TOWN COUNCIL MEETING AGENDA

September 01, 2026, at 7:00 PM

250 River Circle- Alpine, WY 83128

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

1. CALL TO ORDER - Mayor Green
2. PLEDGE OF ALLEGIANCE – Mayor Green
3. ROLL CALL – Monica Chenault
4. ADOPT THE AGENDA

   APPROVAL OF CONSENT AGENDA

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

5. CONSENT AGENDA – Mayor Green

   a. Town Council Minutes: August 18, 2026, Town Council Meeting Minutes

   b. Planning & Zoning Commission Minutes: June 30, 2026, and July 28, 2026, Planning & Zoning Commission Meeting Minutes

   c. Bills to Pay: August 4, 2026 - September 1, 2026

   d. Temporary Roundabout Demonstration Project in Alpine

   e. Rescheduling November 3, 2026, Town Council Meeting

   f. Transfer of Peaks Investment Account to Sewer Reserve

   g. Rules for the Alpine Property Holdings Group, LLC, Premier Realty Investments, LLC, and Steve Turley Annexation Public Hearing

6. REPORTS

   a. Mayor's Report – Eric Green

b. Clerk/Treasurer Report – Monica Chenault

c. Public Works Director Report - Craig Leseberg

d. Engineering Report – Kevin Meagher, Jorgensen Engineering

e. Planning & Zoning Administrator Report - Gina Corson - *submitted in writing*

f. Code Enforcement Officer Report - Tara Bender - *submitted in writing*

7. DISCUSSION ITEMS

a. **Town Council Deliberation on the Final Draft of the Master Plan:**

Public hearings on the Draft Master Plan were held before the Planning and Zoning Commission on July 28, 2026, and the Town Council on August 4, 2026. Written comments were accepted as part of both hearings, and the consultant followed up on concerns raised during the public review process. On August 25, 2026, the Planning and Zoning Commission adopted and certified the municipal portion of the Master Plan.

The public comment period is now closed. This item is reserved for Town Council deliberation on the final draft, and no additional public comment will be taken.

8. ACTION ITEMS

a. **Determine Location for the October 28, 2026, Annexation Public Hearing:**

**Staff is awaiting pricing from the Town's video and audio consultant regarding the relocation of the live-feed system to the Alpine Civic Center. The pricing information will be presented to the Town Council during the meeting.

b. **Ordinance No. 2026-014 - An Ordinance Repealing And Replacing Ordinance No. 2025-011; Amending Certain Sections Of Part 2 – Procedures, Part 4 – Development Standards, And Part 5 – Appeals Of The Town Of Alpine Land Use And Development Code; Updating Public Notice, Subdivision, Building Permit, Inspection, And Building Code Requirements; And Amending The Table Of Contents Accordingly - 3rd Reading:**

Suggested Motion: Motion to approve 3rd Reading of Ordinance No. 2026-014 - An Ordinance Repealing And Replacing Ordinance No. 2025-011; Amending Certain Sections Of Part 2 – Procedures, Part 4 – Development Standards, And Part 5 – Appeals Of The Town Of Alpine Land Use And Development Code; Updating Public Notice, Subdivision, Building Permit, Inspection, And Building Code Requirements; And Amending The Table Of Contents Accordingly.

c. **Ordinance No. 2026-012 - An Ordinance Establishing Local Exemptions, Modifications, And Amendments To The Most Currently Adopted International Code Council (ICC) Codes As**

Referenced In Section 4-201 And Section 4-203 Of The Town Of Alpine Land Use And Development Code - 3rd Reading:

Suggested Motion: Motion to approve 3rd Reading of Ordinance No. 2026-012 - An Ordinance Establishing Local Exemptions, Modifications, And Amendments To The Most Currently Adopted International Code Council (ICC) Codes As Referenced In Section 4-201 And Section 4-203 Of The Town Of Alpine Land Use And Development Code.

d. Wellhouse Emergency Generator Request for Proposals:

Suggested Motion: Motion to direct staff to proceed with the Request for Proposals for the purchase and installation of an emergency generator at the Town wellhouse, and to direct staff to return to Council with a recommendation.

e. Resolution No. 2026-035 - Employee Compensation Schedule:

Suggested Motion: Motion to approve Resolution No. 2026-035adopting the Town of Alpine Employee Compensation Schedule as presented, and setting the Compensation Schedule to take effect for the payroll period beginning Sunday, September 13.

9. PUBLIC COMMENT

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

10. ADJOURNMENT

TOWN COUNCIL REGULAR MEETING MINUTES

August 18, 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. Town Attorney James Sanderson and Clerk/Treasurer Chenault were also in attendance.

ADOPTION OF AGENDA

Councilmember Larsen made a motion to adopt the agenda. Councilmember Burchard seconded the motion.

Councilmember Larsen made a motion to amend the agenda to add **Action Item 7(f), Request for Proposals - Alpine Wastewater Treatment Facility UV Disinfection System Replacement**. Councilmember Wierda seconded the amendment.

Mayor Green explained that the item had been inadvertently omitted from the published agenda due to a clerical communication issue between staff.

The motion to amend the agenda **carried unanimously**

Mayor Green then called for a vote on the motion to adopt the agenda as amended. **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 to be routine and will be enacted by one motion in the form listed hereafter. There will be no separate discussion of these items unless a Council member or citizen requests, in which case the item will be removed from the Consent Agenda and will be considered on the Regular Agenda.*

CONSENT AGENDA

Town Council Meeting Minutes – August 4, 2026: Councilmember Burchard made a motion to approve August 4, 2026, Town Council Meeting Minutes. Councilmember Wierda seconded. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. **Motion carried.**

Bills to Pay: July 21, 2026, to August 18, 2026: Councilmember Burchard made a motion to approve Bills to Pay Report July 21, 2026, to August 18, 2026, Councilmember Wierda seconded. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, and Councilmember Wierda. **Motion carried.**

Financial Report: *For the 12 months ending June 30, 2026:* Councilmember Burchard made a motion to approve the Financial Report - *For the 12 months ending June 30, 2026,* Councilmember Wierda seconded. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, and Councilmember Wierda. **Motion carried.**

Pension Agreement Update: Wyoming Retirement System: Councilmember Burchard made a motion to approve the Pension Agreement Update: Wyoming Retirement System, Councilmember Wierda seconded. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, and Councilmember Wierda. **Motion carried.**

Great American Gala Fundraising Proceeds Distribution: Alpine Education: Councilmember Burchard made a motion to approve the Great American Gala Fundraising Proceeds Distribution: Alpine Education, Councilmember Wierda seconded. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, and Councilmember Wierda. **Motion carried.**

REPORTS

Mayor's Report – Eric Green:

Mayor Green announced a planned Lower Valley Energy power outage scheduled from 3:00 a.m. Mayor Green reported that sewer jetting work had begun earlier than initially anticipated. Town Administrator Hovorka stated that crews began with the sewer mains to minimize disturbance to residents and that work affecting individual residences was anticipated to continue the following day. Mayor Green reminded residents in the affected area, including the Greys River Road area, of precautions previously communicated by the Town.

Mayor Green then yielded the remainder of his report to Dr. Alex Oliver, Headmaster of Wyoming Classical Academy - Alpine.

Dr. Oliver reported that Wyoming Classical Academy - Alpine would welcome students for its first day of school on **Thursday, August 20, 2026**. Doors would open at 7:30 AM, with instruction beginning at 8:00 AM. He invited members of the community to attend and welcome students as they arrived.

Dr. Oliver thanked the Town and Alpine community for their support throughout the development of the school. In response to a question from Councilmember Larsen, Dr. Oliver

confirmed that the school would follow the same academic calendar as Lincoln County School District No. 2.

Events Committee Report - Councilmember Andrea Burchard:

Councilmember Burchard reported that the Top of the Rockies Car Show was held the previous Saturday. Despite rain, hail, and inclement weather, approximately 33 participants attended, along with community members, vendors, and attendees of the art event occurring the same day.

Councilmember Burchard also reported that the Farmers Market and live music were scheduled for Thursday.

Engineering Report - Jorgensen Engineering:

Kevin Meagher of Jorgensen Engineering provided an update on current Town engineering projects.

Mr. Meagher reported continued work on the radio-read meter project, including additional work at Targhee Village. Thirty meters had been installed as of the previous Friday, with additional installations anticipated during the week. Final grant-related billing for the project was anticipated by the end of September.

Additional engineering work included:

- Greys River wellhouse generator RFP preparation, electrical drawings, and related survey work;
- Wastewater treatment facility UV disinfection system replacement;
- Cambrian MBR equipment and aeration tank mixer improvements, including remaining piping work between the aeration and equalization tanks;
- Engineering and study considerations related to the Turley annexation;
- Review of possible tiered sewer-rate structures;
- Greys River Road and Town engineering standards;
- Development of standards addressing lift stations, storm sewer, roads, and slopes; and
- Final sizing of the Civic Center generator.

Mr. Meagher explained that the Town's engineering standards are intended to provide consistent requirements for developers. Work remains underway to develop additional road and slope standards, including thresholds that could trigger additional engineering review.

Planning & Zoning Report - Melisa Wilson

Planning & Zoning Commission Chair Melisa Wilson reported that the Commission continued reviewing the Land Use and Development Code and preparing for consideration of the Town's Master Plan.

Ms. Wilson stated that building grade and benchmark requirements remained an ongoing concern and had been discussed by the Commission for several years.

Commission member Dan Schou discussed building-code provisions related to grade, driveway slopes, foundation elevation, and drainage. Mr. Schou stated that concerns had arisen regarding the elevation of certain homes relative to road and property grade.

The Council and Commission discussed the need for further review and clarification of these requirements within the Land Use and Development Code and applicable building standards.

Mr. Schou also reported that two permit matters had recently been tabled, including one where the applicant did not appear and another involving grade concerns on a hillside property requiring additional civil engineering.

Economic Development Report - Councilmember Jeremiah Larsen:

Councilmember Larsen reported that the summer had been busy for local hotels, motels, and tourism-related businesses. No additional Economic Development action was reported.

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 Board is expected to receive reports and feedback from previous grant recipients, including organizations associated with the recent arts festival and Music in the Mountains. Councilmember Larsen noted that the Board would begin considering upcoming programming and planning needs.

Lincoln County Sheriff's Report:

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

ACTION ITEMS

Resolution No. 2026-032 - Town Council Rules of Procedure and Meeting Rules:

Original Motion: Councilmember Larsen made a motion to adopt Resolution No. 2026-032. Councilmember Burchard seconded the motion.

During discussion, Councilmember Wierda identified two revisions to the proposed rules.

First Amendment: Councilmember Wierda made a motion to amend **Rule 2-1** by striking the words **"the provisions,"** so the rule would begin, "These rules shall constitute the rules and regulations governing the procedures of the Town Council." Councilmember Larsen seconded the amendment.

Vote on First Amendment:
Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, Councilmember Scaffide.

Second Amendment: Councilmember Wierda made a motion to remove **Rule 3-5, Preservation of Order**, from Section 3 and move it in its entirety to Section 2 as **Rule 2-6**, with the remaining provisions renumbered accordingly. Councilmember Burchard seconded the amendment. The amendment carried with no opposition.

Vote on Second Amendment:
Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, Councilmember Scaffide

The Council then discussed **Rule 3-4(C)** regarding the three-minute public-comment limit and the prohibition against yielding or pooling time. Councilmember Larsen questioned whether allowing speakers to yield time could be useful in certain circumstances. Mayor Green and staff noted that the rules allow the Council, by majority vote before public comment begins, to establish a different time limit for a particular item or comment period. No amendment was made.

Councilmember Scaffide also raised concerns regarding public comment no longer being taken during each individual ordinance or resolution action item. The Council discussed written comments submitted in advance, constituent communication with Councilmembers, meeting length, and the ability of the Council to alter public-comment procedures when appropriate. No amendment was made.

The Council then voted on **Resolution No. 2026-032 as amended**.

Voting Yea: Mayor Green, Councilmember Burchard, Councilmember Larsen, and Councilmember Wierda. **Voting Nay:** Councilmember Scaffide. **Motion carried. The resolution passed 4-1**.

Ordinance No. 2026-013 - Alpine Apex Annexation - Third Reading:

Councilmember Larsen made a motion to approve the third reading of Ordinance No. 2026-013, An Ordinance Approving and Authorizing the Annexation of Alpine Apex Annexation / Alpine Village No. 1 Plat 3 Lot 96, Approximately 2.5 Acres of Property Located in Lincoln County, into the Boundaries of the Town of Alpine, Wyoming. The motion was seconded by Councilmember Burchard.

Town staff confirmed that no changes have been made between second and third reading.

Following discussion, the Council voted on Ordinance No. 2026-013 on third reading.

Voting Yea: Mayor Green, Councilmember Burchard, Councilmember Larsen, and Councilmember Wierda. **Voting Nay:** Councilmember Scaffide. **Motion carried. The resolution passed 4-1.**

Ordinance No. 2026-014 - Land Use and Development Code Amendments - Second Reading:

Councilmember Burchard made a motion to approve the second reading of Ordinance No. 2026-014, An Ordinance Repealing and Replacing Ordinance No. 2025-011; Amending Certain Sections of Part 2 - Procedures, Part 4 - Development Standards, and Part 5 - Appeals of the Town of Alpine Land Use and Development Code; Updating Public Notice, Subdivision, Building Permit, Inspection, and Building Code Requirements; and Amending the Table of Contents Accordingly.

The motion was seconded.

Councilmember Scaffide asked whether ongoing concerns regarding ground level, grade, and building-height measurements were addressed by the ordinance.

Planning & Zoning Administrator Gina Corson explained that the ordinance before the Council was not intended as a comprehensive cleanup of all Land Use and Development Code issues and that grade and elevation standards were separate matters requiring additional discussion. She stated that those concerns were a high priority as part of the broader redevelopment of the Land Use and Development Code.

Following discussion, the Council voted on Ordinance No. 2026-014 on second reading.

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

Ordinance No. 2026-012 - Local ICC Code Exemptions, Modifications, and Amendments - Second Reading:

Councilmember Scaffide made a motion to approve the second reading of **Ordinance No. 2026-012, An Ordinance Establishing Local Exemptions, Modifications, and Amendments to the Most Currently Adopted International Code Council (ICC) Codes as Referenced in Section 4-201 and Section 4-203 of the Town of Alpine Land Use and Development Code**.

The motion was seconded.

Planning & Zoning Administrator Corson explained that the ordinance consolidates local exemptions and modifications applicable to the International Code Council codes adopted by the Town. She explained that the Town's Land Use and Development Code provides for use of the

versions adopted by the State of Wyoming and that the ordinance would consolidate the Town's local modifications into a single ordinance.

Following discussion, the Council voted on Ordinance No. 2026-012 on second reading.

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

Resolution No. 2026-034 - Procedural Sufficiency of Annexation Petition:

Prior to consideration of this item, Town Attorney Jim Sanderson **recused himself** from the matter and left the room.

Councilmember Larsen made a motion to approve Resolution No. 2026-034, A Resolution Certifying the Procedural Sufficiency of the Annexation Petition Submitted by Alpine Property Holdings Group, LLC, Premier Realty Investments, LLC, and Steve Turley and Setting a Public Hearing Date in Accordance with W.S. § 15-1-405. The motion was seconded by Councilmember Burchard.

Mayor Green emphasized that the resolution **does not approve the proposed annexation**.

Town staff clarified that the purpose of the resolution was to acknowledge the Town Clerk's certification that the petition satisfied the procedural requirements established by Wyoming law and to establish the required public hearing.

Town Administrator Hovorka explained that the public hearing must be scheduled between 30 and 180 days following certification of the petition. The Town Clerk stated that the petition had been certified complete on **July 31, 2026**.

The Council discussed the distinction between the earlier pre-annexation process conducted through the Planning & Zoning Commission and the formal annexation procedure required by Wyoming statute. Staff explained that the Town's pre-annexation process provides an additional local review and opportunity for public participation, while the current process proceeds under the statutory annexation requirements.

The Council discussed the originally proposed public hearing date of October 6, 2026. Councilmembers raised concerns regarding the time available to receive additional information and public feedback and discussed whether the hearing should be delayed until later in the year or until the incoming administration was seated.

Councilmember Scaffide expressed support for allowing the incoming administration additional involvement. Councilmember Wierda expressed support for providing additional time while also allowing the current Council, which began the process, to continue its consideration. Councilmember Larsen stated that additional time would allow Councilmembers and residents to review forthcoming information.

The Council also discussed holding the public hearing at the Alpine Civic Center or another location capable of accommodating anticipated attendance and the possibility of holding a special Town Council meeting specifically for the hearing.

Councilmember Larsen made a motion to amend Resolution No. 2026-034 to provide that the public hearing be held during a **special Town Council meeting on October 28, 2026, at 7:00 PM, at a location to be determined**.

Vote on Amendment:
Yea: Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, Councilmember Scaffide. The amendment **carried.**

The Council then voted on Resolution No. 2026-034 as amended.

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

Request for Proposals - Alpine Wastewater Treatment Facility UV Disinfection System Replacement:

Councilmember Scaffide made a motion to approve the Request for Proposals for replacement of the UV disinfection system at the Alpine Wastewater Treatment Facility and authorize staff to solicit proposals. Councilmember Wierda seconded the motion.

Town Administrator Hovorka explained that the project had previously been approved as part of the Town's budgeting process and that the RFP was brought before the Council so members could review the anticipated fiscal impact before proposals were solicited.

Administrator Hovorka reported that the project appeared to be appropriately budgeted. Current estimates placed equipment costs at approximately $80,000, leaving approximately $50,000 to $60,000 available for installation.

Mayor Green noted the importance of the UV disinfection system as a final treatment measure for bacteria at the wastewater treatment facility and stated that the project was a priority improvement for the facility.

Following discussion, the Council voted on the motion.

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

PUBLIC COMMENT

- **Calvin Rawe** commented regarding the newly adopted Town Council Rules of Procedure and Meeting Rules. Mr. Rawe raised concerns regarding the wording and enforceability of provisions governing signs during public meetings and emphasized the importance of the

Town following the procedural requirements contained in its adopted rules. He also commented regarding local campaign-related matters.

- **Jerzy Moszynski** commented regarding the proposed Turley annexation and expressed concern about the potential duration and impacts of future development if the annexation were ultimately approved. He discussed possible impacts associated with road, sewer, utility, and other infrastructure construction, including noise, dust, construction traffic, and the potential for development to occur over an extended period of time.

- **Isaac Aznoe** stated that he had prepared a detailed written review and proposed revisions to the Town Council Meeting Rules and intended to distribute the document electronically. Mr. Aznoe expressed support for opportunities for public comment following Council discussion and before final votes while acknowledging concerns regarding meeting length. He also suggested releasing agendas and supporting information earlier to provide residents additional time to review materials and prepare comments.

With no further comments, Mayor Green closed public comment.

EXECUTIVE SESSION

Councilmember Burchard made a motion to enter into Executive Session pursuant to Wyoming Statute § 16-4-405(a)(ii) to consider matters related to personnel. Councilmember Scaffide seconded the motion. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide.

Councilmember Larsen made a motion to exit executive session. Councilmember Burchard seconded the motion. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. No action was taken in executive session.

ADJOURNMENT

Councilmember Burchard made a motion to adjourn the meeting. Councilmember Larsen seconded the motion. **Voting Yea:** Mayor Green, Councilmember Larsen, Councilmember Burchard, Councilmember Wierda, and Councilmember Scaffide. **Motion carried.**
The meeting adjourned at 8:52 p.m.

MINUTES ARE A SUMMARY OF THE MEETING

Transcribed By:

_____ _____

Sarah Greenwald, Town Assistant Clerk Date

Attest:

_____ _____

Monica Chenault, Town Clerk Date

Minutes approved in a legally advertised meeting on September 1st, 2026

Signed: Attest:

_____ _____

Eric Green, Mayor Monica Chenault, Town Clerk

DRAFT

PLANNING & ZONING MEETING MINUTES

June 30, 2026, at 7:00 PM

Meeting Type – Regular Meeting

1. CALL TO ORDER

Chairman Wilson called the meeting to order at 7:00 PM.

2. ROLL CALL & ESTABLISH QUORUM

Administrator Corson conducted roll call.

Commission Members Present

- Dan Schou
- Melisa Wilson
- Rachel Stewart

A quorum was established.

Staff Present

- Gina Corson, Planning & Zoning Administrator

3. PRESENTATION

a. Cushing Terrell- Presentation of Master Plan Draft for comment from Planning and Zoning Commission- Nora Bland

Nora Bland, representing Cushing Terrell, presented the updated Draft Master Plan and summarized revisions made following public comment and Steering Committee review.

Ms. Bland explained that the majority of the revisions were minor, with the most significant addition being a recommendation that the Town establish a committee to evaluate the future use and development of Town-owned land near the river confluence, including potential funding strategies and implementation opportunities.

Staff explained that this meeting constituted the Commission's first reading of the Master Plan. A second reading is anticipated for July 28, 2026, at which time all remaining revisions will be incorporated into a final draft for Commission recommendation to the Town Council.

Commission discussion included:

- General support for the updated draft.
- Questions regarding implementation of the Master Plan.
- Discussion regarding residential density and the location of future higher-density housing.
- Clarification that the Future Land Use Map is intended to provide broad policy guidance rather than establish specific zoning districts or development densities.
- Discussion regarding the relationship between the Master Plan and the future Land Use and Development Code (LUDC), with recognition that specific density standards, overlays, and zoning regulations will be developed during the LUDC update process.
- Ms. Bland explained that the Master Plan serves as the policy framework that guides future zoning decisions, while the LUDC serves as the implementation tool.

Committee member Schou asked about density in zoning and where it was in the Master Plan, or if it even belongs in the Master Plan.

- Administrator Corson said that this is one of the many policy changes that need to be discussed in the Land Use Development Code updates.

4. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

a. RB26-000022-Buckley Jack and Julie- Addition Site Plan Review- 782 Lodge Lane Lot #208 of Lakeview Estates Tract A

Wade Johnson of Bear Wallow Enterprises presented revised site plans for a residential addition and detached garage.

Mr. Johnson explained that the garage had been relocated approximately six feet to comply with the required front setback following completion of a property survey. The project also includes demolition of an existing deteriorated accessory structure, relocation of a portable storage shed, expansion of the residence, and construction of a detached garage.

Commission discussion included:

- Relocation of the proposed garage to meet setback requirements.
- Existing and proposed water, sewer, and gas utility locations.
- Snow storage areas.
- Removal of an abandoned septic system and leach field.
- Demolition of an existing accessory structure.
- Relocation of an existing portable storage shed.
- Gravel driveway improvements.

The Commission requested that the applicant update the site plan to identify the existing water service and gas utility locations prior to permit issuance.

Action

Member Schou made a motion to approve RB26-000022, contingent upon updating the site plan to identify the existing water and gas utility locations. Member Stewart seconded the motion.

Voting Yea: Member Schou, Member Stewart, and Chairman Wilson.

Motion carried unanimously.

5. TABLED ITEMS

None.

6. UNFINISHED / ONGOING BUSINESS

None.

7. CORRESPONDENCE

None.

8. DISCUSSION ITEMS

a. Adding a Second Planning and Zoning Commission Meeting Per Month

The Commission discussed adding a second Planning and Zoning meeting during the summer construction season to help address permitting timelines and ongoing workload demands.

Discussion Included

a. Draft LUDC Revisions

The Commission discussed draft revisions recently provided for review.

Discussion included:

- Difficulty identifying specific changes between drafts.
- The importance of Commission participation during development of the LUDC.
- Concerns that previous draft revisions had not incorporated discussions held by the Commission regarding administration and implementation.
- The desire to review examples of completed land use codes prepared by future consultants.

Staff informed the Commission that funding for the comprehensive LUDC rewrite had been included in the Town's budget and that updated proposals had been received following issuance of a formal Request for Proposals (RFP). Staff explained that the RFP established a consistent scope of work, allowing proposals to be compared more effectively and providing the Commission with an opportunity for future input throughout the rewrite process.

b. Dry Utility Requirements

Staff initiated a discussion regarding dry utility infrastructure requirements following questions received during the review of a subdivision application.

Discussion focused on:

- Whether the current LUDC expressly requires installation of dry utilities as part of subdivision development.
- The distinction between requirements for water and wastewater infrastructure versus electric, telecommunications, and other dry utilities.
- Whether such requirements exist elsewhere within the LUDC, engineering standards, or state law.
- The need to evaluate whether dry utility coordination should be addressed during the upcoming LUDC rewrite.

No action was taken.

c. Site Grading, Foundation Height, and Civil Site Plan Requirements

Commission Member Schou initiated a discussion regarding grading standards, foundation elevations, and the potential need for civil site plans on certain development projects. He expressed concern about the lack of objective benchmarks for evaluating finished grade, foundation height, driveway grades, and drainage impacts. He suggested establishing thresholds that would require engineered civil plans based on site slope and proposed that flatter lots be subject to limitations on exposed foundation height while steeper lots require additional engineering to demonstrate appropriate site design.

Discussion included the possibility of requiring maximum driveway grades, identifying a benchmark for measuring building height and finished grade, and establishing criteria for when engineered grading plans should be required. Commission members also discussed concerns regarding foundations being constructed higher than necessary, resulting in increased exposed foundation walls and reduced excavation for basement window wells.

Administrator Corson noted that she was unaware of any International Building Code provision limiting exposed foundation walls to six inches above finished grade and expressed concern that such an interpretation would preclude common construction methods such as daylight basements. She further explained that stormwater runoff can often be effectively managed through accepted engineering and construction practices, including French drains, swales, and collection systems, and that some runoff onto adjacent properties is unavoidable

Melisa Wilson 8.25.26

Melisa Wilson, Chairman Date

7/23/26

Gina Corson, Planning & Zoning Administrator Date

Prepared and Transcribed By:

7/3/2026

Gina Corson, Planning & Zoning Administrator Date

** Minutes are a summary of the meeting **

due to the requirement that finished grades slope away from buildings. She also distinguished between normal drainage patterns and nuisance runoff that would create impacts on neighboring properties.

Commission members discussed the cost implications of requiring engineered civil site plans for all residential construction. Commission Chair Wilson expressed concern about creating a blanket requirement that would increase costs for homeowners without first evaluating whether more targeted standards could accomplish the same objectives.

Administrator Corson stated that staff is willing to draft LUDC amendments addressing grading, foundation height, and civil plan requirements but requested policy direction from the Commission before proceeding. She also reminded the Commission that funding has been approved for a professional consultant to assist with the comprehensive LUDC rewrite and suggested that the consultant could provide best practices and recommendations from other jurisdictions to help develop objective and balanced grading standards.

No action was taken.

9. APPROVAL OF MINUTES

Approval of Minutes for June 9, 2026, Meeting

Action

Member Stewart made a motion to approve June 9, 2026, meeting minutes. Member Schou seconded the motion.

Voting Yea: Member Schou, Member Stewart, and Chairman Wilson.

Motion carried unanimously.

10. TOWN COUNCIL ASSIGNMENT

Town Council Meeting on July 7, 2026- Melisa Wilson

11. ADJOURNMENT

Action

Member Stewart made a motion to adjourn the meeting. Member Schou seconded the motion.

Voting Yea: Member Schou, Member Stewart, and Chairman Wilson.

Motion carried unanimously.

The meeting adjourned at 8:32 PM.

PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES

July 28, 2026 / 250 River Circle - Alpine, WY 83128

CALL TO ORDER:

Commissioner Schou called the meeting to order at 7:00 p.m.

ROLL CALL:

Town Clerk/Treasurer Chenault conducted roll call. Present were Commissioner Rachael Stewart, Commissioner Dan Schou, and Commissioner Melisa Wilson attended via zoom. A quorum was established. Attorney Alex Lever, legal counsel retained by the Town of Alpine for the Alpine Property Holdings Group, LLC and Premier Realty Investments, LLC annexation proceedings was also in attendance.

TONIGHT'S APPOINTMENTS:

RB26-000025- Three Cygnets, LLC- 674 Sunset Drive, Lot 821 of Lakeview Estates Tract A- Single-family Home Site Plan Review:

The Commission considered the application for a single-family home site plan review submitted by Three Cygnets, LLC for property located at 674 Sunset Drive, Lot 821 of Lakeview Estates Tract A. The applicant was not present to present the application or answer questions.

Motion: Commissioner Rachael Stewart moved to table the application until a future Planning and Zoning Commission meeting. Commissioner Dan Schou seconded the motion.

Vote: Motion carried unanimously (3-0).

PUBLIC HEARING(S):

Public Hearing – Draft Master Plan:

Commissioner Dan Schou opened the public hearing on the Draft Master Plan.

Also in attendance was Nora Bland of Cushing Terrell, who participated remotely by telephone. Ms. Bland summarized the substantive revisions made to the Draft Master Plan since the Commission's previous review. The updates included:

- Updating the public engagement graphic to reflect Phase 4 outreach.
- Adding language describing the transition from the draft plan to the final draft.
- Reducing the recommended maximum building height within the Downtown Character Area from four stories to three stories.
- Clarifying that the Dillon Amphitheater example is intended as a case study illustrating potential uses for Town-owned property and is not a recommendation to construct a similar facility.
- Strengthening language regarding collaboration with Airpark property owners toward a mutually beneficial annexation agreement.
- Removing the proposed Business Improvement District action for the Confluence area.
- Revising language related to private event spaces and public programming to provide greater flexibility.
- Updating the neighborhood map based on community feedback.
- Adding an action to establish a Town Council-appointed committee to study recreational amenities and funding opportunities for the Confluence Recreation Area.

The Commission acknowledged the revisions and indicated that the changes reflected previous discussions.

Commissioner Schou opened the public hearing for public comment. One individual, Robert Lichvar, approached the podium but began discussing matters unrelated to the Draft Master Plan. Commissioner Schou advised that comments should be limited to the Draft Master Plan. No substantive public comments regarding the Draft Master Plan were received.

Before closing the public hearing, Commissioner Schou reminded those in attendance that the Town Council would hold a public hearing on the Draft Master Plan on August 4, 2026, and encouraged interested parties to attend or submit written comments to the Town prior to the meeting.

Commissioner Melisa Wilson encouraged residents to review the Draft Master Plan, emphasizing its importance in guiding the Town's future growth and development. She noted that the public hearing process was the appropriate opportunity for residents to provide comments and suggest revisions before the plan is finalized.

With no further comments, Commissioner Schou closed the public hearing.

Annexation Prepetition Review Hearing - Alpine Property Holdings Group, LLC and Premier Realty Investments, LLC:

Commissioner Dan Schou opened the pre-petition review hearing for the proposed annexation submitted by Alpine Property Holdings Group, LLC and Premier Realty Investments, LLC. He explained that the purpose of the hearing was to conduct the required pre-petition review pursuant to Town Ordinance No. 2024-001 prior to submission of a formal annexation petition to the Town Council.

Attorney Alex Lever, legal counsel retained by the Town of Alpine for the annexation process, confirmed that the required public notice had been provided in accordance with Town ordinance.

Applicant Presentation

Steve Turley presented the proposed annexation on behalf of the applicant. He explained that the property is contiguous to the Town of Alpine and that annexation would create a logical municipal boundary while allowing future residential development to connect to existing Town infrastructure and municipal services.

Mr. Turley stated that all roads, water, sewer, drainage, and utility improvements necessary to serve the development would be constructed at the developer's expense. He further stated that any upgrades to existing infrastructure identified through future engineering analysis would also be completed at the developer's expense.

Mr. Turley presented conceptual roadway, utility, and development plans, emphasizing that the layouts were conceptual only and would be refined through future engineering, geotechnical, hydraulic, geological, and seismic studies. He stated that no residential development would occur until all required engineering reports demonstrated the property's suitability for development.

Mr. Turley explained that the applicant was requesting R-2 zoning and intended to utilize the Planned Unit Development (PUD) process to provide flexibility for a mix of detached and attached single-family residences. He stated that the proposed development was not intended to include apartments or other multifamily residential uses and explained that the PUD process would establish the specific development standards and limitations for the project..

Commission Discussion

Commissioner Rachael Stewart questioned the applicant regarding emergency vehicle access, roadway design, sewer capacity, infrastructure improvements, and the requested R-2 zoning. Discussion included whether R-1 zoning would be more compatible with the surrounding neighborhood and whether an annexation agreement could limit future residential uses while allowing attached single-family homes.

Commissioner Melisa Wilson thanked the applicant for addressing concerns raised during previous meetings and expressed appreciation for the conceptual presentation and the applicant's willingness to continue evaluating infrastructure capacity and engineering requirements.

Commissioner Dan Schou questioned the applicant regarding proposed roadway access, adjoining properties, existing rights-of-way, survey information, and future platting

requirements. Discussion followed regarding legal access, property boundaries, and future subdivision review requirements. Commissioner Schou emphasized that any future development would be required to comply with the Town's Land Use Development Code and all applicable engineering, surveying, and permitting requirements before development could occur.

Attorney Alex Lever clarified that the Commission's review was limited to the annexation pre-petition process and that any future development approvals would require separate review under the Town's Land Use Development Code.

Public Hearing

Commissioner Schou opened the public hearing.

The following individuals provided testimony:

- **Bob Lichvar** referenced previously submitted written materials regarding the geology, hydrology, ecology, and seismic characteristics of the hillside. He expressed concerns regarding potential landslide hazards, questioned the suitability of the property for development, encouraged the Town to obtain independent geological and hydrological evaluations before considering annexation, and discussed potential traffic impacts, construction impacts, and preserving the character of the neighborhood.

- **Shannon Wendrich** questioned the relationship between the annexation process and the conceptual development plan, expressing concern that discussion of a proposed development had caused confusion regarding the purpose of the hearing. Clerk/Treasurer Monica Chenault explained that the pre-petition review process was created by Town ordinance to provide an additional opportunity for public review prior to the statutory annexation process and clarified that any future development would require separate review under the Town's Land Use Development Code. Ms. Wendrich also asked questions regarding future public hearings, liability, and why property would be annexed before development approval. Commissioner Schou, Clerk/Treasurer Chenault, and Attorney Lever responded to her procedural questions.

- **Donald Cribbins** expressed concerns regarding existing traffic congestion and roadway capacity on Grandview Drive and surrounding roads, noting that numerous approved but undeveloped lots already exist in the area and that the existing roadway network would not safely accommodate additional traffic.

- **Kathy Miskova** stated that while the annexation appeared logical from a boundary standpoint, she questioned whether it would benefit existing residents. She expressed concerns regarding increased density, wildlife impacts, infrastructure capacity, water availability, and the requested zoning designation. She suggested that R-1 zoning would be more compatible with surrounding development and questioned whether the proposed housing would address local workforce housing needs.

- **Joe Openshaw** expressed concerns regarding slope stability, referenced previous landslide issues in the region, questioned appropriate residential density, and encouraged

careful evaluation of environmental constraints, endangered species, and required engineering studies before development proceeds.

- **Meta Dittmer** questioned roadway width requirements contained within the Town's Land Use Development Code and expressed concern that existing roads could not accommodate subdivision access without affecting neighboring properties. She also questioned whether annexation could facilitate higher-density development and expressed support for maintaining lower-density residential development. Commissioner Schou clarified that the hearing concerned annexation only and that no subdivision or development approval was being considered.

- **A youth resident** expressed concerns regarding increased traffic, winter driving conditions, pedestrian safety, and the potential impact of additional vehicles on children and families living in the neighborhood. She urged the Commission to prioritize public safety when considering the annexation.

- **Christina Reiman** requested that the Commission recommend denial of the annexation. She expressed concerns regarding steep terrain, geologic hazards, drainage, infrastructure capacity, and the potential impacts of future development on neighboring properties located below the proposed annexation area.

- **Boyer Mikowski** questioned whether the proposed annexation would adequately protect the health, safety, and welfare of existing residents. He expressed concerns regarding traffic generation, infrastructure demands, geologic stability, groundwater impacts, and the lack of detailed engineering information supporting future development. Commissioner Schou reminded the speaker to limit comments to the annexation request.

- **Jennifer Nelson** referenced prior litigation involving property boundaries and survey issues associated with the property and expressed concern that annexation could allow development that had not been approved under Lincoln County regulations.

- **Adam Sheue** stated that he owns property adjacent to the proposed annexation area and expressed concerns regarding roadway conditions, winter access, traffic, and the potential effects of future development on neighboring residents and existing infrastructure.

- **Bill Saks** asked Attorney Alex Lever procedural questions regarding the Town's annexation ordinance, public notice requirements, and legal authority for the pre-petition review process. He also expressed concerns regarding slope stability and future landslide risks associated with development on the property. Attorney Lever responded to the procedural questions.

With no further public comment, Commissioner Schou closed the public hearing and entered into a brief recess.

COMMISSION ACTION:

Following the close of the public hearing, the Commission discussed whether the proposal should be classified as a Major or Minor Annexation.

Motion: Commissioner Rachael Stewart moved to classify the proposed annexation as a **Major Annexation**. Commissioner Melisa Wilson seconded the motion. **Vote:** Motion carried unanimously (3-0).

APPROVAL OF MINUTES:

Motion: Commissioner Melisa Wilson moved to approve the minutes of the previous Planning and Zoning Commission meeting. Commissioner Rachael Stewart seconded the motion. **Vote:** Motion carried unanimously (3-0)

TOWN COUNCIL ASSIGNMENT:

The Commission designated Commissioner Melisa Wilson to present the Planning and Zoning Commission's report and recommendations to the Town Council during its August 4, 2026, meeting.

COMPLETION OF PRE-PETITION REVIEW REQUIREMENTS:

Clerk/Treasurer Monica Chenault reminded the Commission that additional action was required to complete the pre-petition annexation review in accordance with Town Ordinance No. 2024-001.

Attorney Alex Lever advised the Commission that, in addition to classifying the annexation as Major or Minor, the Commission was required to make findings that the pre-petition application satisfied the requirements of the ordinance, that all required application materials had been submitted, that all applicable fees had been paid, and that the applicant had satisfied the requirements necessary to proceed with submission of a formal annexation petition. He further advised that the Planning and Zoning Commission's written Pre-Petition Review Report should include the Commission's findings, recommendations, comments regarding the requested zoning designation and its consistency with the Town's Master Plan, the annexation classification, and any additional direction provided by the Commission.

Commissioner Dan Schou recommended that, should the annexation proceed, the property be considered under R-1 zoning rather than the requested R-2 zoning designation. He further recommended that any future development include a comprehensive traffic study and significant evaluation of roadway safety, pedestrian pathways, and access for children within the surrounding neighborhood.

Motion: Commissioner Rachael Stewart moved that the Planning and Zoning Commission classify the proposed annexation as a Major Annexation and authorize the Planning and Zoning Administrator to prepare the Commission's written Annexation Pre-Petition Review Report for submission to the Town Council. The motion directed that the report include the Commission's findings, recommendations, and comments regarding the requested zoning designation and its

consistency with the Town's Master Plan, the annexation classification, and any additional direction provided by the Commission. The motion further recommended that the property be considered under R-1 zoning rather than the requested R-2 zoning designation and that special consideration be given to a robust traffic study and comprehensive evaluation of roadway and pedestrian safety within the surrounding area. The motion also found that all required application submittals had been received, all applicable fees had been paid, and that, by clear and convincing evidence, the applicant had satisfied the requirements of the Town's pre-petition review process and was eligible to proceed with submission of a formal annexation petition.

Commissioner Melisa Wilson seconded the motion. **Vote:** Motion carried unanimously (3-0).

ADJOURNMENT

Motion: Commissioner Rachael Stewart moved to adjourn the meeting. Commissioner Melisa Wilson seconded the motion.

Vote: Motion carried unanimously (3-0).

There being no further business before the Commission, the meeting was adjourned.Meeting adjourned at 9:21 PM.

