work with property owners for the development of additional childcare facilities.	AEF	1	ST
TSI Action 1.1.C	Continue to support the Wyoming Classical Academy Alpine Campus.	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 district located in Alpine.	AFD, USFS, LCEMS, LCSO	1	ON
TSI Action 1.3.C	Continue to support sustainable emergency medical services (EMS).	LC, SVH	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 for water, sewer, and roads and update annually.		1	ON
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 identify a location for a permanent and expanded US Post Office.	USPS	1	ST
TSI Action 2.1.D	Inventory and evaluate Town facilities and budget for future expansions and additions to meet local needs		1	ST

Goal/Policy/Action		Partners	Priority	Timeline
TSI Policy 2.2:	Ensure the provision of a clean and sustainable supply of water.			
TSI Action 2.2.A	Construct a new storage tank to better meet demands during the summer months.		1	ST
TSI Action 2.2.B	Complete improvements to the Alpine wellhouse serving Wells number 1, 2, and 3		1	ST
TSI Action 2.2.C	Address improvements 5-10 identified in the Water Master Plan.			
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	2	MT
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 Dark Sky-compatible 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.

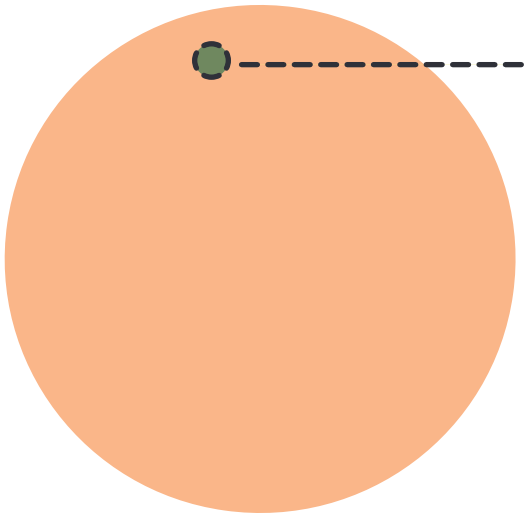


Alpine's geography and proximity to nature creates a one-of-a-kind, outdoor playground for residents and visitors. The Alpine area boasts 150+ miles of groomed snowmobile trails, 13 formal hiking and biking trails (ranging from 0.4 to 25.5 miles), water access at Palisades Reservoir, and millions of 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
FBT – Friends of the Bridger Teton
TOR – Top of the Rockies
USBR – U.S. Bureau of Reclamation
USFS – U.S. Forest Service
WT – Wyoming Trails
WYDOT – Wyoming Department of Transportation

PRIORITY KEY

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3 = Desirable

TIMELINE KEY

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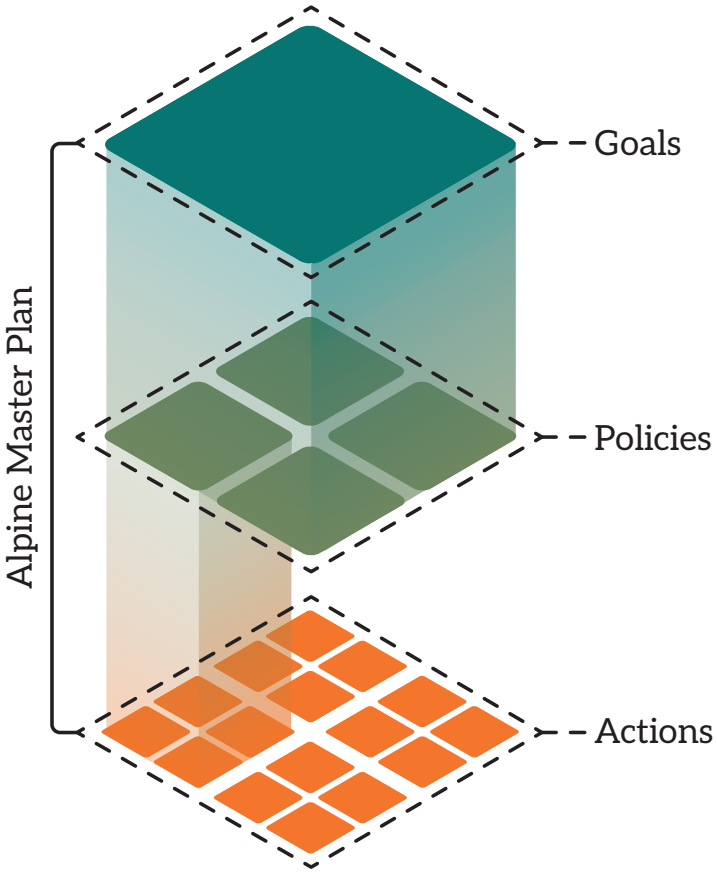


Table 9 | Parks, Recreation, Open Space, & Trails Implementation Matrix

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.	ATP, BLM, FBT, USFS, USBR	2	ON
PROST Action 1.1.C	Coordinate with national agencies to enforce time limits on camping on public lands.	BLM, 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, indoor swimming pool, 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	Inventory, evaluate, and map existing trails for proper use and safety regardless of season.	ATP	1	ST
PROST Action 1.3.D	Identify key gaps in existing off-street trails and add them to the Capital Improvement Plan, referencing this Plan's Pathways Map.	ATP	2	MT
PROST Action 1.3.E	Plan and implement an off-street Riverwalk trail with key crossings along U.S. 89.	ATP, WYDOT	2	MT

Goal/Policy/Action		Partners	Priority	Timeline
PROST Action 1.3.F	Improve existing and new paved trails to meet ADA accessibility standards.	ATP	1	ON
*PROST Action 1.3.G	Explore wayfinding and signage opportunities at trailheads and key intersections and transportation hubs.	TOR, WPT	2	ON
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

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

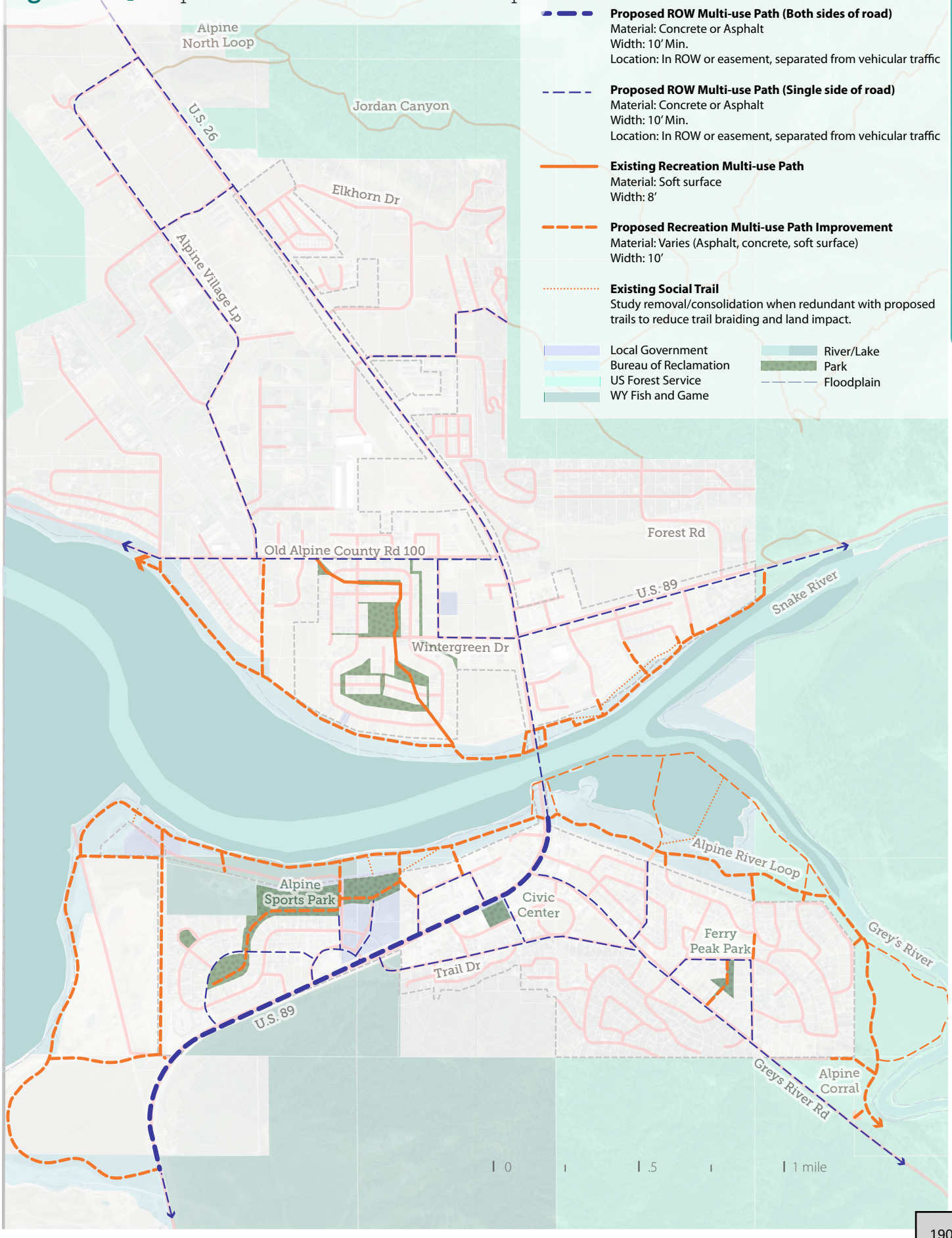
The proposed sidewalks and paths map provides a comprehensive plan to fill gaps and create an alternative transportation network.

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)."

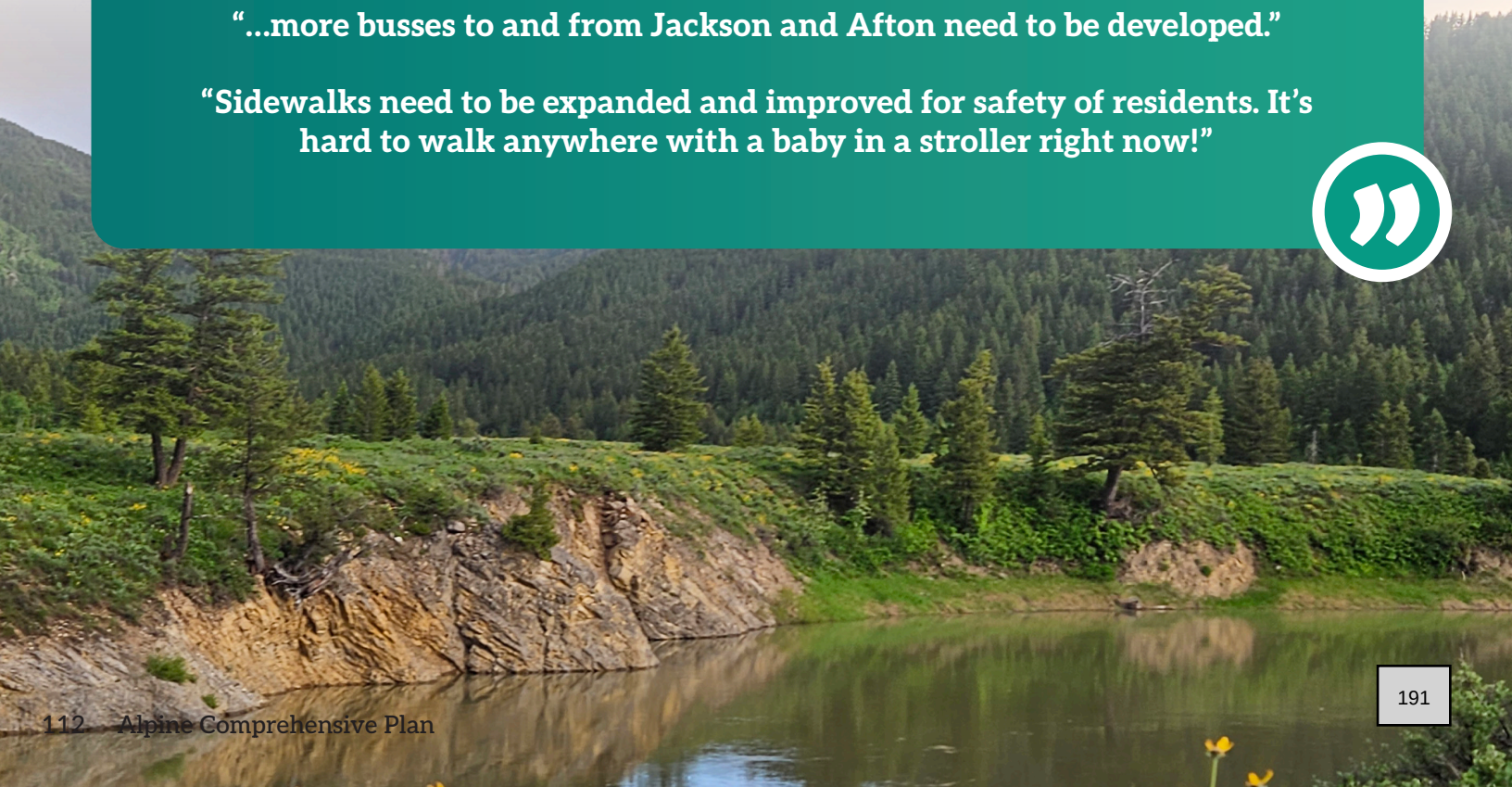
"I envision my children being able to safely cross the highway to go to school or access other public facilities."