MINUTES ARE A SUMMARY OF THE MEETING

Transcribed By:

Sarah Greenwald
Sarah Greenwald, Town Assistant Clerk

August 25, 2026
Date

Attest:

Sarah Greenwald
Sarah Greenwald, Town Assistant Clerk

August 25, 2026
Date

Minutes approved in a legally advertised meeting on August 25th, 2026

Signed:

Dan Schou, Acting Chair

8/25/26
Date

Town of Alpine

Check Register - Town of Alpine
Check Issue Dates: 8/4/2026 - 9/1/2026

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

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount	
08/26	08/21/2026	4698	1780	REIC Rentals	10-20100	100.00	M
08/26	08/21/2026	4755	1780	REIC Rentals	10-20100	100.00	M
08/26	08/21/2026	4763	1780	REIC Rentals	10-20100	100.00	M
08/26	08/10/2026	20924	1560	Lower Valley Energy	52-20100	18.73	M
08/26	08/20/2026	20927	1940	Silver Star Communications	10-20100	236.24	M
08/26	08/20/2026	20928	1940	Silver Star Communications	52-20100	322.01	M
08/26	08/20/2026	20929	1940	Silver Star Communications	10-20100	644.90	M
08/26	08/05/2026	20934	410	AT&T MOBILITY	52-20100	681.74	M
08/26	08/10/2026	20935	3780	The Bancorp	10-20100	8,053.61	M
08/26	08/06/2026	20936	2880	Xpress Bill Pay	52-20100	715.38	M
08/26	08/04/2026	20937	3670	Teton Technology Partners, LLC	52-20100	3,385.53	M
08/26	08/17/2026	20938	450	Bank of Star Valley	52-20100	7,000.00	M
08/26	08/22/2026	20939	960	First Bank Card	10-20100	6,185.01	M
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
08/26	08/05/2026	21305	4010	Star Valley Trout Unlimited	10-20100	4,846.19-	V
08/26	08/04/2026	21318	1170	Aaron W. Davis	10-20100	2,500.00	
08/26	08/04/2026	21319	200	Alarmlogix, LLC	10-20100	35.00	
08/26	08/04/2026	21320	4320	Assurity Life Insurance Company	10-20100	1,229.97	
08/26	08/04/2026	21321	710	Core & Main LP	51-20100	17,847.23	
08/26	08/04/2026	21322	870	Energy Laboratories Inc	52-20100	491.00	
08/26	08/04/2026	21323	2890	High Country Linen	52-20100	160.16	
08/26	08/04/2026	21324	4200	JVA, Inc.	52-20100	9,345.99	
08/26	08/04/2026	21325	1650	Kimley-Horn and Associates, Inc.	10-20100	78,678.90	
08/26	08/04/2026	21326	1480	Lincoln County Clerk	10-20100	57.00	
08/26	08/04/2026	21327	3390	Peter Scott Chandler	10-20100	2,500.00	
08/26	08/04/2026	21328	3110	Roof Rescue	10-20100	100.00	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount	
08/26	08/04/2026	21329	2870	Sanderson Law Office	10-20100	3,050.00	
08/26	08/04/2026	21330	3990	Tara Bender	10-20100	28.42	
08/26	08/18/2026	21331	130	WyoCMA	10-20100	.00	V
08/26	08/18/2026	21334	480	Belinda Penny	10-20100	820.00	
08/26	08/18/2026	21335	570	Broulims-Alpine	51-20100	165.63	
08/26	08/18/2026	21336	3760	Chemwest LLC	51-20100	1,390.00	
08/26	08/18/2026	21337	3360	Cobblestone Hotel & Suites - Alpine	10-20100	1,438.00	
08/26	08/18/2026	21338	700	Control Engineers, PA	52-20100	550.00	
08/26	08/18/2026	21339	710	Core & Main LP	51-20100	47,424.18	
08/26	08/18/2026	21340	670	David Burchard	10-20100	700.00	
08/26	08/18/2026	21341	860	Dry Creek Enterprises Inc	10-20100	5,728.75	
08/26	08/18/2026	21342	870	Energy Laboratories Inc	51-20100	438.00	
08/26	08/18/2026	21343	900	Falcon Enviromental Corp	52-20100	706.15	
08/26	08/18/2026	21344	910	Fall River Propane	52-20100	12.00	
08/26	08/18/2026	21345	980	FP Mailing Solutions	10-20100	149.85	
08/26	08/18/2026	21346	1050	GCHB Ventures	10-20100	932.40	
08/26	08/18/2026	21347	2890	High Country Linen	52-20100	133.56	
08/26	08/18/2026	21348	1150	ICMA	10-20100	582.40	
08/26	08/18/2026	21349	1130	International Inst. of Municipal Clerks	10-20100	195.00	
08/26	08/18/2026	21350	1140	Jayce Peavler	10-20100	500.00	
08/26	08/18/2026	21351	1310	Jenkins Building Supply	10-20100	1,802.55	
08/26	08/18/2026	21352	1340	Jorgensen Associates, Inc	52-20100	6,695.00	
08/26	08/18/2026	21353	1480	Lincoln County Clerk	51-20100	60.00	
08/26	08/18/2026	21354	1510	Lincoln County Sheriff's Office	10-20100	65,706.50	
08/26	08/18/2026	21355	990	Melinda Dorion	10-20100	382.52	
08/26	08/18/2026	21356	1610	Mission Communications, LLC	51-20100	776.81	
08/26	08/18/2026	21357	1680	Norco, Inc	10-20100	40.92	
08/26	08/18/2026	21358	1700	One Call of Wyoming	52-20100	106.05	
08/26	08/18/2026	21359	4090	Pacific Office Automation	10-20100	220.88	
08/26	08/18/2026	21360	3940	PEAC Solutions	10-20100	282.98	
08/26	08/18/2026	21361	3900	Peak Water Services, LLC	52-20100	1,433.64	
08/26	08/18/2026	21362	1160	RAD Curbside, LLC	52-20100	744.55	
08/26	08/18/2026	21363	1020	Rams Head Escrow Solutions	10-20100	92,255.00	
08/26	08/18/2026	21364	4010	Star Valley Trout Unlimited	10-20100	3,326.19	
08/26	08/18/2026	21365	4170	Stelting & Gross LLC	52-20100	1,040.00	
08/26	08/18/2026	21366	2140	SVI Media	10-20100	475.00	
08/26	08/18/2026	21367	3530	West Bank Sanitation	10-20100	7,397.94	
08/26	08/18/2026	21368	2690	Wyoming Department of Revenue	51-20100	78.65	
08/26	08/18/2026	21369	4150	Yost	52-20100	168.18	
08/26	08/20/2026	21371	710	Core & Main LP	51-20100	.00	V
08/26	08/20/2026	21372	710	Core & Main LP	51-20100	380,956.90	
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	

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Check GL Account	Amount
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
Grand Totals:						894,564.41

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
10-20100	7,519.07	329,389.23-	321,870.16-
10-21130	1,229.97	.00	1,229.97
10-32-120	100.00	.00	100.00
10-42-240	553.00	.00	553.00
10-42-315	9,103.00	.00	9,103.00
10-42-325	503.86	.00	503.86
10-42-335	17,569.07	2,522.88-	15,046.19
10-42-340	508.28	.00	508.28
10-42-350	95.00	.00	95.00
10-42-360	2,811.19	150.00-	2,661.19
10-42-370	91.39	.00	91.39
10-42-405	149.85	.00	149.85
10-42-410	783.33	.00	783.33
10-45-335	2,553.12	.00	2,553.12
10-48-410	47.50	.00	47.50
10-48-415	3,326.19	4,846.19-	1,520.00-
10-50-335	236.99	.00	236.99
10-50-350	332.50	.00	332.50
10-50-395	104.00	.00	104.00
10-54-333	170.48	.00	170.48
10-54-455	170.00	.00	170.00
10-56-319	65,706.50	.00	65,706.50
10-56-335	237.98	.00	237.98
10-56-452	44.70	.00	44.70
10-56-454	87.17	.00	87.17
10-58-330	1,376.39	.00	1,376.39
10-58-332	1,431.86	.00	1,431.86
10-58-334	44.99	.00	44.99
10-58-410	1,079.51	.00	1,079.51
10-58-411	1,529.17	.00	1,529.17
10-58-450	253.39	.00	253.39
10-58-452	1,264.42	.00	1,264.42
10-58-454	669.51	.00	669.51
10-65-332	612.41	.00	612.41
10-65-452	1,059.91	.00	1,059.91

GL Account	Debit	Credit	Proof
10-65-454	125.00	.00	125.00
10-66-430	826.11	.00	826.11
10-66-431	10,520.00	.00	10,520.00
10-66-432	21,680.72	.00	21,680.72
10-70-315	1,413.26	.00	1,413.26
10-90-545	78,678.90	.00	78,678.90
10-95-620	92,255.00	.00	92,255.00
10-95-640	8,053.61	.00	8,053.61
51-20100	954,406.72	1,447,637.24-	493,230.52-
51-33-100	2,960.36	.00	2,960.36
51-42-315	115.00	.00	115.00
51-42-335	13,765.08	.00	13,765.08
51-42-370	311.99	.00	311.99
51-42-380	2,000.00	.00	2,000.00
51-42-410	273.59	.00	273.59
51-80-320	591.94	.00	591.94
51-80-332	64,750.70	1,227.80-	63,522.90
51-80-335	776.81	.00	776.81
51-80-430	2,780.00	.00	2,780.00
51-80-452	298.22	.00	298.22
51-80-453	4,299.68	.00	4,299.68
51-90-545	1,341,860.62	953,178.92-	388,681.70
51-90-548	12,853.25	.00	12,853.25
52-20100	63.00	79,526.73-	79,463.73-
52-42-335	22,151.58	.00	22,151.58
52-42-370	312.00	.00	312.00
52-42-410	150.69	.00	150.69
52-82-332	1,714.89	.00	1,714.89
52-82-454	1,013.08	.00	1,013.08
52-83-315	7,870.39	.00	7,870.39
52-83-332	6,358.37	63.00-	6,295.37
52-83-454	431.53	.00	431.53
52-84-315	5,308.60	.00	5,308.60
52-84-318	5,375.00	.00	5,375.00
52-84-319	5,745.80	.00	5,745.80
52-84-320	511.00	.00	511.00
52-84-332	475.80	.00	475.80
52-84-335	473.96	.00	473.96
52-84-454	4,252.04	.00	4,252.04
52-90-541	1,040.00	.00	1,040.00
52-90-544	9,342.00	.00	9,342.00
52-95-640	7,000.00	.00	7,000.00
Grand Totals:	2,818,541.99	2,818,541.99-	.00

Meeting Date: _____

Mayor: _____

Treasurer: _____

GL Account	Debit	Credit	Proof

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

Idaho Traffic Safety
3400 E Sunnyside Rd
Idaho Falls, ID 83406
208-522-4470

QUOTATION

Section 5, Itemd.

Quote Date	
8/12/2026	26000585

Valid Through: 9/11/2026

Idaho Traffic Safety
Manager
3400 E Sunnyside RD
Ammon, ID
Phone: 208-522-4470
Fax: 208-522-6521

Job Name: US HWY 89 & Greys River Rd Mini Roundabout
Job Location:
INT Hwy 89 & Greys River Rd
Alpine
Quote Created By: DUSTIN SMITH

Item Description	Price	UOM	Qty/Day	Days	Total Qty.	Total
1 TRAFFIC CONTROL EQUIPMENT						
3 SET FLAGGER SERIES & WYDOT Conedles *	$950.00	LUMP SUM	1	1	1	$950.00
RENT SIGNS:LARGE *	$85.00	EACH	14	1	14	$1,190.00
RENT SIGNS:MEDIUM *	$55.00	EACH	11	1	11	$605.00
RENT SIGNS:SMALL *	$40.00	EACH	3	1	3	$120.00
					Group Total:	$2,865.00
2 LABOR						
Delivery, Set Up, & Final Clean up	$550.00	LUMP SUM	1	1	1	$550.00
TRAFFIC CONTROL SUPERVISOR	$775.00	PER SHIFT	1	1	1	$775.00
TC FLAGGER PER SHIFT	$660.00	PER SHIFT	3	1	3	$1,980.00
BUS CURB & WHEEL STOP INSTALLATION ONLY	$1,800.00	LUMP SUM	1	1	1	$1,800.00
Bus Curb & Wheel Stop Removal	$700.00	LUMP SUM	1	1	1	$700.00
					Group Total:	$5,805.00
3 STRIPING & RUBBER WHEEL STOPS						
4" YELLOW LINE	$0.32	PER LIN. FT	856	1	856	$273.92
4" WHITE LINE	$0.32	PER LIN. FT	958	1	958	$306.56
LINE REMOVAL-OBLITERATION	$2.50	PER LIN. FT	4477	1	4477	$11,192.50
WHITE MINI SKIPS 18" X 2' - 4' GAP	$5.00	PER LIN. FT	55	1	55	$275.00
8' WHITE HOLD BAR	$0.75	PER LIN. FT	60	1	60	$45.00
4" YELLOW LINE, DOUBLE	$0.45	PER LIN. FT	110	1	110	$49.50
PIANO KEY CROSSWALK	$450.00	EACH	1	1	1	$450.00
RUBBER WHEEL STOP - ONLY	$52.50	EACH	80	1	80	$4,200.00
					Group Total:	$16,792.48

Note: The * indicates taxable items.

SUBTOTAL	$25,462.48
SALES TAX (7%)	$200.55
QUOTE TOTAL	$25,663.03

Initials _____ Page 1 of

Sign Legend	Description	Quantity
W2-6	ROUNDABOUT	6
W23-2	NEW TRAFFIC PATTERN AHEAD	3
W3-2	Yield	3
W11-2*	PEDESTRAIN CROSSING	2
R6-5P	Roundabout Plaque	4
W13-1P	15 M-P-H PLAQUER	3
R6-2	ONE WAY	2
W16-7P DG	DIRECTIONAL ARROW	2
W16-9p	Ahead Plaque - Construction	3

***TRAFFIC CONTROL EQUIPMENT: i.e. Drums, candles, signage, barricades, water walls, pedestrian curbs, and sign holders are rented by the project duration not by the day. The Message Board is the only ITEM on this quote to be rented by the DAY / WEEK / MONTH. Wheel Stops cannot be rented.

Included:

- Price does not include Davis Bacon Wage. Price does not include night flagging. Price does not include Public Notification.
- Professional Engineered Traffic Control Plans; for each plan they cost $ 650.00 / EA.
  a. Non Stamped Plans are included in rental fee.
- This Price does not include ADA requirements.
- We acknowledge all addendums on this quote.
- All Scheduling requires a minimum of 48 - Hour Business Day notice.
  a. Unless items are special order.
- The Suggested subtotal price is NOT the final bill price.
  a. If there is a discrepancy between the Unit Price and the extended Price. The Unit Price is always correct.
  b. This quote is for bidding purposes only, and does NOT reflect final billing price.
  c. However, please note, that if we do work that is beyond the limits of the extended price, we will charge you the unit price and a new extended price will be billed.
- Pavement Markings.
  a. The Owner or GC must provide survey marks for roadway striping before any paint is installed.
  b. Price includes striping, hatching, HC symbols, stencil work, and crosswalks.
  c. Painting between September 30th and April 30th voids all paint warranty & incurs a cold weather painting fee of $500.00.
  d. We do not paint and/or lay thermoplastic on wet/dirty surfaces. Please insure dry/clean surface.
  f. For truck painting: We will not paint when temperatures are below 40 degrees as it causes damage to our paint truck. Hand striping cannot be performed if the temperature is 35 or below.
  g. Additional mob fees will be charged if job site is not ready for paint when requested by contractor.
- If Flaggers are used, then a Traffic Control Supervisor must be on hand to give breaks, do traffic control and can be used as a 3rd flagger for short durations.
  a. If you request 5 or more flaggers a break flagger must be used to meet current Labor Laws.
    1. Price for Break Flagger at $500.00 / ea.
    2. For intersection there must be a minimum of 4 flaggers for safety.
    3. Additional flaggers charged per flagger price listed on the quote.
    4. A Minimum of 2 Flaggers used when a two way flagger operations is ongoing on the project. No single flaggers will control 2 different directions of flaggers.
- Price Does Not Include Arrowboards, message boards, speed trailers, portable traffic signals, crash cushions, light plants, recording of pavement markings, rolling stops.

Included:

- If this is a rebid or a request for a newer quote all previous bids are null and void.
  a. This means that if you request an updated quote for anything under the original bid, then the previous bid is Null & Void.
  b. There will be a fee if you request me to remove line items from my quote after it was bid to change the quote amount fit your narrative.
  a. $100.00 / HR.

  This Quote expires after 45 days.

  If there is over a 3% increase on materials, then the cost of will be passed onto the General Contractor & / or Owner of the project.

  General Contractors pay do their own Traffic Control as needed.
  a. Please remember that this equipment has our logo on it.
  b. Lower all equipment when not in use and insure it is not impeding pedestrians or left on lawns.
  c. Clean up any signs not in use or call us to pick up.
  d. Stolen or damaged equipment may subject General Contractor to additional fees.
- Questions or Comments:
- Dustin Smith (TCDS & TCS)
  Bid Estimator / Project Manager
  dsmith@idahotrafficsafety.com
  O: (208) 522-4470
  M: (208) 201-1904
- Luke Mecham COO
  Striping, Sweeping, & Thermoplastic Super
  (208) 716-2924
  luke@idahotrafficafety.com

8/12/2026

DUSTIN SMITH

Idaho Traffic Safety

Date

Accepted By:

Signature

Date

Print Name

Title

Company

ALPINE
WYOMING

Date: September 1, 2026

Department: Clerk's Office

Presenter: Monica Chenault, Clerk/Treasurer

Subject: Rescheduling November 3, 2026, Town Council Meeting

Purpose:

To consider moving the regular Town Council meeting scheduled for Tuesday, November 3, 2026, to Monday, November 2, 2026, because necessary staff will be absent on November 3 and November 3 is General Election Day. This item requires Council action and is not a public hearing.

Background:

The Town Council's adopted 2026 meeting schedule places a regular meeting on Tuesday, November 3, 2026. That date is also the 2026 General Election, and necessary staff will be unavailable. Council may either move the meeting to Monday, November 2, 2026, or cancel the November 3 meeting.

Alternatives:

Option A — Move the November 3 meeting to November 2, 2026 (Recommended)

- Benefits Include: Maintains the Council's regular business cycle, avoids a conflict with General Election Day, and permits necessary staff to attend.
- Challenges Include: Requires public notice.

Option B — Cancel the November 3, 2026, meeting

- Benefits Include: Avoids holding a meeting without necessary staff and avoids a meeting on General Election Day.
- Challenges Include: Delays Council business until the next meeting and may create a heavier future agenda or delay time-sensitive items.

Fiscal Impact:

The anticipated fiscal impact of moving the meeting is $28.50 for one week of newspaper advertising.

ALPINE
WYOMING

Date: September 2, 2026
Department: Administration
Presenter: Monica Chenault, Clerk/Treasurer
Subject: Transfer of Peaks Investment Account to Sewer Reserve

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Purpose:

The Town Council is being asked to authorize the closure of the certificate of deposit when it matures on October 19, 2026, close the Town's Peaks Investment Management account, and transfer all proceeds to the Sewer Reserve Account at Bank of Star Valley.

Background:

The Peaks Investment Management account held $202,717.74 as of June 30, 2026. It includes a $200,000 certificate of deposit issued by State Bank of India, Chicago, bearing interest at 1.10 percent and maturing October 19, 2026, together with cash held in the account.

Staff recommends allowing the certificate to mature, closing the Peaks account, and transferring the certificate proceeds, cash, and credited interest to the Town's Sewer Reserve Account at Bank of Star Valley.

Alternatives:

Option A- Approve the Transfer (Recommended)

Authorize staff to redeem the certificate of deposit at maturity, close the Peaks Investment Management account, and transfer all proceeds to the Sewer Reserve Account at Bank of Star Valley.

Option B- Do Not Approve

Leave the Peaks Investment Management account open and provide staff with alternate direction for the certificate proceeds and remaining account balance.

Fiscal Impact:

The transfer will consolidate the certificate proceeds, remaining cash, and credited interest in the Town's Sewer Reserve Account.

Strategic or Community Impact:

Staff recommends approving the closure of the certificate of deposit at maturity, closure of the Peaks Investment Management account, and transfer of all proceeds to the Sewer Reserve Account at Bank of Star Valley.

Suggested Motion:

Motion to authorize staff to redeem the certificate of deposit upon its October 19, 2026 maturity, close the Peaks Investment Management account, and transfer all proceeds to the Sewer Reserve Account at Bank of Star Valley.

Attachment:

Peaks Investment Management Account Statement- Quarter Ended June 30, 2026

PEAKS INVESTMENT MANAGEMENT

Account Statement Q2 2026

MB 02 019795 16965 H 109 D
TOWN OF ALPINE
A CORPORATION
PO BOX 3070
ALPINE WY 83128-0070

Your Account Executive :
CASACELI/HUNSUCKER
82 PERSIMMON DRIVE
OXFORD, MI 48731
(586) 246-7208

INVESTMENT OBJECTIVE

Income with Capital Preservation

$199,234.00	$202,271.11	**$202,717.74**
January 1, 2026	May 31, 2026	**June 30, 2026**

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Account Summary

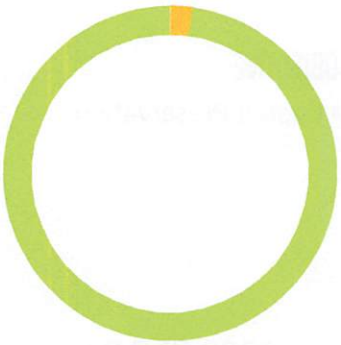
Investment Account (7208-8255)	Current Month 06/01 - 06/30	Quarter to Date 04/01 - 06/30	Year to Date 01/01 - 06/30
Starting Value	$202,271.11	$200,415.66	$199,234.00
Inflows	$0.00	$0.00	$0.00
Outflows	$0.00	$0.00	$0.00
Change in Market Value	$446.63	$2,302.08	$3,483.74
Total Ending Value	**$202,717.74**	**$202,717.74**	**$202,717.74**

Purchasing Power

	Available Cash	Available Margin Balance
Total	**$4,433.34**	**$0.00**

Asset Allocation

Asset Allocation data reflects the breakdown of assets in your accounts, including the assets held within any mutual funds and ETFs. The amounts may differ from asset values shown elsewhere in the statement.



Asset Type	Asset Value	%
Cash*	$4,433.34	2.19%
Fixed Income	$198,284.40	97.81%
Total	**$202,717.74**	**100.00%**

*$4,433.34 held as liquid cash and equivalents; any remainder is embedded in investment products such as mutual funds and ETFs.

EXPLORE MORE

Sign in to Account View by scanning the code above.

Gain/Loss Summary

Visit our digital client experience to see more details on realized gains and losses.

	Realized Q2	Realized YTD	Unrealized
Short Term Gain	$0.00	$0.00	$0.00
Short Term Loss	$0.00	$0.00	$0.00
Net Short Term Gain or Loss	**$0.00**	**$0.00**	**$0.00**
Long Term Gain	$0.00	$0.00	$0.00
Long Term Loss	$0.00	$0.00	($1,715.91)
Net Long Term Gain or Loss	**$0.00**	**$0.00**	**($1,715.91)**
Unknown Purchase Date	$0.00	$0.00	$0.00
Total	**$0.00**	**$0.00**	**($1,715.91)**

Account Holdings

Cash and Cash Equivalents

Description	Interest/Dividend Paid 06/01 - 06/30	Interest/Dividend Rate[2]	Current Balance
INSURED CASH ACCOUNT [3]			
M and T Trust Company			$4,433.34
TOTAL INSURED CASH ACCOUNT	$0.03	0.01%	$4,433.34
Total Cash and Cash Equivalents			**$4,433.34**

Certificates of Deposit

Security ID / Description	Quantity / Price	Market Value	Cost Basis	Unrealized Gain/Loss / Accrued Interest	Est Annual Income [a] / Est 30-Day Yield [a]
856283U87 STATE BANK OF INDIA CHICAGO IL CD FDIC #33664 CPN 1.100% DUE 10/19/26 DTD 10/19/21 FC 04/19/22	200,000.000 $99.1422	$198,284.40	$200,000.31	($1,715.91) $440.00	$2,200.00 1.11%
Total		**$198,284.40**	**$200,000.31**	**($1,715.91)** **$440.00**	**$2,200.00**

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Total Account Holdings

Market Value	Cost Basis / Unrealized G/L	Est Annual Income
$202,717.74	**$204,433.65** **($1,715.91)**	**$2,200.00**

2 *Bank Deposit Sweep interest is the current rate. Money Market Sweep dividend is a 30-day yield.*

3 *Bank Deposit Sweep Accounts are FDIC insured, are not obligations of LPL Financial or SIPC, and are not available for margin purposes. See message section for further information.*

a *Refer to the statement message titled ESTIMATED ANNUAL INCOME (EAI) AND ESTIMATED YIELD (EY) for information on how this figure is calculated.*

Activity Summary

The table below represents a summary of transactions that impact your cash balance.

	Current Month 06/01 - 06/30	Quarter to Date 04/01 - 06/30	Year to Date 01/01 - 06/30
Additions			
Securities Sold or Redeemed	$0.00	$0.00	$0.00
Cash Inflows	$0.00	$0.00	$0.00
Dividends	$0.00	$0.00	$0.00
Interest	$0.03	$1,097.08	$1,097.14
Capital Gains and Other Distributions	$0.00	$0.00	$0.00
Other Activity	$0.00	$0.00	$0.00
Total Additions	**$0.03**	**$1,097.08**	**$1,097.14**
Subtractions			
Securities Purchased	$0.00	$0.00	$0.00
Cash Outflows	$0.00	$0.00	$0.00
Reinvestments	$0.00	$0.00	$0.00
Fees/Expenses	$0.00	$0.00	$0.00
Other Activity	$0.00	$0.00	$0.00
Total Subtractions	**$0.00**	**$0.00**	**$0.00**

Activity Details

Income and Distributions and Reinvestments

Date	Security ID / Description		Transaction	Amount
04/20	**856283U87** STATE BANK OF INDIA CHICAGO IL CD FDIC #33664 CPN 1.100% DUE 10/19/26 DTD 10/19/21 FC 04/19/22 041926 200,000 AS OF 04/19/26		Interest	$1,096.99
04/30	**09999227** INSURED CASH ACCOUNT 043026	4,433	Interest	$0.03
05/29	**09999227** INSURED CASH ACCOUNT 052926	4,433	Interest	$0.03
06/30	**09999227** INSURED CASH ACCOUNT 063026	4,433	Interest	$0.03

Cash Sweep Activity[4]

Our Cash Sweep program allows you to earn a return on the cash balances in your account by automatically investing such balances into or out of your cash sweep option. These sweep transactions represent a net amount either being transferred into or out of cash. The following section displays those transactions. These transaction amounts are not included in your activity summary as they simply convey transfers between your sweep balance and cash balance.

Date	Description	Transaction	Amount
04/21	INSURED CASH ACCOUNT	Sweep (Deposit)	$1,096.99
04/30	INSURED CASH ACCOUNT	Sweep (Interest Deposit)	$0.03
05/29	INSURED CASH ACCOUNT	Sweep (Interest Deposit)	$0.03
06/30	INSURED CASH ACCOUNT	Sweep (Interest Deposit)	$0.03

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4 *Bank Deposit and Money Market Sweep transactions reflect the net of all transfers of free cash balance to and from your sweep on the date referenced.*

Messages

Messages From LPL Financial

IMPORTANT CHANGES TO LPL'S INSURED CASH ACCOUNT SWEEP PROGRAM

If your account is enrolled in the Insured Cash Account (ICA) program, please be advised that LPL is updating how a household balance is calculated to determine your applicable interest rate tier under the ICA program. We will also be updating our household balance tier ranges and corresponding interest rates. Effective August 7, 2026, the interest rates you receive will be defined using tiers based on cash balances in the ICA program that you hold in linked eligible accounts in your household. For purposes of the ICA program, eligible accounts in your household means eligible accounts of all persons at the same legal address, based on account registration and subject to certain restrictions. LPL will determine your household ICA balance each day. Other assets, such as securities and other cash equivalents, will no longer be included in this calculation. Depending on the composition (and holdings) of your eligible household accounts, this change may impact your household ICA balance tier, which will affect the interest rate applied to your ICA deposit account balances.
Households with significant aggregate assets and low ICA cash balances can generally expect a reduction in their ICA interest rate based on the tier changes; actual financial impact will depend on a number of factors, including eligible accounts linked in the household, ICA deposit account balances, applicable interest rate tiers and rates and holding periods. LPL is making this change to better align its products and services competitively. LPL may benefit from this change and has a conflict of interest in requesting your consent to it. Customers utilizing their LPL accounts and the ICA program after the change takes effect are deemed to have consented to this change. If you have questions about how this change may affect your account, please contact your LPL financial professional.
The ICA Disclosure Booklet will be updated to reflect this change, along with clarifications on how interest rates and fees are determined, related conflicts of interest, and how the program terms may change, among other updates. The updated Disclosure Booklet will be available at https://www.lpl.com/disclosures/lpl-financial-fdic-insured-bank-deposit-sweep-programs.html on August 7, 2026.

IMPORTANT CHANGES TO LPL'S DEPOSIT CASH ACCOUNT SWEEP PROGRAM

Effective August 7, 2026, LPL is updating the Deposit Cash Account ("DCA") Disclosure Booklet to, among other things, clarify existing information on how interest rates and fees are determined, related conflicts of interest, and how the program terms may change.
Please review the updated Disclosure Booklet, available on August 7, 2026, by visiting LPL's website at https://www.lpl.com/disclosures/lpl-financial-fdic-insured-bank-deposit-sweep-programs.html. If you have any questions, please contact your LPL financial professional.

PAYMENT FOR ORDER FLOW

LPL Financial acts as your agent and does not receive any compensation in the form of payment for order flow.

ORDER ROUTING INFORMATION

In accordance with SEC Rule 606, LPL makes available information on order routing at www.LPL.com/disclosures/sec-disclosures.html. Upon request, LPL will also provide a customer a written copy of that disclosure along with specific details on orders in NMS stocks that are submitted on a held basis, orders in NMS stocks that are submitted on a not held basis, and for orders in NMS securities that are option contracts. As required by the Rule, LPL will provide the identity of the venue to which the orders were routed for execution for the six months prior to the request, whether the orders were directed or non-directed orders, and the time of any transactions that resulted from such orders.

CALLED SECURITIES

In the event of a partial call of corporate or municipal bonds, or preferred stock held in bulk segregation, the securities to be called will automatically be selected on a random basis, as is customary in the securities industry. The probability that your securities will be selected is proportional to the amount of your holdings relative to the bulk holdings. A detailed description of the random selection procedure is available at LPL.com > Disclosures > Market & Trading Disclosures > Call Securities Lottery Disclosure, and is also available upon request.

FINRA BROKERCHECK INFORMATION

An investor brochure, which includes information describing FINRA BrokerCheck, may be obtained by calling the FINRA BrokerCheck hotline number at (800) 289-9999. Their site is www.finra.org.

MSRB INFORMATION

LPL Financial LLC is registered with the Municipal Securities Rulemaking Board (MSRB) and the U.S. Securities and Exchange Commission (SEC). The MSRB website is www.msrb.org. An investor brochure that describes the protections that may be provided by MSRB's rules and how to file a complaint with an appropriate regulatory authority, can be found at MSRB's website.

Messages From LPL Financial (continued)

IMPORTANT INFORMATION REGARDING ADDING A TRUSTED CONTACT PERSON TO YOUR ACCOUNT

If you have not already done so, please consider adding a trusted contact person to your account. A trusted contact person is not required, but can help ensure that we are able to look out for your needs. Please provide your financial professional with the name and contact information for a trusted contact person for each of your accounts at LPL. If no advisor is assigned to your account, you can contact LPL directly to request a trusted contact be added. The trusted contact person intends to be a resource for LPL in administering your accounts, protecting your assets, and responding to possible financial exploitation.

Note: Your trusted contact person must be aged 18 or older and will not be able to conduct transactions in your account. When providing this information, you would give permission to LPL Financial, LLC and its associated persons, including your financial professional, to use discretion to contact the trusted contact person and disclose information about you and your account(s) in order to:

- Address concerns that you might be a victim of financial exploitation which could include fraud, coercion, or unauthorized transactions,
- Impose a temporary hold on transactions or disbursements of funds or securities to address possible financial exploitation or other concerns,
- Confirm your current contact information, address, your whereabouts and health status, and/or,
- Confirm the identity of any legal guardian, executor, trustee, holder of a power of attorney, or other person who may be acting on your behalf (such as an attorney or accountant).

IMPORTANT INFORMATION ABOUT PURCHASE COST AND INVESTMENT GAIN/LOSS

When Purchase Cost is shown on an account it equals the Cost Basis of Equities and Mutual Funds acquired since your account was established with LPL, less any reinvested dividends and interest. The associated Investment Gain/Loss equals the current market value of all shares owned less the purchase cost.

POLICY FOR BENEFICIARY ACCOUNTS

Beneficiaries must open an account to receive any securities or cash from a deceased client's account. Please visit lpl.com > Disclosures > LPL Educational Resources > Financial Transfer Of Benefits Related To Death to learn more.

SETTLEMENT FEE

LPL Financial passes through certain regulatory fees incurred by LPL as a result of executing the transaction on your behalf. This includes fees charged under Section 31 of the Securities Exchange Act for sell transactions in equities and options. Effective April 6, 2026, the current fee rate applicable to these securities liquidation transactions on national securities exchanges and over-the-counter markets will change from $0.00 per million dollars to $20.60 per million dollars. These fees will be reflected on customer trade confirmations as "Settlement Fees".

NON-TRANSFERABLE SECURITIES THAT ARE WORTHLESS

As part of our continuing effort to provide exceptional service, please be advised that LPL Financial will remove any non-transferable securities that are worthless from customer accounts. Your account may or may not be affected. Should you have any questions or concerns, please contact your financial professional.

ESTIMATED ANNUAL INCOME (EAI) AND ESTIMATED YIELD (EY)

EAI is calculated by taking the indicated annualized dividend and multiplying by the number of shares owned. EY is calculated by taking the EAI and dividing by the aggregate value of the shares owned. If no dividend information is available, no EAI or EY numbers will be generated. EAI and EY for certain types of securities could include a return of principal or capital gains in which case the EAI and EY would be overstated. EAI and EY are estimates and the actual income and yield might be lower or higher than the estimated amounts. Additionally the actual dividend or yield may vary depending on the security issuer's approval of paying the dividends. EY reflects only the income generated by an investment. It does not reflect changes in its price, which may fluctuate.

ICA INFORMATION

Your balances in the Insured Cash Account (ICA) program are allocated to any depository institution on the ICA Available Bank List in increments of $246,500 for individual and trust accounts and $493,000 for joint accounts until your balance in the ICA program reaches the maximum coverage provided through the program. As always, you should review your cash positions with various depository institutions to determine whether your cash is within the FDIC insurance coverage limits. For more information about the ICA program, please contact your financial professional or go to https://www.lpl.com/disclosures/lpl-financial-fdic-insured-bank-deposit-sweep-programs.html.

LPL RELATIONSHIP SUMMARY AVAILABLE ONLINE

LPL financial professionals offer brokerage services, investment advisory services, or both, depending on their licenses. Brokerage and investment advisory services, and the fees we charge for them, differ, and it's important that you understand the differences. Our Relationship Summary explains the various services we offer, how we charge for those services, and conflicts of interest that exist when we provide our services. Please visit lpl.com/CRS to learn more.

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ACCOUNT PROTECTION LPL Financial is a member of the Securities Investor Protection Corporation (SIPC). SIPC provides protection for your account up to $500,000, of which $250,000 may be claims for cash, in the unlikely event that LPL fails financially. SIPC protection limits apply to all accounts that you hold in a particular capacity. For example, if you hold two accounts at LPL as a sole account holder and third as a joint account holder, the two individual accounts are protected under SIPC up to a combined limit of $500,000, and the joint account is protected under SIPC separately up to $500,000. LPL Insured Cash Account (ICA) and LPL Deposit Cash Account (DCA) are not protected by SIPC. Certain non-security investments including those listed in the Other Investments category are not protected by SIPC. To get more information on SIPC, including an explanatory brochure, call SIPC directly at (202) 371-8300 or go to www.sipc.org. The account protection applies when an SIPC member firm fails financially and is unable to meet its obligations to securities clients, but it does not protect against losses from the rise and fall in the market value of investments.

ACCOUNT TYPES For further information regarding the types of accounts available at LPL Financial and the differences between brokerage and advisory accounts, please visit lpl.com and go to Disclosures >Form CRS. Our goal is to ensure that you feel fully informed about the account options available to you.

ADJUSTED COST The cost basis of securities is subject to adjustment for return of capital, return of principal, original issue discount, bond premium, acquisition premium, market discount, partnership distribution, option premium, corporate action, and wash sale. Adjusted cost is used to calculate unrealized and realized gain or loss. When information is incomplete or missing, "N/A" is displayed and is treated as zero when calculating totals.

ADJUSTMENTS TO OPTION CONTRACTS As a general rule, corporate actions can result in an adjustment in the number of shares underlying an options contract, the exercise price, or both. Please review any adjustment to an option position. Contact your financial professional for further information about option contract adjustment or visit the Options Clearing Corporation (OCC) website to view Information Memos at https://infomemo.theocc.com/infomemo/search.

LPL FINANCIAL LLC is an affiliate of LPL Financial Holdings Inc.

AGENCY If your broker-dealer acts as your agent, or as agent for both you and another person in a transaction, the transaction details, including the identity of the seller or buyer and the source and amount of any fees or payments will be supplied upon written request.

ASSET-BACKED SECURITIES The actual yield from transactions in asset-backed securities (e.g., CMO, FNMA, FHLMC or GMNA transactions) may vary according to the rate at which the underlying assets or receivables are repaid. Information about yield factors is available from your financial professional on request.

CHANGE OF ADDRESS Please notify your financial professional or LPL Financial promptly in writing of any change of address.

COST BASIS For assets not purchased in the LPL account, you or the previous broker-dealer upon transfer may have provided the Date Acquired and Cost Basis of the position. If no such data was submitted, "N/A" is displayed. Liquidating transactions are automatically paired against holdings on a First In, First Out basis. Designating liquidations as "versus purchase" will cause the trade confirmation or other closed tax lot notification to reflect the selected closed tax lots. Since the cost basis on transferred securities may have been provided by another source, the cost basis information on your statement may not reflect accurate data or correspond to data on your trade confirmations. For accounts electing average cost, the total cost may be computed using a combination of averaged and non-averaged unit prices for eligible securities.

DISCREPANCIES Please notify both your financial professional and LPL Financial immediately of any discrepancies on your statement. If your financial professional is affiliated with another broker-dealer, you must notify them as well. Please see contact information on page 1 of this account statement. Additionally, any verbal communications should be reconfirmed in writing to each of the above parties to further protect your rights, including rights under the Securities Investor Protection Act.

FRACTIONAL SHARE LIQUIDATION For information on fractional share transactions, please refer to LPL.com > Disclosures > Market & Trading Disclosures > Fractional Share Transactions.

FREE CREDIT BALANCES LPL Financial may use your free credit balances subject to the limitations of 17 CFR Section 240.15c3-3 under the Securities Exchange Act of 1934. You have the right to receive from us, upon demand in the course of normal business, the delivery of any free credit balances to which you are entitled, any fully paid securities to which you are entitled, and any securities purchased on margin upon full payment of any indebtedness to LPL Financial. Balances in Client Cash Account are free credit balances.

INVESTMENT RISK LPL Financial is not a bank, savings and loan, or credit union. Securities and insurance offered through LPL and its affiliates are not FDIC, NCUA- or government-insured, not endorsed or guaranteed by LPL, its affiliates or any other financial institution, are not a deposit, and involve investment risk including possible loss of principal.

LPL INSURED BANK DEPOSIT SWEEP PROGRAMS Cash in the Insured Cash Account (ICA) and LPL Deposit Cash Account (DCA) programs is protected by the Federal Deposit Insurance Corporation (FDIC). LPL Financial allocates your money to the ICA program to banks in the order of the Priority Bank List, and to the DCA program to any bank on the Available Bank list, in increments up to the programs' disclosed amounts until your balance in each of the ICA and DCA programs is allocated to the program max. All banks are FDIC members. FDIC coverage is $250,000 per depositor per bank ($500,000 for joint account holders). More information on FDIC insurance is available on request, or by visiting www.fdic.gov. LPL Financial is not a bank. Unless otherwise disclosed, securities and other investments obtained through LPL Financial ARE NOT FDIC INSURED, ARE NOT BANK GUARANTEED AND MAY LOSE VALUE.