"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*

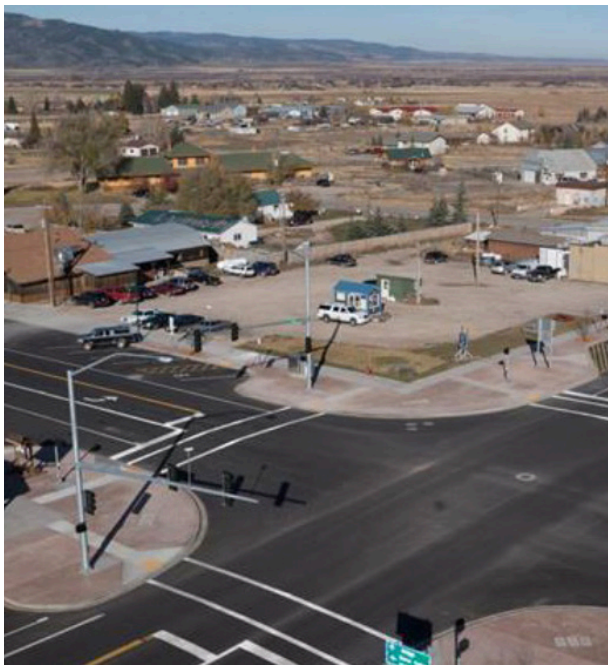
State Highway 33 runs directly through Victor and serves daily commuters traveling to and from Jackson, while also supporting local businesses, schools, and neighborhood access. As in Alpine, this dual role creates safety challenges, speed conflicts, and limited options for local circulation beyond the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

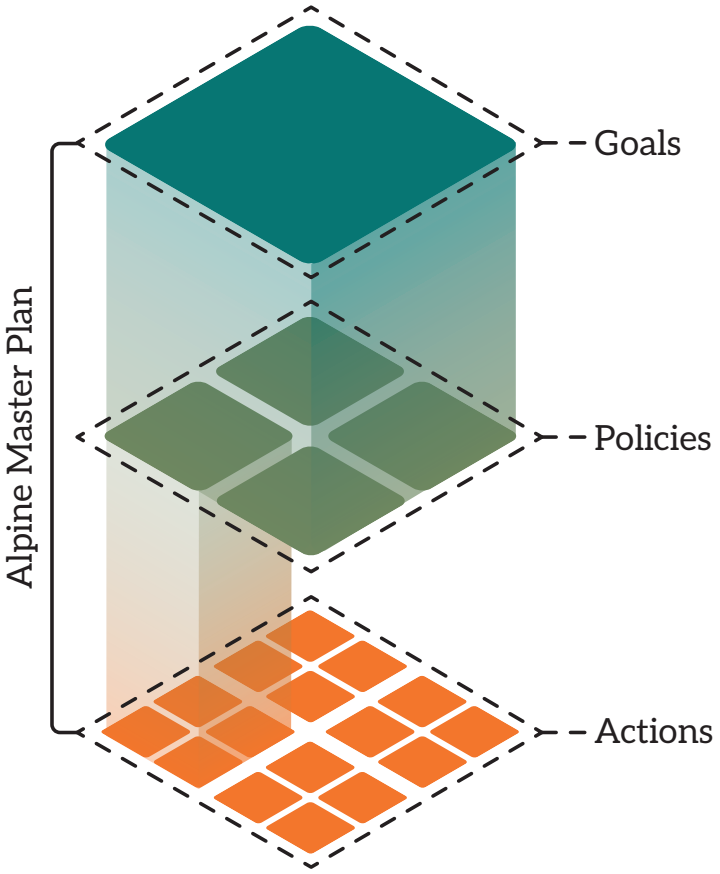


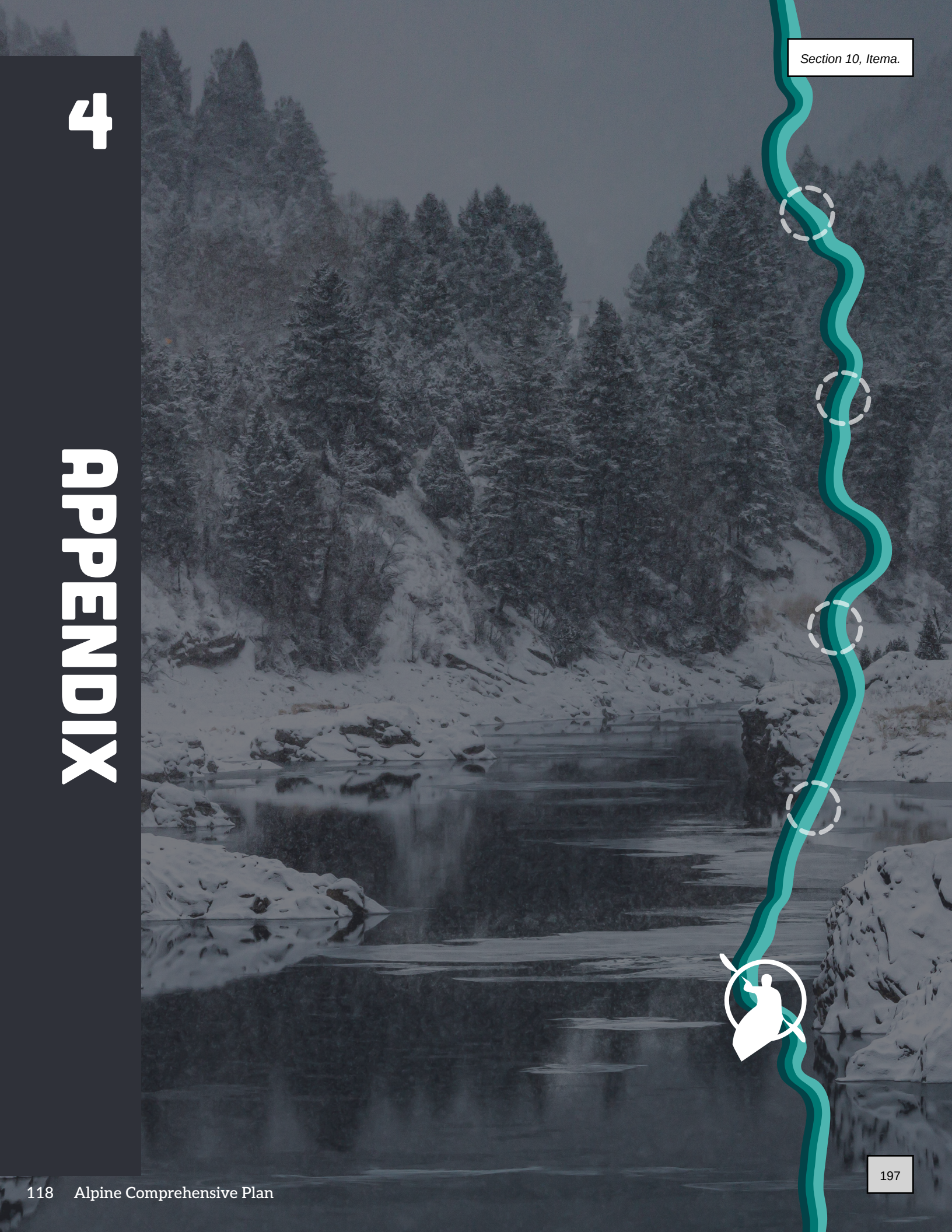
Table 10 | Transportation Implementation Matrix

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, additional crosswalks, and sidewalks through downtown as additional properties develop.	WYDOT	1	ST
T Action 1.1.F	Explore a new, enhanced, pedestrian crossing at-grade or under U.S. 89 through downtown.	WYDOT	1	ST
T Action 1.1.G	When updating the Land Use Development Code, require new developments (that meet certain threshholds/criteria) to install infrastructure that facilitates alternative transportation.	GTRT, START	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 Action 1.2.D	Provide bicycle parking and e-bicycle facilities in areas frequently accessed by bicycle and along bike routes.		2	MT

Goal/Policy/Action		Partners	Priority	Timeline
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 to Jackson and south to Afton.	START, GTRT	1	MT
T Action 2.1.B	Explore a permanent location for the START transit stop and 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
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.	ATAP	1	ST
T Action 2.2.B	Enhance school bus stop amenities such as seating, lighting, and shelter.		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	1	ST
T Action 3.2.D	Work with Game & Fish to align Trail Drive with River Circle at the Highway 89 intersection.		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

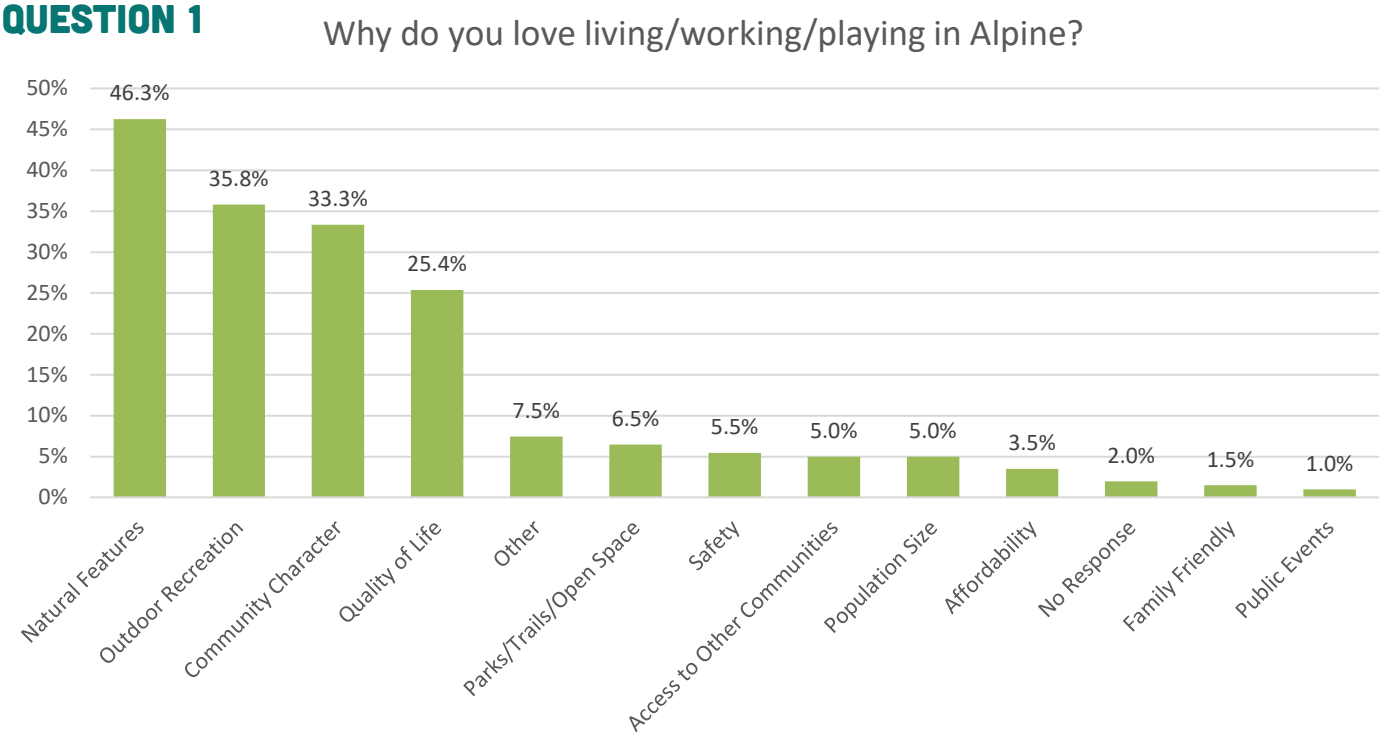
APPENDIX



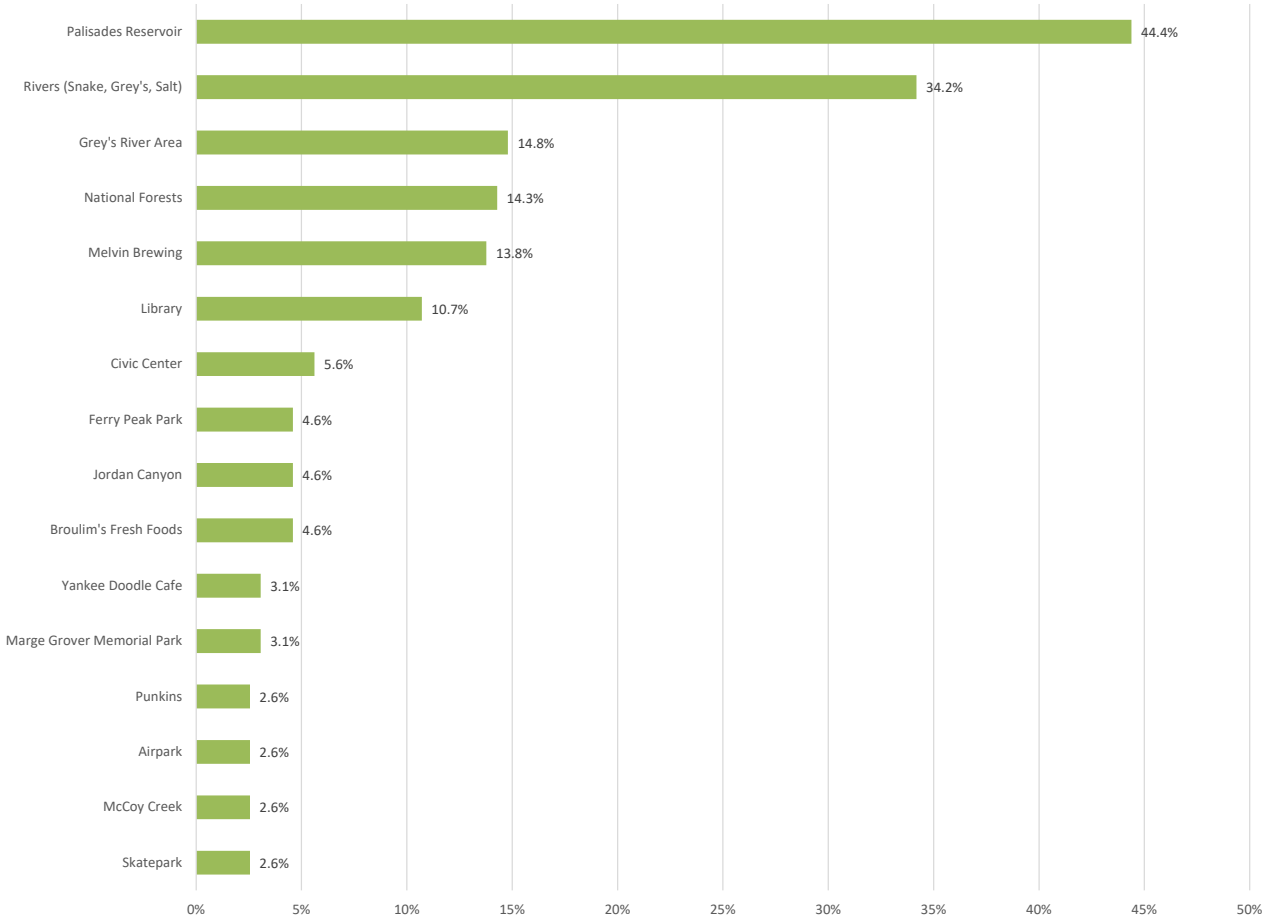
SURVEY RESULTS

MASTER PLAN COMMUNITY SURVEY (ONLINE SURVEY FROM JUNE 2025)

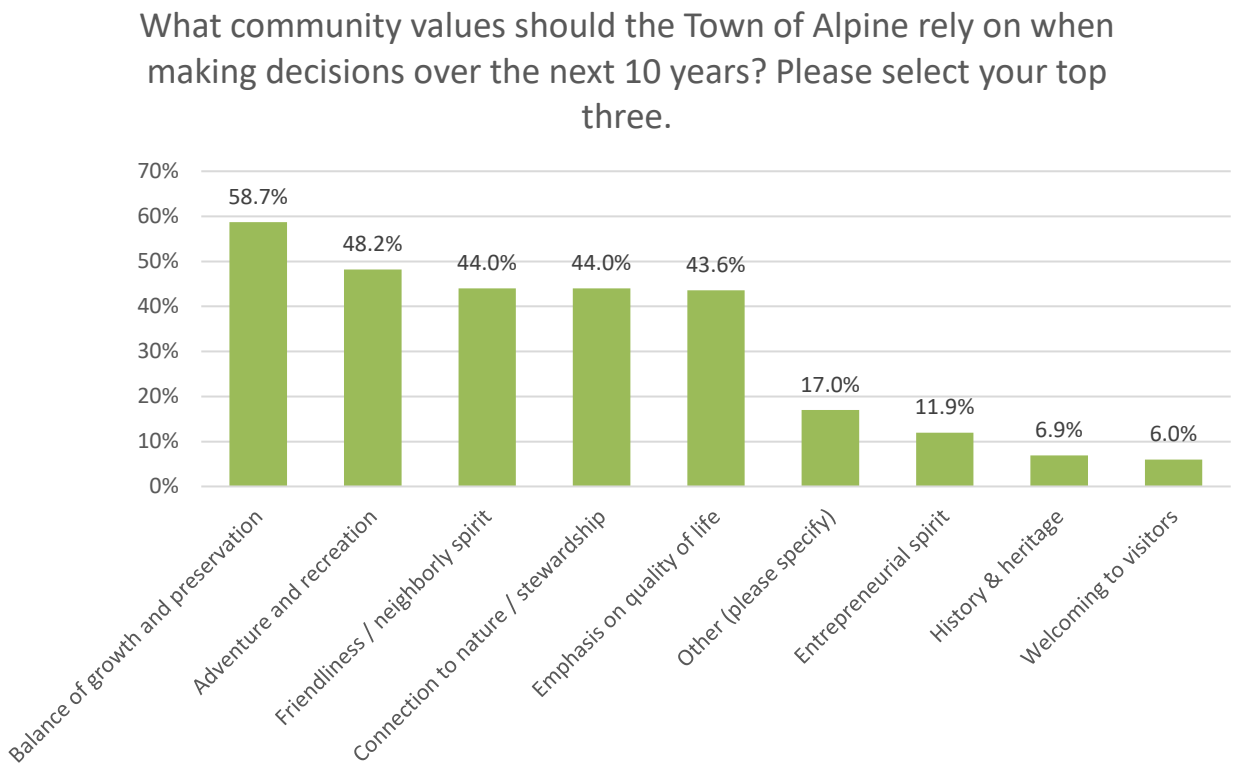
QUESTION 1

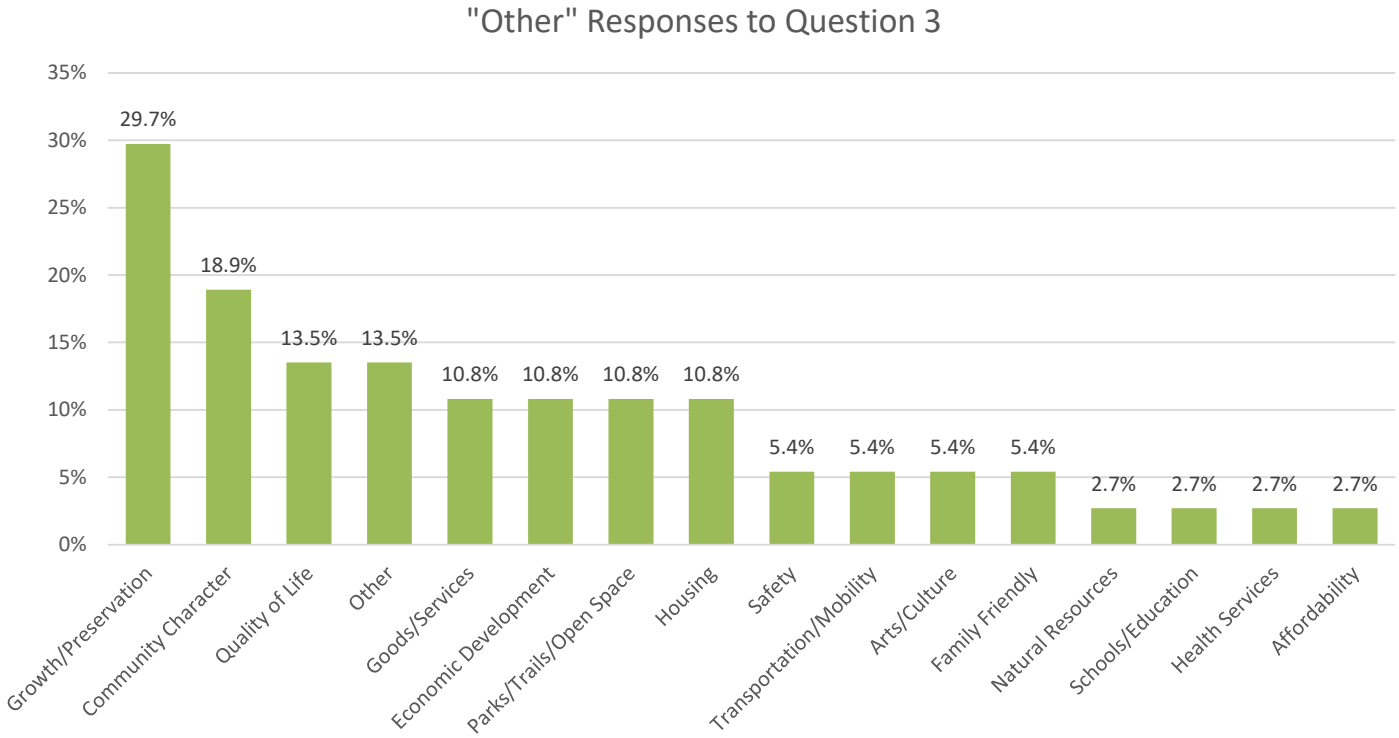


QUESTION 2

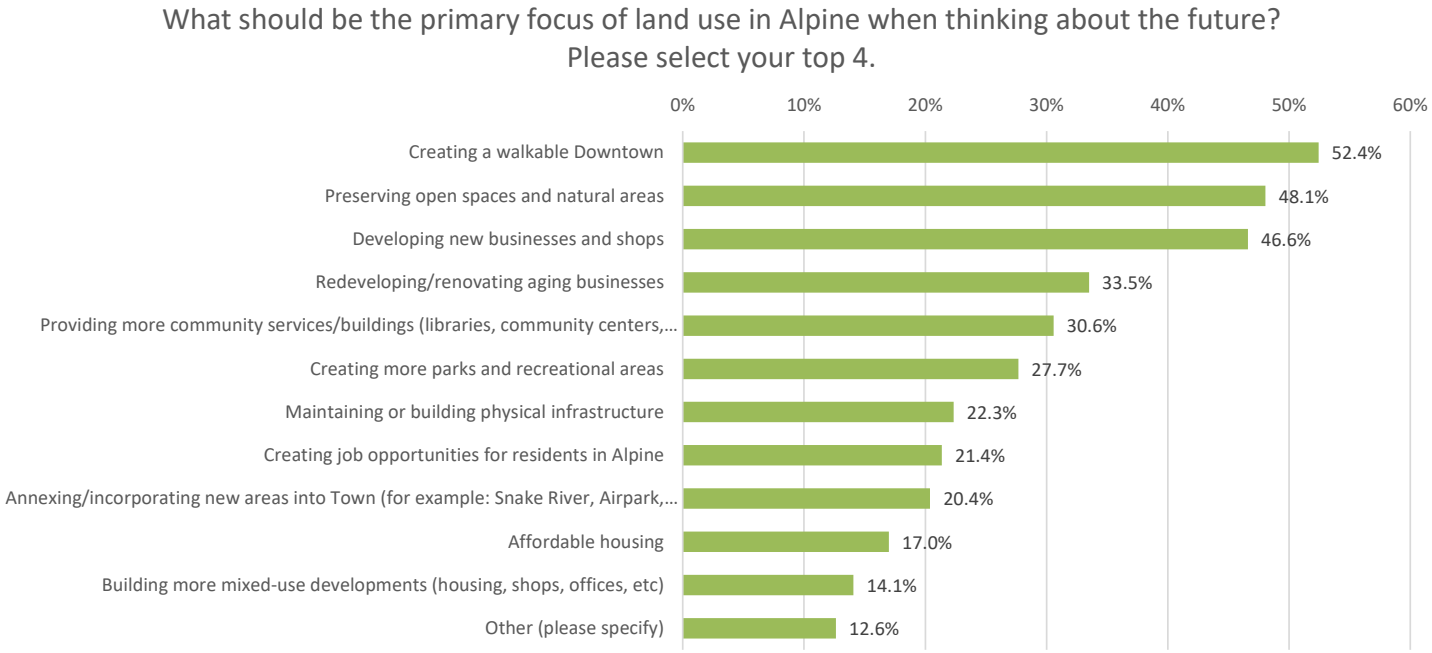


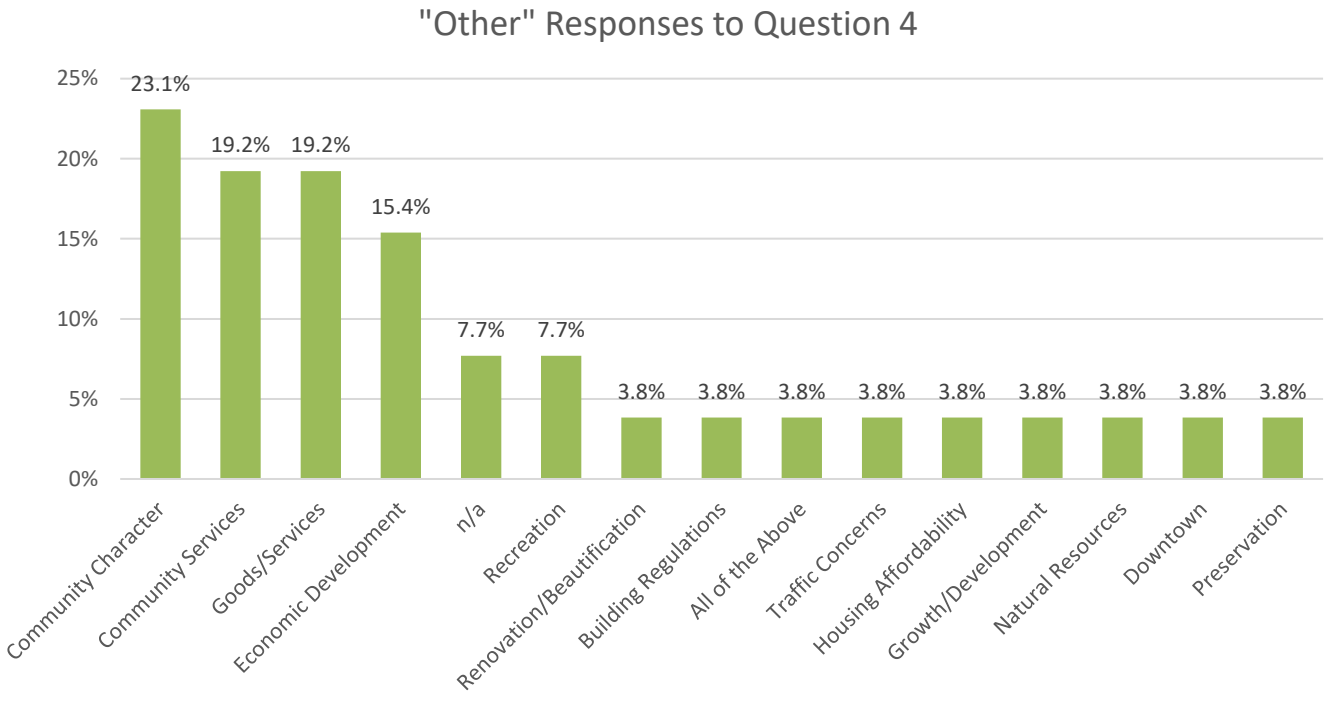
QUESTION 3


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

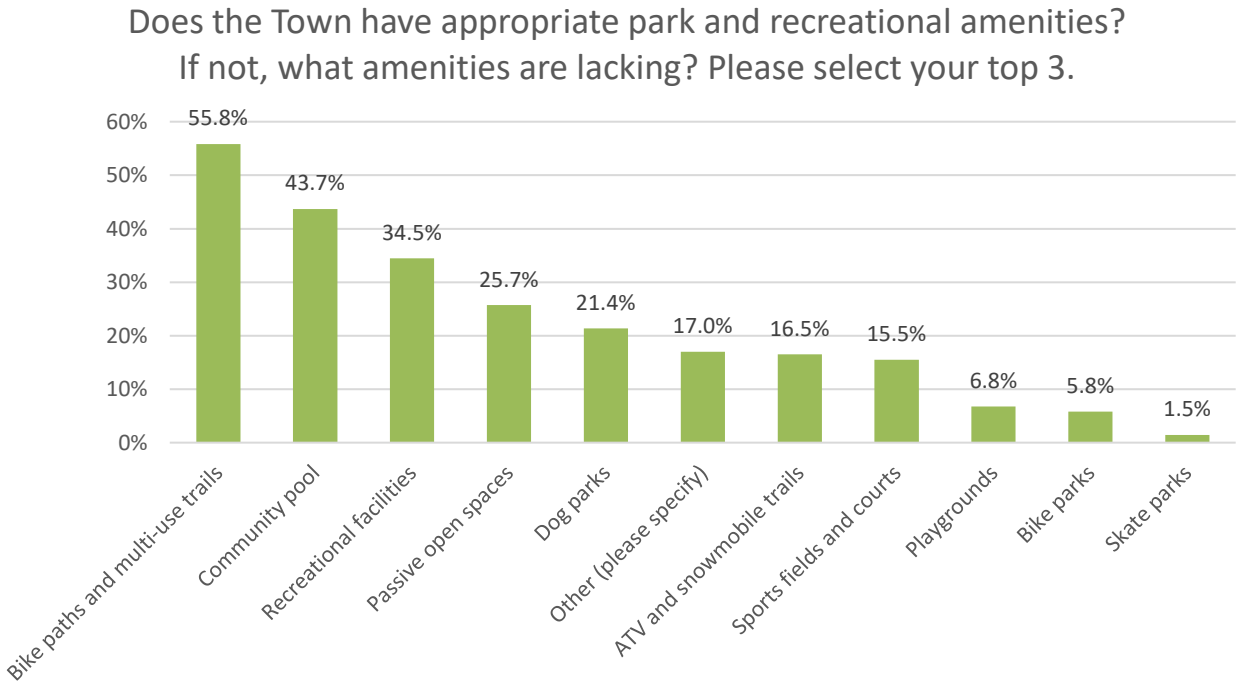

"Other" Responses to Question 3
35%
30%
25%
20%
15%
10%
5%
0%
29.7%
18.9%
13.5%
13.5%
10.8%
10.8%
10.8%
10.8%
5.4%
5.4%
5.4%
5.4%
2.7%
2.7%
2.7%
2.7%
Growth/Preservation
Community Character
Quality of Life
Other
Goods/Services
Economic Development
Parks/Trails/Open Space
Housing
Safety
Transportation/Mobility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

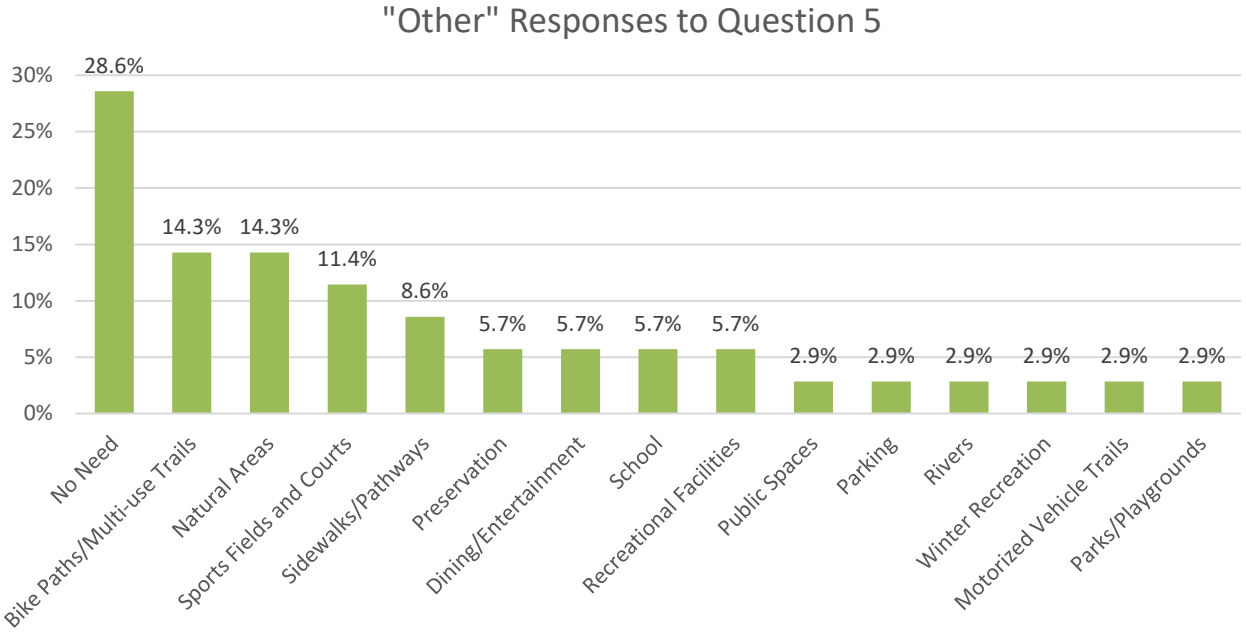
QUESTION 4


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%

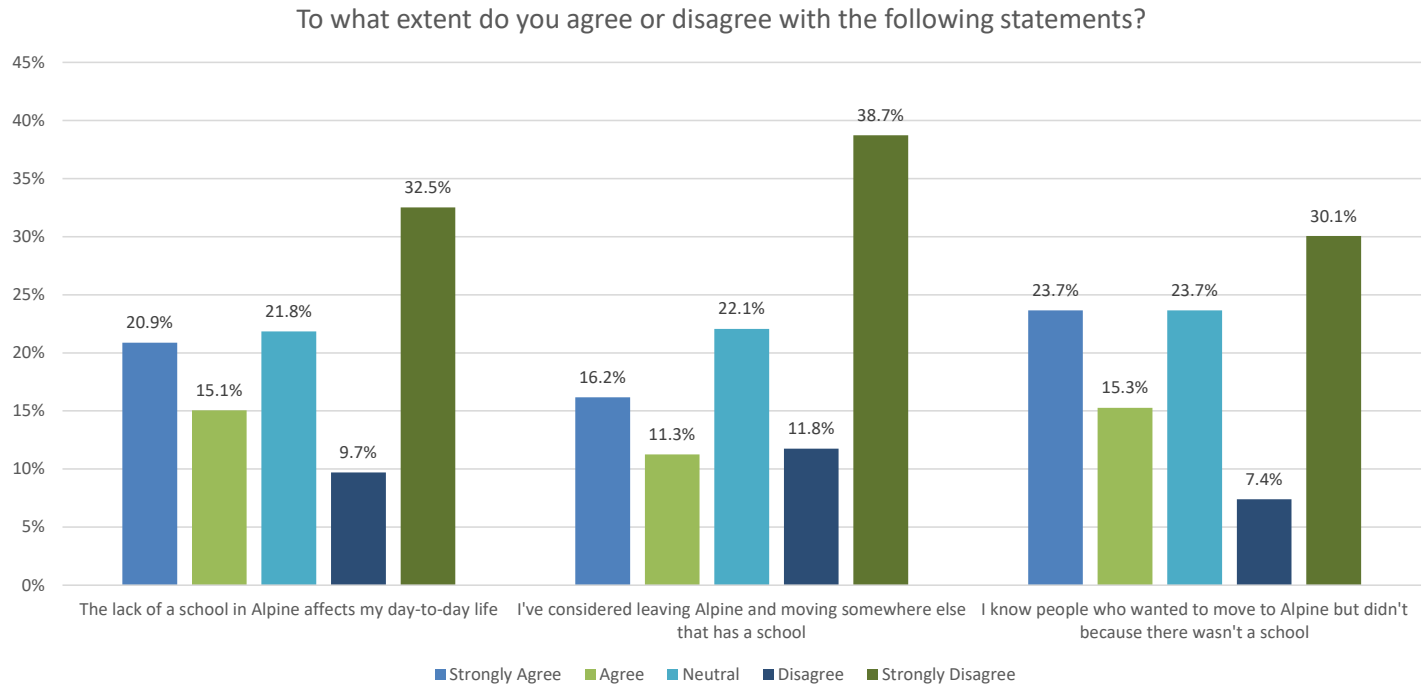