MARGIN ACCOUNT If you use margin, this statement combines information about your investment account(s) and a special miscellaneous account maintained for you under Section 220.6 of Regulation T issued by the Board of Governors of the Federal Reserve System. The permanent record of the separate account required by Regulation T is available for your inspection upon request.

MONEY MARKET FUNDS Money market fund transactions, if any, are displayed chronologically. The 30-day yield for the fund is also reflected as of the statement date.

MUNICIPAL MATERIAL DISCLOSURE Copies of any material disclosures for municipal bonds are available in the Electronic Municipal Market Access (EMMA) system at www.emma.msrb.org. To obtain specific municipal bond information, enter the nine-digit CUSIP number in the search field in the EMMA site. If you do not have access to the internet or would prefer a physical copy of the material disclosure, please contact your financial professional. Additional municipal bond information that may be available on www.emma.msrb.org includes, but is not limited to, advance refunding documents, continuing disclosures including annual financial statements and notices of material events, real-time and historical trade data, daily market statistics, and education material.

N/A or "-" Data Information that displays as N/A or "-" is missing or incomplete and is treated as zero when calculating totals.

OPTION CLIENTS Information on commissions and other charges incurred in connection with the execution of options transactions are included in the transaction confirmations provided to you. They are available upon request. Promptly advise your financial professional of any material change in your investment objectives or financial situation.

PRICING Prices shown should only be used as a general guide to portfolio value and may vary from actual liquidation value. We receive prices from various services, which are sometimes unable to provide timely information. Where pricing sources are not readily available, estimated prices may be generated by a matrix system or market driven-pricing model, taking various factors into consideration. Information that displays as N/A or "-" is missing or incomplete and is treated as zero when calculating totals.

PRINCIPAL If your broker-dealer is acting as principal in a transaction, your broker-dealer has sold to you or bought from you the security, and may have received a profit from the transaction.

PURCHASE COST The cost of assets purchased in the LPL account, excluding the cost of assets acquired by reinvested dividends and interest. The amount includes trade fees and commissions and excludes any accrued interest paid at purchase. The amount is subject to adjustment for return of capital, return of principal, original issue discount, bond premium, acquisition premium, market discount, partnership distribution, option premium, corporate action, and wash sale. For transferred securities, the amount could be the purchase amount or the adjusted cost amount you or the former institution provided to us. Transferred securities may not be included in Purchase Cost. When information is incomplete or missing, "N/A" is displayed and is treated as zero when calculating totals.

REGULATION All transactions are subject to the constitution, rules, regulations, customs, usages, rulings and interpretations of the exchange or market-and its clearing house, if any where the transactions are executed, and of the Financial Industry Regulatory Authority (FINRA).

REINVESTMENT The dollar amount of mutual fund distributions, money market fund income, or dividends on other securities on your statement may have been reinvested in additional shares. You will not receive confirmations for these reinvestment transactions. However, you may request information on these transactions by writing to LPL Financial. LPL will also, if requested, furnish you with the time of execution and the name of the person from whom your security was purchased.

REVENUE SHARING LPL may have a fee arrangement with the investment advisor or distributor ("sponsor") of the mutual fund you have purchased, called revenue-sharing. In such case, the sponsor pays LPL a fee based on the amount of your purchase, and LPL provides marketing support to the sponsor and allows the sponsor to access your financial professional so that the sponsor can promote such mutual funds. This arrangement gives LPL a financial incentive to have LPL clients invest in participating mutual funds instead of funds whose sponsor do not make such payments to LPL. Although your financial professional does not share in this compensation, this conflict of interest affects the ability of LPL to provide you with unbiased, objective investment advice concerning the selection of mutual funds for your account. This could mean that other mutual funds, whose sponsors do not make revenue sharing payments, may be more appropriate for your account than the mutual funds whose sponsors make revenue sharing payments to LPL. For a complete list of the participating sponsors, and the range of fee payments, please visit LPL.com>Disclosures> Account Disclosures, Agreements, Fee Schedules & Conflicts of Interest>Third Party Compensation and Related Conflicts of Interest.

SWEEP OPTION Your account may provide for a daily sweep in an insured bank deposit sweep program-either LPL Insured Cash Account (ICA) or LPL Deposit Cash Account (DCA)-or a money market mutual fund. The balance in the ICA, DCA or money market mutual fund sweep may be liquidated on the customer's order and the proceeds returned to the securities account, or remitted to the customer. If you have any questions about your sweep option, including rates of the depository institutions currently participating in the sweep option, or you would like to change your sweep option, please contact your financial professional.

TRADING AWAY POLICY Additional information regarding trading practices of equity portfolio managers on Manager Select and Manager Access Select is available on LPL.com > Disclosures > Market & Trading Disclosures > Third-Party Portfolio Manager Trading Practices.

ALPINE
WYOMING

Date: September 1, 2026

Department: Clerk/Treasurer

Presenter: Monica, Chenault

Subject: Rules for the Alpine Property Holdings Group, LLC, Premier Realty Investments, LLC, and Steve Turley Annexation Public Hearing

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Purpose:

To establish and announce a clear, content-neutral format for the annexation public hearing. The proposed format provides 30 minutes for the applicants' presentation and Town Council questions and answers, followed by a 30-minute public comment period with each speaker limited to three minutes.

Background:

The Town Council adopted Rules of Procedure to promote orderly meetings while encouraging public participation. Rule 2-1 requires the Rules to be strictly followed unless temporarily suspended by a three-quarters vote of the Council members present. Rule 3-4 governs recognition, speaker procedure, time limits, questions, written communications, and comments during public hearings.

Recommended Hearing Format

Hearing Segment	Time	Procedure
1. Applicant presentation and Council Q&A	30 minutes	The applicants may present their request. Council questions and applicant answers are included within the same 30-minute allotment.
2. Public comment	30 minutes	Public comment will have 30 minutes allotted. Each speaker receives three minutes for remarks concerning this annexation hearing.
3. Close public hearing	After comment	After all eligible speakers have been recognized, the Chair closes the public hearing. Council may then deliberate and take action under the posted agenda item.

Public Comment Rules to Be Announced by the Chair

- A person who signs up to speak and complies with the Rules will be recognized. Recognition determines the order of speakers, not whether a person may speak.
- Each speaker must use the rostrum, state their name and any group affiliation, and direct all remarks to the Chair. Cross-talking is not permitted.
- Each speaker is limited to three minutes. Time may not be yielded, pooled, transferred, or accumulated, and no speaker may receive another person's time.
- Remarks must be confined to the Alpine Property Holdings Group, LLC, Premier Realty Investments, LLC, and Steve Turley annexation public hearing.
- The Mayor or his assign will keep time and will notify the speaker when time has expired.
- The Council is not obligated to respond to public comments.

Suggested Motion:

I move to approve the public hearing format for the Alpine Property Holdings Group, LLC, Premier Realty Investments, LLC, and Steve Turley annexation as presented, providing 30 minutes total for the applicants' presentation and Council questions and answers, followed by 30 minutes scheduled for public comment with three minutes per speaker, subject to the Town's adopted Rules of Procedure and recognition of all eligible speakers.

TOWN OF ALPINE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TAX REVENUE					
10-31-100	PROPERTY TAX	.00	.00	177,000.00	177,000.00	.0
10-31-110	MOTOR VEHICLE TAX	.00	.00	75,000.00	75,000.00	.0
10-31-200	BASIC SALES & USE TAX	50,846.88	50,846.88	540,000.00	489,153.12	9.4
10-31-210	LOCAL OPTIONS SALES & USE TAX	42,437.60	42,437.60	485,000.00	442,562.40	8.8
10-31-220	GAS TAX	5,153.51	5,153.51	67,000.00	61,846.49	7.7
10-31-225	SPECIAL FUELS TAX	1,066.28	1,066.28	12,000.00	10,933.72	8.9
10-31-230	CIG. TAX	737.70	737.70	6,500.00	5,762.30	11.4
10-31-235	LODGING TAX	18,728.73	18,728.73	248,000.00	229,271.27	7.6
10-31-240	FRANCHISE TAX	10,772.53	10,772.53	20,250.00	9,477.47	53.2
10-31-250	SEVERANCE TAX	.00	.00	36,000.00	36,000.00	.0
10-31-260	MINERAL ROYALTIES	.00	.00	104,000.00	104,000.00	.0
10-31-270	DIRECT DISTRIBUTION	.00	.00	134,000.00	134,000.00	.0
	TOTAL TAX REVENUE	129,743.23	129,743.23	1,904,750.00	1,775,006.77	6.8
	LICENSES AND PERMITS					
10-32-100	BUSINESS LICENSE	900.00	900.00	20,000.00	19,100.00	4.5
10-32-110	LIQUOR LICENSE	676.00	676.00	13,500.00	12,824.00	5.0
10-32-120	BUILDING PERMITS	5,028.13	5,028.13	150,000.00	144,971.87	3.4
10-32-125	DEVELOPMENT FEES	.00	.00	25,000.00	25,000.00	.0
10-32-130	DOG & CAT LICENSE	20.00	20.00	200.00	180.00	10.0
	TOTAL LICENSES AND PERMITS	6,624.13	6,624.13	208,700.00	202,075.87	3.2
	CHARGES FOR SERVICES					
10-33-100	RENTS	4,518.00	4,518.00	150,000.00	145,482.00	3.0
10-33-130	EVENTS REVENUE	92,866.50	92,866.50	5,300.00	(87,566.50)	1752.2
10-33-135	MOUTAIN DAYS REVENUE	425.73	425.73	20,000.00	19,574.27	2.1
10-33-140	RECAPTURE REVENUE	15,183.22	15,183.22	151,000.00	135,816.78	10.1
	TOTAL CHARGES FOR SERVICES	112,993.45	112,993.45	326,300.00	213,306.55	34.6
	INTERGOVERNMENTAL REVENUE					
10-34-100	LOTTERY	5,884.95	5,884.95	17,750.00	11,865.05	33.2
10-34-200	GRANT INCOME	.00	.00	472,000.00	472,000.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	5,884.95	5,884.95	489,750.00	483,865.05	1.2
	FINES & PENALTIES					
10-35-100	CITATIONS	445.00	445.00	2,000.00	1,555.00	22.3
	TOTAL FINES & PENALTIES	445.00	445.00	2,000.00	1,555.00	22.3

TOWN OF ALPINE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	OTHER REVENUE					
10-38-100	INTEREST INCOME	2,954.93	2,954.93	20,000.00	17,045.07	14.8
10-38-800	OTHER INCOME	28.40	28.40	.00	(28.40)	.0
	TOTAL OTHER REVENUE	2,983.33	2,983.33	20,000.00	17,016.67	14.9
	TOTAL FUND REVENUE	258,674.09	258,674.09	2,951,500.00	2,692,825.91	8.8

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	MAYOR & COUNCIL					
10-41-110	ELECTED OFFICER SALARIES	3,346.16	3,346.16	20,000.00	16,653.84	16.7
10-41-210	PAYROLL TAXES	220.78	220.78	1,500.00	1,279.22	14.7
10-41-220	HEALTH INSURANCE	1,841.78	1,841.78	.00	(1,841.78)	.0
10-41-397	MILEAGE-OTHER EXPENSES	.00	.00	1,000.00	1,000.00	.0
	TOTAL MAYOR & COUNCIL	5,408.72	5,408.72	22,500.00	17,091.28	24.0
	ADMINISTRATION					
10-42-110	ADMIN SALAIRES	23,298.77	23,298.77	303,000.00	279,701.23	7.7
10-42-210	ADMIN PAYROLL TAXES	1,907.68	1,907.68	16,000.00	14,092.32	11.9
10-42-220	ADMIN MEDICAL BENEFITS	4,261.43	4,261.43	65,000.00	60,738.57	6.6
10-42-230	ADMIN RETIREMENT	4,454.73	4,454.73	60,000.00	55,545.27	7.4
10-42-240	ADMIN HUMAN RESOURCES	452.12	452.12	5,000.00	4,547.88	9.0
10-42-315	PROFESSIONAL SERVICES	3,050.00	3,050.00	229,000.00	225,950.00	1.3
10-42-325	OFFICE EQUIPMENT LEASE/RENT	220.88	220.88	3,600.00	3,379.12	6.1
10-42-335	SOFTWARE AND IT	8,764.82	8,764.82	45,000.00	36,235.18	19.5
10-42-340	TELEPHONE/FAX	508.28	508.28	6,500.00	5,991.72	7.8
10-42-345	NEW OFFICE EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
10-42-350	ADVERTISING	.00	.00	2,000.00	2,000.00	.0
10-42-360	DUES & MEMBERSHIPS	1,700.00	1,700.00	5,000.00	3,300.00	34.0
10-42-370	MERCHANT FEES/BANK CHARGES	1,778.06	1,778.06	5,000.00	3,221.94	35.6
10-42-380	LIABILITY POOL INSURANCE	.00	.00	2,750.00	2,750.00	.0
10-42-381	OTHER INSURANCE	671.32	671.32	2,500.00	1,828.68	26.9
10-42-390	ADMIN EDUCATION & TRAINING	.00	.00	5,000.00	5,000.00	.0
10-42-395	ADMIN TRAVEL	.00	.00	2,000.00	2,000.00	.0
10-42-405	ADMIN POSTAGE	67.50	67.50	3,000.00	2,932.50	2.3
10-42-410	ADMIN OFFICE SUPPLIES	123.49	123.49	4,000.00	3,876.51	3.1
	TOTAL ADMINISTRATION	51,259.08	51,259.08	765,350.00	714,090.92	6.7
	COURT					
10-45-100	JUDGE SALARY	500.00	500.00	6,000.00	5,500.00	8.3
10-45-110	COURT CLERK SALARY	.00	.00	3,500.00	3,500.00	.0
10-45-210	COURT PAYROLL TAXES	38.25	38.25	700.00	661.75	5.5
10-45-220	COURT MEDICAL BENEFITS	.00	.00	600.00	600.00	.0
10-45-230	COURT RETIREMENT	.00	.00	700.00	700.00	.0
10-45-311	COURT LEGAL & PROFESSIONAL	.00	.00	2,500.00	2,500.00	.0
10-45-335	COURT IT	.00	.00	2,500.00	2,500.00	.0
10-45-395	COUT RTRAINING & TRAVEL EXP	.00	.00	500.00	500.00	.0
10-45-410	COURT OFFICE SUPPLIES - POST	.00	.00	500.00	500.00	.0
	TOTAL COURT	538.25	538.25	17,500.00	16,961.75	3.1

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TRAVEL & TOURISM					
10-48-100	TRAVEL & TOURISM WAGES	.00	.00	3,200.00	3,200.00	.0
10-48-210	TRAVEL & TOURISM PAYROLL TAXES	.00	.00	200.00	200.00	.0
10-48-220	TOURISM BOARD MEDICAL BENEFIT	.00	.00	600.00	600.00	.0
10-48-230	TOURISM BOARD RETIREMENT	.00	.00	600.00	600.00	.0
10-48-315	TRAVEL & TOURSIM PROFESSIONAL	.00	.00	1,000.00	1,000.00	.0
10-48-410	TRAVEL & TOURISM SUPPLIES	.00	.00	1,000.00	1,000.00	.0
10-48-415	TRAVEL & TOURISM GRANT AWARDS	9,326.19	9,326.19	241,400.00	232,073.81	3.9
	TOTAL TRAVEL & TOURISM	9,326.19	9,326.19	248,000.00	238,673.81	3.8
	BUILDING & DEVELOPMENT					
10-50-110	P & Z WAGES	6,245.98	6,245.98	70,000.00	63,754.02	8.9
10-50-210	P & Z PAYROLL TAXES	487.29	487.29	4,000.00	3,512.71	12.2
10-50-220	P & Z MEDICAL BENEFITS	2,075.64	2,075.64	21,000.00	18,924.36	9.9
10-50-230	P & Z RETIREMENT	1,098.92	1,098.92	12,500.00	11,401.08	8.8
10-50-315	BUILDING INSPECTION SERVICES	.00	.00	60,000.00	60,000.00	.0
10-50-331	P & Z LEGAL & PROFESSIONAL	.00	.00	24,000.00	24,000.00	.0
10-50-335	P & Z IT	5,028.31	5,028.31	15,000.00	9,971.69	33.5
10-50-350	P & Z ADVERTISING	.00	.00	3,000.00	3,000.00	.0
10-50-395	P & Z TRAINING & TRAVEL	.00	.00	2,000.00	2,000.00	.0
10-50-397	P & Z MILEAGE	.00	.00	500.00	500.00	.0
10-50-410	P & Z OFFICE SUPPLIES & STAMPS	108.51	108.51	2,500.00	2,391.49	4.3
10-50-411	P & Z SOFTWARE	.00	.00	2,500.00	2,500.00	.0
	TOTAL BUILDING & DEVELOPMENT	15,044.65	15,044.65	217,000.00	201,955.35	6.9
	STREETS					
10-54-110	STREETS SALARY & WAGES	16,151.07	16,151.07	105,000.00	88,848.93	15.4
10-54-210	STREETS PAYROLL TAXES	1,798.48	1,798.48	10,000.00	8,201.52	18.0
10-54-220	STREETS MEDICAL BENIFITS	1,006.08	1,006.08	18,000.00	16,993.92	5.6
10-54-230	STREETS RETIREMENT	3,057.35	3,057.35	17,000.00	13,942.65	18.0
10-54-315	STREETS PROFESSIONAL SERVICES	.00	.00	1,200.00	1,200.00	.0
10-54-333	STREETS REPAIRS & MAINTENANCE	.00	.00	100,000.00	100,000.00	.0
10-54-350	STREETS EQUIPMENT R & M	.00	.00	2,000.00	2,000.00	.0
10-54-380	STREETS INSURANCE	177.49	177.49	2,000.00	1,822.51	8.9
10-54-400	STREETS - SMALL TOOLS & EQUIP	.00	.00	3,000.00	3,000.00	.0
10-54-410	STREETS OPERATING EXPENSES	.00	.00	1,500.00	1,500.00	.0
10-54-445	STREETS SIGNS	105.52	105.52	10,000.00	9,894.48	1.1
	TOTAL STREETS	22,295.99	22,295.99	269,700.00	247,404.01	8.3

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DEPARTMENT 55					
10-55-110	SNOW REMOVAL SALARY & WAGES	.00	.00	102,000.00	102,000.00	.0
10-55-210	SNOW REMOVAL PAYROLL TAXES	.00	.00	10,000.00	10,000.00	.0
10-55-220	SNOW REMOVAL MEDICAL BENEFITS	.00	.00	16,000.00	16,000.00	.0
10-55-230	SNOW REMOVAL RETIREMENT	.00	.00	15,000.00	15,000.00	.0
10-55-332	SNOW REMOVAL R & M	440.54	440.54	25,000.00	24,559.46	1.8
10-55-400	SNOW REMOVAL SM TOOLS & EQUIP	.00	.00	1,500.00	1,500.00	.0
10-55-410	SNOW REMOVAL OPERATING EXP	.00	.00	20,000.00	20,000.00	.0
	TOTAL DEPARTMENT 55	440.54	440.54	189,500.00	189,059.46	.2
	LAW ENFORCEMENT					
10-56-110	CODE ENFORCEMENT SALARY	.00	.00	23,000.00	23,000.00	.0
10-56-210	CODES PAYROLL TAXES	.00	.00	1,200.00	1,200.00	.0
10-56-220	CODES MEDICAL BENEFITS	.00	.00	6,000.00	6,000.00	.0
10-56-230	CODES RETIREMENT	.00	.00	4,500.00	4,500.00	.0
10-56-315	PROFESSIONAL SERVICES	600.00	600.00	.00	(600.00)	.0
10-56-319	COUNTY OFFICER CONTRACT & COMM	.00	.00	145,000.00	145,000.00	.0
10-56-335	SOFTWARE AND IT	2,400.99	2,400.99	2,500.00	99.01	96.0
10-56-410	CODES OFFICE SUPPLIES	228.31	228.31	1,000.00	771.69	22.8
10-56-452	CODES UTILITIES	.00	.00	750.00	750.00	.0
10-56-454	CODES FUEL & MILEAGE	45.04	45.04	1,000.00	954.96	4.5
	TOTAL LAW ENFORCEMENT	3,274.34	3,274.34	184,950.00	181,675.66	1.8

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FACILITIES					
10-58-110	FACILITIES SALARY & WAGES	780.12	780.12	9,000.00	8,219.88	8.7
10-58-210	FACILITIES - PAYROLL TAX	108.05	108.05	1,000.00	891.95	10.8
10-58-220	FACILITIES - MEDICAL BENEFITS	.00	.00	1,500.00	1,500.00	.0
10-58-230	FACILITIES - RETIREMENT	53.46	53.46	1,500.00	1,446.54	3.6
10-58-330	FACILITIES - TOWN HALL R & M	1,073.32	1,073.32	20,000.00	18,926.68	5.4
10-58-332	FACILITIES - C.C. R & M	70.00	70.00	17,500.00	17,430.00	.4
10-58-334	FACILITIES - SHOP R & M	29.99	29.99	5,000.00	4,970.01	.6
10-58-335	FACILITIES SOFTWARE AND IT	.00	.00	4,000.00	4,000.00	.0
10-58-336	FACILITIES - MC BLDG R & M	.00	.00	2,500.00	2,500.00	.0
10-58-360	FACILITIES - CDC R & M	.00	.00	1,000.00	1,000.00	.0
10-58-380	FACILITIES - RENTAL SIDE OF TH	197.45	197.45	1,000.00	802.55	19.8
10-58-400	FACILITIES TOOLS & EQUIPMENT	.00	.00	10,000.00	10,000.00	.0
10-58-402	SHOP VEHICLES R & M	.00	.00	20,000.00	20,000.00	.0
10-58-404	SHOP VEHICLES FUEL	.00	.00	50,000.00	50,000.00	.0
10-58-406	SHOP VEHICLE & EQUIP INSURANCE	2,119.21	2,119.21	.00	(2,119.21)	.0
10-58-410	SHOP SUPPLIES	4,112.96	4,112.96	15,000.00	10,887.04	27.4
10-58-411	CIVIC CENTER SUPPLIES	.00	.00	2,000.00	2,000.00	.0
10-58-450	FACILITIES - T.H. UTILITIIES	234.38	234.38	3,000.00	2,765.62	7.8
10-58-452	FACILITIES - C.C. UTILITIIES	1,221.98	1,221.98	17,500.00	16,278.02	7.0
10-58-454	FACILITIES - SHOP UTILITIIES	466.93	466.93	20,000.00	19,533.07	2.3
10-58-456	FACILITIES - MC UTILITIIES	.00	.00	250.00	250.00	.0
10-58-540	FACILITIES - TOWN INSURANCE	1,384.13	1,384.13	1,500.00	115.87	92.3
10-58-542	FACILITIES - SHOP INSURANCE	1,936.92	1,936.92	2,000.00	63.08	96.9
10-58-544	FACILITIES - C.C. INSURANCE	4,061.56	4,061.56	4,500.00	438.44	90.3
10-58-546	FACILITIES - M.C. INSURANCE	.00	.00	2,500.00	2,500.00	.0
10-58-548	FACILITIES - CDC INSURANCE	778.59	778.59	1,000.00	221.41	77.9
10-58-550	FACILITIES - FIRE DEPT INS	1,505.17	1,505.17	1,600.00	94.83	94.1
	TOTAL FACILITIES	20,134.22	20,134.22	214,850.00	194,715.78	9.4
	PARKS					
10-65-110	PARKS SALARIES & WAGES	6,259.62	6,259.62	45,000.00	38,740.38	13.9
10-65-210	PARKS PAYROLL TAXES	801.25	801.25	5,000.00	4,198.75	16.0
10-65-220	PARKS MEDICAL BENEFITS	262.37	262.37	6,000.00	5,737.63	4.4
10-65-230	PARKS RETIREMENT	263.49	263.49	6,000.00	5,736.51	4.4
10-65-315	PARKS PROFESSIONAL SERVICES	950.00	950.00	1,000.00	50.00	95.0
10-65-332	PARKS REPAIRS & MAINT.	.00	.00	52,500.00	52,500.00	.0
10-65-340	PARKS OUTSIDE SERVICES/SUB CON	.00	.00	15,000.00	15,000.00	.0
10-65-380	PARKS INSURANCE	23.14	23.14	250.00	226.86	9.3
10-65-450	PARKS - TOOLS, & EQUIPMENT	.00	.00	2,000.00	2,000.00	.0
10-65-452	PARKS UTILITIES	2,478.38	2,478.38	20,000.00	17,521.62	12.4
	TOTAL PARKS	11,038.25	11,038.25	152,750.00	141,711.75	7.2

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	EVENTS					
10-66-110	EVENTS SALARIES & WAGES	4,447.10	4,447.10	7,500.00	3,052.90	59.3
10-66-210	EVENTS PAYROLL TAXES	428.63	428.63	500.00	71.37	85.7
10-66-220	EVENTS MEDICAL BENEFITS	728.17	728.17	1,250.00	521.83	58.3
10-66-230	EVENTS RETIREMENT	484.60	484.60	1,250.00	765.40	38.8
10-66-421	4TH OF JULY EXPENSES	25,000.00	25,000.00	25,000.00	.00	100.0
10-66-422	CHRISTMAS LIGHT EXPENSES	.00	.00	10,000.00	10,000.00	.0
10-66-423	PUMPKIN PATCH EXPENSES	.00	.00	1,800.00	1,800.00	.0
10-66-424	TRUNK OR TREAT EXPENSES	.00	.00	500.00	500.00	.0
10-66-425	SANTA EXPENSES	.00	.00	2,000.00	2,000.00	.0
10-66-426	WINTER JUBILEE EXPENSES	.00	.00	12,200.00	12,200.00	.0
10-66-428	EASTER EGG HUNT EXPENSES	.00	.00	2,150.00	2,150.00	.0
10-66-429	SPRING CLEANUP EXPENSES	.00	.00	1,100.00	1,100.00	.0
10-66-430	MOUNTAIN DAYS EXPENSES	1,000.00	1,000.00	20,000.00	19,000.00	5.0
10-66-431	MUSIC SERIES EXPENSES	8,700.00	8,700.00	20,000.00	11,300.00	43.5
10-66-432	250TH EXPENSES	19,583.85	19,583.85	32,000.00	12,416.15	61.2
	TOTAL EVENTS	60,372.35	60,372.35	137,250.00	76,877.65	44.0
	BUSINESS & COMMUNITY DEV					
10-70-315	BUSINESS & COMMUNITY DEVELOPME	.00	.00	6,000.00	6,000.00	.0
	TOTAL BUSINESS & COMMUNITY DEV	.00	.00	6,000.00	6,000.00	.0
	CAPITAL OUTLAY					
10-90-545	SS4A PROJECT EXPENSES	.00	.00	204,500.00	204,500.00	.0
10-90-546	FY 2026 CAPITAL PROJECTS	(11,560.00)	(11,560.00)	.00	11,560.00	.0
10-90-547	USED SERVICE BODY PICK-UP	.00	.00	45,000.00	45,000.00	.0
10-90-548	FY 27 - LUDC	.00	.00	112,000.00	112,000.00	.0
10-90-549	FY 27 - CC GENERATOR	.00	.00	69,000.00	69,000.00	.0
	TOTAL CAPITAL OUTLAY	(11,560.00)	(11,560.00)	430,500.00	442,060.00	(2.7)
	DEBT SERVICE					
10-95-620	DEBT SERVICE LOAN PRINCIPAL	.00	.00	36,000.00	36,000.00	.0
10-95-630	DEBT SERVICE LOAN INTEREST	.00	.00	4,000.00	4,000.00	.0
10-95-640	CAPITAL LEASE PAYMENTS	.00	.00	195,000.00	195,000.00	.0
	TOTAL DEBT SERVICE	.00	.00	235,000.00	235,000.00	.0
	TOTAL FUND EXPENDITURES	187,572.58	187,572.58	3,090,850.00	2,903,277.42	6.1
	NET REVENUE OVER EXPENDITURES	71,101.51	71,101.51	(139,350.00)	(210,451.51)	51.0

TOWN OF ALPINE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	OPERATING REVENUE					
51-33-100	WATER USAGE FEE INCOME	75,284.99	75,284.99	675,000.00	599,715.01	11.2
51-33-105	FIRE SUPPRESSION SERVICE FEE	6,007.16	6,007.16	65,000.00	58,992.84	9.2
51-33-110	BULK WATER SALES	.00	.00	200.00	200.00	.0
51-33-120	TRANSFER FEE INCOME	1,316.24	1,316.24	7,200.00	5,883.76	18.3
51-33-400	CONNECTION FEE INCOME	.00	.00	49,500.00	49,500.00	.0
51-33-500	IRRIGATION WELL PERMIT FEE	.00	.00	250.00	250.00	.0
	TOTAL OPERATING REVENUE	82,608.39	82,608.39	797,150.00	714,541.61	10.4
	GRANT INCOME					
51-34-100	GRANT REVENUE	.00	.00	954,000.00	954,000.00	.0
	TOTAL GRANT INCOME	.00	.00	954,000.00	954,000.00	.0
	OTHER INCOME					
51-38-100	INTEREST INCOME	2,961.84	2,961.84	23,000.00	20,038.16	12.9
51-38-400	WATER CAPACITY FEE INCOME	.00	.00	260,000.00	260,000.00	.0
51-38-500	METER REPLACEMENT FEE INCOME	1,338.54	1,338.54	16,000.00	14,661.46	8.4
	TOTAL OTHER INCOME	4,300.38	4,300.38	299,000.00	294,699.62	1.4
	TOTAL FUND REVENUE	86,908.77	86,908.77	2,050,150.00	1,963,241.23	4.2

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
51-42-110	ADMIN SALARIES & WAGES	.00	.00	29,000.00	29,000.00	.0
51-42-210	ADMIN PAYROLL TAXES	.00	.00	1,500.00	1,500.00	.0
51-42-220	ADMIN MEDICAL BENEFITS	.00	.00	5,000.00	5,000.00	.0
51-42-230	ADMIN RETIREMENT	.00	.00	6,000.00	6,000.00	.0
51-42-315	ADMIN PROFESSIONAL SERVICES	.00	.00	24,000.00	24,000.00	.0
51-42-335	SOFTWARE & IT	2,987.09	2,987.09	26,000.00	23,012.91	11.5
51-42-360	DUES & MEMBERSHIPS	.00	.00	1,000.00	1,000.00	.0
51-42-370	BANK CHARGES	469.04	469.04	6,000.00	5,530.96	7.8
51-42-380	INSURANCE	.00	.00	7,000.00	7,000.00	.0
51-42-395	TRAVEL & EDUCATION	.00	.00	2,000.00	2,000.00	.0
51-42-405	POSTAGE	182.50	182.50	3,500.00	3,317.50	5.2
51-42-410	OFFICE & MISCELLANEOUS	.00	.00	4,000.00	4,000.00	.0
	TOTAL ADMINISTRATION	3,638.63	3,638.63	115,000.00	111,361.37	3.2
	FIELD OPS					
51-80-110	FO SALARIES & WAGES	1,581.41	1,581.41	56,000.00	54,418.59	2.8
51-80-210	FO PAYROLL TAXES	184.67	184.67	5,500.00	5,315.33	3.4
51-80-220	FO MEDICAL BENEFITS	.00	.00	5,000.00	5,000.00	.0
51-80-230	FO RETIREMENT	14.63	14.63	6,000.00	5,985.37	.2
51-80-315	PROFESSIONAL SERVICES	.00	.00	3,000.00	3,000.00	.0
51-80-320	TESTING	706.00	706.00	2,500.00	1,794.00	28.2
51-80-325	RENT	.00	.00	46,750.00	46,750.00	.0
51-80-332	REPAIRS & MAINTENACE	14,124.03	14,124.03	100,000.00	85,875.97	14.1
51-80-335	SOFTWARE AND IT	.00	.00	5,000.00	5,000.00	.0
51-80-380	FO INSURANCE	1,495.55	1,495.55	250.00	(1,245.55)	598.2
51-80-395	TRAVEL & EDUCATION	.00	.00	2,000.00	2,000.00	.0
51-80-400	SMALL TOOLS & EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
51-80-420	OPERATION SUPPLIES	.00	.00	20,000.00	20,000.00	.0
51-80-430	CHEMICALS	.00	.00	6,500.00	6,500.00	.0
51-80-452	UTILITIES (DISTRIBUTION)	197.15	197.15	7,500.00	7,302.85	2.6
51-80-453	UTILITIES WELLS (GENERATION)	6,964.14	6,964.14	30,000.00	23,035.86	23.2
51-80-800	DEPRECIATION EXPENSE	.00	.00	120,000.00	120,000.00	.0
	TOTAL FIELD OPS	25,267.58	25,267.58	421,000.00	395,732.42	6.0
	CAPITAL OUTLAY					
51-90-545	RADIO READ PROJECT	380,956.90	380,956.90	100,000.00	(280,956.90)	381.0
51-90-547	FY 27 - WELL HOUSE GENERATOR	.00	.00	149,000.00	149,000.00	.0
51-90-548	FY 27 - MEGA WELL TIE IN	.00	.00	410,000.00	410,000.00	.0
	TOTAL CAPITAL OUTLAY	380,956.90	380,956.90	659,000.00	278,043.10	57.8

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DEBT SERVICE					
51-95-620	DEBT SERVICES	.00	.00	14,000.00	14,000.00	.0
51-95-630	INTEREST EXPENSE	.00	.00	14,000.00	14,000.00	.0
	TOTAL DEBT SERVICE	.00	.00	28,000.00	28,000.00	.0
	TOTAL FUND EXPENDITURES	409,863.11	409,863.11	1,223,000.00	813,136.89	33.5
	NET REVENUE OVER EXPENDITURES	(322,954.34)	(322,954.34)	827,150.00	1,150,104.34	(39.0)

TOWN OF ALPINE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	OPERATING REVENUE					
52-33-100	MONTHLY SERVICE FEES	78,272.68	78,272.68	988,000.00	909,727.32	7.9
52-33-200	CONNECTION FEES	683.95	683.95	33,000.00	32,316.05	2.1
	TOTAL OPERATING REVENUE	78,956.63	78,956.63	1,021,000.00	942,043.37	7.7
	OTHER INCOME					
52-38-100	INTEREST INCOME	3,259.16	3,259.16	25,000.00	21,740.84	13.0
52-38-400	SEWER CAPACITY FEES	.00	.00	275,000.00	275,000.00	.0
	TOTAL OTHER INCOME	3,259.16	3,259.16	300,000.00	296,740.84	1.1
	TOTAL FUND REVENUE	82,215.79	82,215.79	1,321,000.00	1,238,784.21	6.2

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
52-42-110	ADMIN SALARIES & WAGES	4,075.16	4,075.16	29,000.00	24,924.84	14.1
52-42-210	ADMIN PAYROLL TAXES	317.14	317.14	1,500.00	1,182.86	21.1
52-42-220	ADMIN MEDICAL BENEFITS	565.84	565.84	5,000.00	4,434.16	11.3
52-42-230	ADMIN RETIRMENT	779.16	779.16	6,000.00	5,220.84	13.0
52-42-315	PROFESSIONAL SERVICES	.00	.00	12,000.00	12,000.00	.0
52-42-335	SOFTWARE & IT	11,382.27	11,382.27	.00	(11,382.27)	.0
52-42-370	BANK CHARGES	469.04	469.04	11,000.00	10,530.96	4.3
52-42-380	INSURANCE	.00	.00	44,000.00	44,000.00	.0
52-42-405	POSTAGE	182.50	182.50	5,000.00	4,817.50	3.7
52-42-410	OFFICE & MISCELLANEOUS	295.55	295.55	3,000.00	2,704.45	9.9
	TOTAL ADMINISTRATION	18,066.66	18,066.66	116,500.00	98,433.34	15.5
	COLLECTIONS					
52-82-110	COLLECTIONS SALARIES & WAGES	568.48	568.48	48,500.00	47,931.52	1.2
52-82-210	COLLECTIONS PAYROLL TAXES	64.46	64.46	5,000.00	4,935.54	1.3
52-82-220	COLLECTIONS MEDICAL BENEFITS	.00	.00	10,000.00	10,000.00	.0
52-82-230	COLLECTIONS RETIREMENT	33.48	33.48	10,000.00	9,966.52	.3
52-82-315	PROFESSIONAL SERVICES	.00	.00	2,500.00	2,500.00	.0
52-82-325	RENT	.00	.00	46,750.00	46,750.00	.0
52-82-332	REPAIRS & MAINTENANCE	(354.60)	(354.60)	80,000.00	80,354.60	(.4)
52-82-335	SOFTWARE & IT	.00	.00	5,000.00	5,000.00	.0
52-82-380	COLLECTIONS INSURANCE	2,571.11	2,571.11	1,000.00	(1,571.11)	257.1
52-82-390	TRAVEL/EDUC./TRAINING	.00	.00	5,000.00	5,000.00	.0
52-82-400	SMALL TOOLS & EQUIPMENT	.00	.00	5,000.00	5,000.00	.0
52-82-454	UTILITIES	1,299.65	1,299.65	15,000.00	13,700.35	8.7
	TOTAL COLLECTIONS	4,182.58	4,182.58	233,750.00	229,567.42	1.8
	PRE-TREATMENT					
52-83-110	PRE- TREATMENT S & W	8,561.72	8,561.72	100,000.00	91,438.28	8.6
52-83-210	PRE- TREATMENT PAYROLL TAXES	1,167.64	1,167.64	10,000.00	8,832.36	11.7
52-83-220	PRE-TREATMENT MEDICAL BENEFITS	2,402.78	2,402.78	10,000.00	7,597.22	24.0
52-83-230	PRE- TREATMENT RETIREMENT	1,636.53	1,636.53	20,000.00	18,363.47	8.2
52-83-315	PROFESSIONAL SERVICES	.00	.00	12,000.00	12,000.00	.0
52-83-320	TESTING	.00	.00	6,000.00	6,000.00	.0
52-83-332	REPAIRS & MAINTENANCE	5,468.75	5,468.75	50,000.00	44,531.25	10.9
52-83-335	SOFTWARE AND IT	.00	.00	5,000.00	5,000.00	.0
52-83-380	PRE-TREATMENT INSURANCE	9,193.25	9,193.25	.00	(9,193.25)	.0
52-83-420	OPERATION SUPPLIES - CHEMICALS	.00	.00	48,000.00	48,000.00	.0
52-83-454	UTILITIES	2,215.49	2,215.49	50,000.00	47,784.51	4.4
	TOTAL PRE-TREATMENT	30,646.16	30,646.16	311,000.00	280,353.84	9.9

TOWN OF ALPINE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JULY 31, 2026

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WWTP					
52-84-110	WWTP SALARIES & WAGES	8,443.42	8,443.42	100,000.00	91,556.58	8.4
52-84-210	WWTP PAYROLL TAXES	930.17	930.17	10,000.00	9,069.83	9.3
52-84-220	WWTP MEDICAL BENEFITS	1,365.73	1,365.73	10,000.00	8,634.27	13.7
52-84-230	WWTP RETIREMENT	1,614.39	1,614.39	20,000.00	18,385.61	8.1
52-84-315	PROFESSIONAL SERVICES	.00	.00	24,000.00	24,000.00	.0
52-84-319	SEWAGE CAKE HAULING/DISPOSAL	.00	.00	60,000.00	60,000.00	.0
52-84-320	TESTING	491.00	491.00	10,000.00	9,509.00	4.9
52-84-332	REPAIRS & MAINTENANCE	107.22	107.22	50,000.00	49,892.78	.2
52-84-335	SOFTWARE AND IT	456.62	456.62	5,000.00	4,543.38	9.1
52-84-380	WWTP INSURANCE	28,517.43	28,517.43	.00	(28,517.43)	.0
52-84-390	TRAVEL/EDUC./TRAINING	.00	.00	2,500.00	2,500.00	.0
52-84-400	SMALL TOOLS & EQUIPMENT	.00	.00	10,000.00	10,000.00	.0
52-84-420	OPERATION SUPPLIES - CHEMICALS	.00	.00	48,000.00	48,000.00	.0
52-84-454	UTILITIES	10,436.61	10,436.61	60,000.00	49,563.39	17.4
52-84-800	DEPRECIATION EXPENSE	.00	.00	200,000.00	200,000.00	.0
	TOTAL WWTP	52,362.59	52,362.59	609,500.00	557,137.41	8.6
	CAPITAL OUTLAY					
52-90-544	ULTRAVIOLET LIGHT PROJECT	.00	.00	150,000.00	150,000.00	.0
52-90-545	FY 27 - MELVIN LS POWER	.00	.00	25,000.00	25,000.00	.0
52-90-546	FY 27 - MOBILE LS CONNECTIONS	.00	.00	45,000.00	45,000.00	.0
	TOTAL CAPITAL OUTLAY	.00	.00	220,000.00	220,000.00	.0
	DEBT SERVICE					
52-95-620	DEBT SERVICE PRINCIPAL	116,937.17	116,937.17	130,000.00	13,062.83	90.0
52-95-630	DEBT SERVICE INTEREST	55,259.65	55,259.65	65,000.00	9,740.35	85.0
52-95-640	CAPITAL LEASE PAYMENTS	7,000.00	7,000.00	84,000.00	77,000.00	8.3
	TOTAL DEBT SERVICE	179,196.82	179,196.82	279,000.00	99,803.18	64.2
	TOTAL FUND EXPENDITURES	284,454.81	284,454.81	1,769,750.00	1,485,295.19	16.1
	NET REVENUE OVER EXPENDITURES	(202,239.02)	(202,239.02)	(448,750.00)	(246,510.98)	(45.1)

Title: Clerk/Treasurer Report

Date: September 1, 2026

Name: Monica Chenault, Clerk/Treasurer

Old Business Updates

- Turley Annexation Report: I completed the draft report and forwarded it to the Town engineer, Town attorney, and Council for review. I have received questions and comments from two Council members. Please provide any additional questions or comments by the end of the week.
- Codification: The codification proofs have been received. Riley and I will review them before forwarding them to the Town attorney.

Current Business Updates

- Meeting Management System and Website: CivicPlus is discontinuing the meeting management system and website products currently used by the Town. CivicPlus has offered to transition the Town to upgraded products; however, after attending product demonstrations, staff determined that those products may not be the best option. Staff will investigate alternatives and bring the matter back to Council in October.
- Industrial Wastewater Program: Staff has met twice to discuss the steps necessary to implement the program. Staff determined that the Town's Master Sewer Ordinance must be updated to fully support the program. Staff is identifying the necessary revisions and will schedule a Council discussion item in October.
- Staff Report Training: Staff has held two training sessions on the effective preparation of staff reports. We hope the reports are helpful to the governing process.
- Utility Payment Processing: Caselle is discontinuing its relationship with Express Bill Pay. Staff met with Caselle representatives regarding moving the Town's merchant services to Caselle's system. I will bring this matter back to Council in early October.

Future Business Updates

- Fireworks and Fire Ordinances: Policy considerations will be presented to Council for discussion in October.

Financial Report

- July Financial Report attached.

ALPINE
WYOMING

Title: Public Works Report

Date: September 1, 2026

Name: Craig Leseberg, Public Works Director

Water and Wastewater Data

Data for the period beginning July1, 2026 and ending July 31, 2026 is as follows:

Disclaimer: The usage figures below reflect only the gallons measured on the Town's main water system. Revenue figures include water sales from both Town water systems. In the coming months, usage data from the second water system will also be collected and incorporated into future reports.

Volume of Water Produced	25,054,000 Gallons
Volume of Water Sold	22,118,108.4 Gallons
Difference	2,935,891 Gallons
Revenue Generated (Water)	$ 93,115.14
Well Utilization	43% of capacity
Volume of Wastewater Treated	4,466,857 Gallons or CCF
Revenue Generated (Wastewater)	$ 69,144.87

Old Business Updates

- The AMI meter replacement project is nearing completion, with only a handful of meters remaining throughout the system. At Targhee Place, 20 meters remain to be installed. Staff anticipate completing these installations by September 1, 2026.
- Twin D completed sewer main jetting in Area 4 last week, with the remaining work finished on Monday. The project was highly successful and resulted in a significant cleaning of the Town's sewer infrastructure.

Current Business Updates

- The Mega Well tie-in project continues to progress smoothly. Staff held the 50% project review meeting with the Wyoming Water Development Commission (WWDC) and Sunrise Engineering on August 6, 2026. The project remains on schedule, and the next major milestone will be the WWDC 90% review meeting, anticipated in the coming weeks.

Future Business Updates

- The Homeland Security grant agreements for generators at the well house and Civic Center have been signed, allowing the projects to move forward. These generators will strengthen the Town's emergency preparedness and help protect essential facilities during power outages.
- Staff are obtaining additional quotes for the Greys River Road pavement project.

Upcoming Construction Activity

- Town of Alpine/Sunrise Engineering—Water Well No. 4 tie-in: Date and time to be determined.
- Installation of the new well house generator: Date and time to be determined.
- Installation of the new Civic Center generator: Date and time to be determined.

ALPINE
WYOMING

Title: Planning & Zoning Report

Date: August 27, 2026

Name: Gina Corson, Planning & Zoning Administrator

Report Period: August 1 to August 27, 2026

Annual Permit Data

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

Total Building Permits Issued	13
Residential	12
Commercial	1
Certificates of Occupancy Issued	3
Temporary Certificates of Occupancy Issued	5
Certificates of Completion Issued	5
Development Agreements Approved	0
Planned Unit Developments Approved	1
Conditional Use Permits Approved	0
Minor Annexation Petitions Received	1
Major Annexation Petitions Received	4
Simple Subdivisions Approved	1
Minor Subdivisions Approved	0
Major Subdivisions Approved	1

Report Period Data

Permits Issued/Approved

- RB26-000027- 142 Columbine Street, Lot 1 of Alpine Meadows
  - Cynthia Corona
  - Single-family home site plan
  - Approved August 25, 2026

Affidavits Issued

- 347 Meadows Drive Lot #1 of Kilroy Addition
  - Alpine Junction Property Investments, LLC
  - Reroof Affidavit
  - August 26, 2026
- 345 Meadows Drive Lot #2 of Kilroy Addition
  - Alpine Junction Property Investments, LLC
  - Reroof Affidavit
  - August 26, 2026

Certificates of Occupancy Issued

- None

Temporary Certificates of Occupancy Issued

- None

Certificates of Completion Issued

- None

Annexation Petitions Received

- None

Subdivisions Approved

- None

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

- None identified

Major Ongoing Projects

- 2026 Master Plan
  The Planning and Zoning Commission adopted and certified the portion of the 2026 Master Plan applicable within Town limits. Provisions involving territory outside the Town remain pending clarification of Lincoln County concurrence requirements and legal review.
- LUDC Redesign
  The Commission began providing policy direction for the redesign, including grading, building-height measurement, exposed foundation walls, enforcement, inspection coordination, and site-plan review checklists. Detailed implementation language will be developed with the consultant and returned to the Commission for further consideration.

ALPINE
WYOMING

Town of Alpine Code Enforcement Officer Report

7/29/26 to 8/26/26

Meeting Date: September 1, 2026
Submitted By: Tara Bender, Code Enforcement Officer
Prepared On: August 27, 2026

Citations/Warnings	0 Citations 0 Warnings
Stop Work Orders Issued	0
Total Responses/Investigations	17

Animal - Livestock	1	LUDC - Permit Compliance - Signs	3
Business License Compliance	3	LUDC – Permit Compliance – Permits/Affidavits	4
Maintenance of Premises – Trash/Bear Conflict	1/3 Properties	Health, Safety, Noise – Construction Noise	2
Maintenance of Premises – Littering/General	2	LUDC Compliance – Building Permits Posted	1/12 Properties

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

ALPINE
WYOMING

Date: September 1, 2026

Department: Administration

Presenter: Monica Chenault

Subject: 2026 Master Plan Adoption Draft — Council Discussion

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Purpose:

To provide the Town Council an opportunity to review and discuss the most recent adoption draft of the Town of Alpine 2026 Master Plan and recommend specific revisions to the consultant before the Plan is presented for adoption.

Background:

Nora from Cushing Terrell will attend the meeting to assist Council with its review and deliberation on the most recent adoption draft of the Town of Alpine 2026 Master Plan.

Cushing Terrell's August 17, 2026, memorandum is attached. The memorandum summarizes substantive changes made to the Master Plan in response to community and stakeholder feedback since the prior meetings. The list is not exhaustive and does not include minor spelling or grammar corrections. Council may use the memorandum to identify additional provisions it would like to discuss with the consultant.

The Master Plan is intended to guide the Town's growth, development, infrastructure, services, and community priorities for approximately the next 20 years. This meeting is Council's opportunity to review the adoption draft with the consultant and recommend specific changes necessary to ensure that the Plan's goals, policies, and actions accurately reflect the Town's long-term direction.

The following provisions have been specifically identified for Council discussion. For each item, Council may recommend specific revisions or determine that the language and assigned priority should remain unchanged.

Discussion Item 1 — Mission Statement, Page 7

The adoption draft includes the following proposed 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 welcoming place for residents and visitors to connect and thrive."

Council should discuss whether the proposed Mission Statement accurately reflects the Town's vision and priorities for the next 20 years.

Council Direction:

- Recommend specific revisions to the proposed language; or
- Leave the proposed language unchanged.

Discussion Item 2 — LU Action 3.5.A, Page 64

Under the Master Plan's goals, policies, and actions, LU Action 3.5.A states:

> "Explore opportunities with property owners in the Air Park to come to a mutually beneficial annexation agreement."

Council should discuss whether the proposed action accurately reflects the Town's long-term direction concerning the Air Park.

Council Direction:

- Recommend specific revisions to the proposed language;
- Recommend removing the action from the draft; or
- Leave the proposed language unchanged.

Discussion Item 3 — TSI Action 1.1.A, Page 98

> "As the Town continues to grow, work with Lincoln County School District to open a permanent K–12 school in Alpine."

Council should discuss whether the proposed action accurately reflects the Town's intended role and long-term priorities concerning a permanent K–12 school in Alpine.

Council Direction:

- Recommend specific revisions to the proposed language or assigned priority;
- Recommend removing the action from the draft; or
- Leave the proposed language and assigned priority unchanged.

Discussion Item 4 — TSI Action 1.1.C, Page 98

> "Continue to support the temporary school located at 200 Buffalo Drive."

Council should discuss whether the proposed action accurately reflects the Town's intended role and long-term priorities concerning the temporary school located at 200 Buffalo Drive.

ALPINE
WYOMING

Council Direction:

- Recommend specific revisions to the proposed language or assigned priority;
- Recommend removing the action from the draft; or
- Leave the proposed language and assigned priority unchanged.

Council may also discuss any other goals, policies, actions, priorities, or language contained in the adoption draft or identified in Cushing Terrell's August 17 memorandum.

For each additional item, Council may recommend specific revisions, recommend removing the provision, or leave the proposed language and assigned priority unchanged.

Alternatives:

Option A — Recommend Revisions. Identify specific language, priority, or timing changes for Cushing Terrell to incorporate into the Master Plan adoption draft.

Option B — Leave Provisions Unchanged. Determine that no revisions are needed to one or more of the identified provisions.

Council may choose Option A for some provisions and Option B for others.

Fiscal Impact:

This discussion will have a fiscal impact. Nora from Cushing Terrell will travel to Alpine to assist Council with its review and discussion of the Master Plan adoption draft. Because this additional meeting was not included in Cushing Terrell's contract, the Town will be responsible for her expenses. The total cost is not yet known.

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. Council's review will help ensure that the goals, policies, actions, and implementation priorities in the adoption draft accurately reflect the Town's long-term vision and intended direction before the Plan is presented for adoption.

ALPINE
WYOMING

Key Questions:

1. Does the adoption draft accurately reflect Council's vision for the Town of Alpine over the next 20 years?
2. Do the proposed goals, policies, and actions reflect the Town's priorities and the role Council believes the Town should have in carrying them out?
3. Are the proposed priorities and implementation timeframes appropriate?
4. Is there language Council believes should be revised, added, or removed before the Master Plan is presented for adoption?
5. Are there other provisions in the adoption draft or the August 17 memorandum that Council wants to discuss with the consultant?

Suggested Motion:

No formal motion is required. Council may provide specific direction and recommended language changes to Cushing Terrell during the discussion.

Attachments:

1. Cushing Terrell Memorandum of Draft Changes dated August 17, 2026
2. Town of Alpine 2026 Master Plan — Most Recent Adoption Draft

August 27, 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 community and stakeholder 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 August 25th and September 1st to discuss further.

- Page 7 – added Mission Statement
- Page 12 – corrected inaccurate information about a school in Alpine
- Page 27 – updated Draft & Final Plan Schedule based on pushed-out dates
- Page 42 – Future Land Use Map – updated Skate Park to be "natural"
- Page 47 – updated images to show smaller / more comparable communities
- Page 53 – "properties may be only one story but multi-story buildings are encouraged up to ~~3-4~~ 3 stories."
- Page 53 – added language to Roads & Streets "Landscaped tree lawns can feature outdoor dining furniture for downtown businesses to utilize."
- Page 54 - updated images to show smaller / more comparable communities
- Page 55 – updated rendering to show drop-off of Reservoir and mountains in background, removed businesses and added recreation center
- Page 58 - updated images to show smaller / more comparable communities
- Page 62 – updated LU Action 1.1.A "Commission a master plan for The Confluence to determine recreation offerings, ~~gathering places,~~ civic spaces, parks, community facilities, and funding methods."
- Page 62 – added new Action 2.1.A: "Conduct a corridor study on Highway 89 to determine the optimal roadway and urban design for Alpine's main street."
- Page 62 – updated LU Action 2.1.B: "Reduce building setback requirements to 0 feet on Highway 89 through downtown to create a cohesive frontage of businesses and encourage cars to slow when passing through.
- Page 63 – updated LU Action 3.1.A "…formalize the Planning Area Boundary and ~~require~~ encourage properties …to annex into Alpine…"
- Page 63 – added LU Action 3.1.F: "Address building standards for properties on sloped hillsides in the Land Use Development Code."
- Page 64 – question for P&Z and Town Council – include or remove LU Policy 3.5?
- Page 73 – updated EV Action 1.3.C: "…to provide business development resources and workforce training tailored to ~~retail, hospitality, and healthcare needs~~ the trades."

- Page 73 – removed EV Policy 2.2 “Cureate a tenant mix that is diverse, in-demand, and leverages the unique setting” and associated actions for the Confluence
- Page 90 – added more partners for Stewardship & Natural Resources
- Page 91 – added SNR Action 1.2.C: “Support the development o electric vehicle charging stations on public property.”
- Page 91 – updated Action SNR 1.4.B: “Protect wildlife and their habitat, especially ~~lynx and moose~~ elk and wolves that have major migration patterns through Alpine.”
- Page 92 – updated SNE Action 2.1.D “Adopt ~~or strengthen Wildland Urban Interface (WUI) Codes including~~…the 2024 International Wildland-Urban Interface Code, encouraging fire-adaptive building materials and landscaping standards.”
- Page 93 – updated language about current school locations for elementary, middle and high school aged children. Swapped out photo for image of Charter School. Removed negative quote about Charter School.
- Page 94 – added Wyoming Classical Academy Alpine to map
- Page 98 – swapped order of TSI Action 1.1.A and 1.1.B.
- Page 98 updated TSI Action 2.1.C “Work with the USPS to ~~expand the capacity of the Post Office~~ identify a location for a permanent and expanded Post Office.”
- Page 101 – updated map to remove inaccurate campsites and snow routes, added Skate Park
- Page 105 – updated PROST Action 1.2.A to include an indoor swimming pool
- Page 105 – moved Actions under former PROST Policy 2.2 under PROST Policy 1.3
- Page 114 - Added Action 1.1.G: “When updating the Land Use Development Code, require new developments (that meet certain thresholds/criteria) to install infrastructure that facilitates alternative transportation”
- Page 114 - Added Action 1.2.D: “Provide bicycle parking and e-bicycle facilities in areas frequently accessed by bicycle and along bike routes.”

ALPINE
MASTER PLAN

A Community Vision

Adoption Draft, August 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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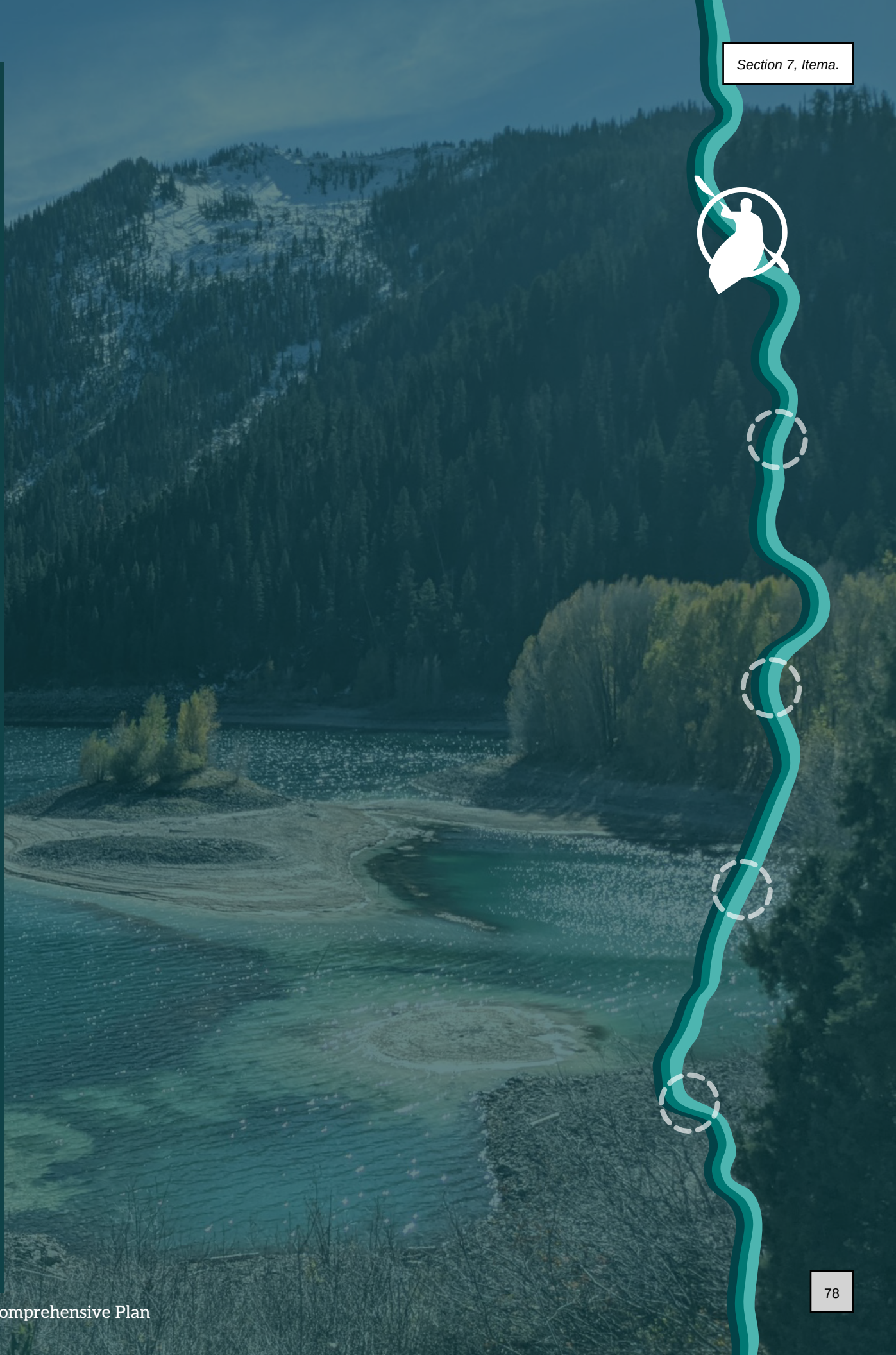
0 EXECUTIVE SUMMARY



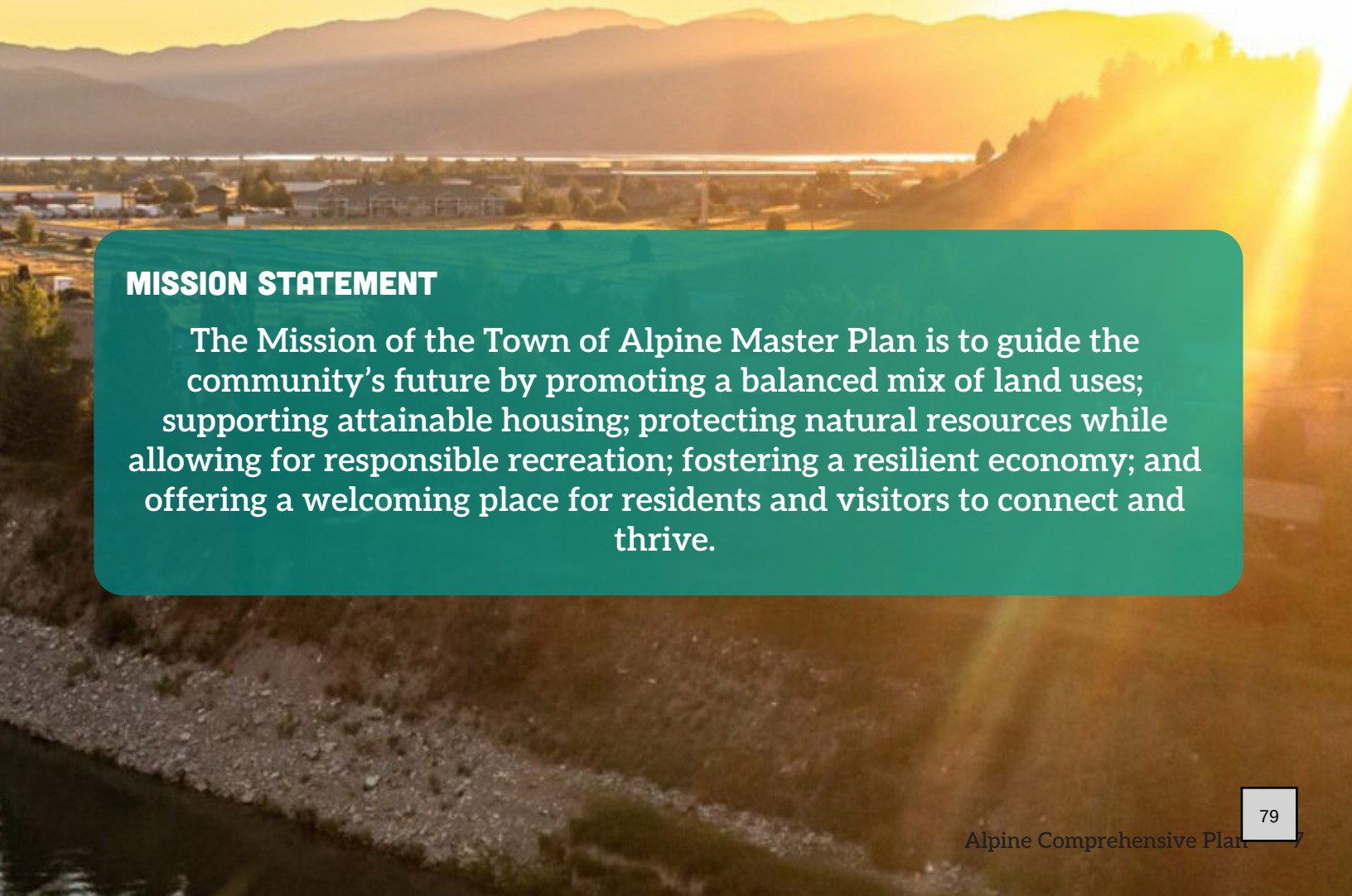
A PLAN FOR ALPINE'S FUTURE

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 offering a welcoming place for residents and visitors to connect and thrive.

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**)

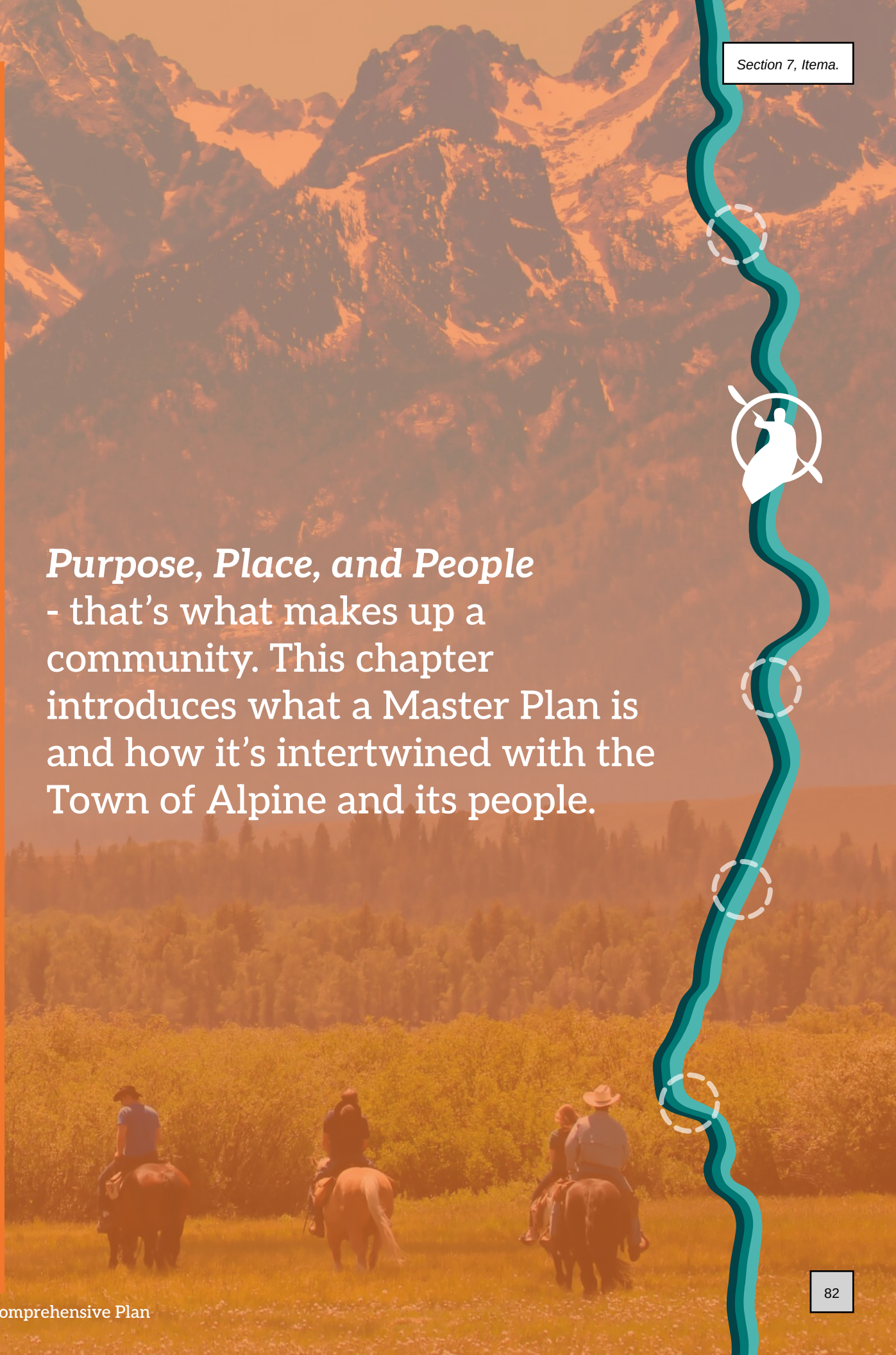
Planning Topics

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.

Alpine does not currently have a permanent school. Efforts to establish a local school have been ongoing and, at times, controversial—particularly regarding potential locations. The Town now has a 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

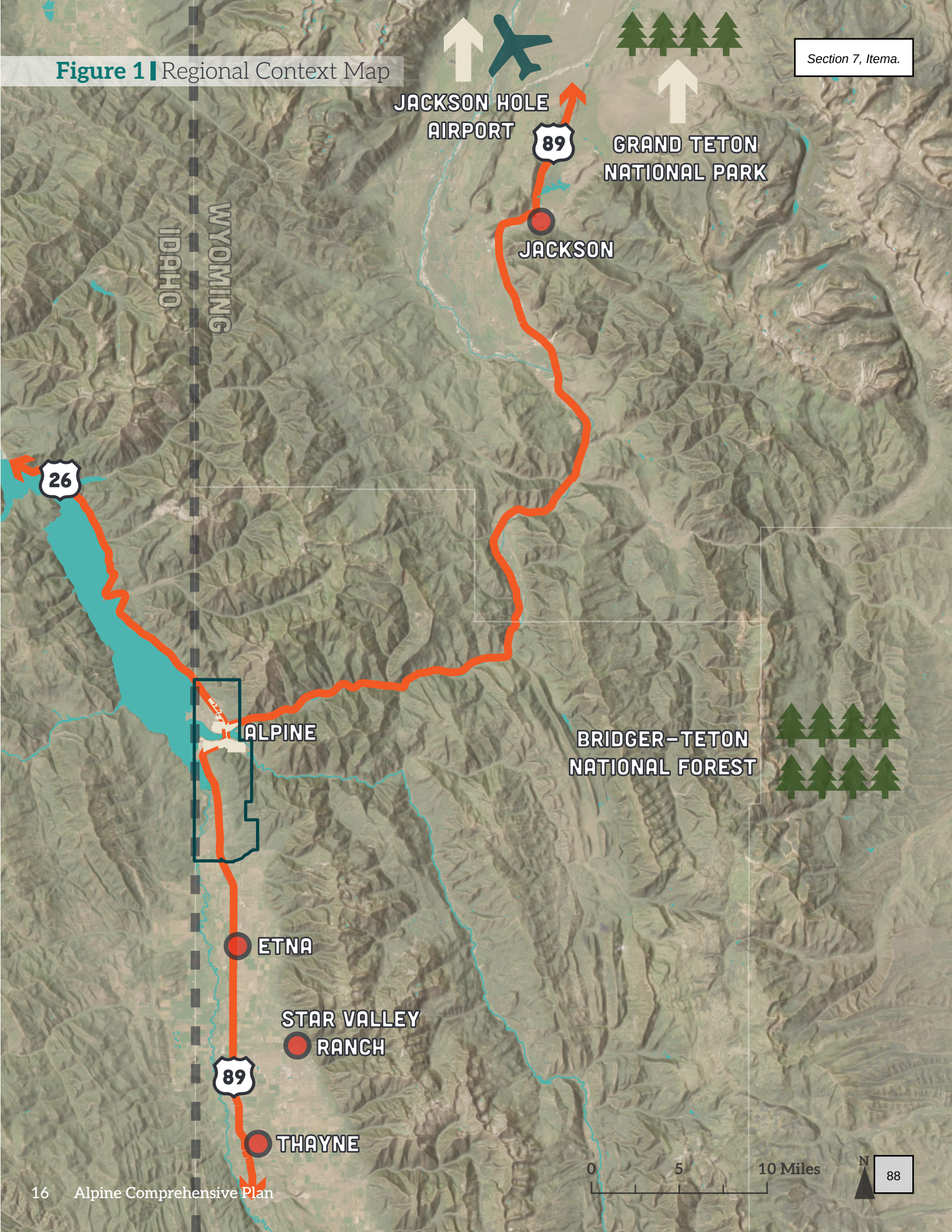
Alpine is the northernmost town in Lincoln County, on the border of Wyoming and Idaho. One of the regionally defining characteristics of Alpine is its unique blend of natural and human-made convergences. Alpine sits between both the Caribou-Targhee National Forest to the west and the Bridger Teton National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

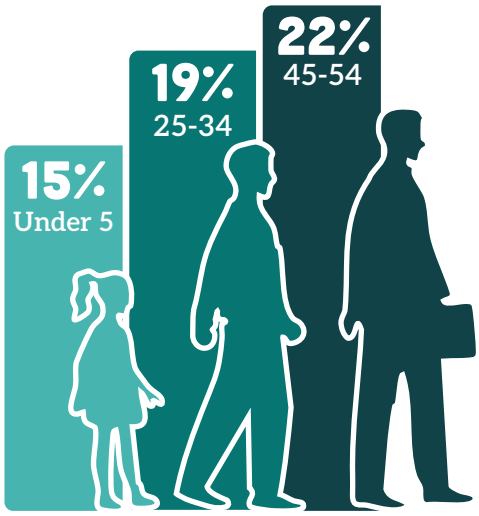
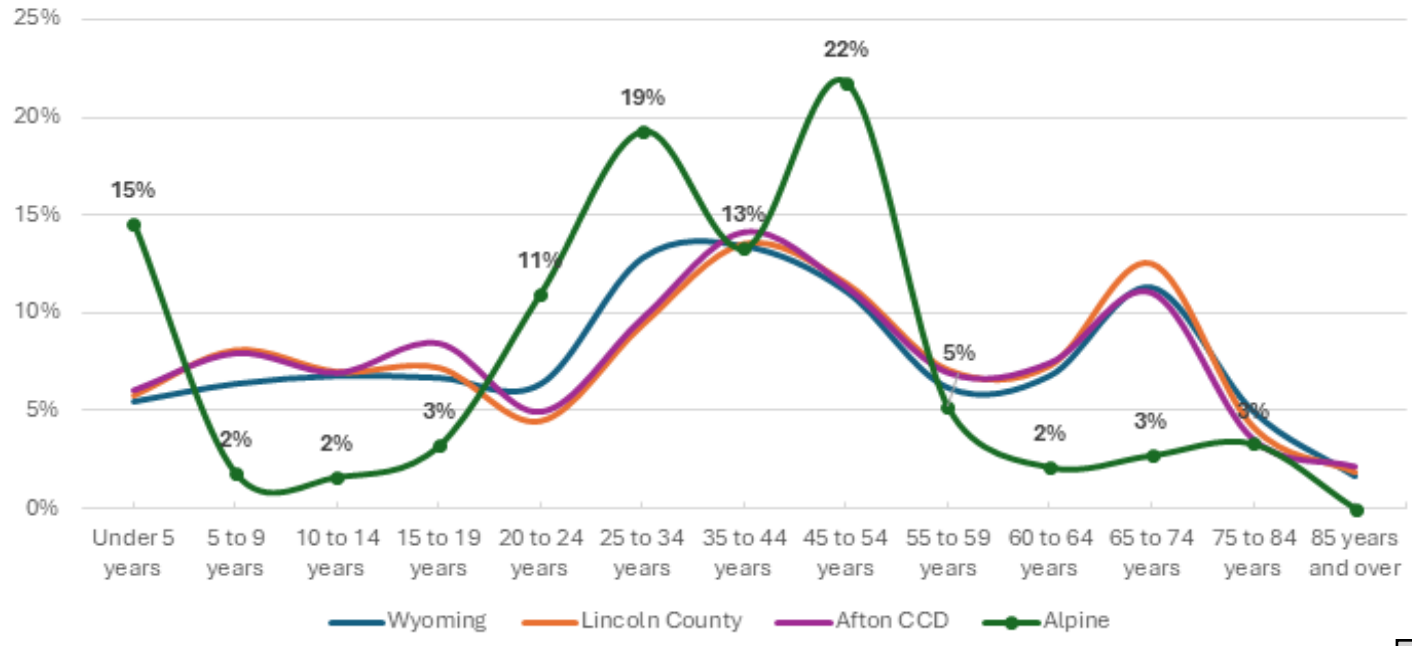


Figure 4 | Age Distribution

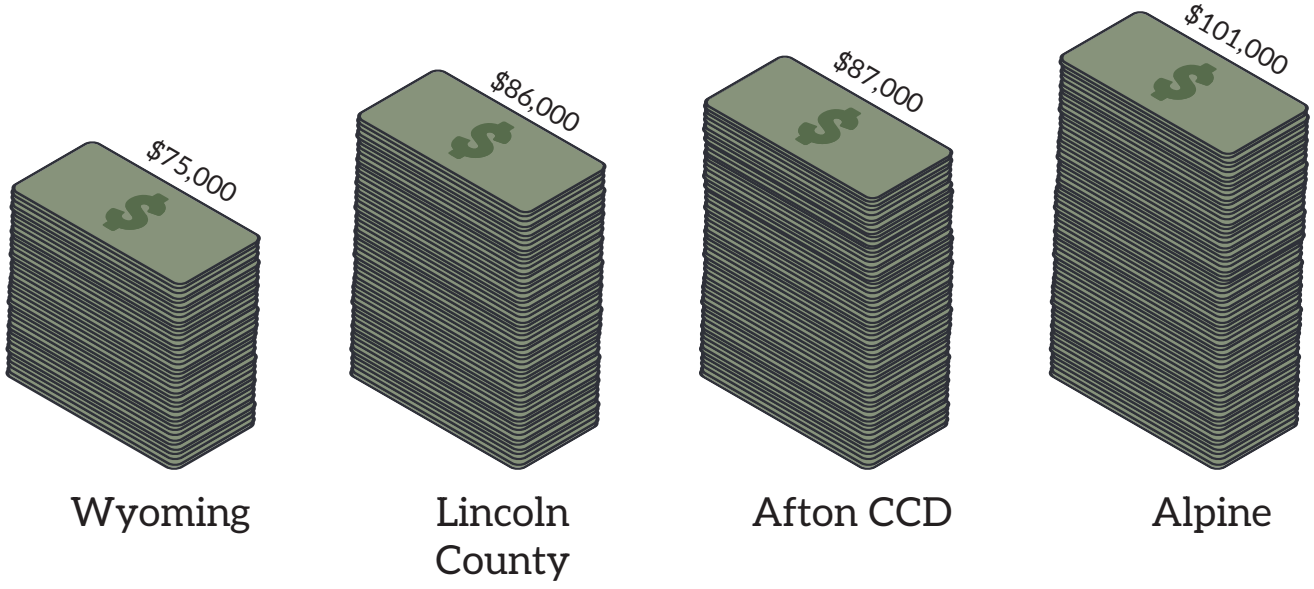


Source: US Census Bureau, ACS 5-year estimates 2023

Income

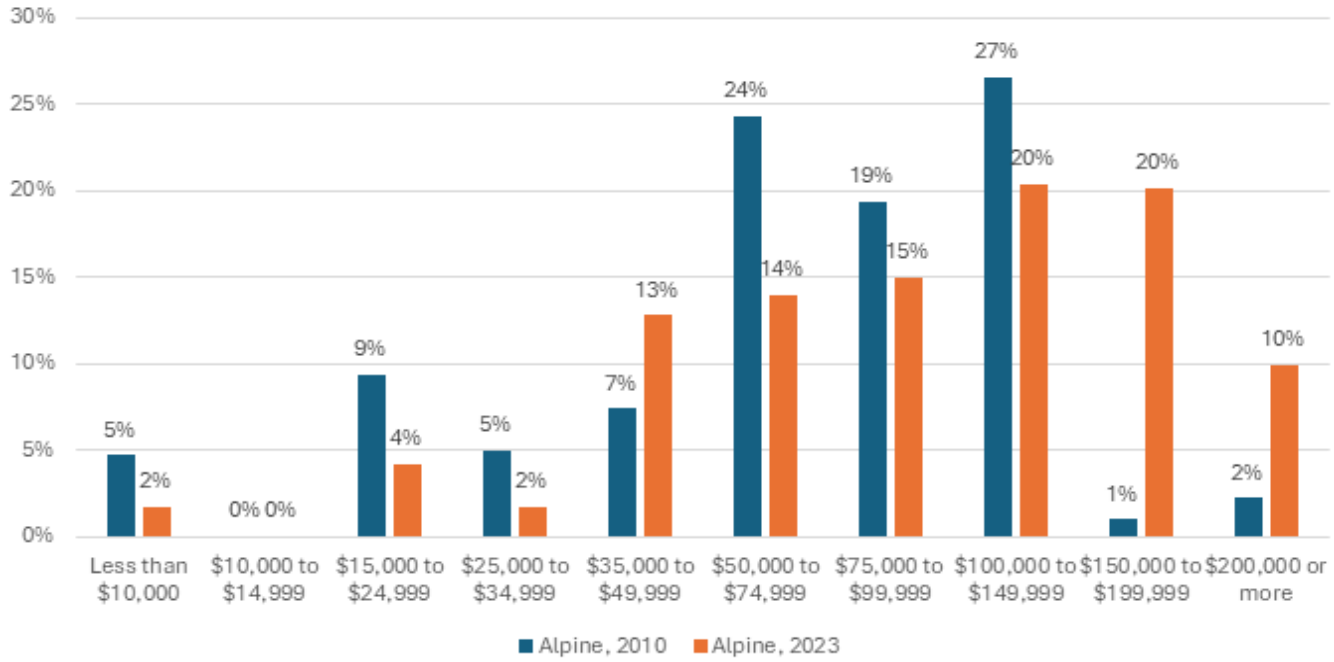
Alpine residents have comparatively high incomes, but the Town's middle class is shrinking. Alpine has the highest median household income amongst comparison areas that is skewed towards higher income earners. Half of income earners now make more than $100,000 annually, which increased from 30% of income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