"Other" Responses to Question 4
25%
20%
15%
10%
5%
0%
23.1%
19.2%
19.2%
15.4%
7.7%
7.7%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
Community Character
Community Services
Goods/Services
Economic Development
n/a
Recreation
Renovation/Beautification
Building Regulations
All of the Above
Traffic Concerns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

QUESTION 5

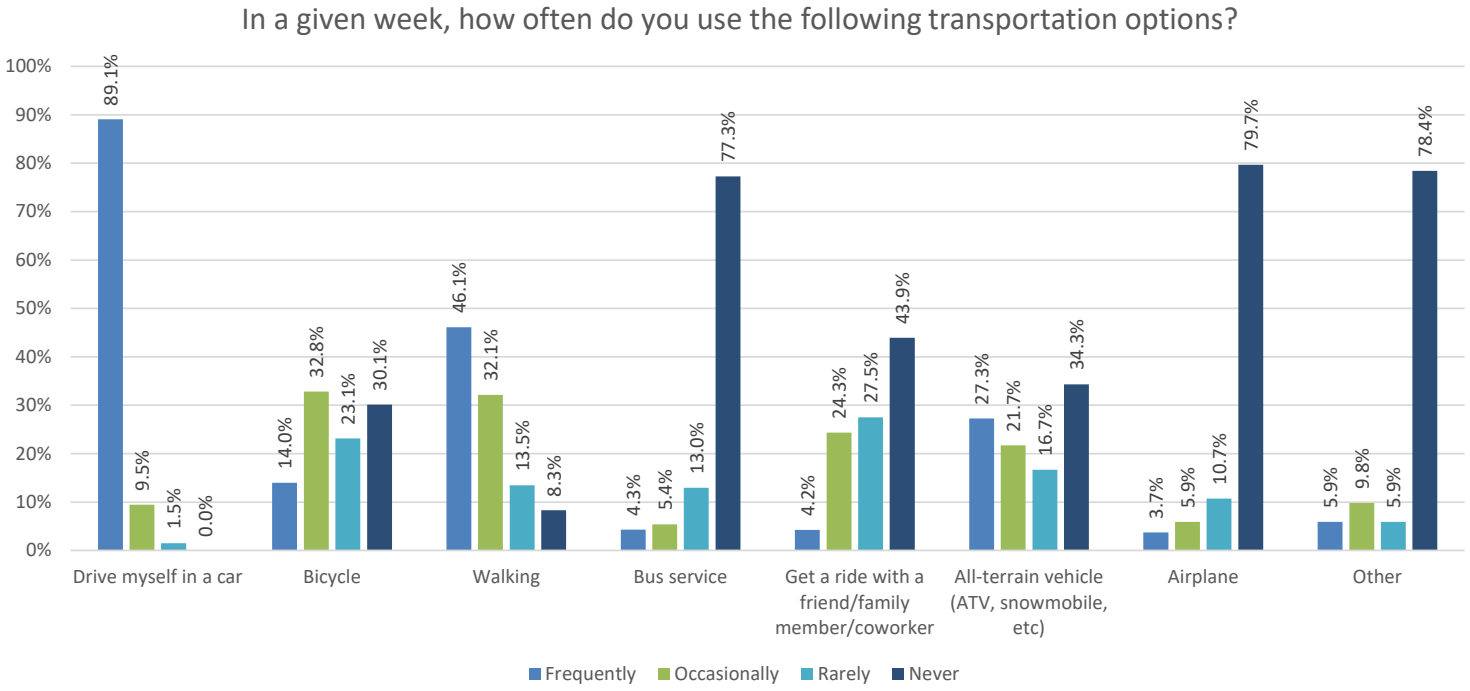

Does the Town have appropriate park and recreational amenities? If not, what amenities are lacking? Please select your top 3.
60%
50%
40%
30%
20%
10%
0%
55.8%
43.7%
34.5%
25.7%
21.4%
17.0%
16.5%
15.5%
6.8%
5.8%
1.5%
Bike paths and multi-use trails
Community pool
Recreational facilities
Passive open spaces
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