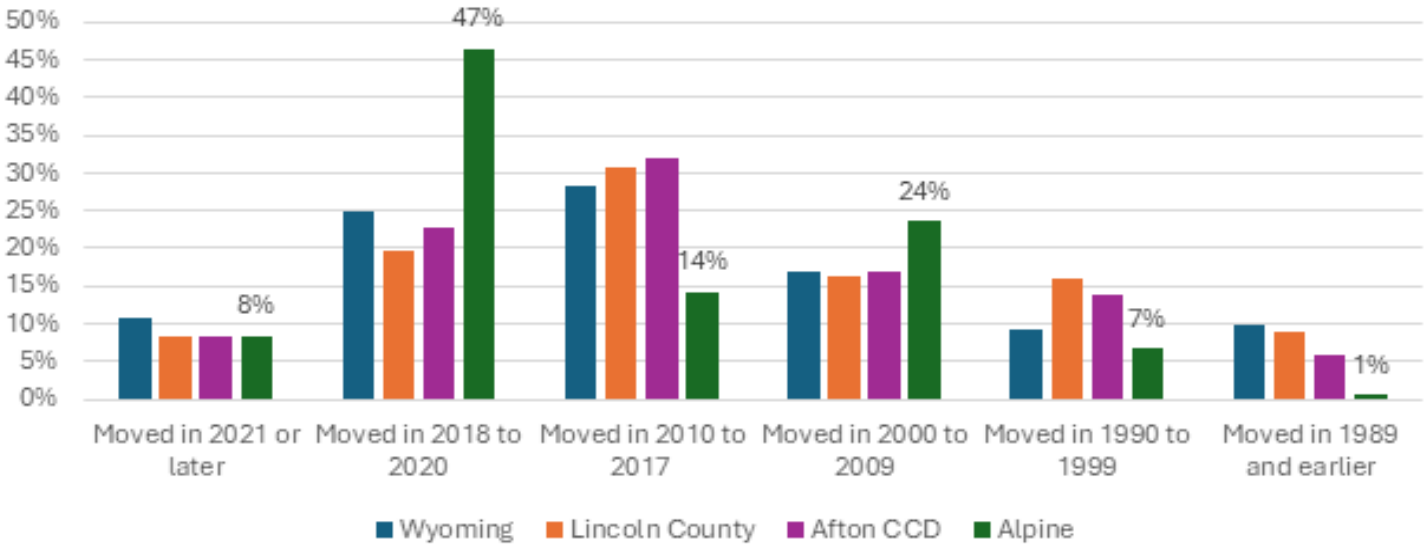


Source: US Census Bureau, ACS 5-year estimates 2010 & 2023

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

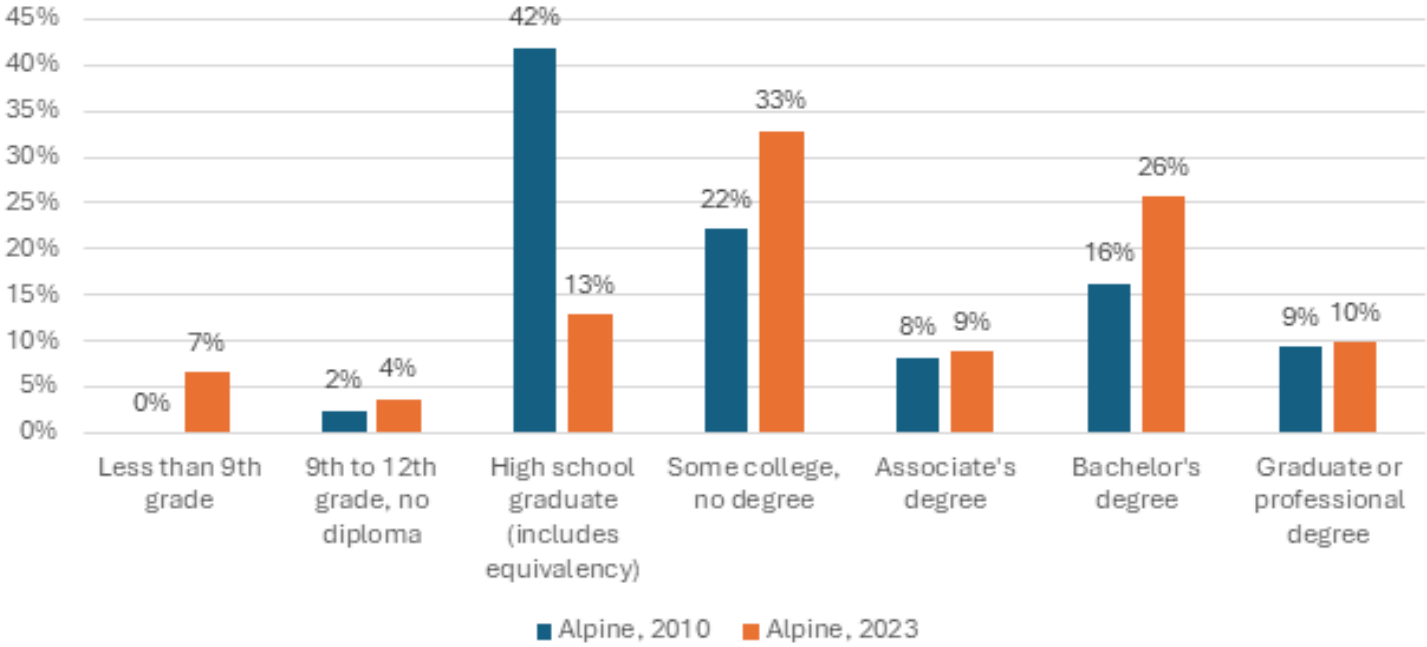


Source: US Census Bureau, ACS 5-year estimates 2023

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



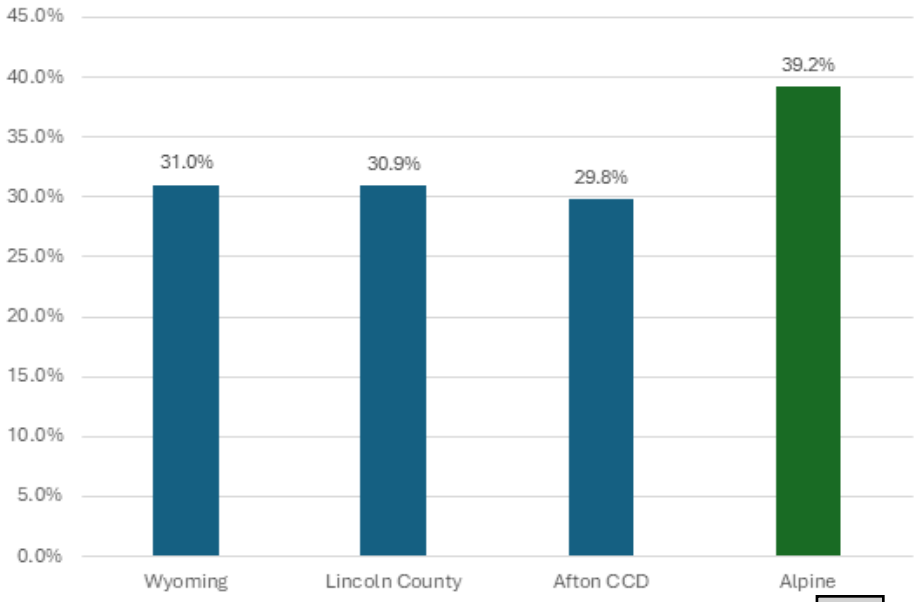
Source: US Census Bureau, ACS 5-year estimates 2023

**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.

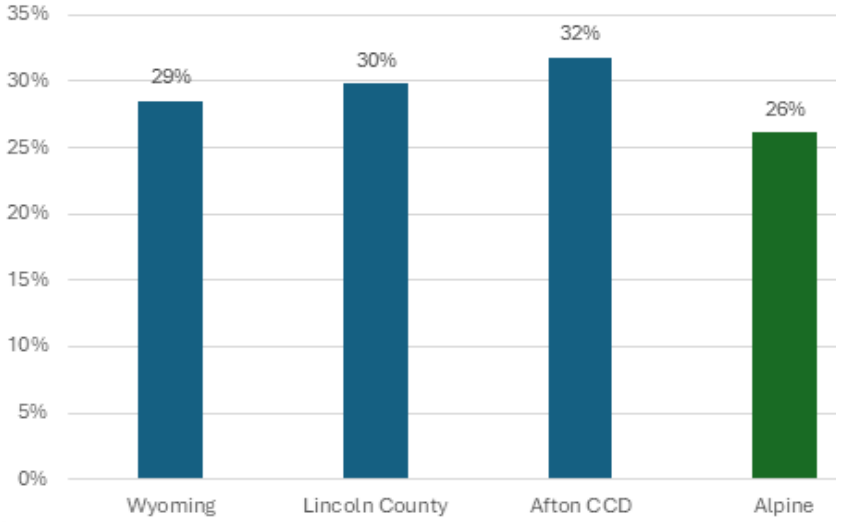
Figure 9 | Households Living Alone



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).

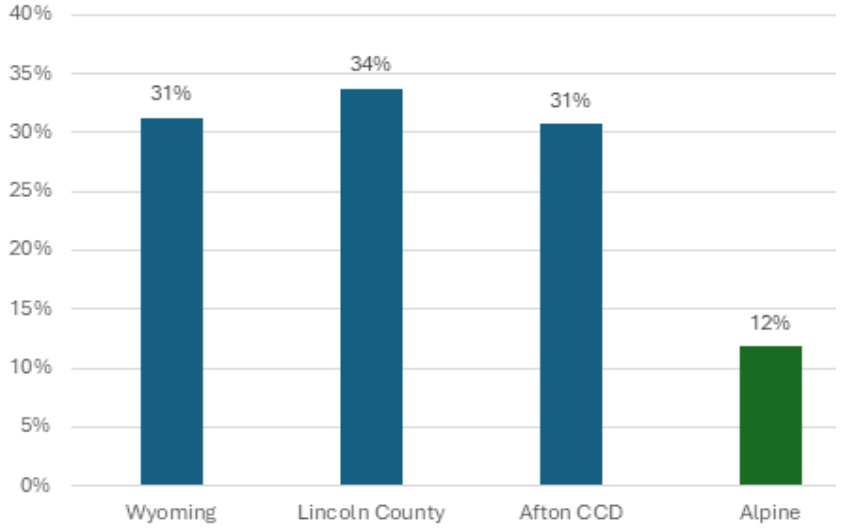
Figure 10 | Households with one or more people under 18 years



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*

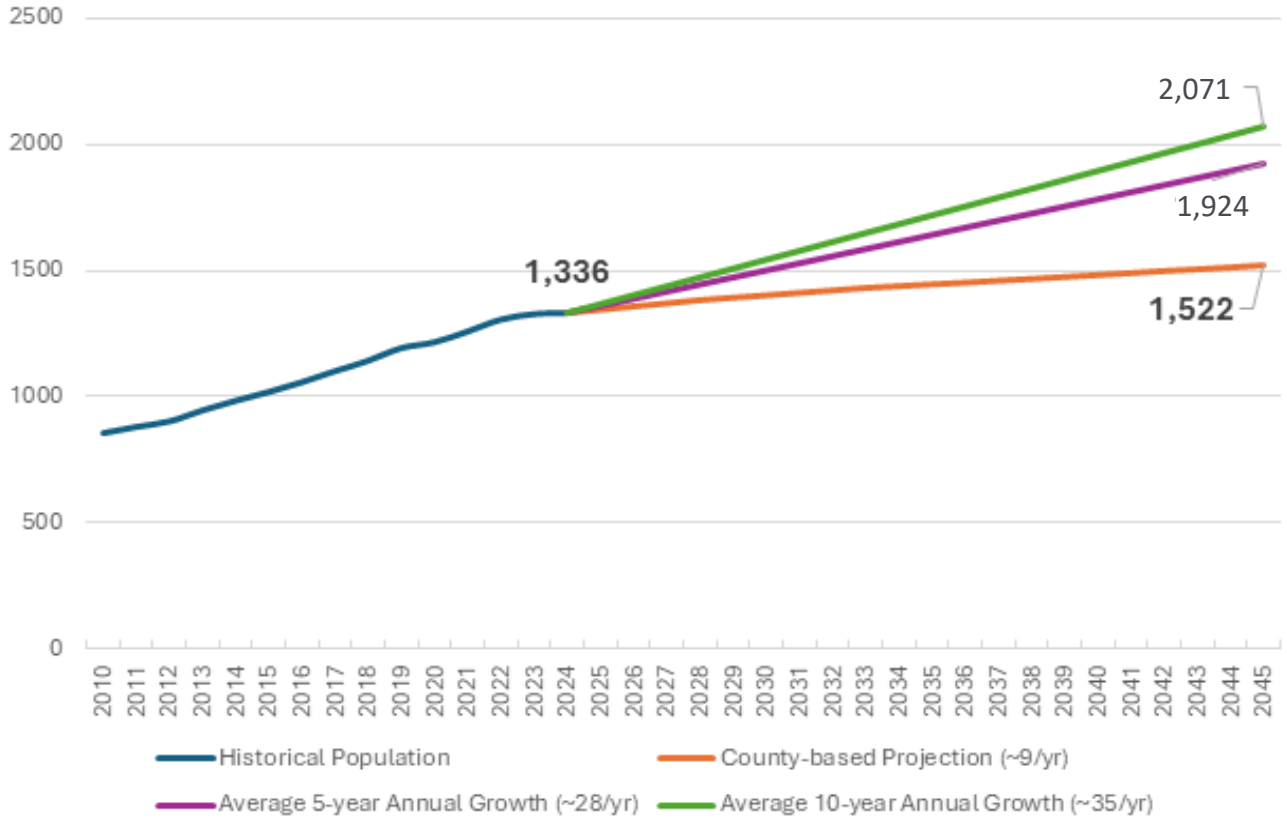
POPULATION PROJECTIONS

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: *August 2026*

2025 → **2026**

WEBSITE

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

SURVEY

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

STEERING COMMITTEE

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

FOCUS GROUPS

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

OPEN HOUSES

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

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

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

ALPINE MASTER PLAN OPEN HOUSE #1 SUMMARY

BY THE NUMBERS

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

COMMUNITY VISION RANKING

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

WHAT WE CONTINUED TO HEAR

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

COMMUNITY IDEAS

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

ALPINE MASTER PLAN OPEN HOUSE #2 SUMMARY

BY THE NUMBERS

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

FUTURE PATHWAYS FEEDBACK

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

WHAT WE CONTINUED TO HEAR

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

CHARACTER AREA VISIONS

DOWNTOWN

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

THE CONFLUENCE

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

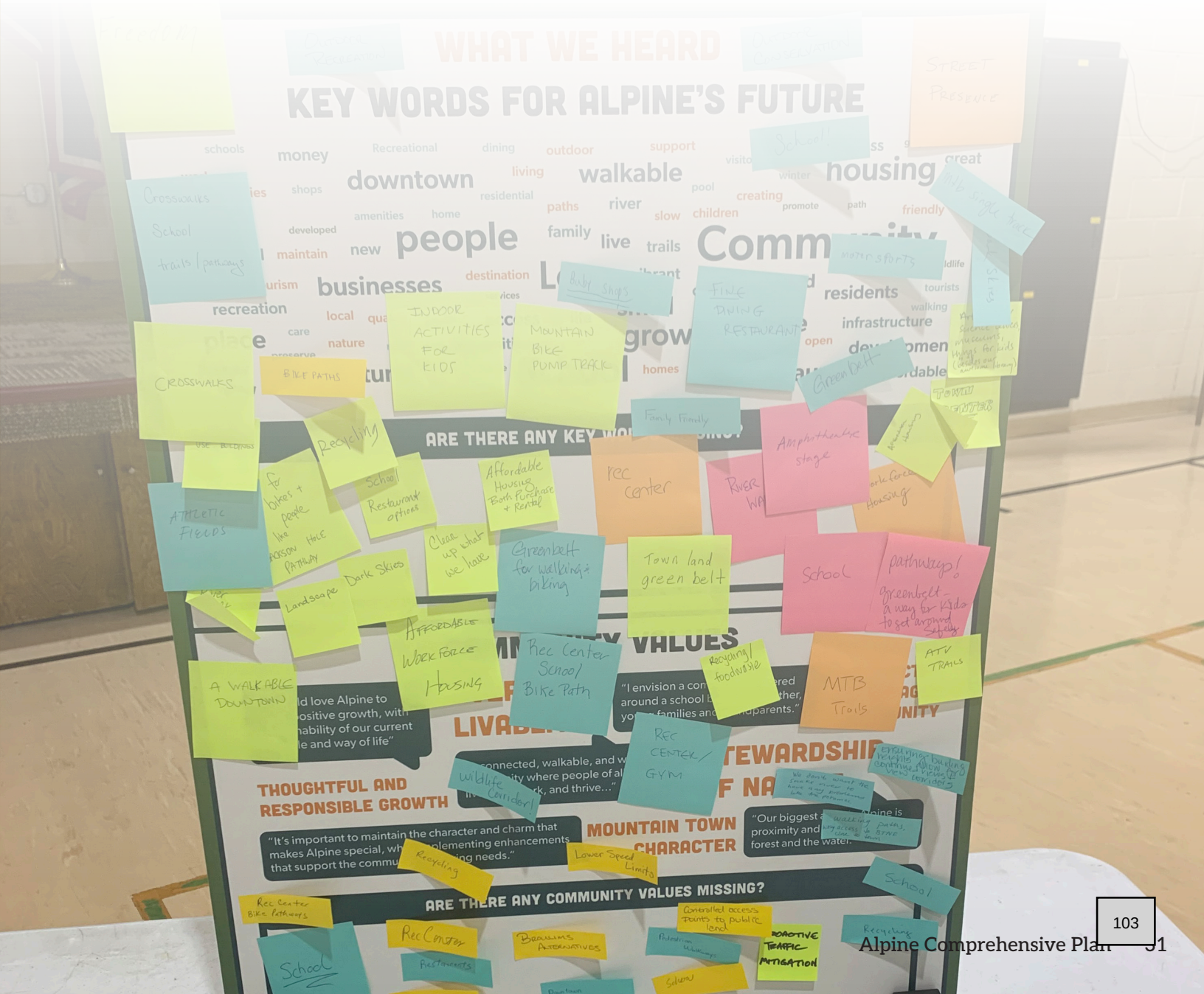
U.S. 26

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

DRAFT & FINAL PLAN

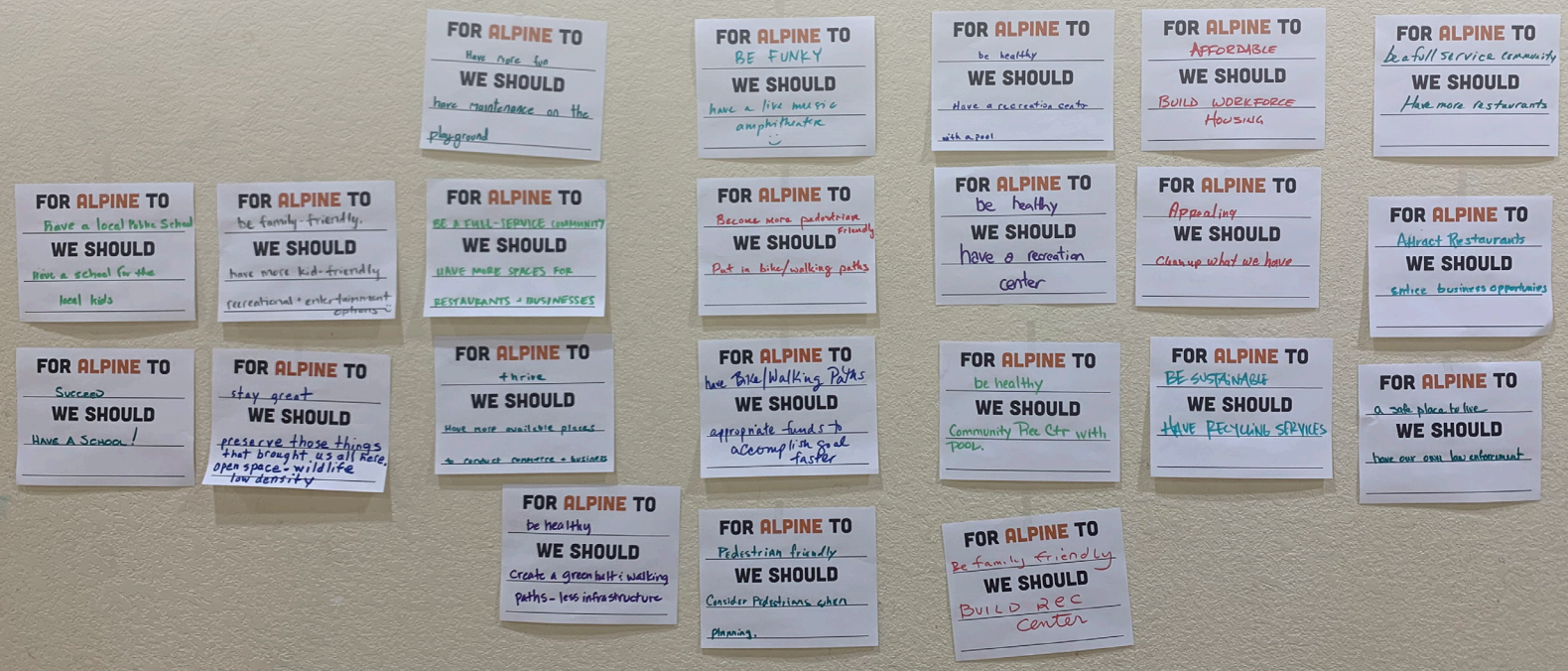
The Draft Plan was developed with the primary inputs of stakeholder and community feedback and existing conditions data. The Draft was vetted with the Steering Committee and then sent to the general public for feedback. The Adoption process for the Plan involved two public Hearings with Planning Commission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

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



KEY WORDS FOR ALPINE'S FUTURE

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



COMMUNITY VALUES

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

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

THOUGHTFUL AND RESPONSIBLE GROWTH

EVERYDAY LIVABLITY

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

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

CONNECTED AND ENGAGED COMMUNITY

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

MOUNTAIN TOWN CHARACTER

STEWARDSHIP OF NATURE

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

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

AGING IN PLACE

SENSE OF PLACE

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

3 PLANNING TOPICS

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

LAND USE

EXISTING CONDITIONS

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

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

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

Figure 13 | Existing Land Use Map

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

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

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

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

COMMUNITY INPUT

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

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

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

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

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

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

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

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

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

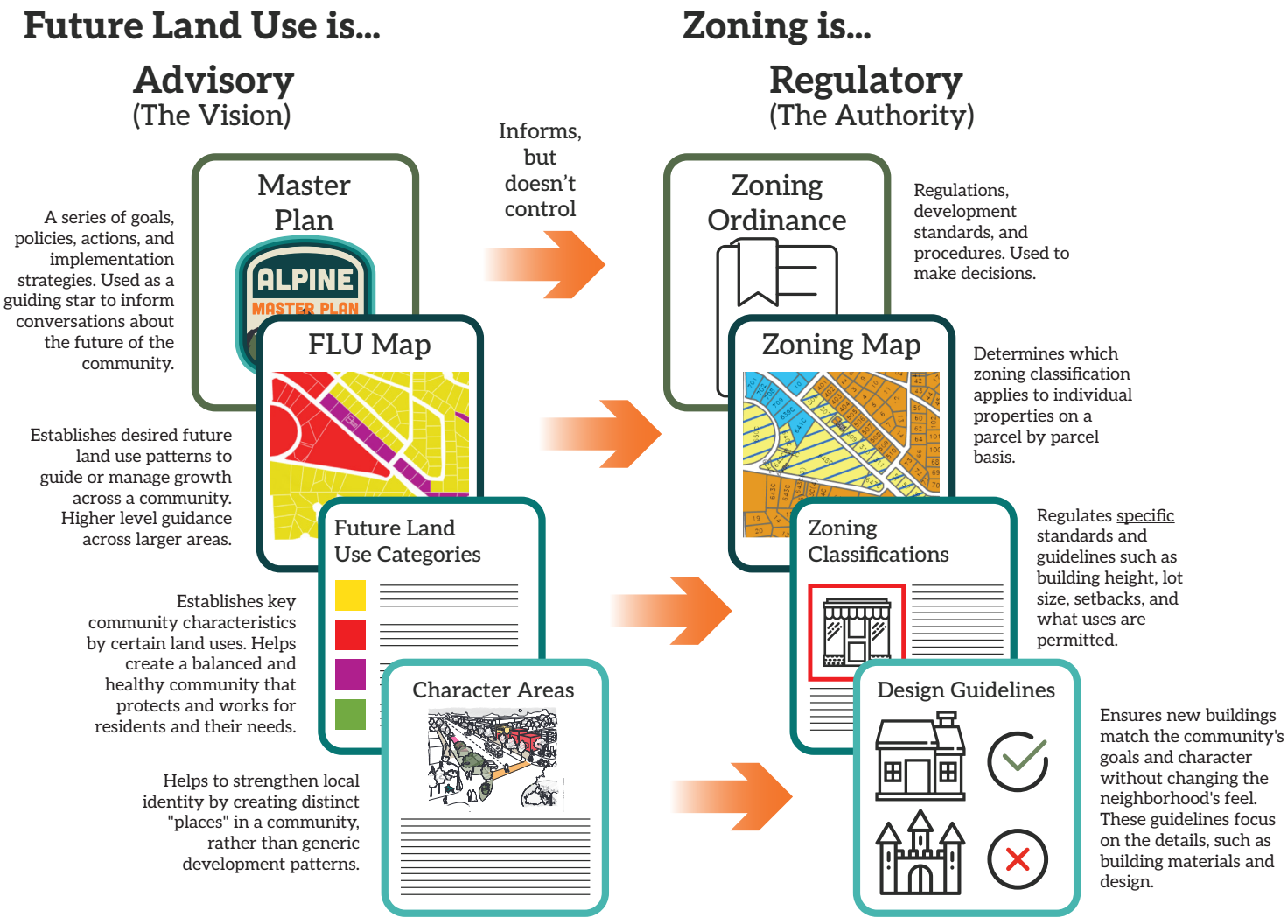
"I imagine a place that I'm proud to live in and doesn't just feel like a bedroom community to Jackson or Afton."

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

FUTURE LAND USE

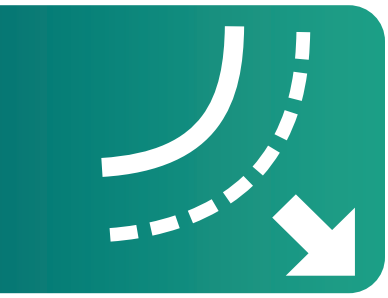
Future Land Use ties the type of activity and intensity of different land uses to geographic areas in Alpine and its Planning Area. Future land use's primary role is to categorize land uses based on activity level, impacts, and character. By integrating all the planning elements outlined in this chapter, 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

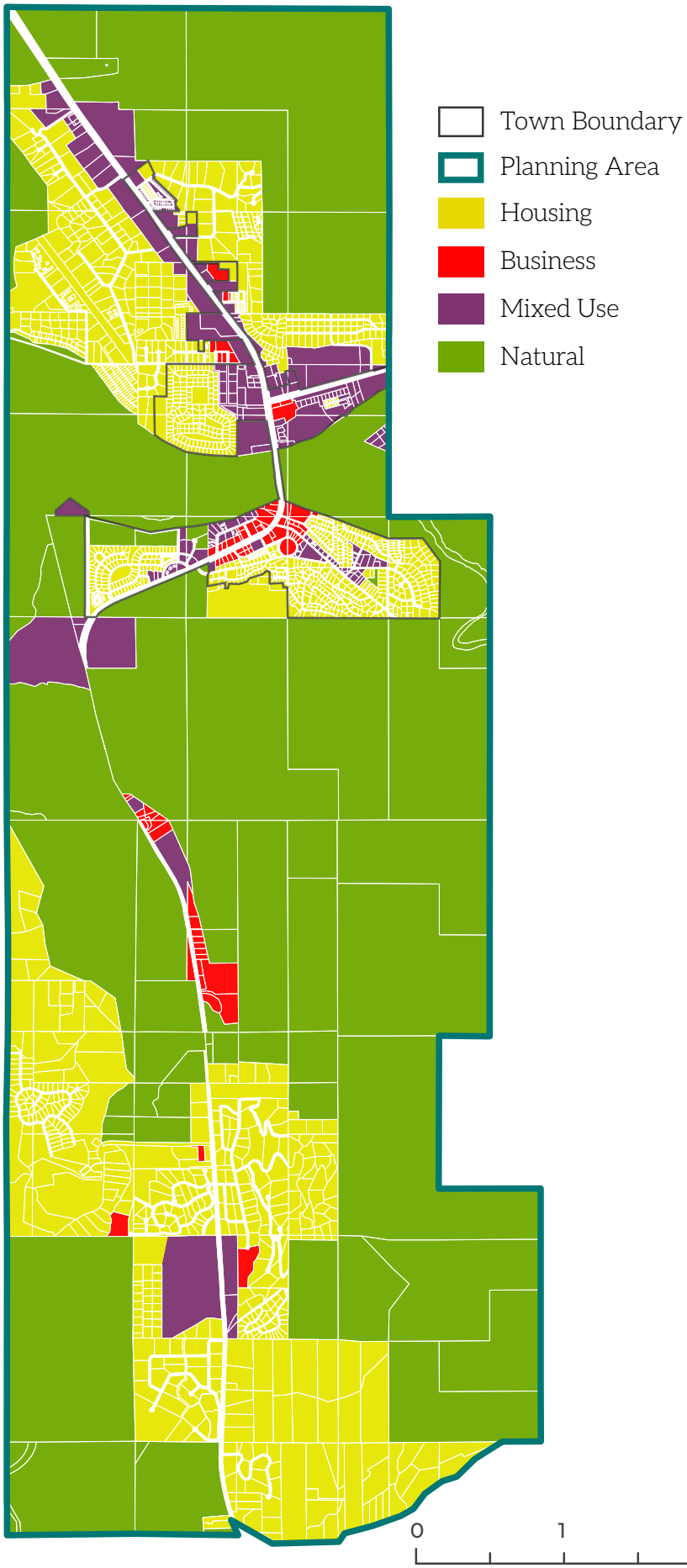
The Future Land Use Map (FLUM) is the geographical expression of the Town's vision for the location of land uses in the future.

FUTURE LAND USE DESIGNATIONS

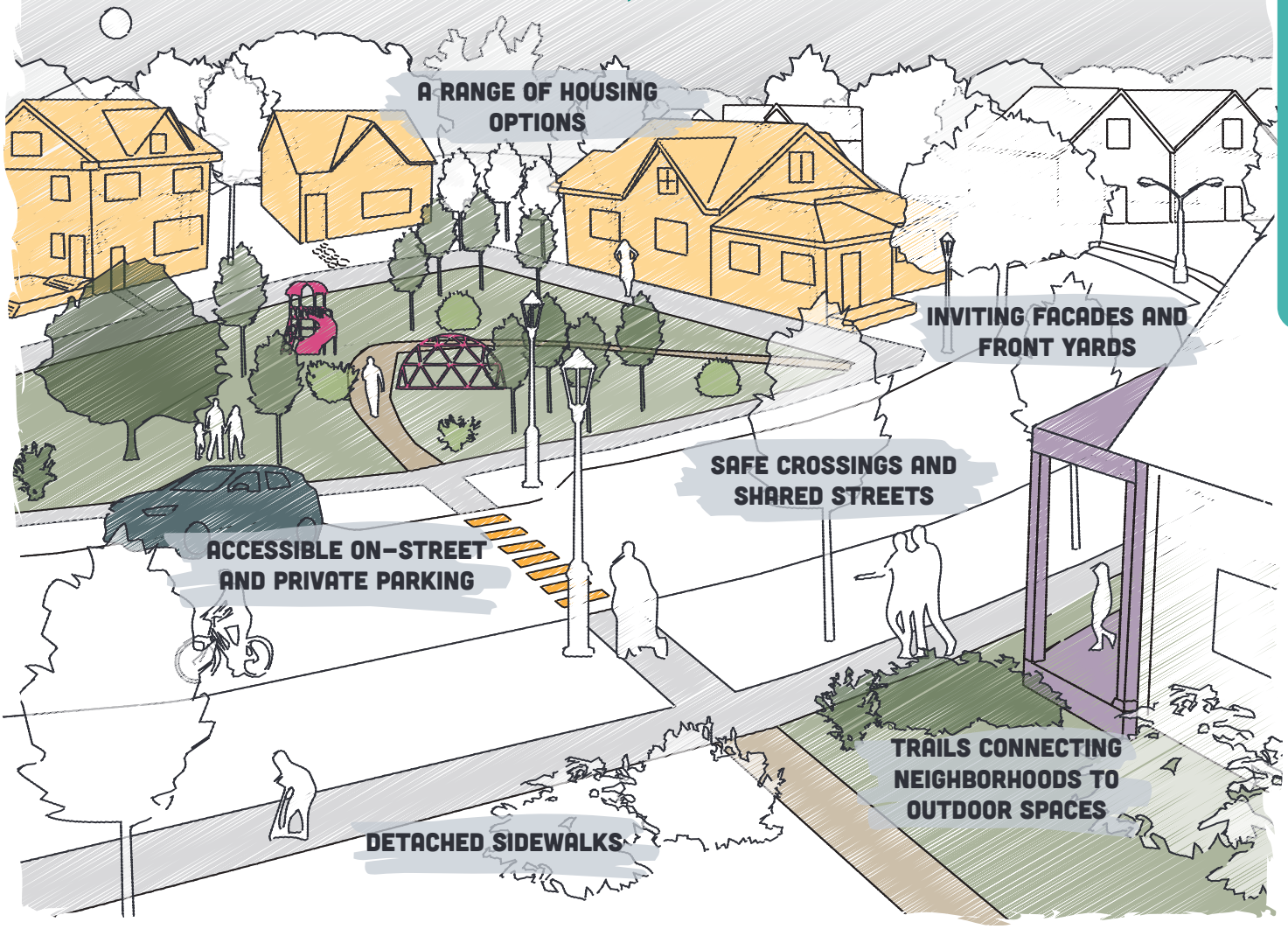
The Future Land Use Designations on the following pages describe the types of uses envisioned in each location designated on the FLUM. All imagery is meant to show an example of what the designated areas could look like in the future, and is not meant to be prescriptive. These designations include:

- Housing
- Business
- Mixed Use
- Natural

Figure 14 | Future Land Use Map



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.

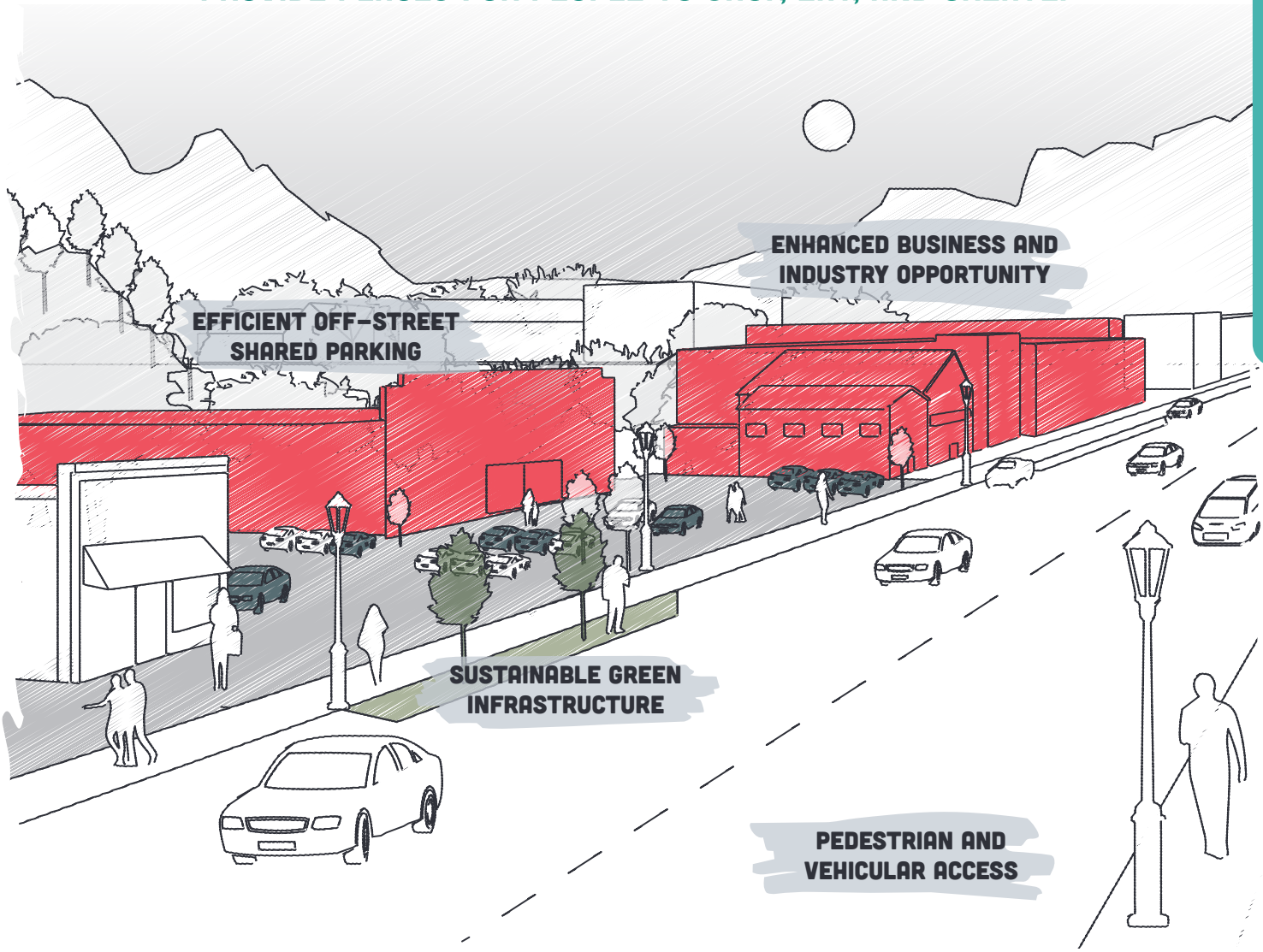
Trails: Where possible, trails should connect seamlessly with sidewalks, bike lanes, and local roads in the housing future land use designation.

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.