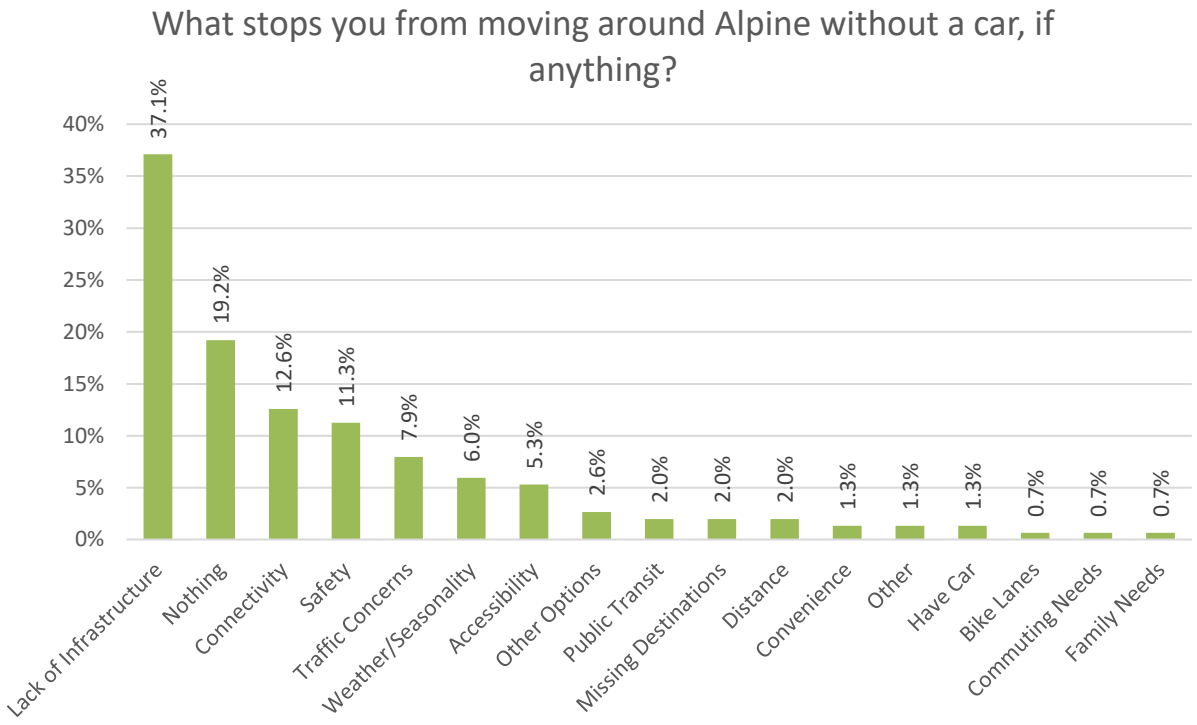
QUESTION 6



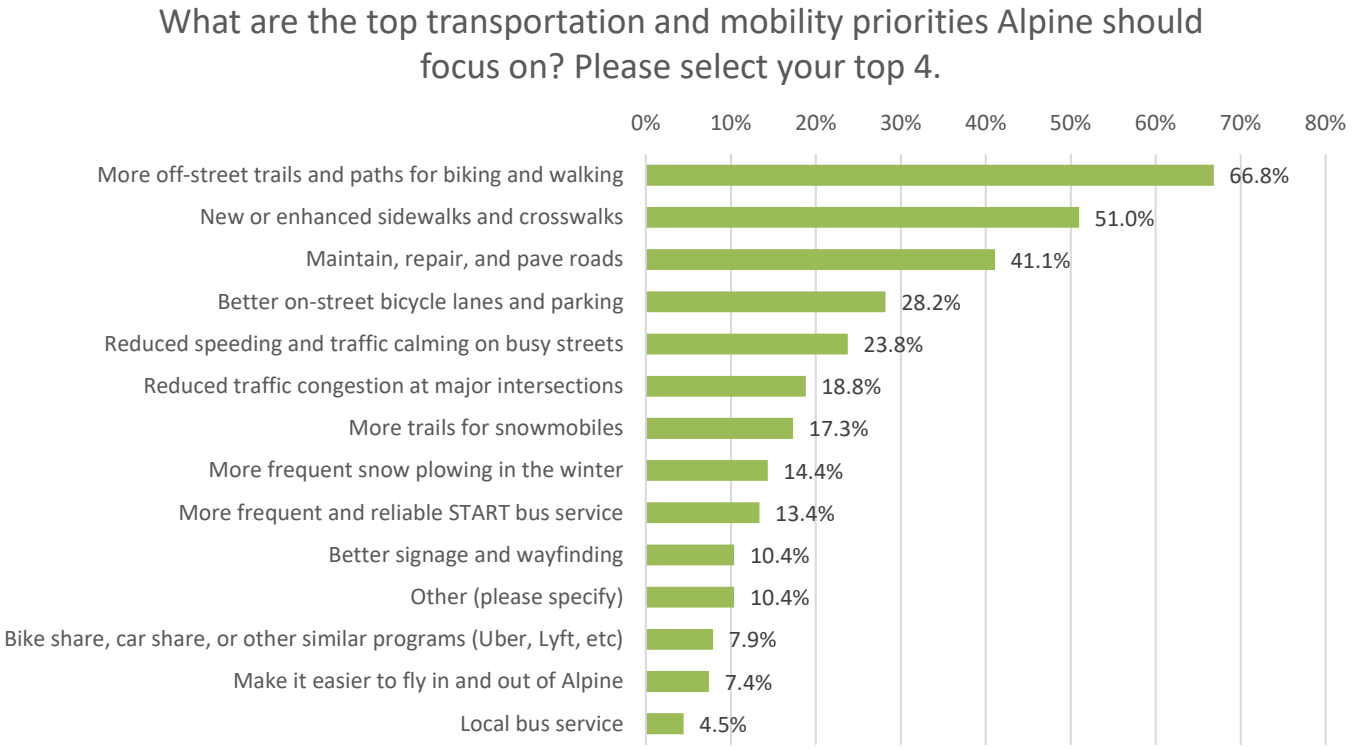
QUESTION 7

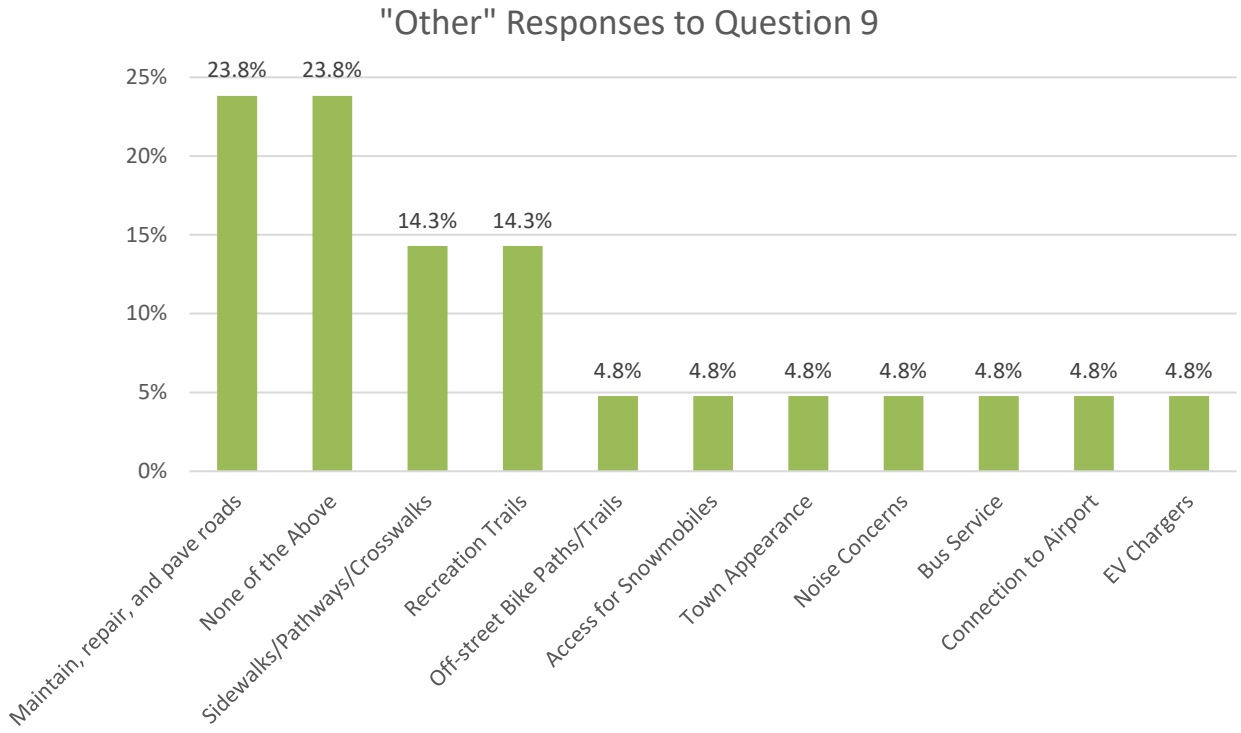


QUESTION 8

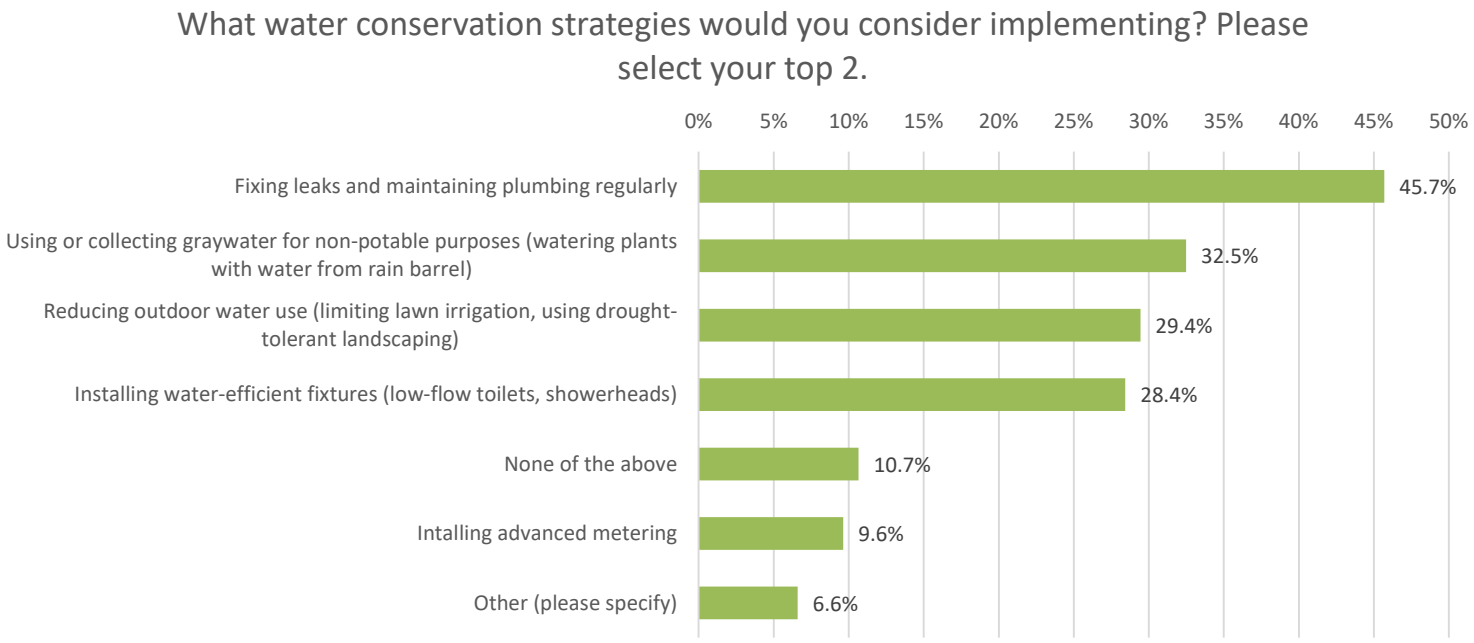

What stops you from moving around Alpine without a car, if anything?
40%
35%
30%
25%
20%
15%
10%
5%
0%
37.1%
19.2%
12.6%
11.3%
7.9%
6.0%
5.3%
2.6%
2.0%
2.0%
2.0%
1.3%
1.3%
1.3%
0.7%
0.7%
0.7%
Lack of Infrastructure
Nothing
Connectivity
Safety
Traffic Concerns
Weather/Seasonality
Accessibility
Other Options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