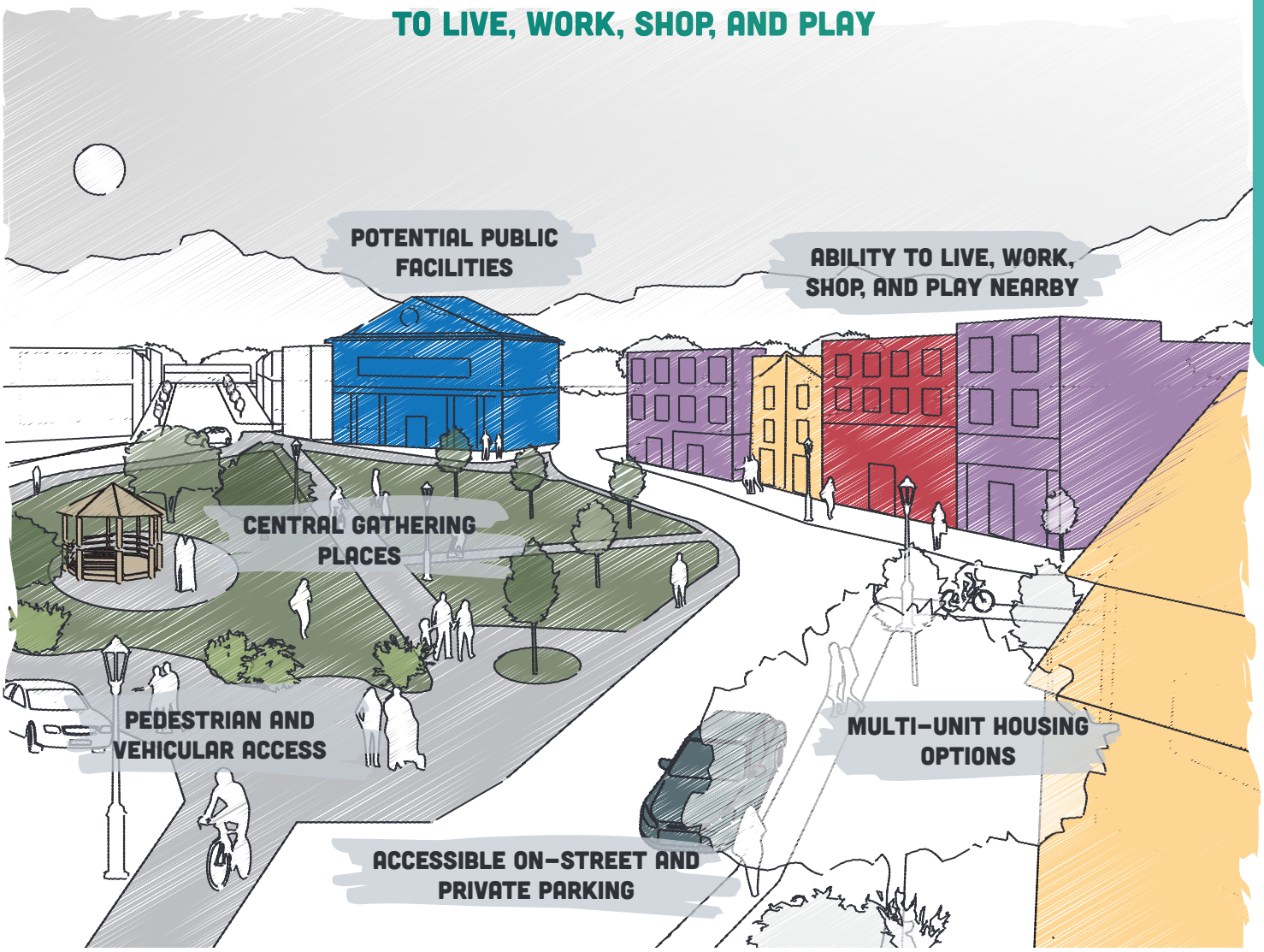
Pedestrian & Bicycle Infrastructure: Businesses should connect to existing sidewalks and on-street bicycle facilities. Vehicles should share the road with bicycles on local streets and have dedicated right of way on collector or other higher volume roads. Where appropriate, bicycle parking should be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

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

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.

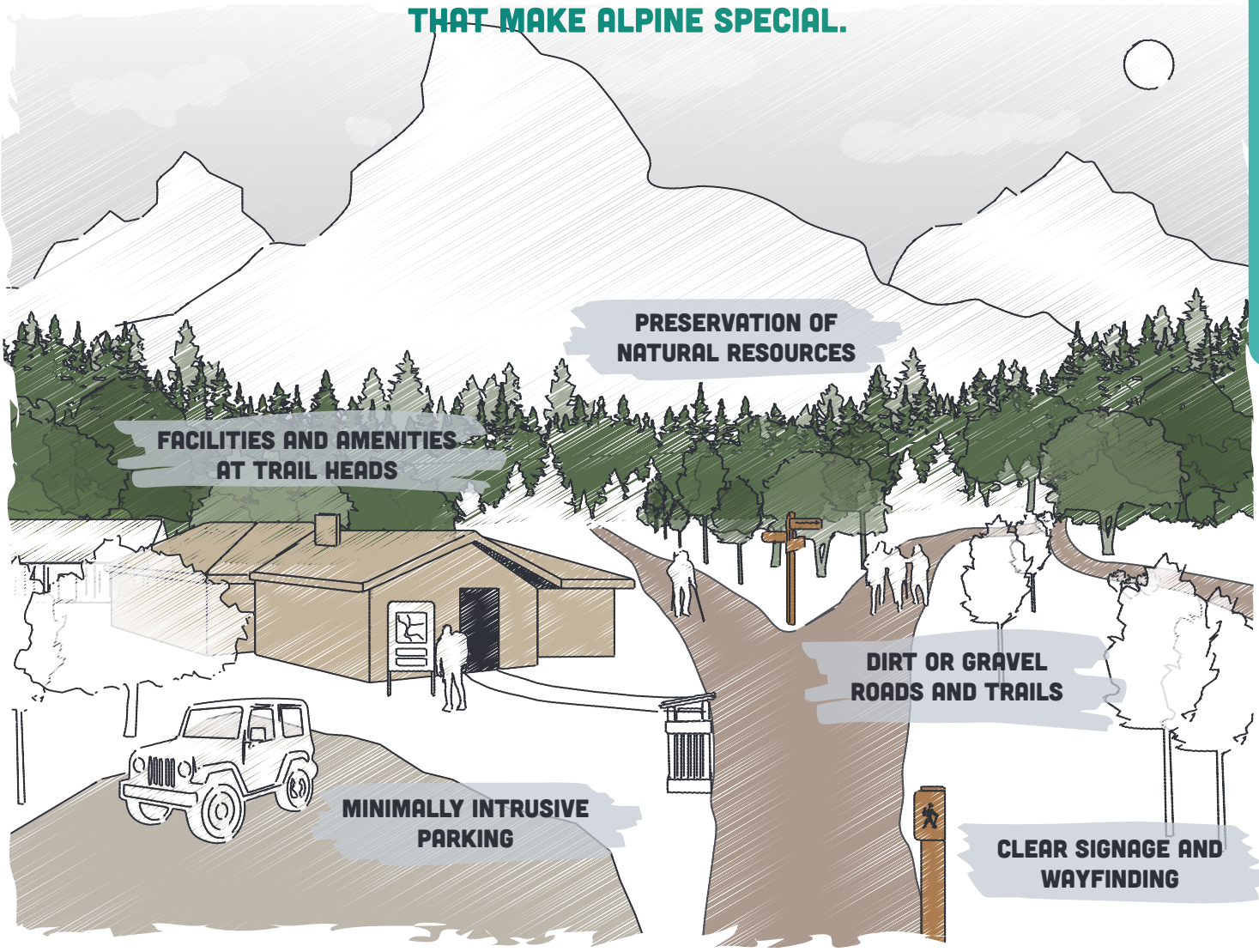
Trails: Where possible, trails should connect seamlessly with sidewalks, bike lanes, and local roads.

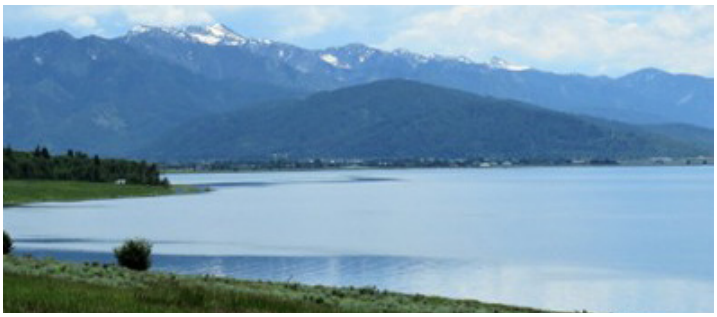
Pedestrian & Bicycle Infrastructure: Businesses should connect to existing sidewalks and on-street bicycle facilities. Vehicles should share the road with bicycles on local streets and have dedicated right of way on collector or other higher volume roads. Shared bicycle parking options should be developed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

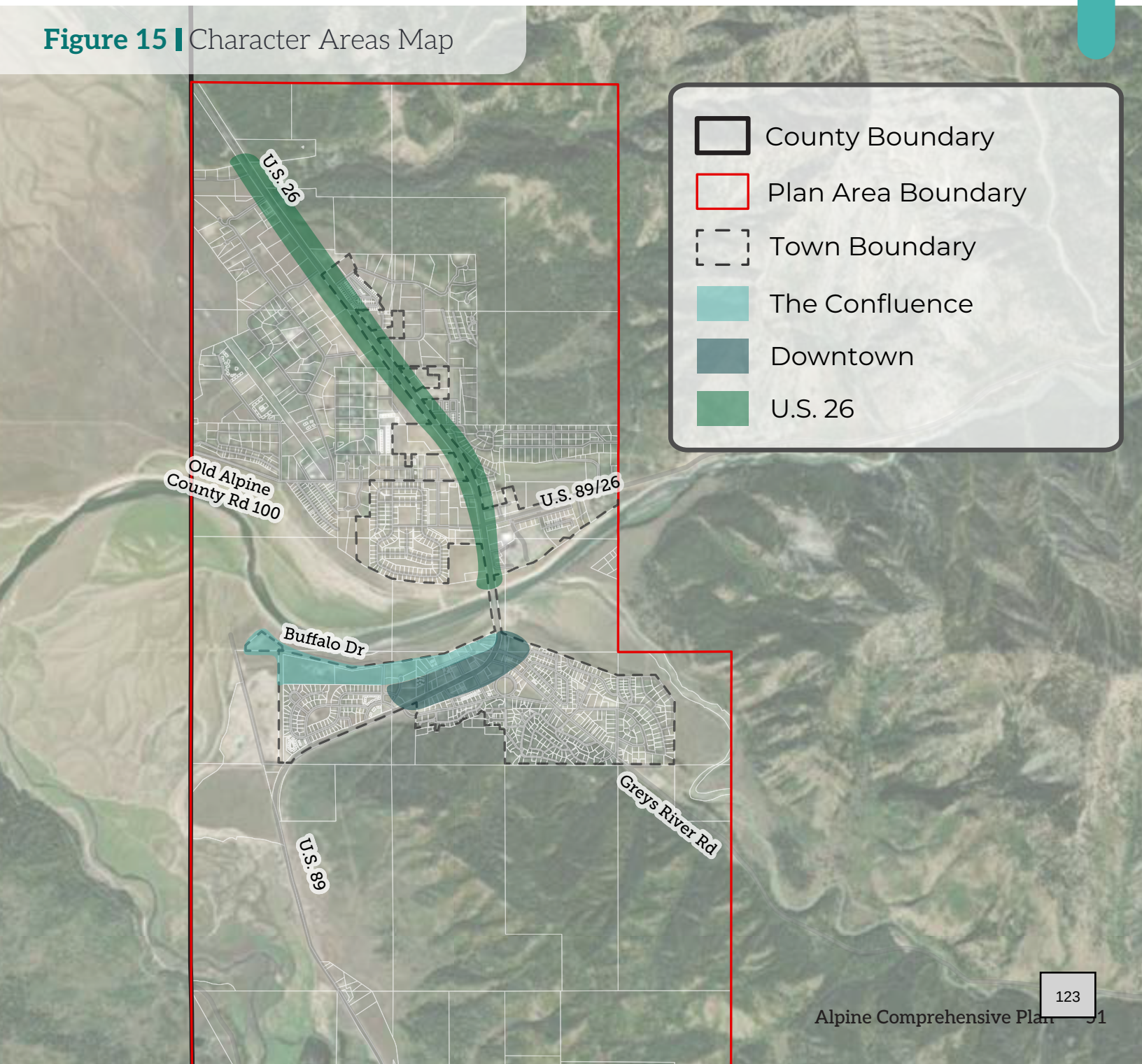
Parking: Parking will vary based on land use. Off-street parking should be limited near environmentally sensitive areas but accommodating public and community facilities.

CHARACTER AREAS

CHARACTER AREA DESIGNATIONS

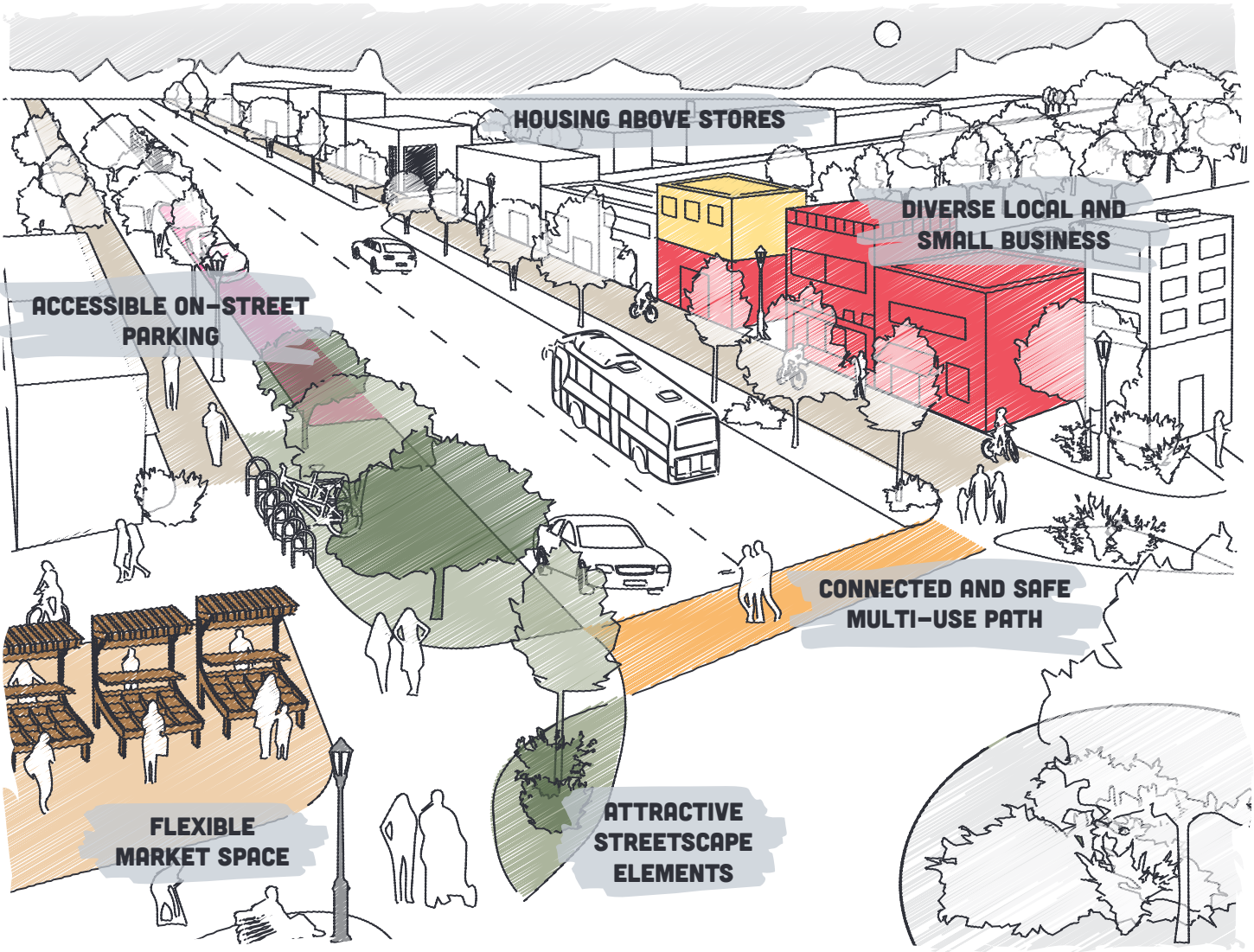
Character Areas are distinct locations recognized for their unique geography or character. They require additional guidance and design considerations on top of the Future Land Use designation. By looking more closely at these areas, we have the opportunity to enhance them or create special places that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

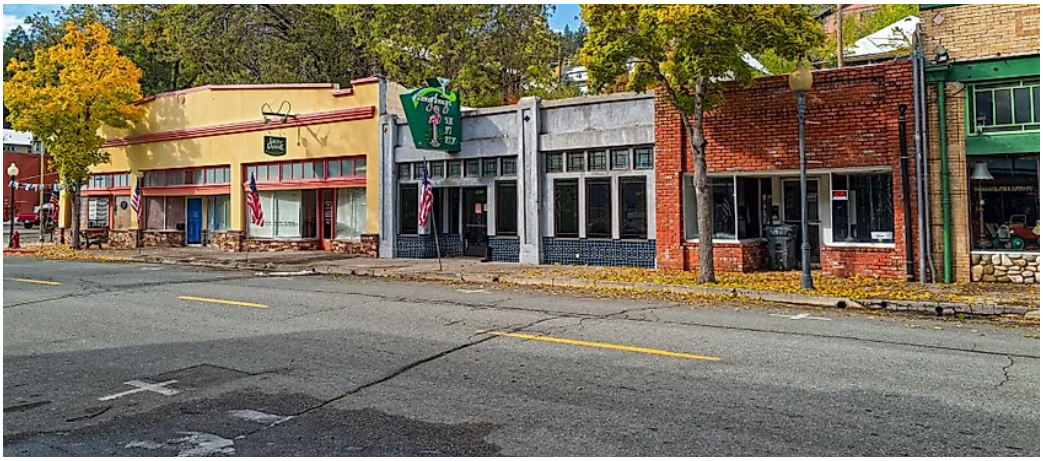
Roads & Streets: Like many downtowns, Alpine is bifurcated by a state highway with higher speeds and vehicular traffic. Traffic calming measures are encouraged such as curb bump outs, on-street parking, and enhanced pedestrian crossings to slow traffic and encourage people to stop and stay. Landscaped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

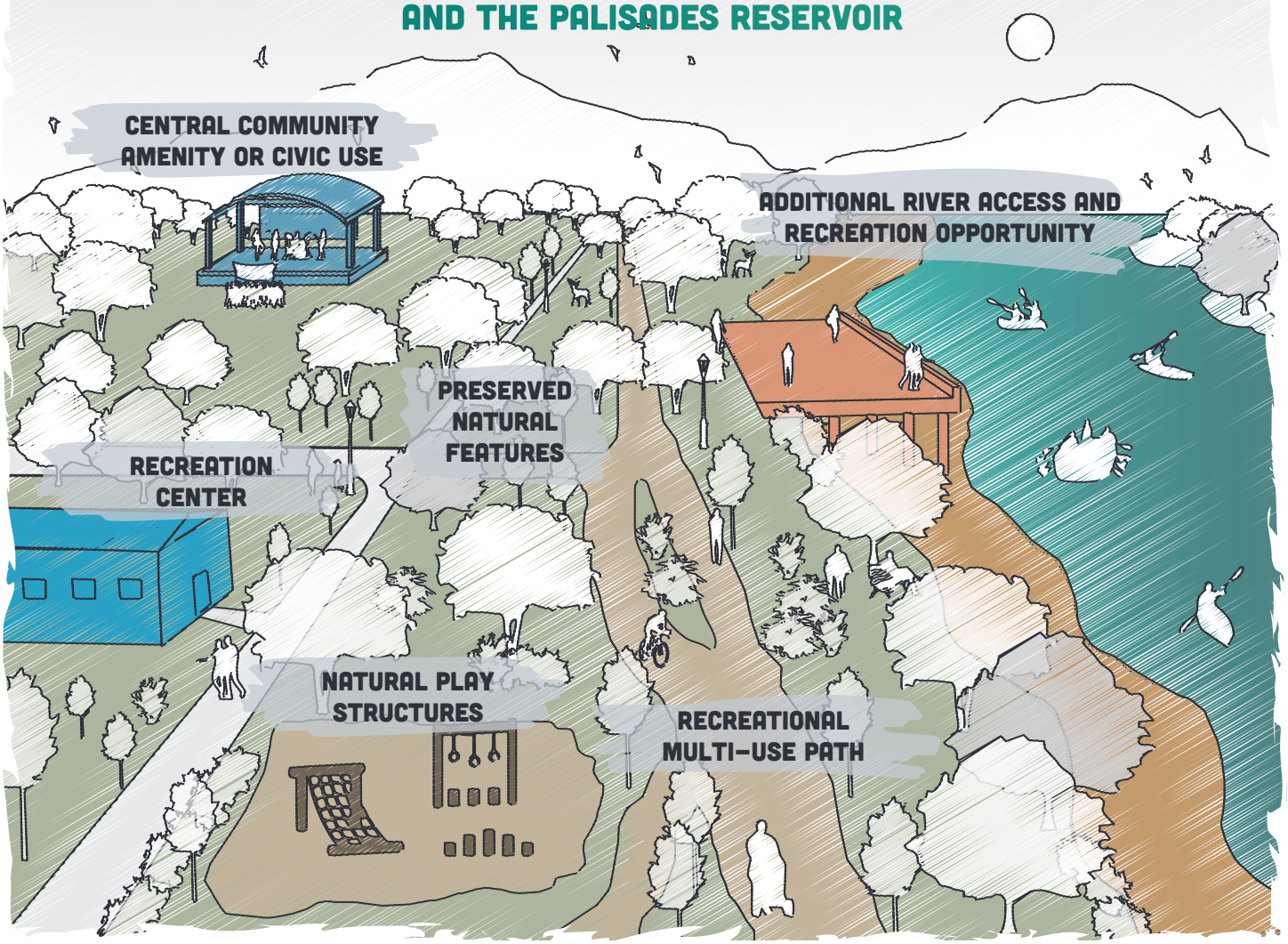


Gems
Jewelry

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.

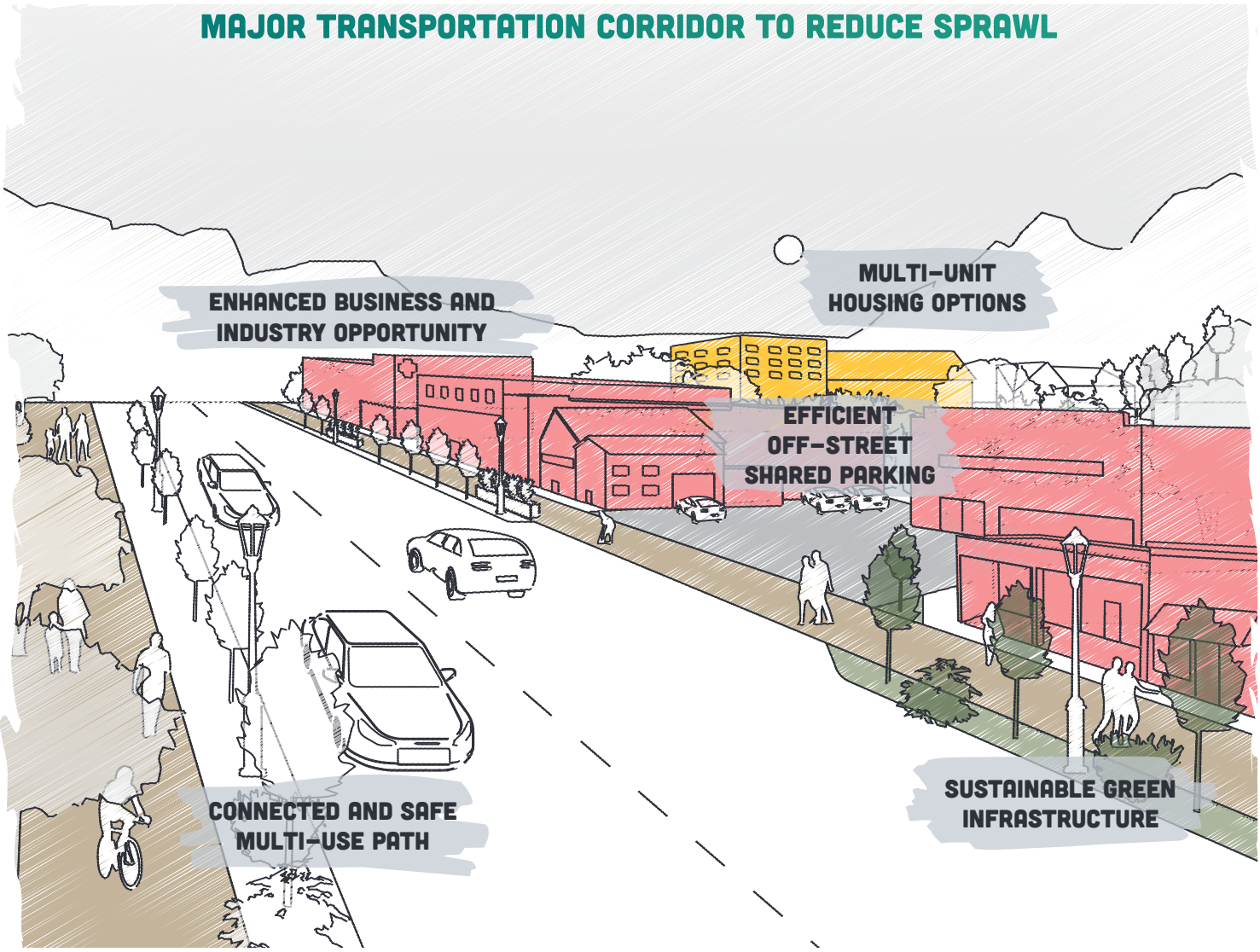
Pedestrian & Bicycle Infrastructure: Walking and biking in The Confluence should be convenient and safe. Sidewalks and bike lanes should be highly connected to the homes and businesses within the district. Bicycle parking should be available at businesses.

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

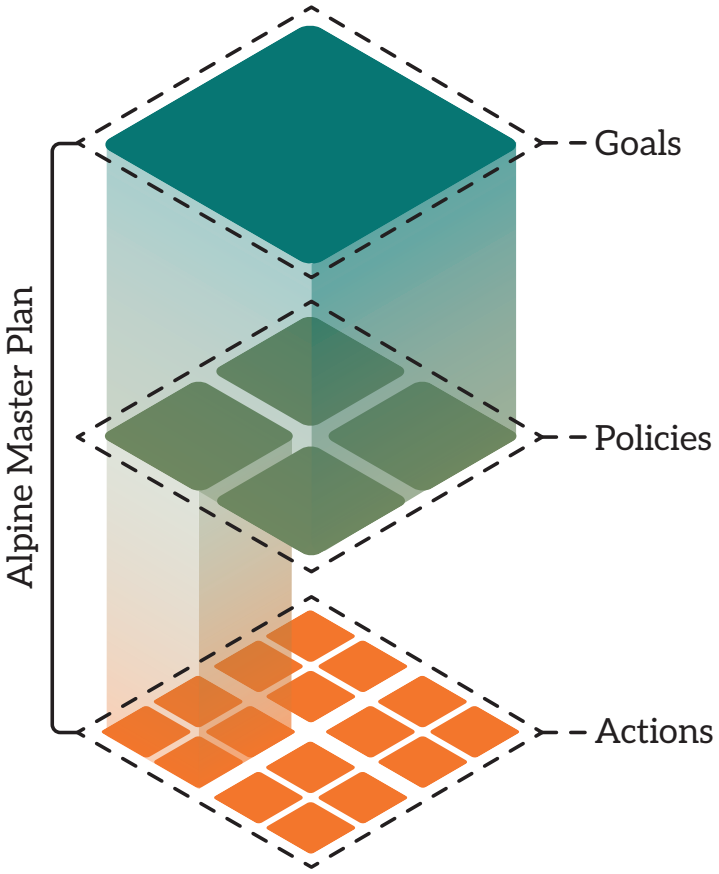


Table 2 | Land Use Implementation Matrix

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 and events.			
LU Action 1.1.A	Commission a master plan for The Confluence to determine recreation offerings, civic spaces, parks, community facilities, and funding methods.		2	MT
LU Policy 1.2:	Highlight the natural beauty of the Palisades Reservoir.			
LU Action 1.2.A	Preserve sensitive land and provide ample park space throughout the waterfront development to balance 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	2	MT
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
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

Goal/Policy/Action		Partners	Priority	Timeline
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.		1	ST
LU Goal 3: Incentivize thoughtful and sustainable growth that reflects the character of Alpine.				
LU Policy 3.1:	Update the Land Use Development Code to better administer regulatory requirements.			
LU Action 3.1.A	Work with Lincoln County to create an interjurisdictional agreement to formalize the Planning Area boundary and encourage properties within the Planning Area to annex into Alpine (where feasible) when seeking services from Alpine.	LC	1	ST
LU Action 3.1.B	Reduce review and administrative time for desired development types that will contribute positively to the Town.		1	ST
LU Action 3.1.C	Update the Land Use Development Code to align with this Plan's recommendations and the Future Land Use Map.		1	ST
LU Action 3.1.D	Include regulatory provisions for emerging technologies in renewable energy in updated Land Use Development Code.		1	ST

Goal/Policy/Action		Partners	Priority	Timeline
LU Action 3.1.E	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
LU Policy 3.4:	Mitigate negative impacts of industrial land uses.			
LU Action 3.4.A	Work to relocate the existing gravel pit further away from Town to a more appropriate location.	WYDOT	1	ST
LU Policy 3.5:	Collaborate with the Air Park to annex it into Town.			
LU Action 3.5.A	Explore opportunities with property owners in the Air Park to come to a mutually beneficial annexation agreement.	AAA	2	MT

ECONOMIC VITALITY

EXISTING CONDITIONS

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

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

Table 3 | Job Industries in Alpine

Job by NAICS Industry Sector	Alpine	
	Count	Share
Retail Trade	86	36.1%
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 Jackson 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

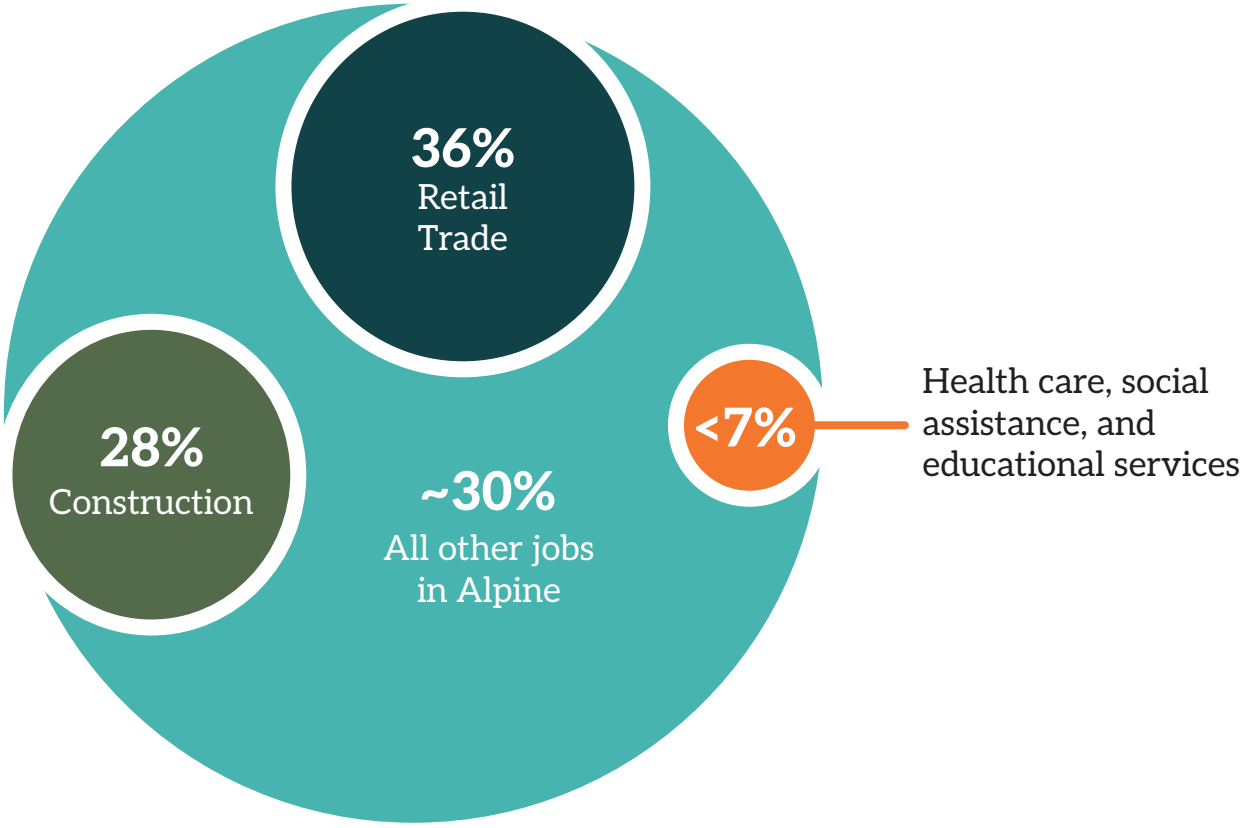
Visitor Home	Visits	Share of Visits
Star Valley	328,392	28%
Elsewhere in WY	223,393	19%
Idaho	234,958	20%
Utah	119,907	10%
California	42,174	4%
All Other U.S.	243,082	20%
Total Visits	**1,191,906**	**100%**

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.

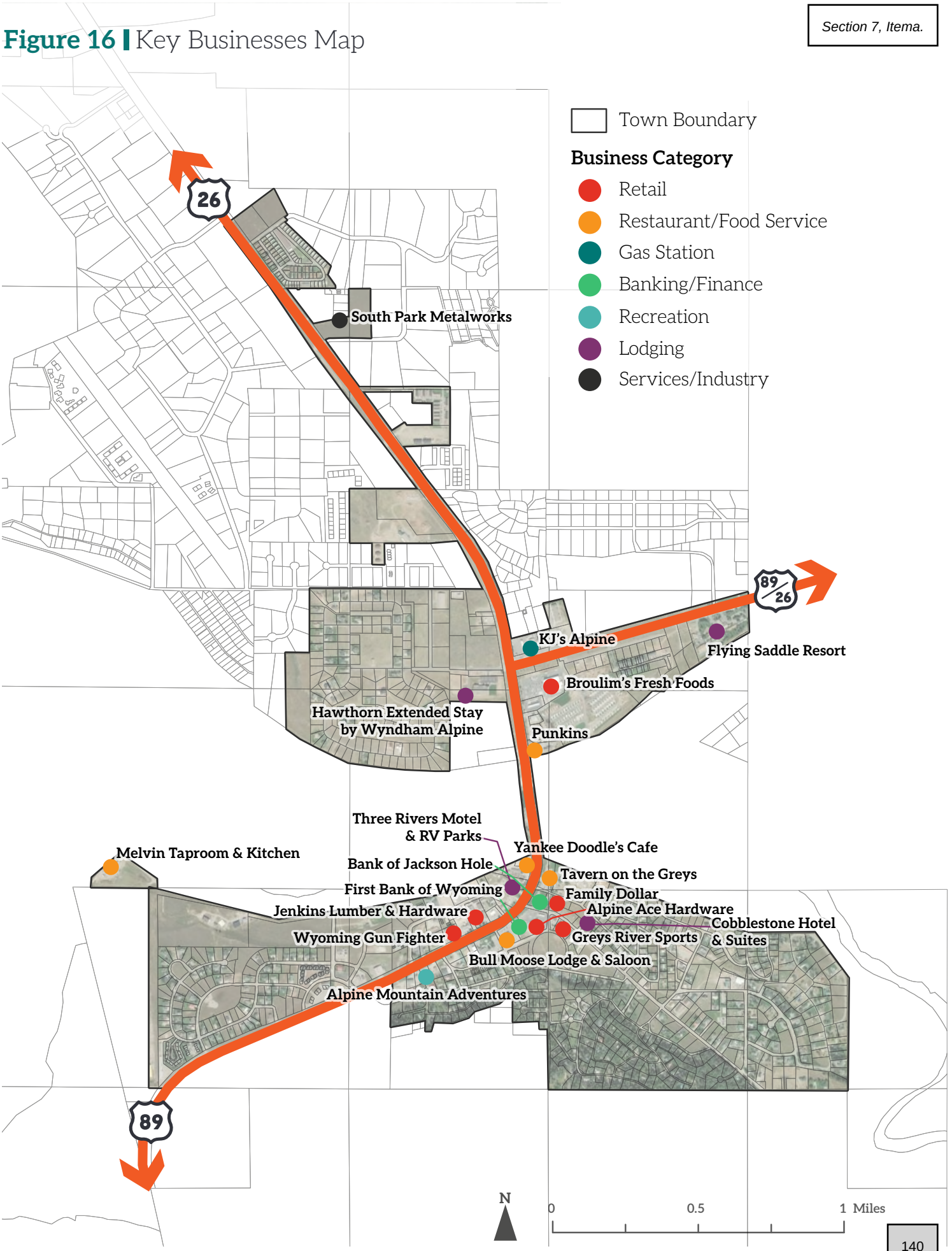
Retail and accommodation/food s both experienced significant employment declines during the COVID-19 downturn, highlighting vulnerability to external shocks. While retail recovered quickly, accommodation and food services have not returned to pre-pandemic job levels, reinforcing seasonal volatility.