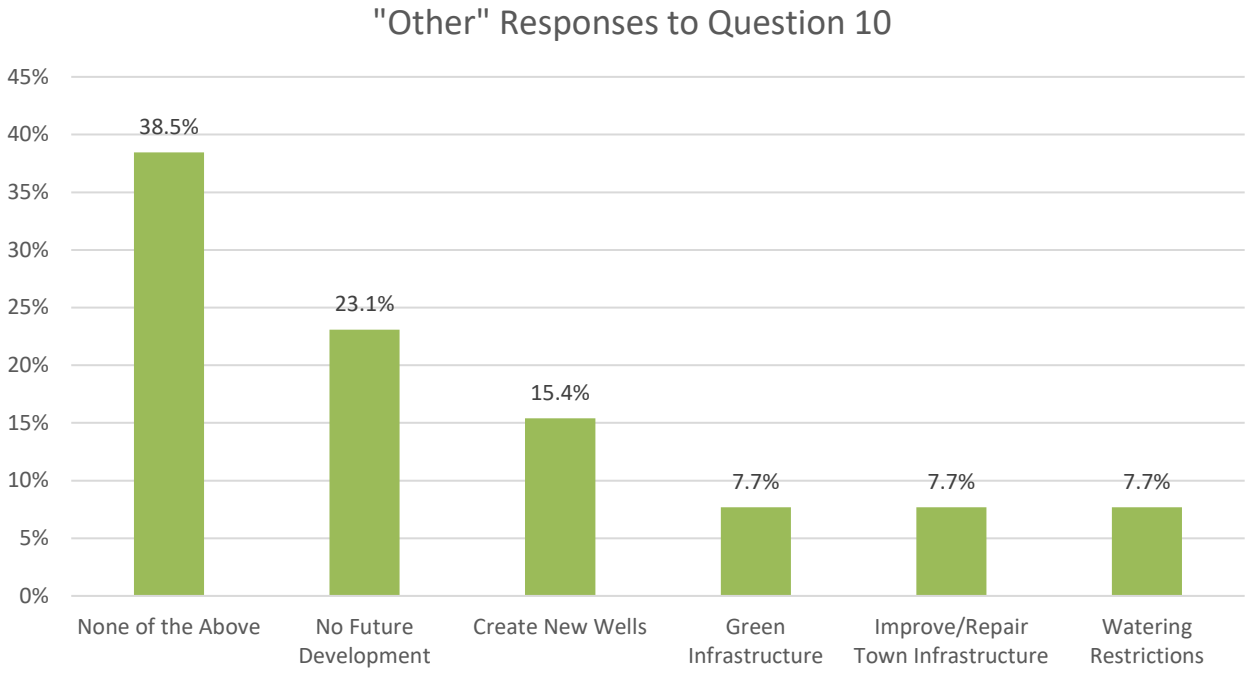
QUESTION 9


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%

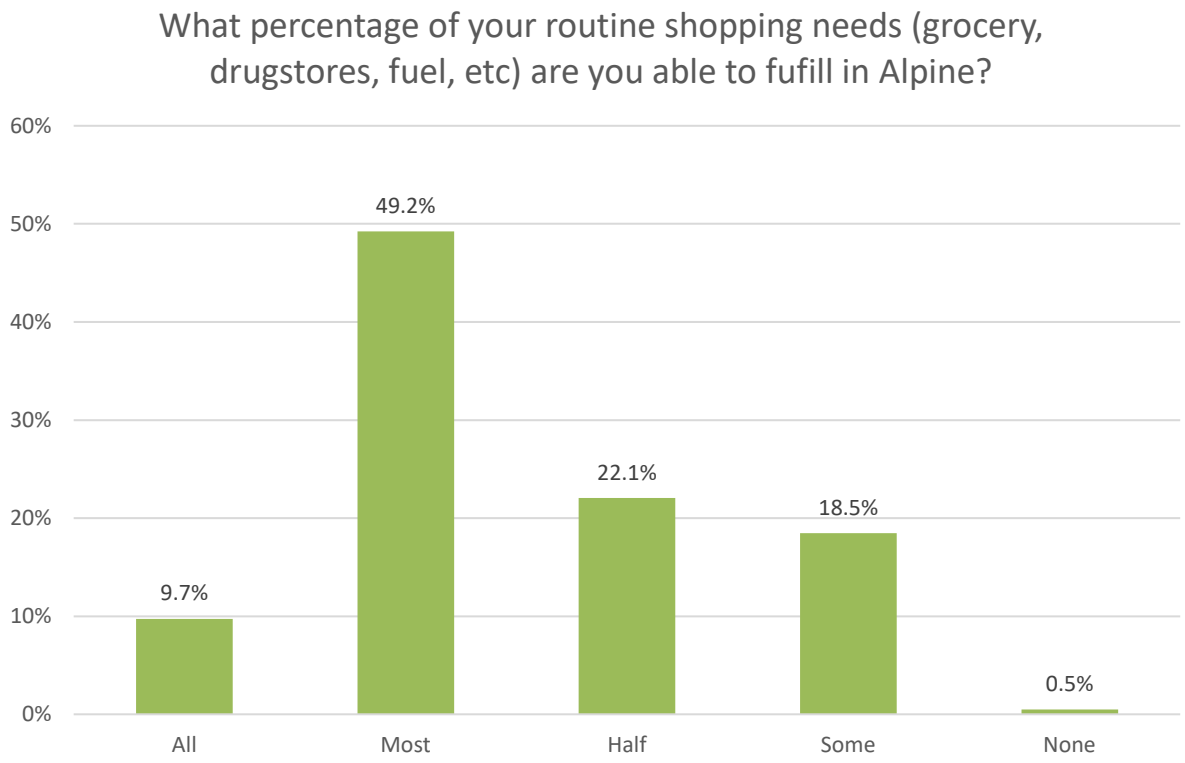

"Other" Responses to Question 9
25%
20%
15%
10%
5%
0%
23.8%
23.8%
14.3%
14.3%
4.8%
4.8%
4.8%
4.8%
4.8%
4.8%
4.8%
Maintain, repair, and pave roads
None of the Above
Sidewalks/Pathways/Crosswalks
Recreation Trails
Off-street Bike Paths/Trails
Access for Snowmobiles
Town Appearance
Noise Concerns
Bus Service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

QUESTION 10

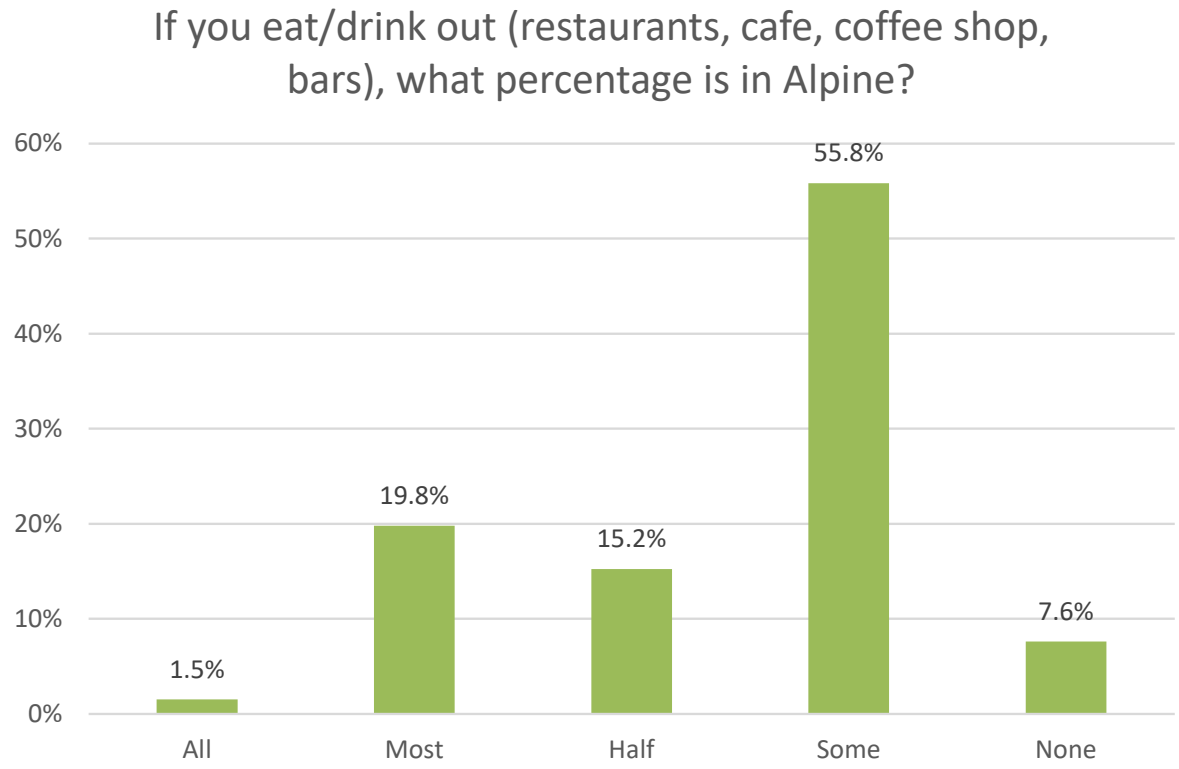

What water conservation strategies would you consider implementing? Please select your top 2.
0%
5%
10%
15%
20%
25%
30%
35%
40%
45%
50%
Fixing leaks and maintaining plumbing regularly
45.7%
Using or collecting graywater for non-potable purposes (watering plants with water from rain barrel)
32.5%
Reducing 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

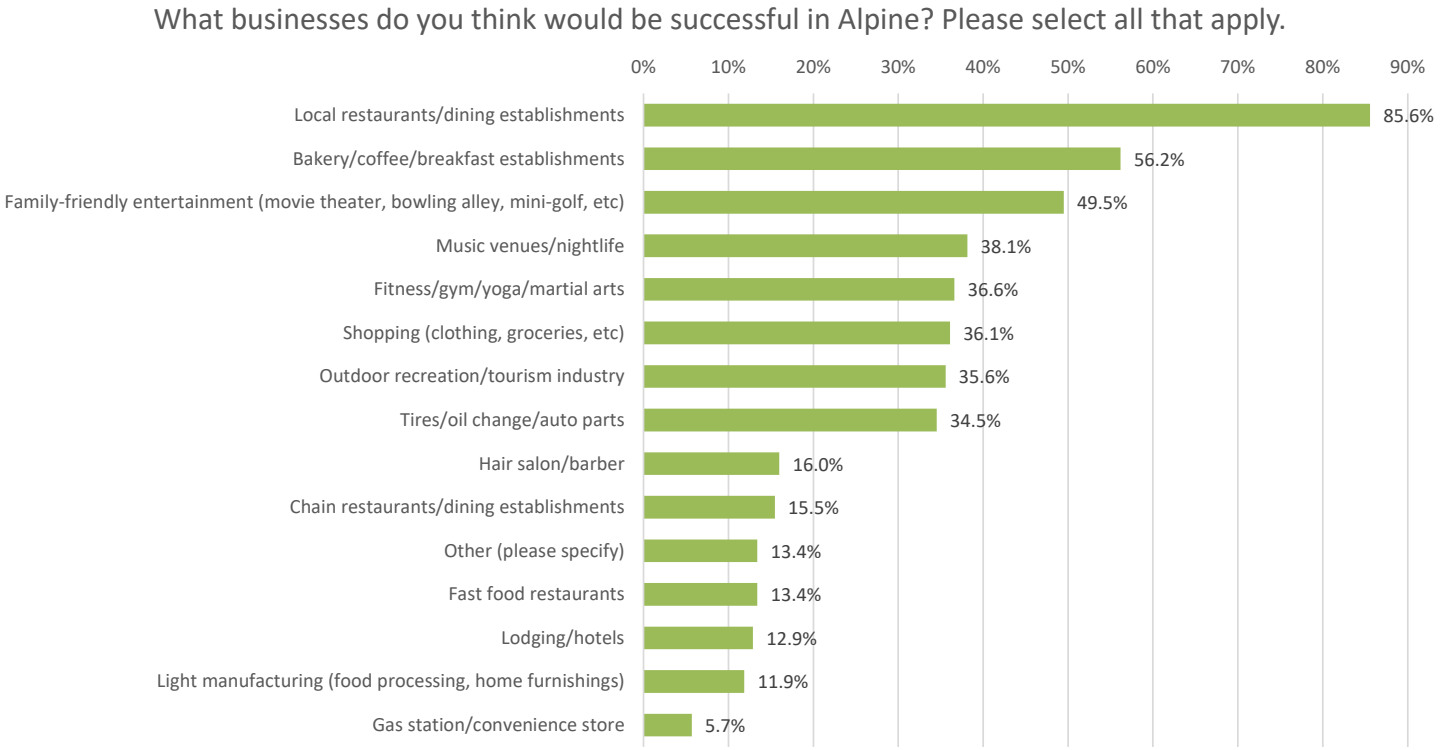
QUESTION 11

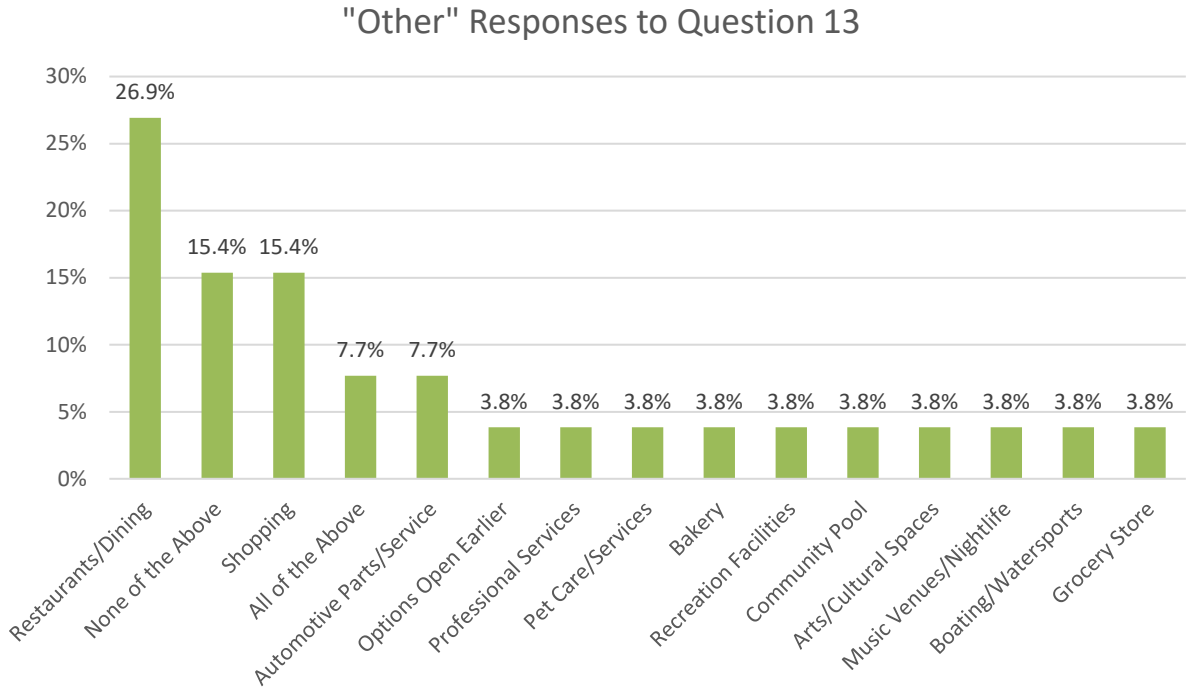


QUESTION 12



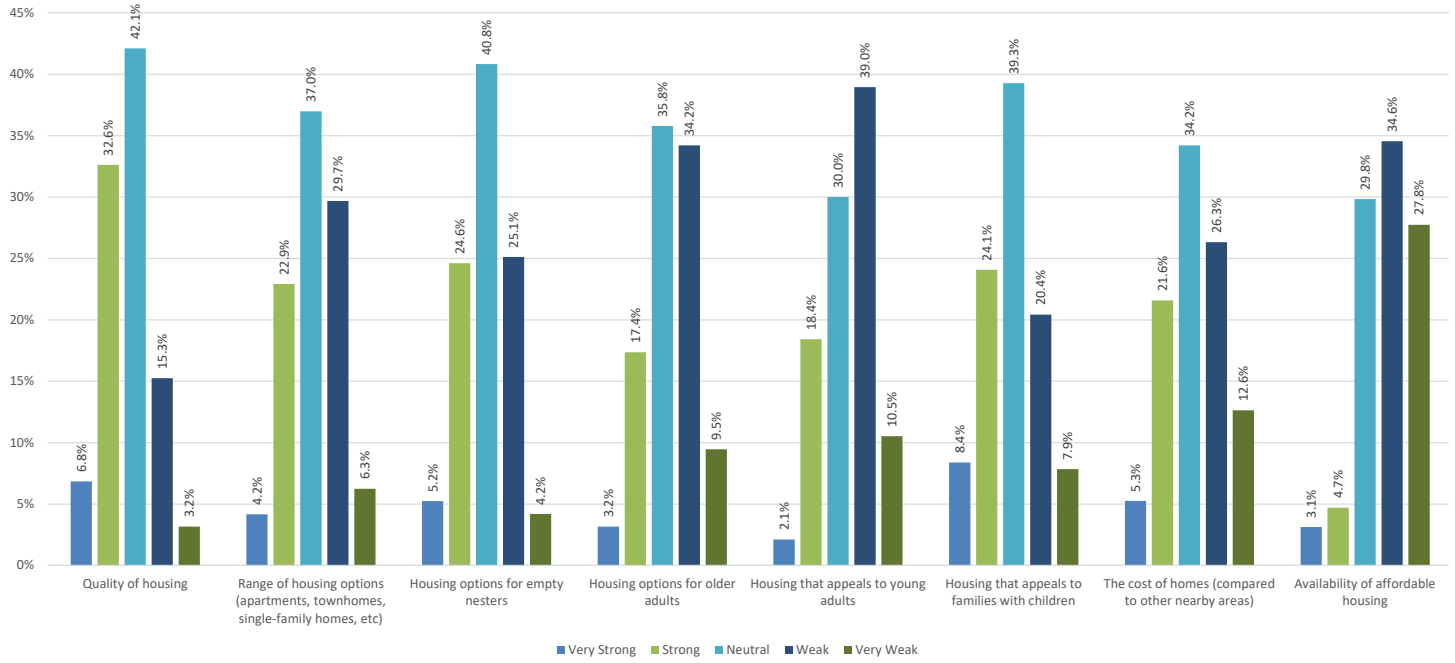
QUESTION 13


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%

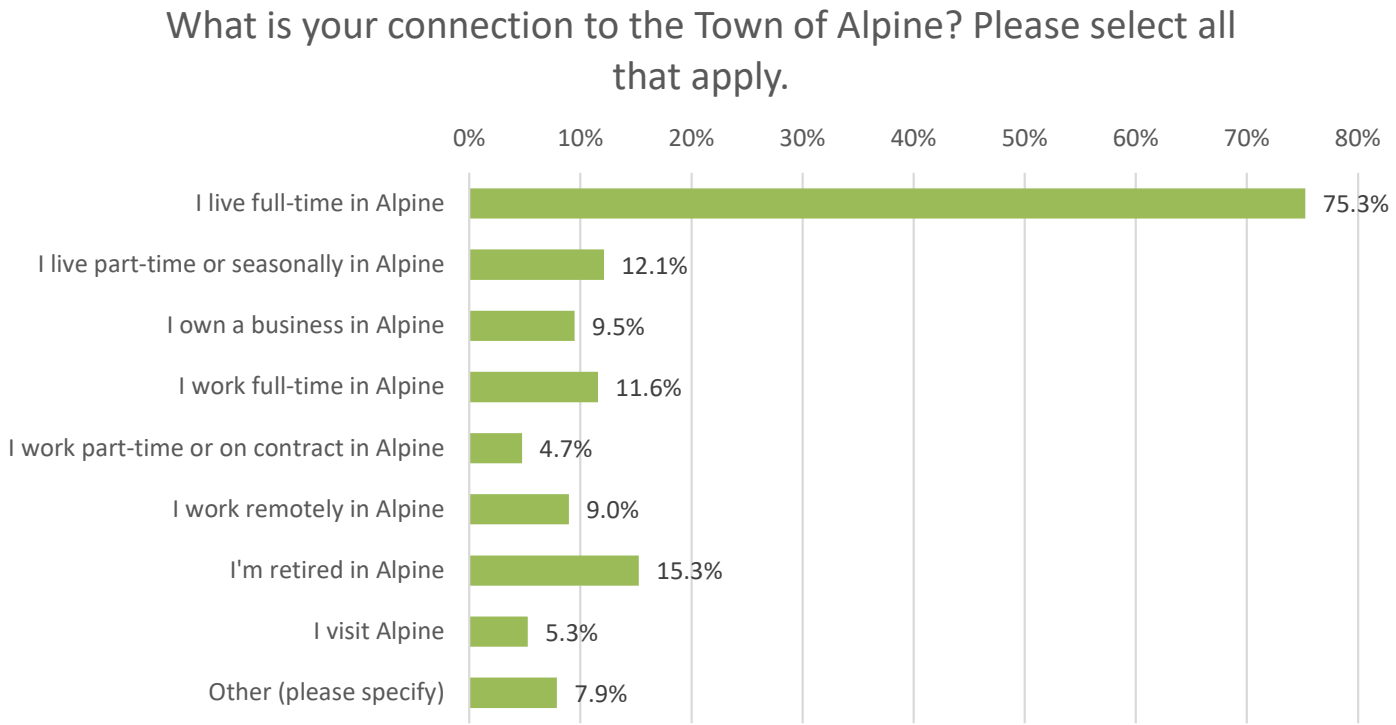

"Other" Responses to Question 13
30%
25%
20%
15%
10%
5%
0%
26.9%
15.4%
15.4%
7.7%
7.7%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
Restaurants/Dining
None of the Above
Shopping
All of the Above
Automotive Parts/Service
Options Open Earlier
Professional Services
Pet Care/Services
Bakery
Recreation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

QUESTION 14

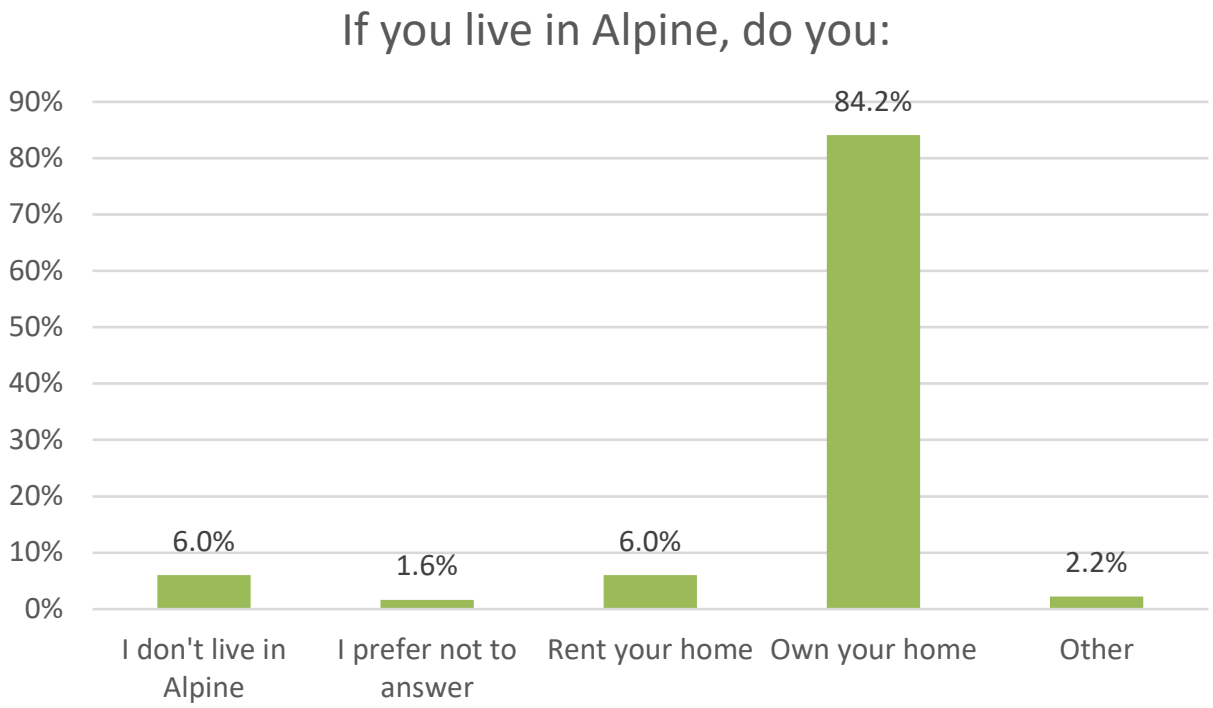
When considering existing housing and residential areas, please rank each of the following as strong or weak for the Town of Alpine today.



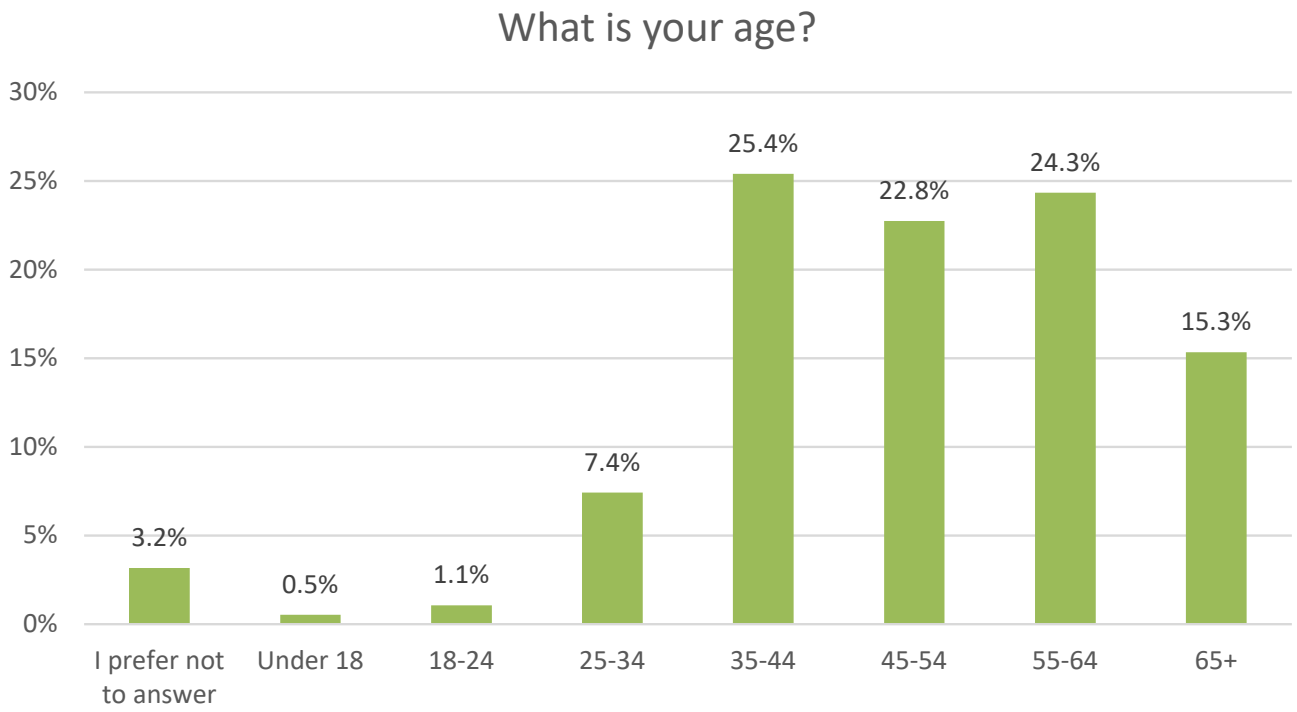
QUESTION 15



QUESTION 16



QUESTION 17



QUESTION 18


preserving
shopping
building
dining
connecting
creating
schools
recreational
friendly
walkable
paths
living
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

September 29, 2026

Cushing Terrell

Town of Alpine

Dear Alpine Planning Commissioners and Town Councilmembers,

Below is a list summarizing what has changed in the Master Plan since we last met based on Town Commissioner feedback. This list is not exhaustive, and does not include minor editorial changes for spelling or grammar. We look forward to meeting with you on September 22nd and October 6th to discuss further.