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
SVCC – Star Valley Community College
SVHM – Star Valley Health Medical
SW – State of Wyoming
WBC – Wyoming Business Council
WYDOT – Wyoming Department of Transportation

PRIORITY KEY

1 = Critical
2 = Vital
3 = Desirable

TIMELINE KEY

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

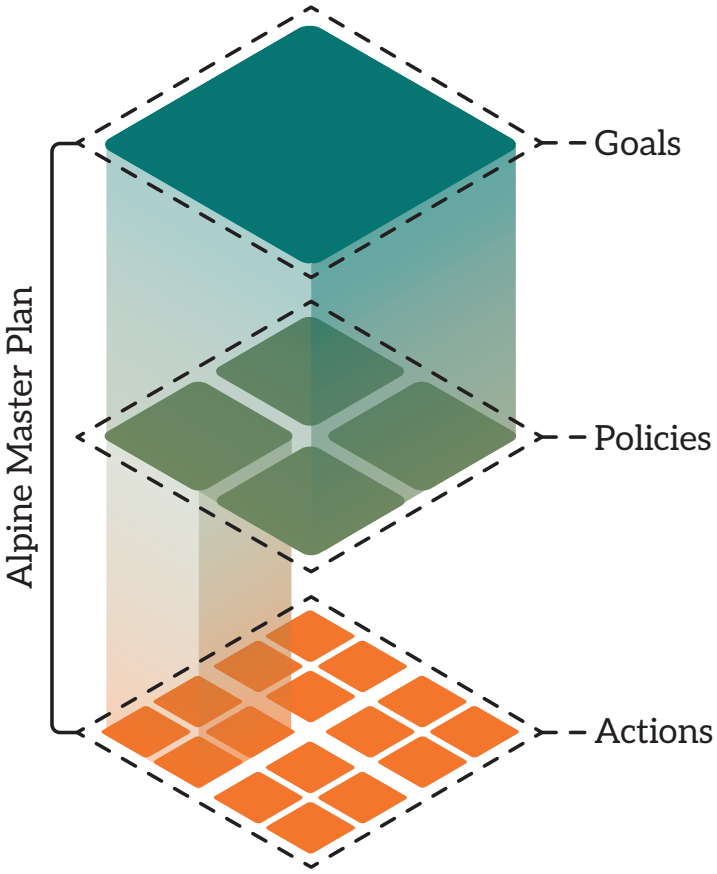


Table 5 | Economic Vitality Implementation Matrix

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

Goal/Policy/Action		Partners	Priority	Timeline
EV Action 1.3.B	Support the establishment of an Alpine-focused business association or chamber of commerce to advocate for policies and initiatives distinct from the broader Star Valley Chamber, while maintaining regional coordination.	SVC	2	MT
EV Action 1.3.C	Partner with regional economic development agencies and local higher education institutions to provide business development resources and workforce training tailored to the trades.	LC, SVCC	2	MT
EV Policy 1.4:	Position the Star Valley Health medical facility area as an employment and service hub.			
EV Action 1.4.A	Encourage complementary medical, professional, and service businesses near the Star Valley Health Medical facility.	SVHM	2	MT
EV Action 1.4.B	Ensure adequate commercial zoning and infrastructure capacity near the U.S. 89/U.S. 26 intersection to support employment growth and efficient vehicular and transit connections.	WYDOT	2	MT
EV Goal 2: Develop The Confluence as a distinctive recreation destination that complements Jackson and downtown Alpine.				
EV Policy 2.1:	Establish financing and management mechanisms to support waterfront infrastructure and public improvements.			
EV Action 2.1.A	Explore creation of a Tax Increment Financing (TIF) district for The Confluence area to fund infrastructure investments during initial build-out phases.		2	MT
EV Policy 2.2:	Curate a tenant mix that is diverse, in-demand, and leverages the unique setting.			
EV Goal 3: Strengthen downtown as Alpine's everyday shopping destination and the heart of commerce in Alpine.				
EV Policy 3.1:	Transform downtown into a shopping and dining destination for residents and visitors, consistent with broader land use goals.			
EV Action 3.1.A	Expand customer base and trade area by supporting housing development in and around downtown.		1	ST
EV Action 3.1.B	Promote retail diversity, small businesses, and entrepreneurship through technical assistance and marketing support.	WBC	2	MT
EV Policy 3.2:	Create organizational capacity for downtown improvements.			
EV Action 3.2.A	Explore establishment of a Downtown Development Authority (DDA) or Chamber of Commerce to fund maintenance, marketing, and placemaking initiatives.	SVC	2	MT

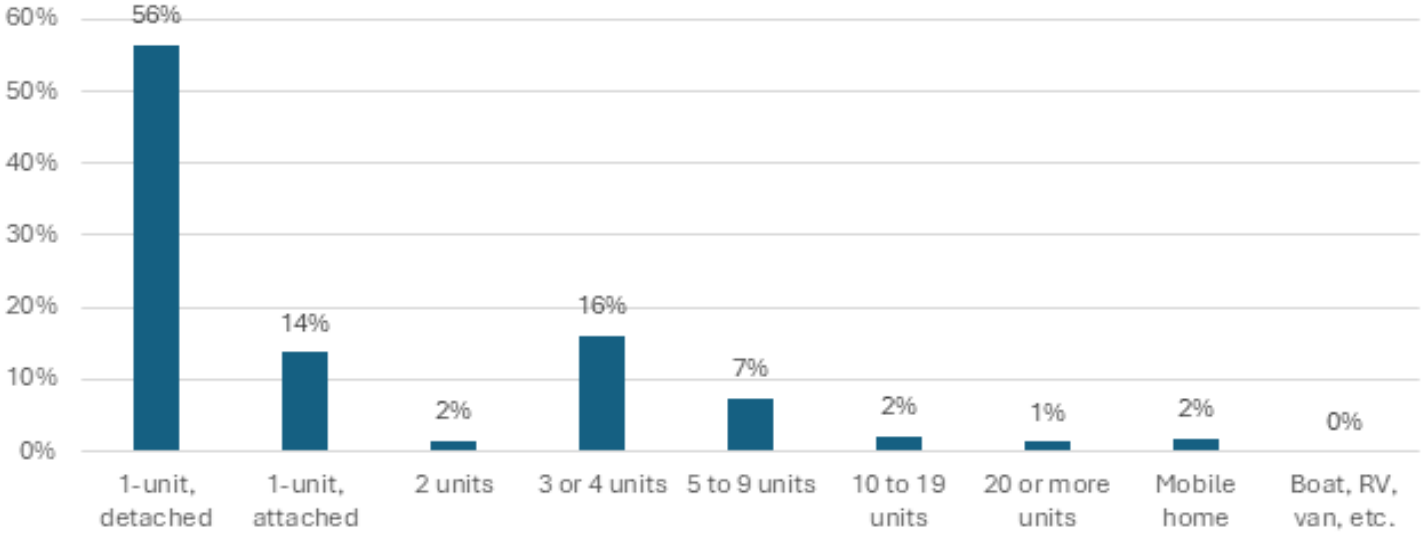
Goal/Policy/Action		Partners	Priority	Timeline
EV Action 3.2.B	Work with property owners to establish equitable assessment structures and district boundaries that balance costs and benefits fairly.		2	MT
EV Policy 3.3:	Position downtown as an attractive complement to Jackson's retail offerings while serving local needs.			
EV Action 3.3.A	Support retail and dining businesses that serve both local residents and visitors seeking alternatives to Jackson's price points and crowds.		1	ST
EV Action 3.3.B	Encourage businesses that provide daily needs and services for the growing year-round residential population.		1	ST
EV Action 3.3.C	Support efforts to beautify downtown through design guidelines, enhanced sidewalk networks, and pedestrian-friendly streetscapes.		1	ST
EV Goal 4: Leverage regional assets and partnerships for economic development.				
EV Policy 4.1:	Ensure the local workforce is trained for careers that allow them to stay in the Alpine area.			
EV Action 4.1.A	Coordinate with local workforce development initiatives that support retail, hospitality, and healthcare employment sectors.	LC, SVCC	2	MT
EV Action 4.1.B	Monitor regional economic developments, including the Natrium nuclear facility near Kemmerer, for business service opportunities.		2	MT
EV Action 4.1.C	Work with existing agencies on regional marketing while developing Alpine-specific economic development strategies that highlight the town's unique position and assets.	SVCC, SVC, WBC	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.

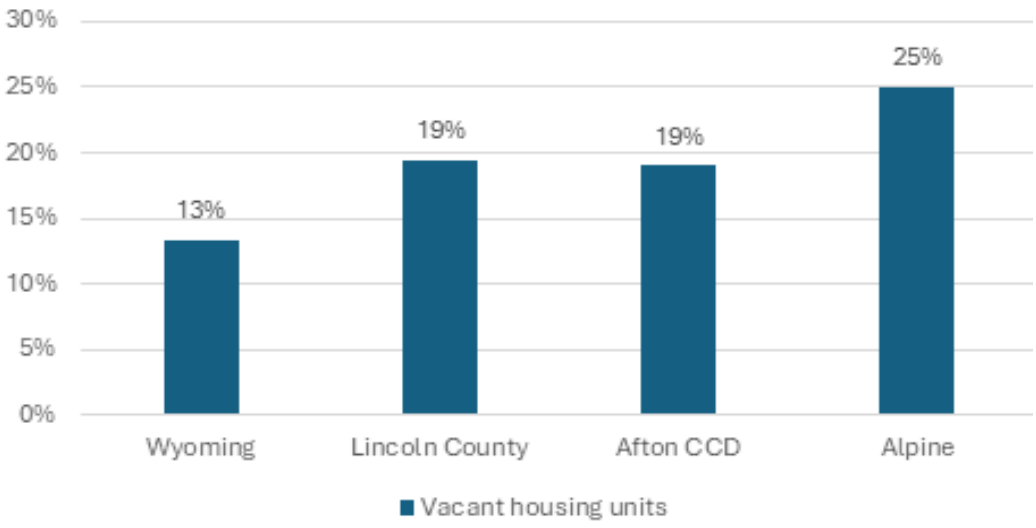
Figure 17 | Alpine Housing Structures



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

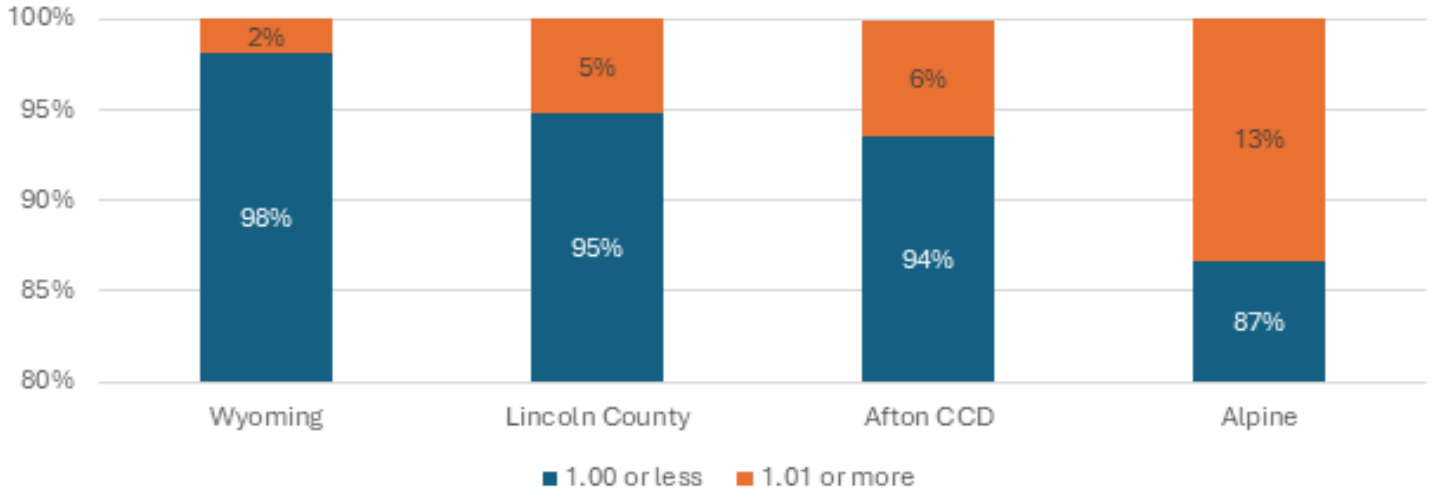
This mismatch can also be seen in the comparatively high vacancy and overcrowding rates in Alpine, which suggests a shortage of appropriately sized and affordable homes—not just a shortage of housing overall.

Figure 18 | Housing Vacancy



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

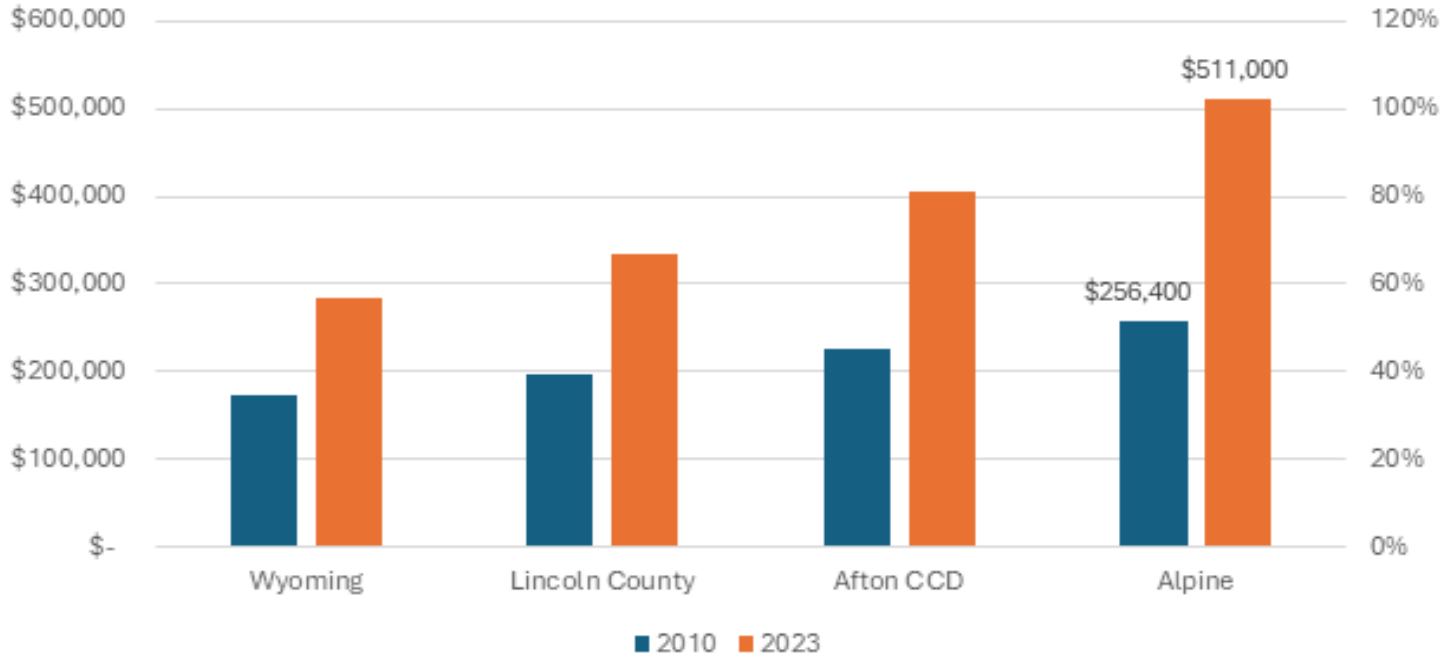
Figure 19 | Occupants per Room



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

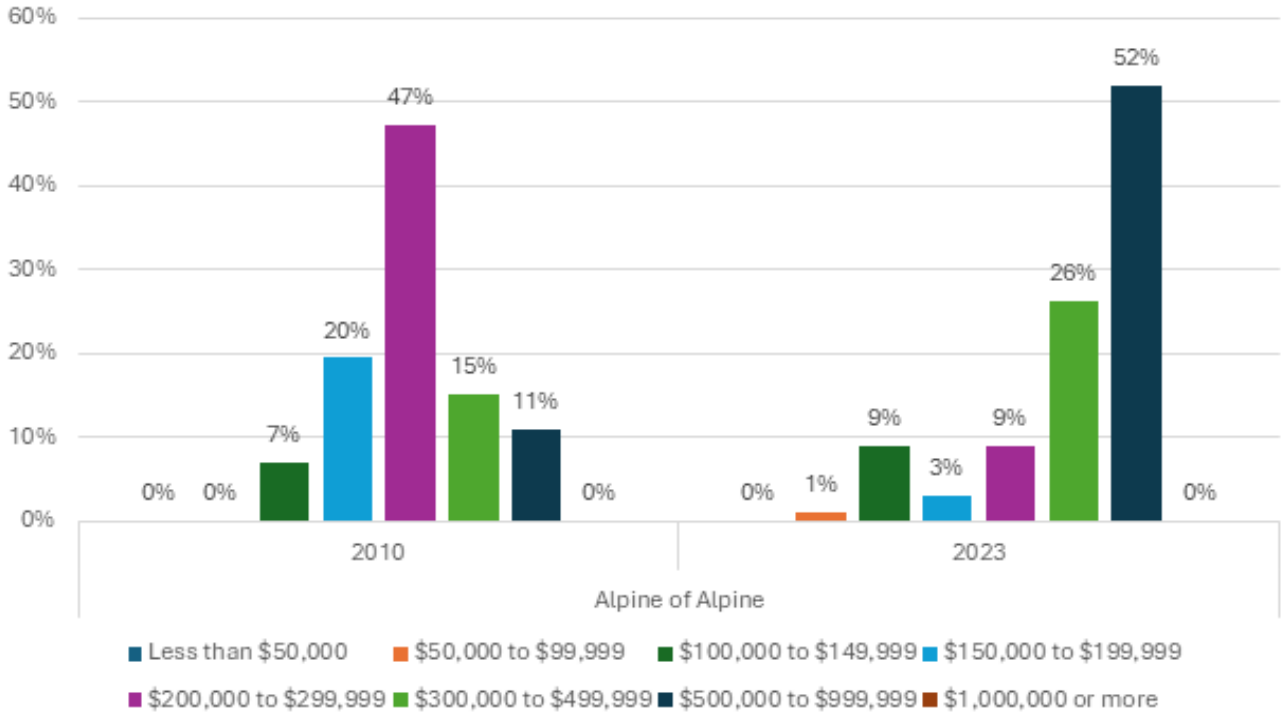
Rising home prices and rents are felt everywhere, but most acutely in Alpine, putting current residents at risk of displacement. Home values in Alpine nearly doubled between 2010 and 2023, rising faster than in surrounding areas, and most homes are now priced above $500,000. The rapid rise in property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

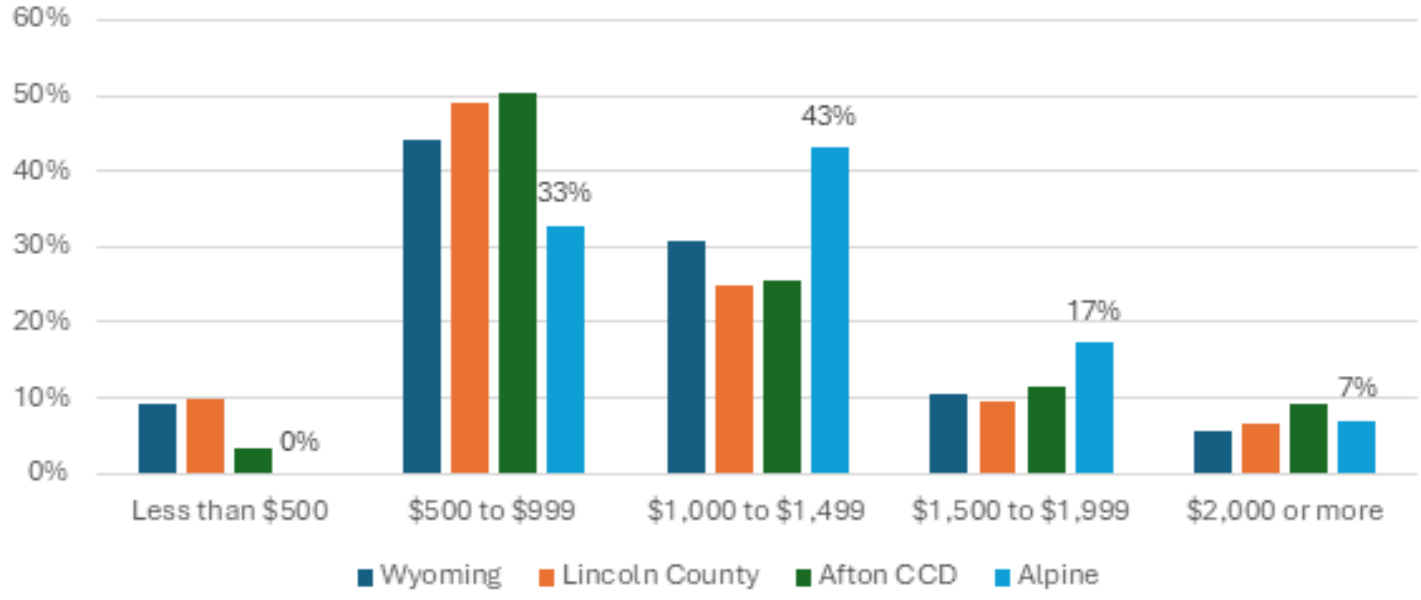
Figure 21 | Housing Value in Alpine, 2010 vs 2023



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

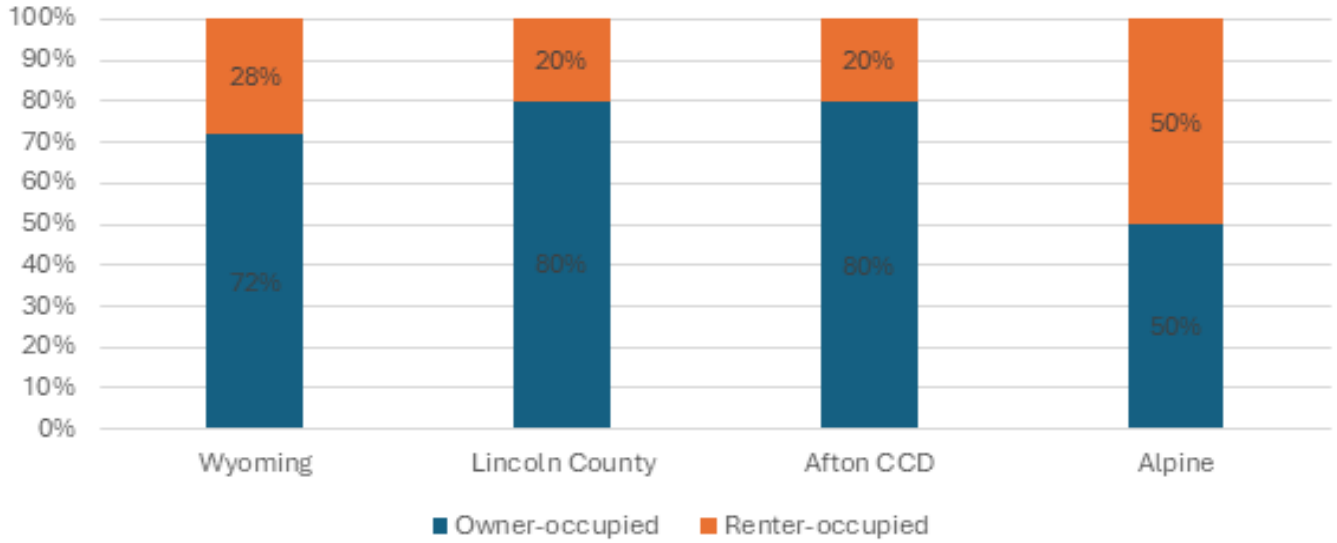
Similarly, Alpine is becoming less affordable for renters, weakening its role as a lower-cost alternative to Teton County. Lower-priced rentals are becoming rare, and the majority of rents are above $1,000 per month. This is especially concerning because half of all Alpine residents are renters, a significantly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

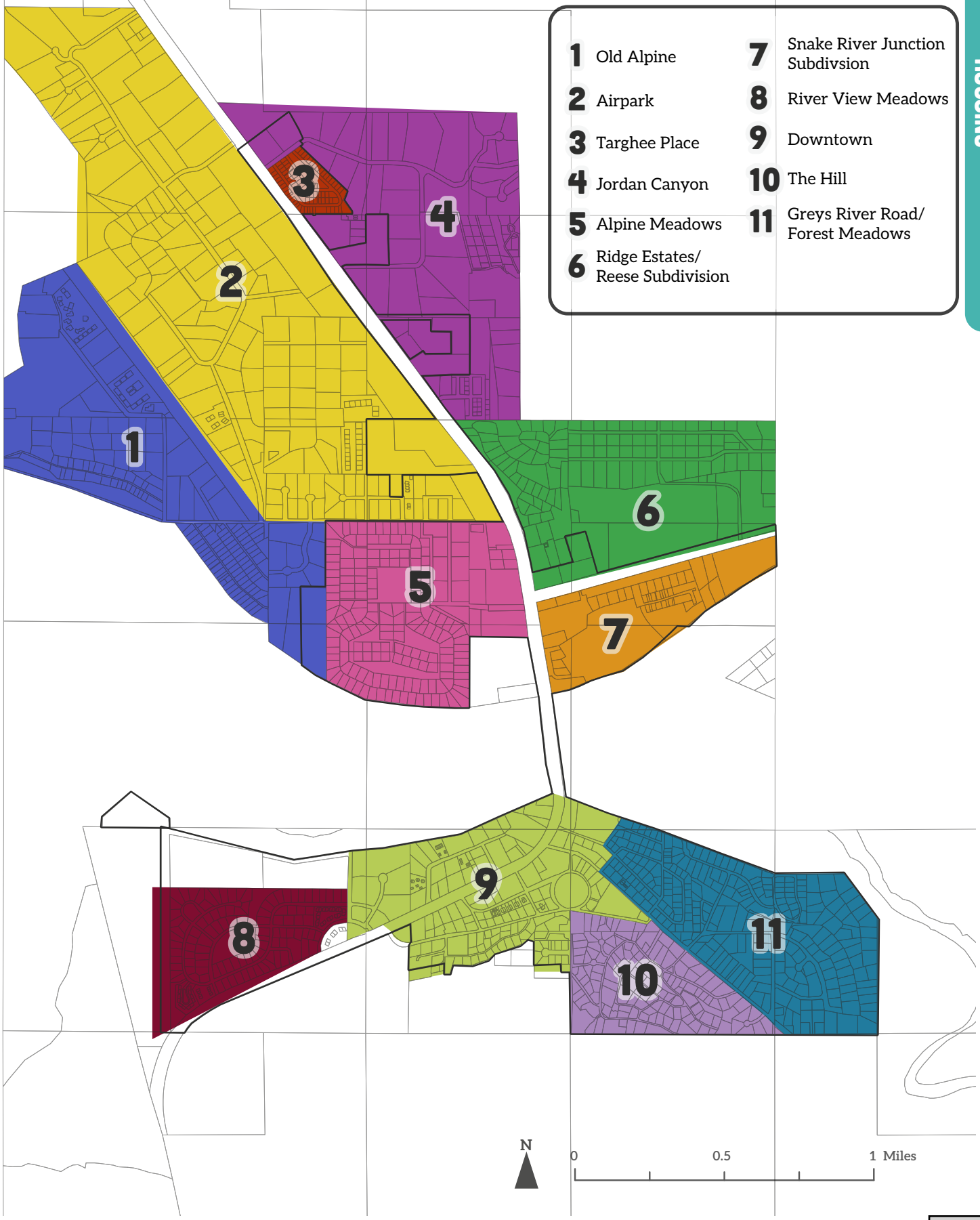
Figure 23 | Housing Tenure



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

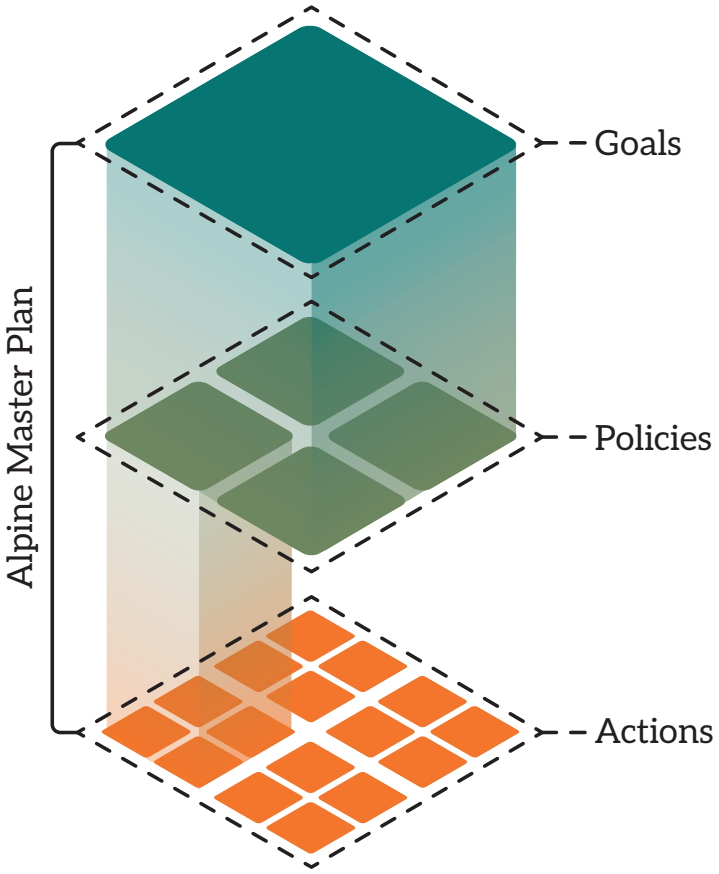


Table 6 | Housing Implementation Matrix

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.		2	MT
H Action 2.2.B	Consider regulations that preserve housing stock for year-round residents while allowing property owners flexibility.		2	MT

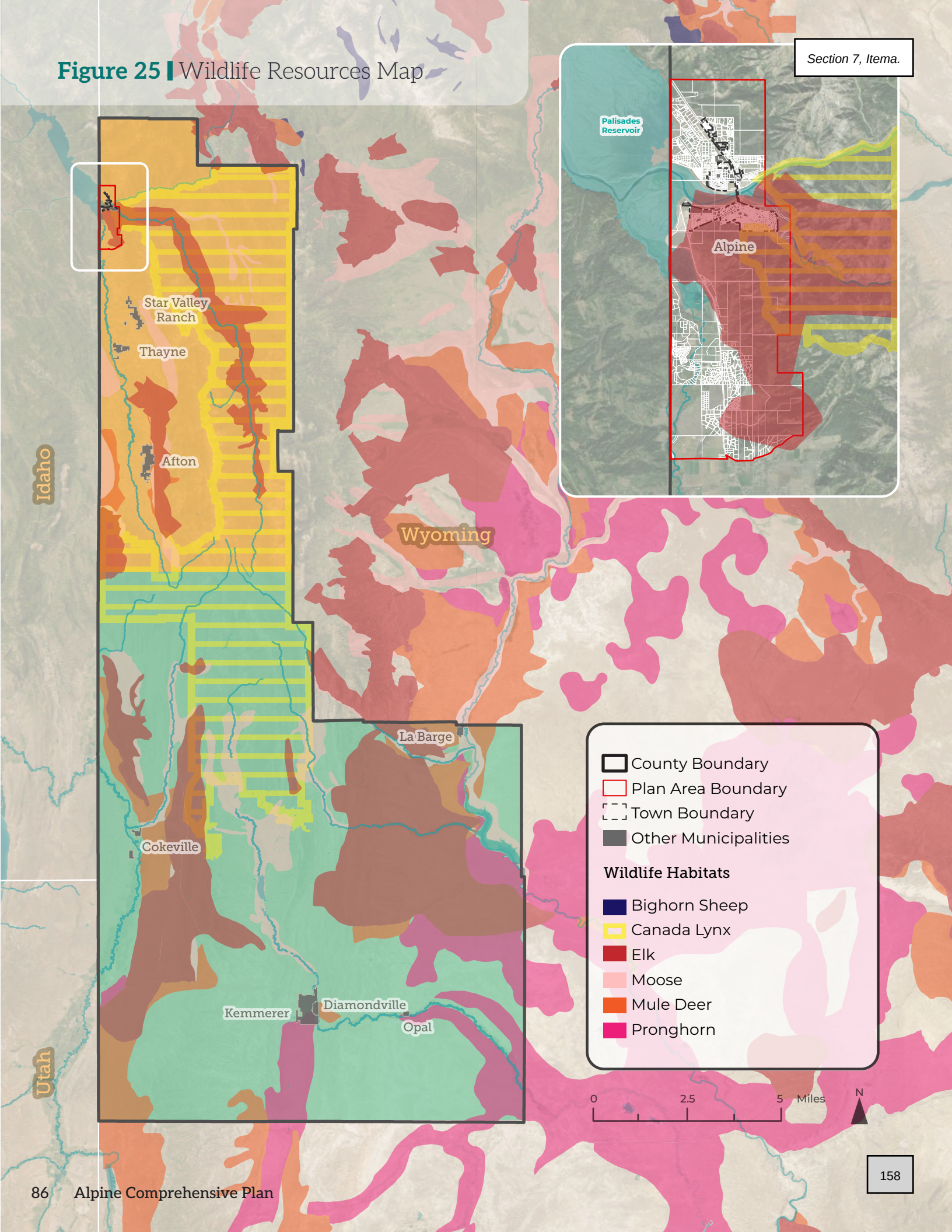
STEWARDSHIP & NATURAL RESOURCES

EXISTING CONDITIONS

The Town is surrounded by national forests and key wildlife habitats. Alpine is adjacent to 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.

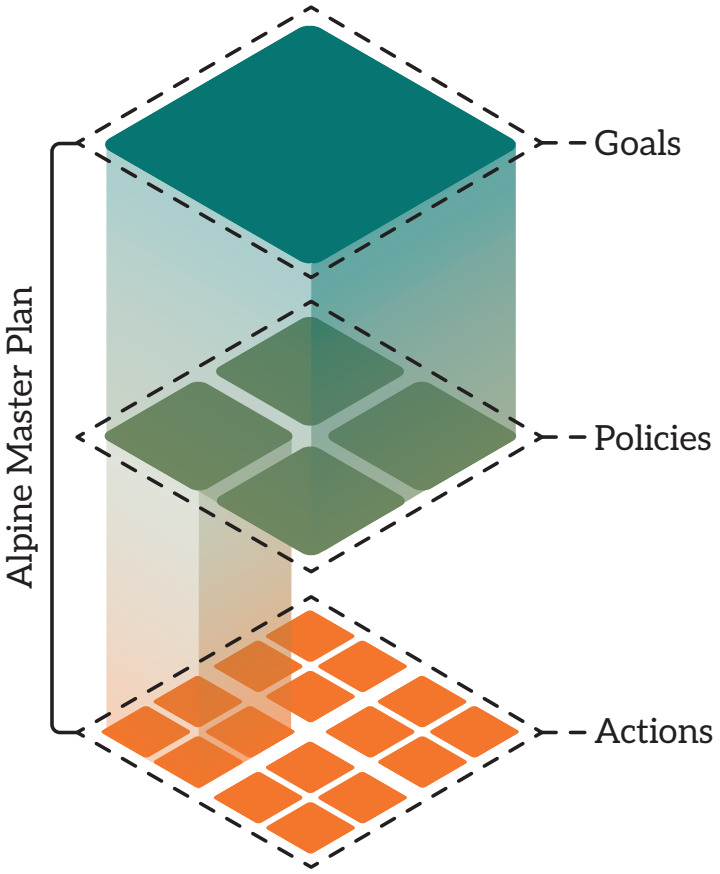
Cache Creek has one of the most heavily used trail systems in the region, located immediately adjacent to town. Rather than promoting expanded use, land managers focused on managing how and when access occurs. Strategies include seasonal wildlife closures on critical winter range to protect big game, 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
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 to align regional strategies that improve forest structure, forest fire mitigation, manage vegetation, weeds, and fuels mitigation, and reduce pests and disease.	USFS, BLM, WYSF	2	ON
SNR Action 1.4.B	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	Enforce seismic provisions for new building projects to ensure new buildings can withstand earthquake events, while limiting damage and preventing collapse.		1	ON
SNR Action 2.1.D	Adopt 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.	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.

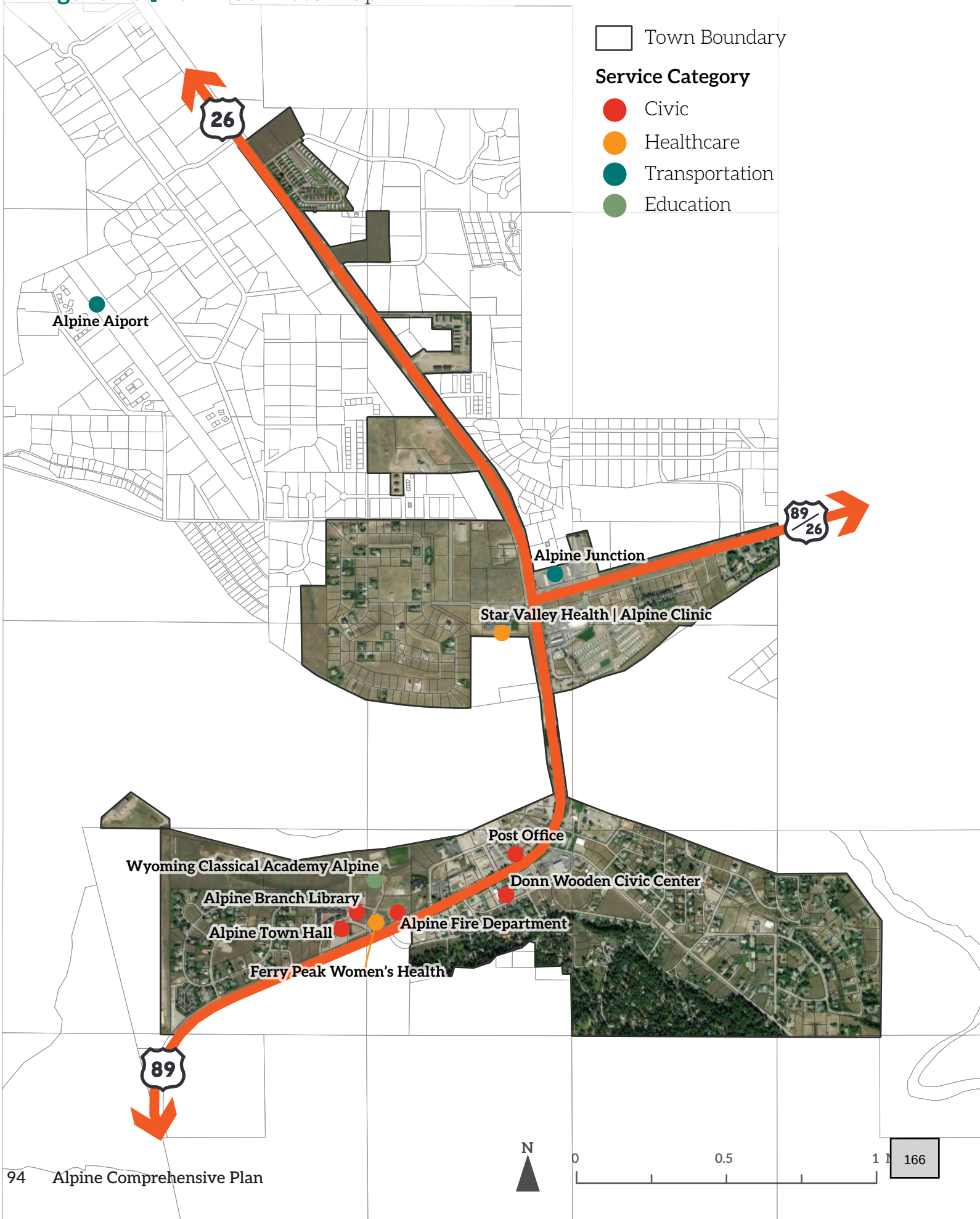
Schools serve the region and are expanding locally. Alpine is part of Lincoln County School District #2, which serves northern Lincoln County. A new public charter school is planned to open in 2026 on Town-owned land, providing more local educational options for families and allow kids to walk to school.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

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TIMELINE KEY

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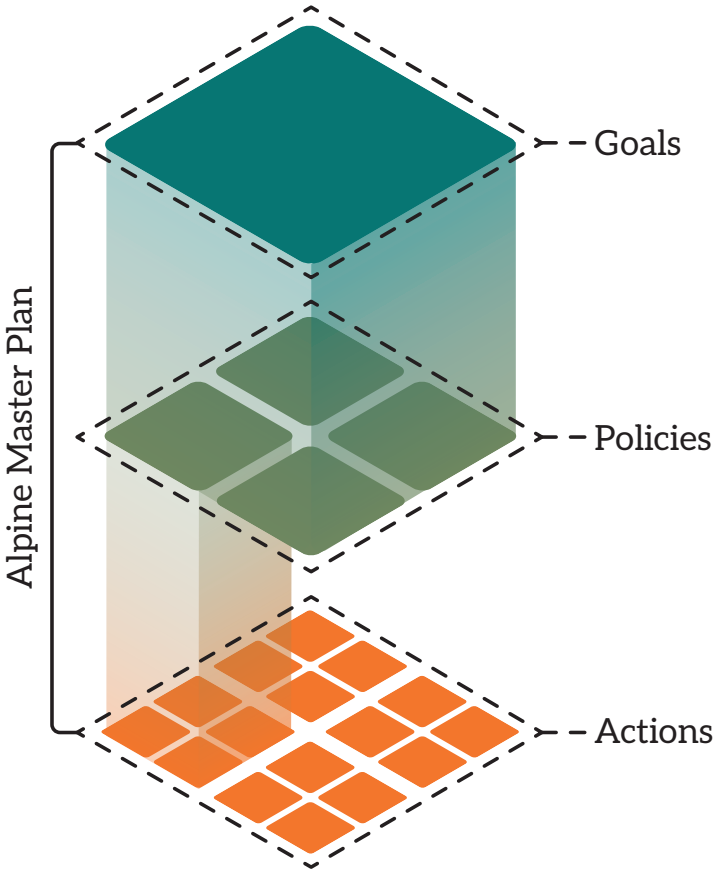


Table 8 | Town Services & Infrastructure Implementation Matrix

Goal/Policy/Action		Partners	Priority	Timeline
TSI Goal 1: Ensure reliable services for current and future residents' health, safety, education, and overall quality of life.				
TSI Policy 1.1:	Ensure local childcare options and educational opportunities support families in all stages of life.			
TSI Action 1.1.A	As the Town continues to grow, work with Lincoln County School Distrct to open a permanent K-12 school in Alpine.	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 temporary school located at 200 Buffalo Drive.	AEF	1	ST
TSI Policy 1.2:	Support the quality care and health needs of residents.			
TSI Action 1.2.A	Continue to support the expansion of services and the recruitment and retention of staff at Star Valley Health Medical–Alpine Clinic.	SVHM	2	MT
TSI Action 1.2.B	Continue to support existing nearby senior services and explore opportunities to support a local senior center.	TSS	2	MT
TSI Policy 1.3:	Ensure residents' safety and well-being.			
TSI Action 1.3.A	Advocate for police headquarters in Alpine to ensure adequate police response times and a local presence.	LCSO	2	MT
TSI Action 1.3.B	Continue to support the fire department and emergency medical services (EMS) located in Alpine.	AFD, SVH, USFS, LCEMS, LCSO	1	ON
TSI Policy 1.4:	Monitor stormwater management, with an emphasis on green infrastructure solutions, and plan for upgrades if problems arise.			
TSI Goal 2: Maintain physical infrastructure to support everyday functions.				
TSI Policy 2.1:	Budget for the maintenance and improvements of all public infrastructure.			
TSI Action 2.1.A	Create a 5-year Capital Improvement Plan and update annually.		1	ST
TSI Action 2.1.B	Ensure to right-size future infrastructure expansions for planned growth.		1	ON
TSI Action 2.1.C	Work with the USPS to identify a location for a permanent and expanded US Post Office.	USPS	1	ST
TSI Policy 2.2:	Ensure the provision of a clean and sustainable supply of water.			
TSI Action 2.2.A	Complete the improvements to the water treatment facility.		1	ST
TSI Action 2.2.B	Complete improvements/connections to Well #4 that significantly expands the Town's capacity for future development.		1	ST

Goal/Policy/Action		Partners	Priority	Timeline
TSI Policy 2.3:	Ensure the safe disposal and treatment of sewage.			
TSI Action 2.3.A	Continue to require new development and redevelopment to connect to the Town's recently upgraded systems to reduce the prevalence of septic systems and contamination of groundwater.		1	ON
TSI Action 2.3.B	Work with property owners of larger undeveloped parcels in the Planning Area where the provision of municipal sewer may not be feasible to establish community/ shared septic systems that the Town could manage so that annexation is still viable.	LC	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

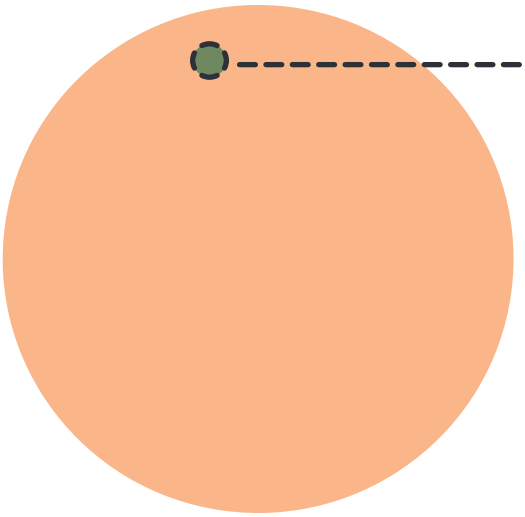
PARKS, RECREATION, OPEN SPACE, & TRAILS

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
USBR – U.S. Bureau of Reclamation
USFS – U.S. Forest Service
WYDOT – Wyoming Department of Transportation

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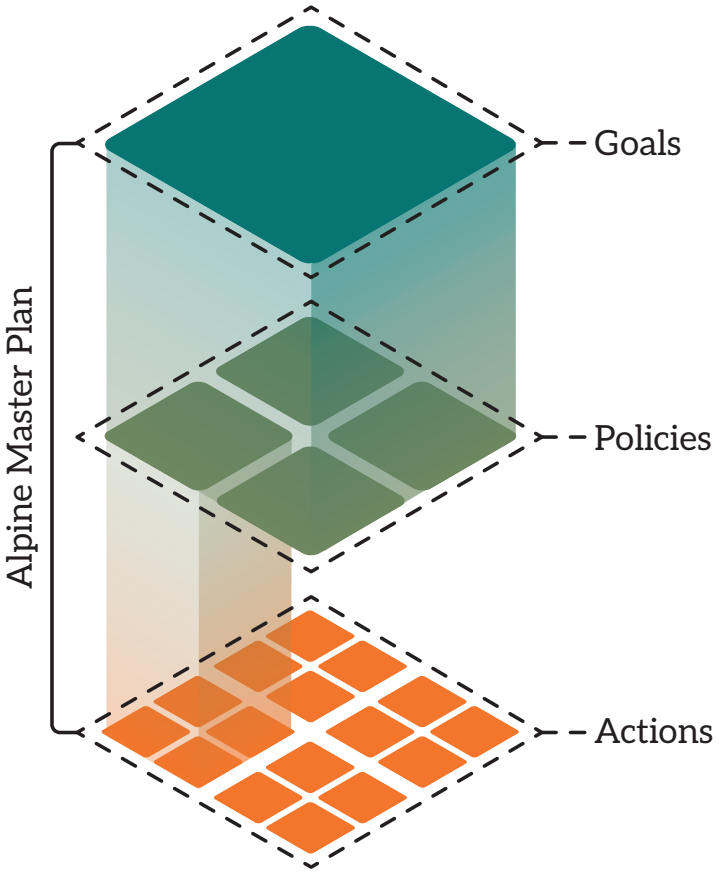


Table 9 | Parks, Recreation, Open Space, & Trails Implementation Matrix

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	Form a Confluence Recreation Committee that's responsible for studying the recreational and civic amenities to be built on Town-owned land and securing funding for construction.		1	ST
PROST Action 1.3.D	Inventory, evaluate, and map existing trails for proper use and safety regardless of season.	ATP	2	ST

Goal/Policy/Action		Partners	Priority	Timeline
PROST Action 1.3.E	Identify key gaps in existing off-street trails and add them to the Capital Improvement Plan, referencing this Plan's Pathways Map.	ATP	2	ST
PROST Action 1.3.F	Plan and implement an off-street Riverwalk trail with key crossings along U.S. 89.	ATP, WYDOT	2	MT
PROST Action 1.3.G	Improve existing and new paved trails to meet ADA accessibility standards.	ATP	2	ON
PROST Action 1.3.H	Explore wayfinding and signage opportunities at trailheads and key intersections and transportation hubs.	ATP	3	LT
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.