- Page 7 – amended mission statement "The Mission of the Town of Alpine Master Plan is to guide the community's future by promoting a balanced mix of land uses; supporting attainable housing; protecting natural resources while allowing for responsible recreation; fostering a resilient economy; and ~~offering a welcome place for residents and visitors to connect and thrive~~ ensures the Town remains a desirable place to live, work, and visit."
- Page 12 – updated language in 5th paragraph to "For years, local residents have worked diligently to establish a K-12 school in Alpine"
- Page 62 – LU Policy 1.1 "Explore leveraging town-owned land and other adjacent properties along the Palisades Reservoir for future recreation opportunities, civic uses, community facilities, and events."
    - LU Action 1.1.A (moved from PROST Action 1.3.C) "Form a Confluence ~~Recreation~~ Advisory Committee that's responsible for studying the ~~recreational and civic~~ amenities and facilities to be built on Town-owned land and securing funding for the Master Plan and construction.
    - LU Action 1.1.B – changed priority to 1 and timeline to ST
    - Added LU Action 1.1.C "Explore public private partnerships for Town land and facilties to enhance the Town's capacity for current and future improvements"
    - Changed LU Action 2.1.A priority to 1 and timeline to ST
- Page 63 – Changed LU Action 2.4.A priority to 2 and timeline to MT
    - Removed LU Action 3.1.B ~~"Reduce review and administrative time for desired development types that will contribute positively to Town."~~
    - Added new LU Action 3.1.B "Work with Lincoln County and landowners south of County Road 101 to develop a long-term strategy for infrastructure."
- Page 64 – Updated LU Action 3.1.E "Work with Game & Fish to designate wildlife migration corridors and require future developments to include open migration areas for wildlife."
    - Updated LU Policy 3.5 "Collaborate with ~~the Air Park~~ ~~to annex it~~ property owners on annexations into Town.
    - Updated LU Action 3.5.A "~~Explore~~ Consider opportunities with property owners in ~~the Air Park~~ the Alpine Planning Area to come to a mutually beneficial annexation agreement."
- Page 72 – Moved EV Goal 3 to EV Goal 1

    - Added EV Action 2.1.A "Work with WBC and future employers to attract businesses
- Page 73 – Removed EV Policy 3.3 ~~"Create a tenant mix that is diverse, in demand, and leverages the unique setting"~~ (was referring to the Confluence)
- Page 74 – EV Action 4.1.B changed priority to 3 and timeline to LT
- Page 84 – H Action 2.2.A changed priority to 1, timeline to ST
    - H Action 2.2.B changed priority to 1, timeline to ST
- Page 91 – SNR Action 1.4.A "Partner with state/federal agencies and the Fire District to align regional strategies for fire mitigation that improve forest structure"
    - Added SNR Action 1.4.B "Partner with Lincoln County Weed and Pest to align regional strategies to remove noxious weeds and invasive species"
- Page 92 –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~~" to "Develop a local hazard mitigation plan for the Town of Alpine."
- Page 98 – TSI Action 1.1.A "As the Town continues to grow, work with Lincoln County School District ~~to open a permanent K-12 school in Alpine~~ and/or the Alpine Education Foundation to find a location for a permanent K-12 school building in Alpine."
    - TSI Action 1.1.C "Continue to support the ~~temporary school located at 200 Buffalo Drive~~ Wyoming Classical Academy Alpine Campus."
    - TSI Action 1.3.B – separated into 2 Actions, 1 for the Fire District and the other for EMS.
    - TSI Action 2.1.A "Create a 5-year Capital Improvement Plan for water, sewer, and roads and update annually."
    - Added Action 2.1.D "Inventory and evaluate Town facilities and budget for future expansions and additions to meet local needs."
    - TSI Action 2.2.A: ~~Complete the improvements to the water treatment facility~~. Construct a new water storage tank to better meet demands during summer months.
    - Added TSI Action 2.2.B: "Complete improvements to the Alpine wellhouse serving Wells number 1, 2, and 3."
    - Added TSI Action 2.2.C: "Address improvements 5-10 identified in the Water Master Plan."
- Page 101 – Removed "Riverview Meadows Children's Park" from list and map
- Page 105 – PROST Action 1.3.C changed priority to 1 and timeline to ST
- Page 106 – PROST Action 1.3.G changed priority to 1 and timeline to ST
    - PROST Action 1.3.H changed priority to 2 and timeline to MT
- Page 110 – Removed label for "Riverview Meadows" trail
- Page 114 – T Action 1.1.E "Improve visibility of crosswalks at current US 89 crossings and continue to pursue a speed reduction, additional crosswalks, and sidewalks through downtown as additional properties develop."
- Page 115 – T Action 2.2.A changed partner from ~~LCSD2~~ to ATAP

Outlook

Re: Town of Alpine Master Plan

From Stephen Allen <stephen.allen@lincolncountywy.gov>
Date Fri 9/18/2026 12:55 PM
To Riley Hovorka <rhovorka@alpinewy.gov>
Cc Ken Kuluski <ken.kuluski@lincolncountywy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Riley,

Thank you for the opportunity to seek concurrence, if necessary. At this time the County supports Alpine's development of a Master Plan.

The County will take, into consideration, Alpine's Master Plan as a reference prior to looking at any Overlay and LUR Changes.

Thank you again for reaching out.

Stephen

From: Riley Hovorka <rhovorka@alpinewy.gov>
Sent: Thursday, September 17, 2026 1:38 PM
To: Stephen Allen <stephen.allen@lincolncountywy.gov>
Subject: Re: Town of Alpine Master Plan

Hello Mr. Allen,

Where are we with establishing concurrence? We are ready to move the plan along for adoption at our next regularly scheduled Town Council meeting.

Thank you!

Riley Hovorka
Town Administrator
Town of Alpine
(307)654-7758
www.alpinewy.gov

From: Riley Hovorka <rhovorka@alpinewy.gov>
Sent: Monday, August 31, 2026 12:45 PM
To: stephen.allen@lincolncountywy.gov <stephen.allen@lincolncountywy.gov>
Cc: Gina Corson <gcorson@alpinewy.gov>
Subject: Town of Alpine Master Plan

Mr. Allen,

Thank you for taking my call regarding concurrence that is needed for portions of the Master Plan that address growth outside of incorporated Alpine (the "overlay" area). The document is too large to send over email so I've provided a link: https://www.alpine-master-plan.com/28612/widgets/101057/documents/84834.

Please give it a look and let us know how to go about seeking concurrence, if necessary, above and beyond what's already been done through the overlay process on your end.

Best,

Riley Hovorka
Town Administrator
Town of Alpine
(307)654-7758
www.alpinewy.gov

Date: October 6, 2026

Department: Travel and Tourism

Presenter: Melody Leseberg, Public Works Administrator

Subject: Authorization to Apply – FY28 Music in the Mountains Grant

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Purpose:

Staff request that Council authorize an out-of-cycle application to the Town of Alpine Travel and Tourism Board for the 2027 Music in the Mountains series. Early consideration is needed to establish the available funding before staff commit to band deposits for the June shows.

Background:

Staff propose eight concerts from June 3 through September 2, 2027. The first seven dates are every other Thursday (June 3 and 17; July 1, 15 and 29; August 12 and 26), followed by a September 2 closing show. At an estimated average of $4,000 per show. For reference, sound and sound engineering cost was $1,450 per concert in summer 2026.

Gray Bear Production has offered to negotiate rates and coordinate bands already traveling through the area, which may reduce booking costs. Its booking work would be invoiced at $40 per hour for no more than 20 hours, or $800 maximum, within the $32,000 season estimate. Staff will also seek donations and sponsorships to reduce the amount needed from Travel and Tourism funds. Outside contributions are not guaranteed; no outside contributions were secured for the 2026 series.

Bands require deposits before the season to hold the summer dates. Staff do not want to commit Town funds before the budget is known. The application will therefore seek approval of $8,000 from FY27 Travel and Tourism funds for the two June bookings and $24,000 from the FY28 budget.

Alternatives:

Option A- Authorize submission of the out-of-cycle application (recommended).

- Benefit: Allows early Board review and gives staff time to secure bands for summer 2027.
- Challenge: No donations or sponsorships are committed; none were secured for the 2026 series.

Option B- Authorize an out-of-cycle application for six shows from July 1 through September 2, omitting the June dates.

- Benefit: Reduces the estimated request from $32,000 to $24,000 and eliminates the need for June bookings.
- Challenge: Provides two fewer opportunities to attract visitors and support local businesses.

Option C- Defer the application.

Fiscal Impact:

The proposed eight-show budget is $32,000, averaging $4,000 per show. Staff request approval of $8,000 from FY27 Travel and Tourism funds for the June bookings. The remaining $24,000 will be requested for FY28.

Donations and sponsorships, if secured, would reduce the amount drawn from these funds.

June 2027 falls in the FY27 Travel & Tourism budget; July through September shows fall in FY28 Travel & Tourism budget. Council's action authorizes staff to request the funds; it does not reward the funds. Any grant funding is subject to approval by the Travel and Tourism Board. Staff will confirm available appropriations before making commitments, and the Town will follow the grant guidelines for approved, documented, paid eligible expenses.

Strategic or Community Impact:

A recurring summer concert series offers visitors and residents a regular community event in Alpine. It may encourage overnight stays, restaurant visits, and retail spending while giving local businesses opportunities to participate as sponsors.

Key Questions:

1. Does Council support the eight-show, $32,000 request or the six-show, $24,000 alternative?

2. If Council supports eight shows, does Council support seeking early approval of $8,000 from FY2027 Travel and Tourism funds for June band bookings?

Suggested Motion:

I move to authorize staff to submit an out-of-cycle application to the Town of Alpine Travel and Tourism Board for the 2027 Music in the Mountains series in an amount up to $32,000, including a request for approval of $8,000 from FY27 Travel and Tourism funds for the June band bookings,

and $24,000 for FY28 Travel & Tourism funds for the July through September bookings subject to available funding and grant approval.

ALPINE
WYOMING

Date: October 6, 2026

Department: Administration

Presenter: Melody Leseberg

Subject: Music in the Mountains 2027 Summer Series FY27 Expense Increase

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Purpose:

Request approval to increase the FY27 Music in the Mountains 2027 Summer Series expense authorization from $20,000 to $23,500, an increase of $3,500.

Background:

Council approved $20,000 for the Music in the Mountains series in the FY27 budget. The Alpine Travel and Tourism Board awarded a $20,000 grant to the Town. As staff reviewed summer ’26 event expenses, staff determined that the sound engineer is a separate expense from the sound services initially anticipated. The Events Committee took over the event and was not aware that those services were billed separately.

Analysis / Discussion:

The revised expense estimate for the FY27 portion of the series is $23,500. Approval of the additional $3,500 will allow staff to account for the separate sound engineer expense within the series budget.

Fiscal Impact:

Previously approved FY27 amount: $20,000 (will be reimbursed by Travel & Tourism Lodging Tax Funds)
Revised FY27 expense amount: $23,500
Requested increase: $3,500
The Clerk/Treasurer recommends using $3,500 from the prior-year fund balance to cover the increase.

Strategic or Community Impact:

The series brings live music to Alpine for residents and visitors. Providing a sound engineer supports the quality of the performances.

Key Question:

Should Council approve a $3,500 increase in FY27 expenses for the Music in the Mountains 2027 Summer Series, bringing the total to $23,500, and fund the increase from the prior-year fund balance?

Suggested Motion:

I move to approve an additional $3,500 in FY27 expenses for the Music in the Mountains 2027 Summer Series, increasing the total authorized amount from $20,000 to $23,500, and to fund the $3,500 increase from the prior-year fund balance.

Date: September 15, 2026

Department: Public Works Department

Presenter: Craig Leseberg, Public Works Director

Subject: Used Service Pickup with Crane

Purpose:

To authorize staff to begin actively searching for a used service pickup equipped with a crane, within a revised budget of up to $75,000, and authorize travel expenses to retrieve the vehicle.

Background:

There are currently 5 vehicles in the Town's fleet. Specifications of the fleet are as follows:

Vehicle Year	Make	Model	Description
1997	Ford	F-250	Service Body
2004	Ford	F-350	Service Body with Crane
2012	Ford	F-550	Dump Truck/Sander Truck
2016	Ford	F-150	WWTP
2019	Ford	F-150	Service Body

Adding a vehicle to the Town's fleet will reduce the use of personal vehicles for Town operations by ensuring a vehicle is available for every member of the Field Operations team. Existing vehicles are aging and will be due for replacement in future fiscal years.

Staff would like to purchase a used pickup with a service body and crane. A service body would provide essential tools and parts storage, while a crane would allow staff to more easily remove, install, and service lift-station pumps. Council budgeted $45,000 in FY27 for a used service pickup but did not budget for the pickup to come equipped with a crane. Council would need to add $30,000 to the water fund capital outlays budget for staff to secure the requested vehicle *with* a crane. The total $75,000 expense for the vehicle would then be split: up to $45,000 for the used service body pickup billed to the general fund capital outlays and up to $30,000 for the crane billed to the water fund capital outlays.

Used service pickups, especially those with a crane, may be difficult to find in Western Wyoming and often sell quickly once listed. Staff request pre-authorization to purchase a used service

pickup equipped with a crane, in an amount not to exceed $75,000, and travel for inspection/retrieval in the event that a vehicle meeting staff's desired specifications becomes available.

Alternatives:

Option A - Authorize staff to purchase the best available used service pickup with a crane

- Benefits include: Adds needed fleet capacity; reduces reliance on personal vehicles and the Town's more-than-20-year-old crane truck; improves lift-station pump maintenance; and may obtain a service body and crane at a lower cost than purchasing and installing them separately.
- Challenges include: Used-vehicle availability, mileage, condition, specifications, and pricing can vary. The Town may also incur costs for inspection, delivery, registration, immediate repairs, tires, or additional equipment.

Option B - Authorize staff to purchase the best available used service pickup without a crane

- Benefits include: Adds needed fleet capacity and reduces reliance on personal vehicles
- Challenges include: The Town would need to continue to rely on its existing 20-year-old crane truck for lift-station pump work.

Option C - Defer the Purchase

- Benefits include: Avoids an immediate expenditure and allows more time to review inventory.
- Challenges include: Continues the fleet shortage and reliance on personal vehicles and the aging crane truck, including for lift-station pump work.

Fiscal Impact:

Council budgeted $45,000 in FY27 for a used service pickup but did not budget for the pickup to come equipped with a crane. Council would need to add $30,000 to the water fund capital outlays budget for staff to secure the requested vehicle *with* a crane. The total $75,000 expense for the vehicle would then be split: up to $45,000 for the used service body pickup billed to the general fund capital outlays and up to $30,000 for the crane billed to the water fund capital outlays. Increasing the overall budget for the vehicle to $75,000 may allow staff to find a vehicle with lower mileage, resulting in overall lower maintenance costs for this vehicle long-term.

Strategic or Community Impact:

An additional service pickup will improve infrastructure maintenance and emergency response. A crane-equipped unit would make lift-station pump work easier and safer while reducing reliance

on the Town's more-than-20-year-old crane truck. The additional pickup would also reduce the need for employees to use personal vehicles for Town business. The purchase supports reliable services, employee safety, and responsible equipment management.

Key Questions:

Is Council supportive of adding a vehicle to Public Works' service fleet in FY27, and amending the budget to do so?

Suggested Motion:

I move to authorize staff to purchase a used service pickup, equipped with a crane, in an amount not to exceed $75,000 and direct staff to amend the water fund capital outlays budget by $30,000 to accommodate this purchase.