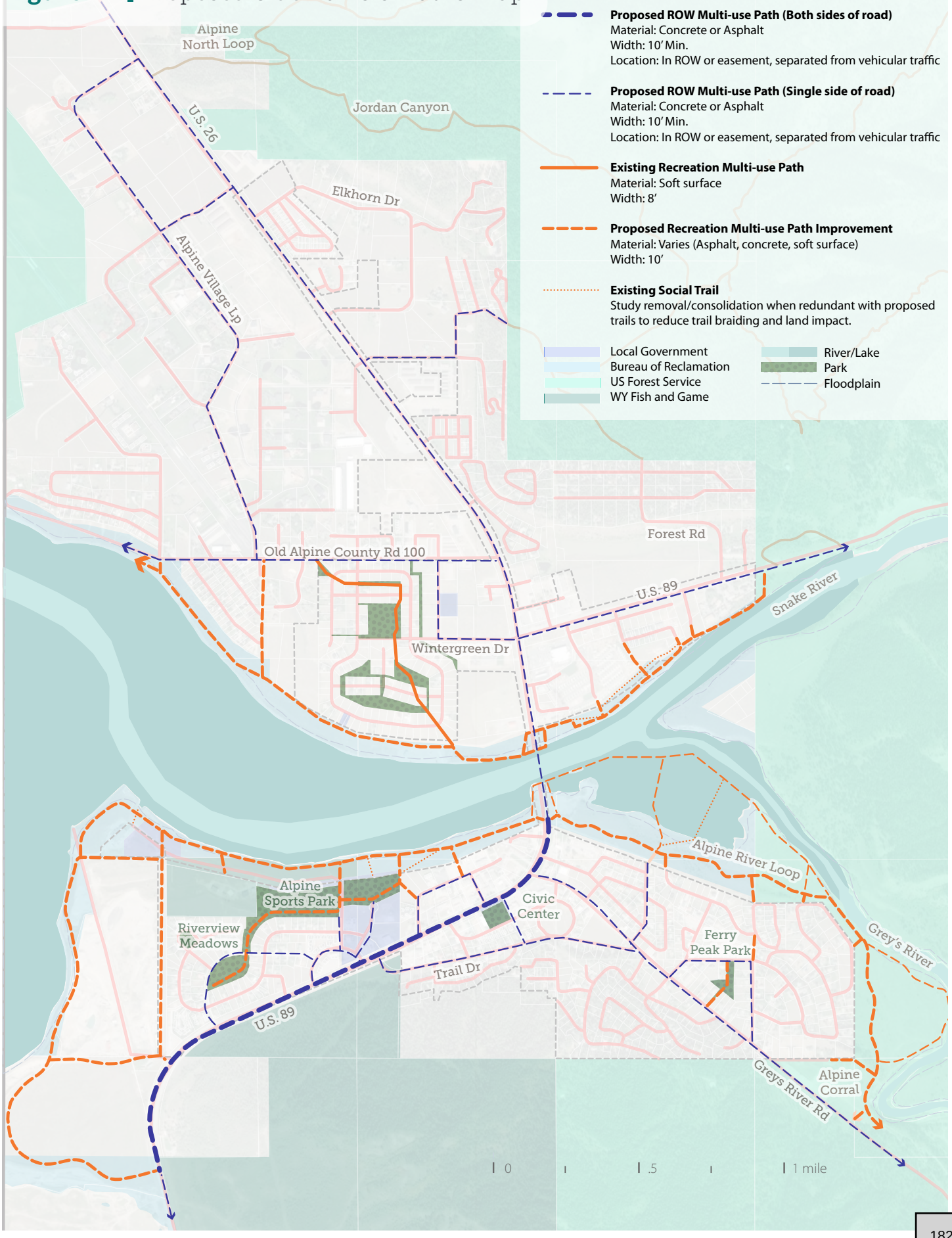
FUTURE PATHWAYS

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)."

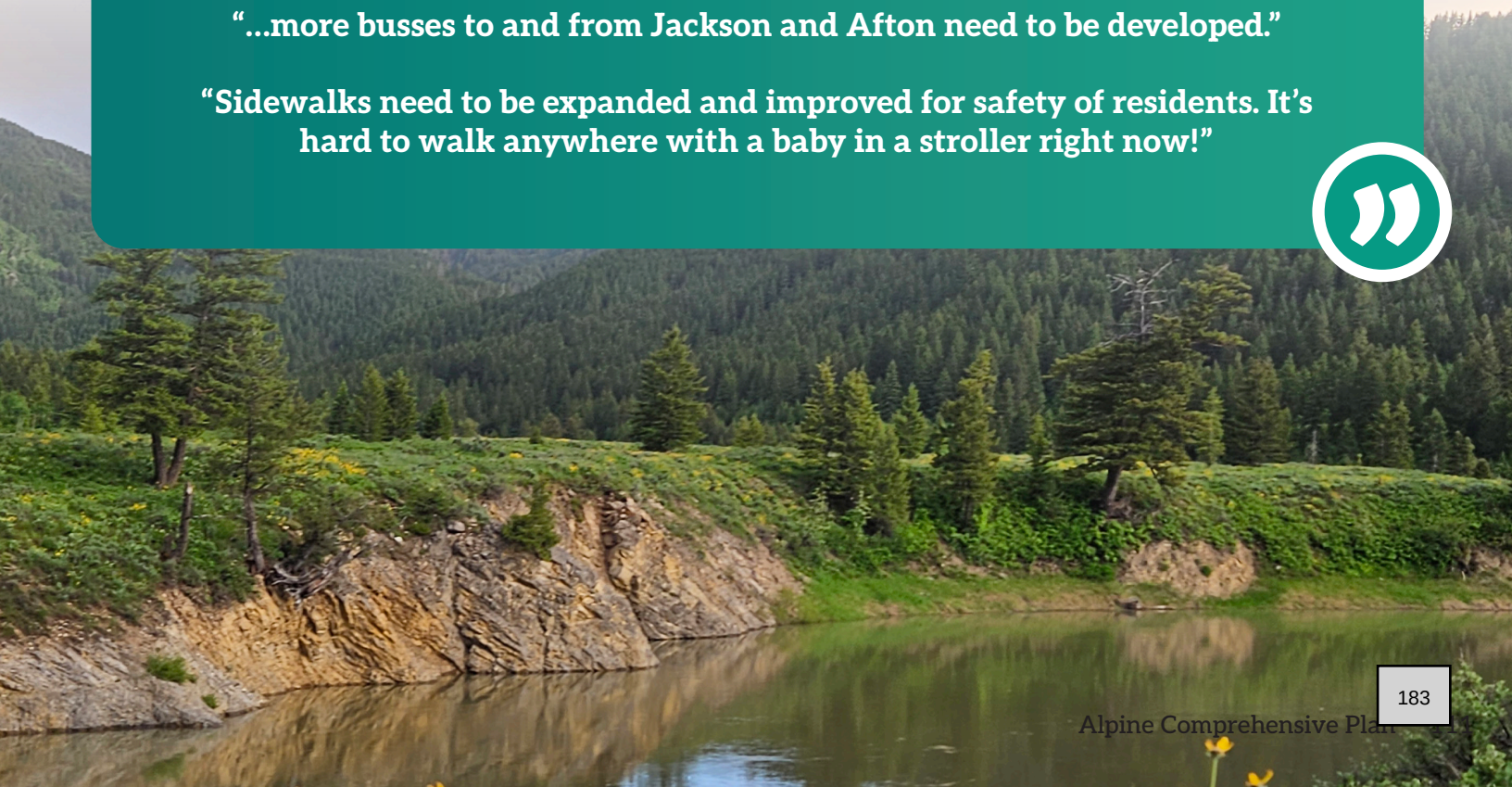
"I envision my children being able to safely cross the highway to go to school or access other public facilities."

"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

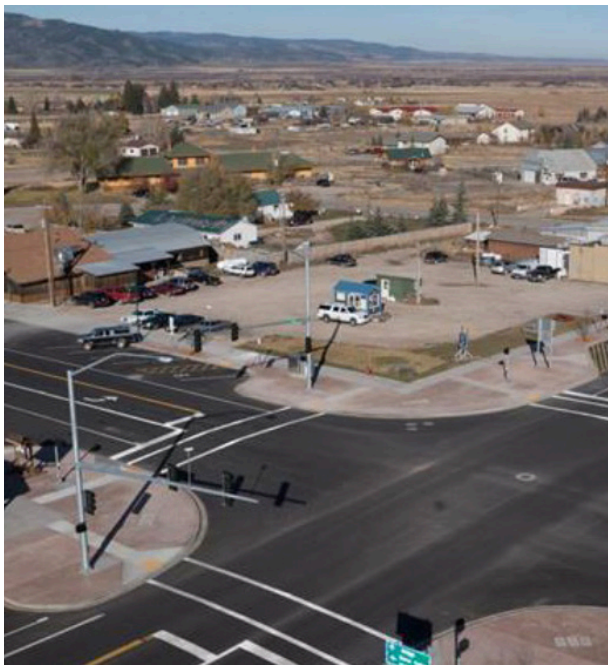
Highway for a Mainstreet: *Victor, ID*

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

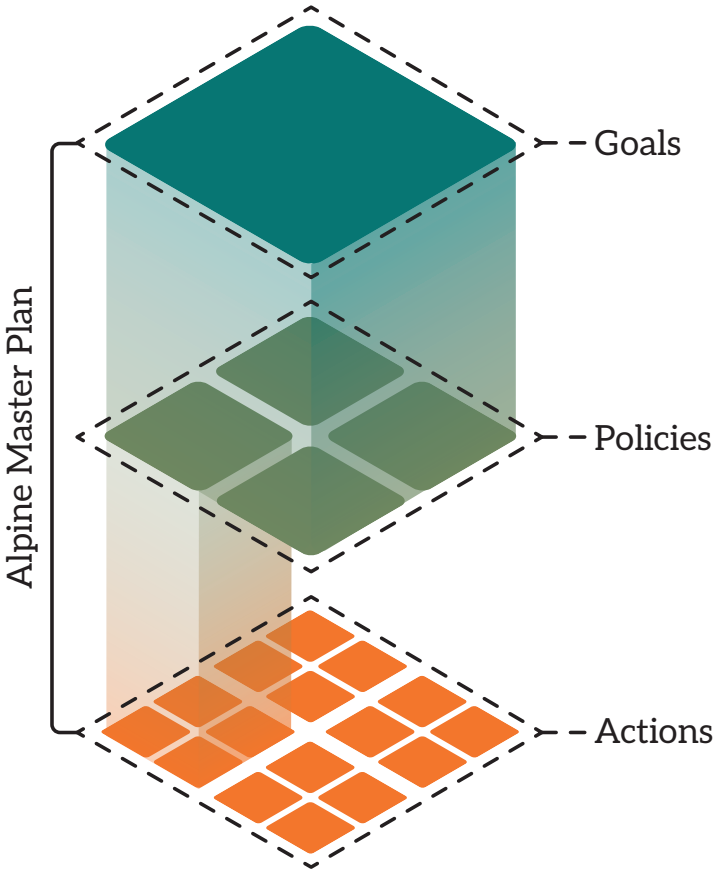


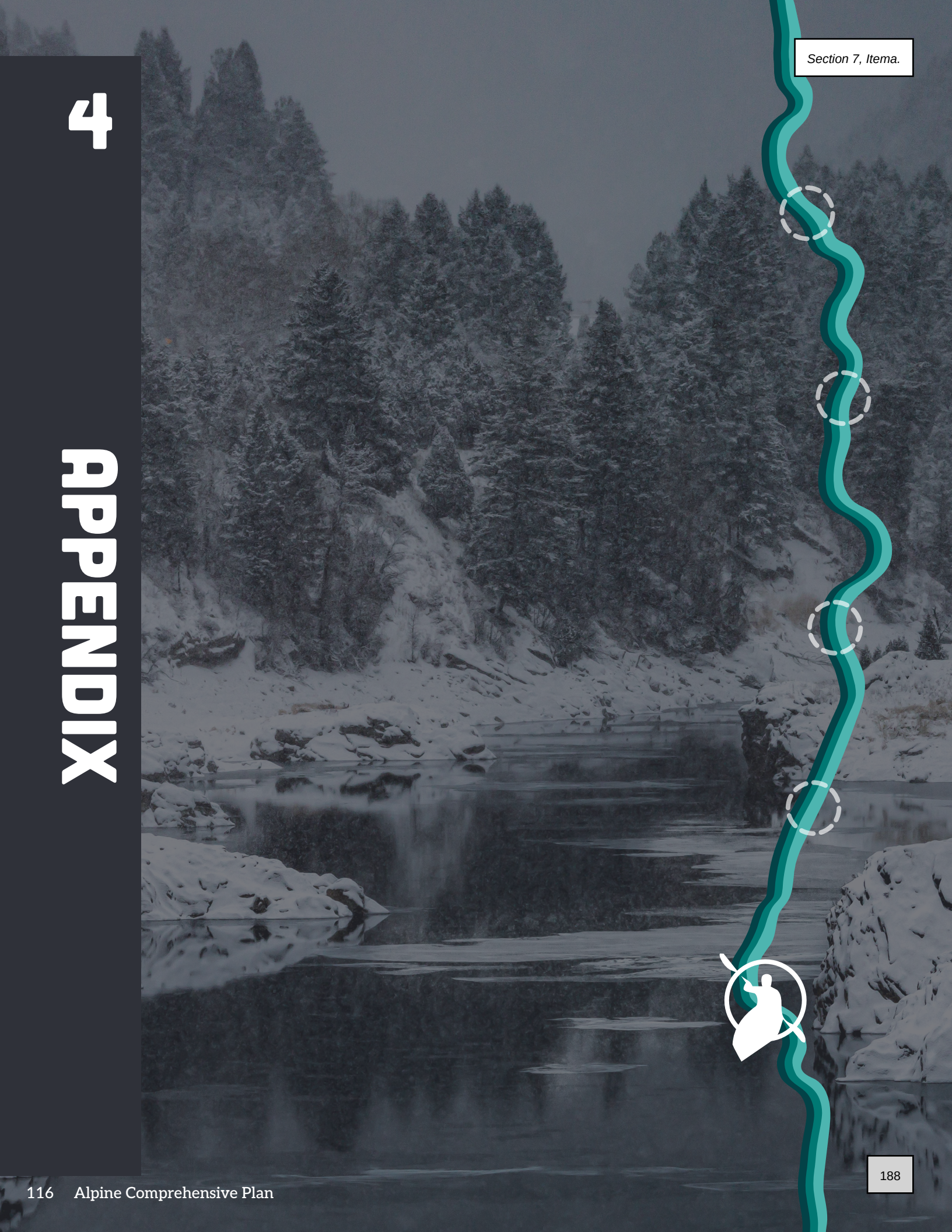
Table 10 | Transportation Implementation Matrix

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 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.	LCSD2	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 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

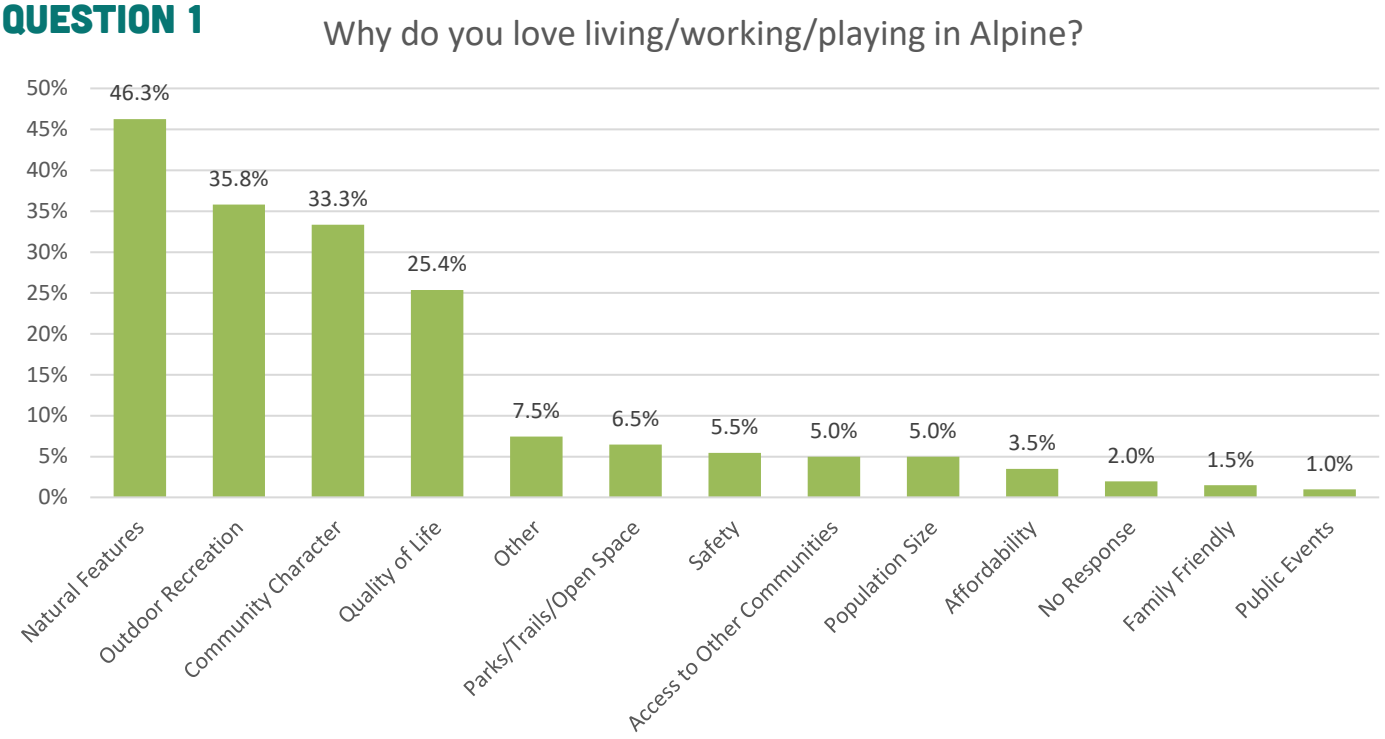
APPENDIX



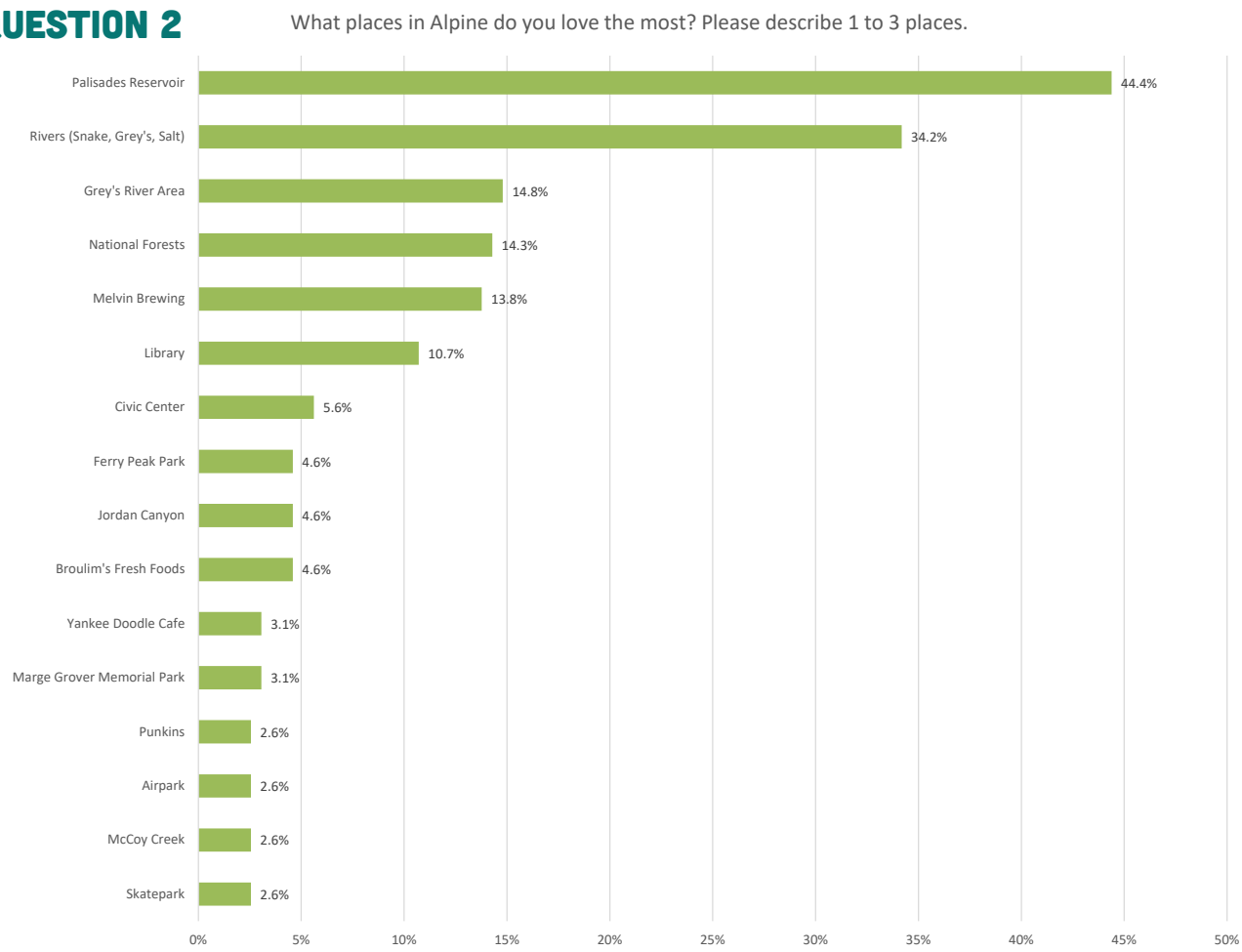
SURVEY RESULTS

MASTER PLAN COMMUNITY SURVEY (ONLINE SURVEY FROM JUNE 2025)

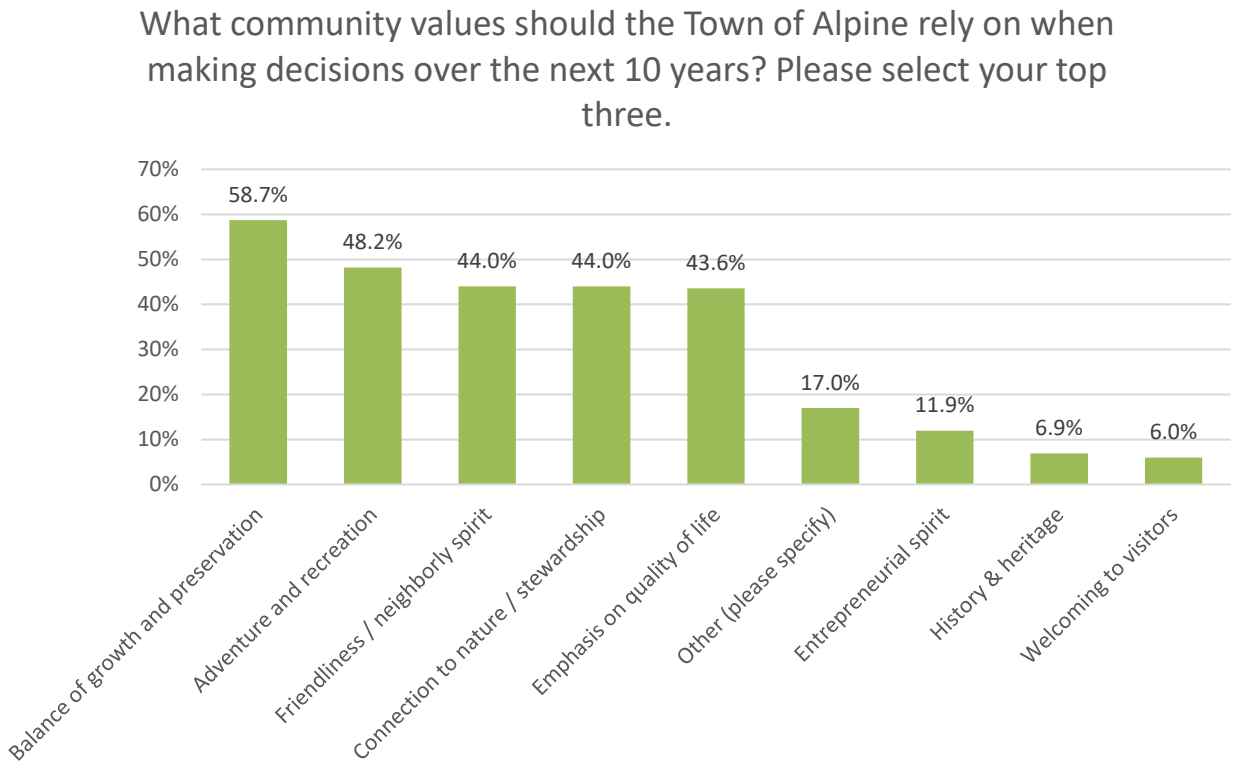
QUESTION 1

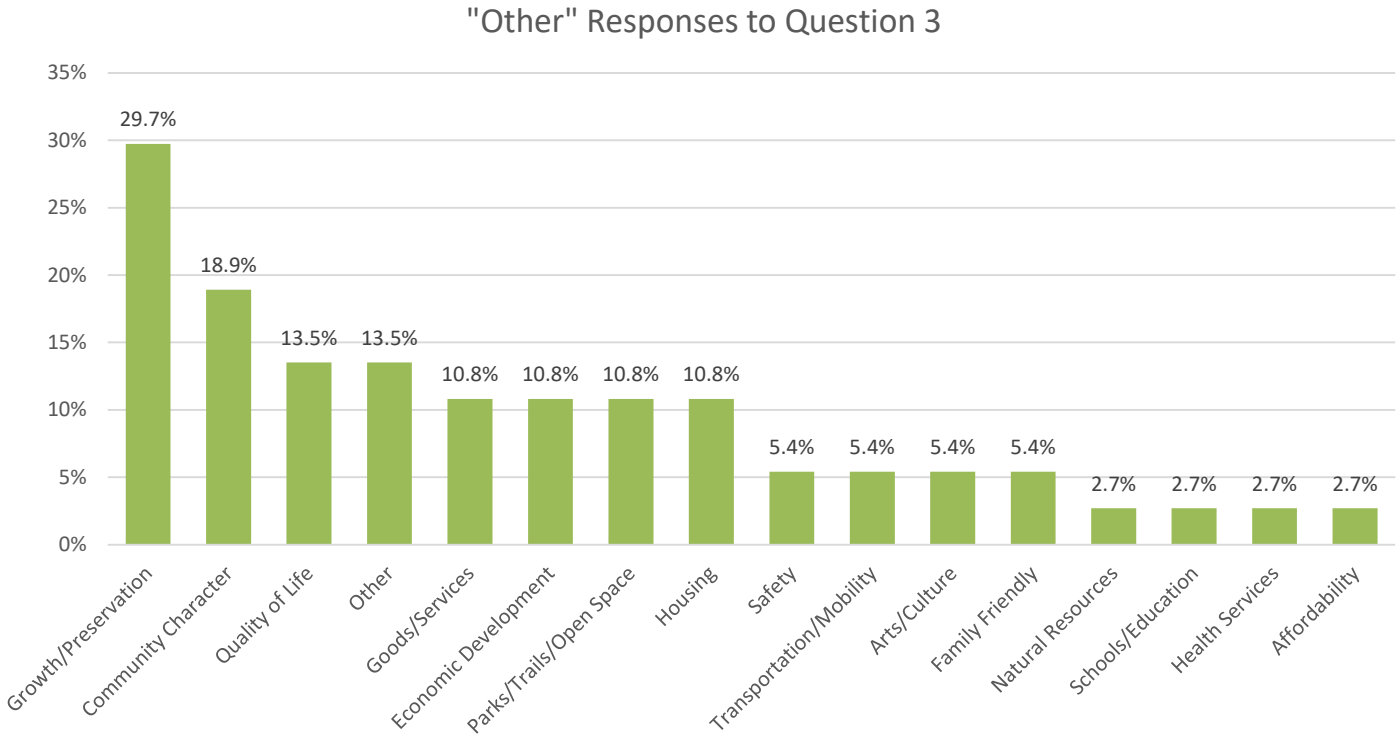


QUESTION 2

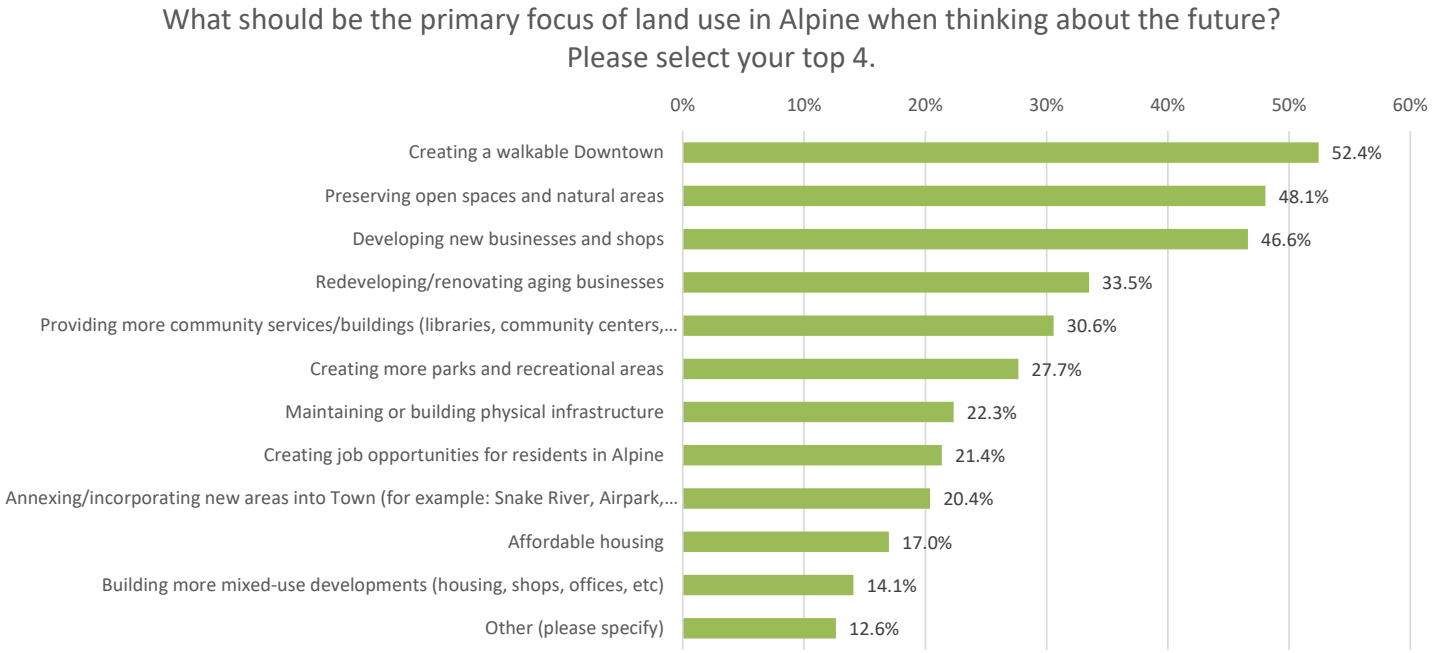


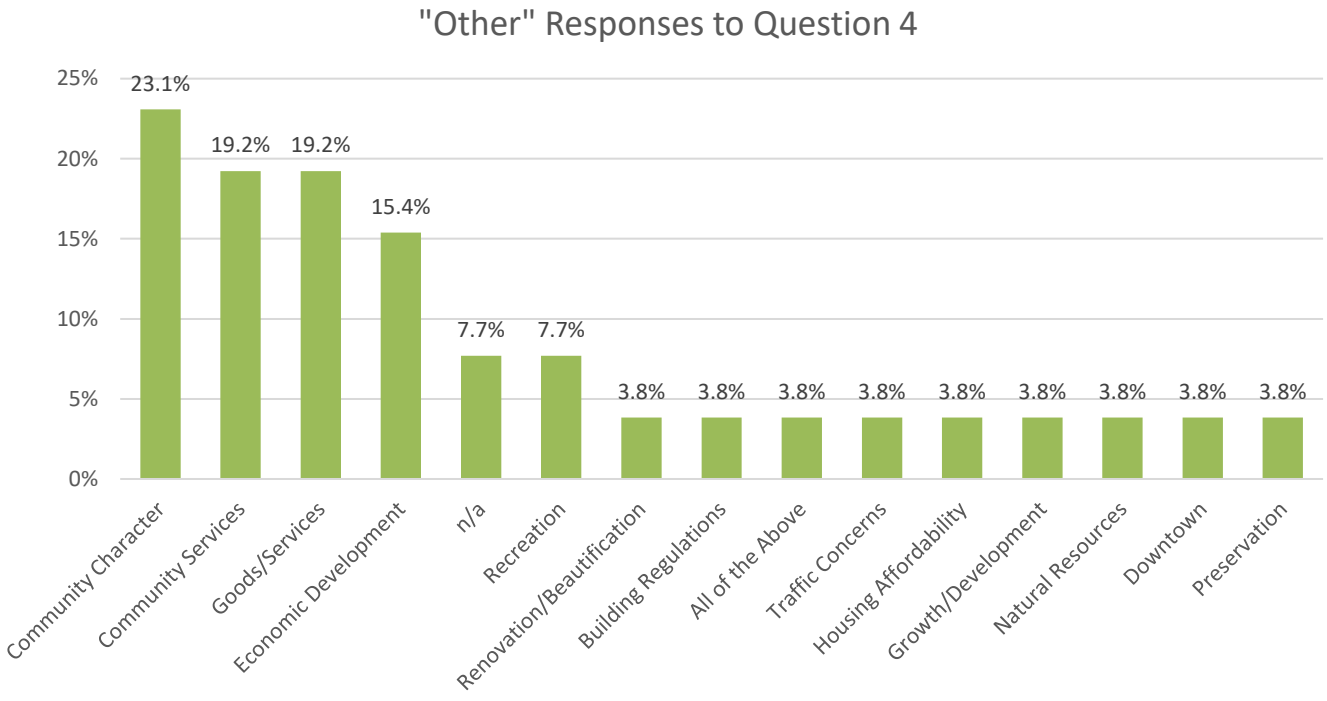
QUESTION 3


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

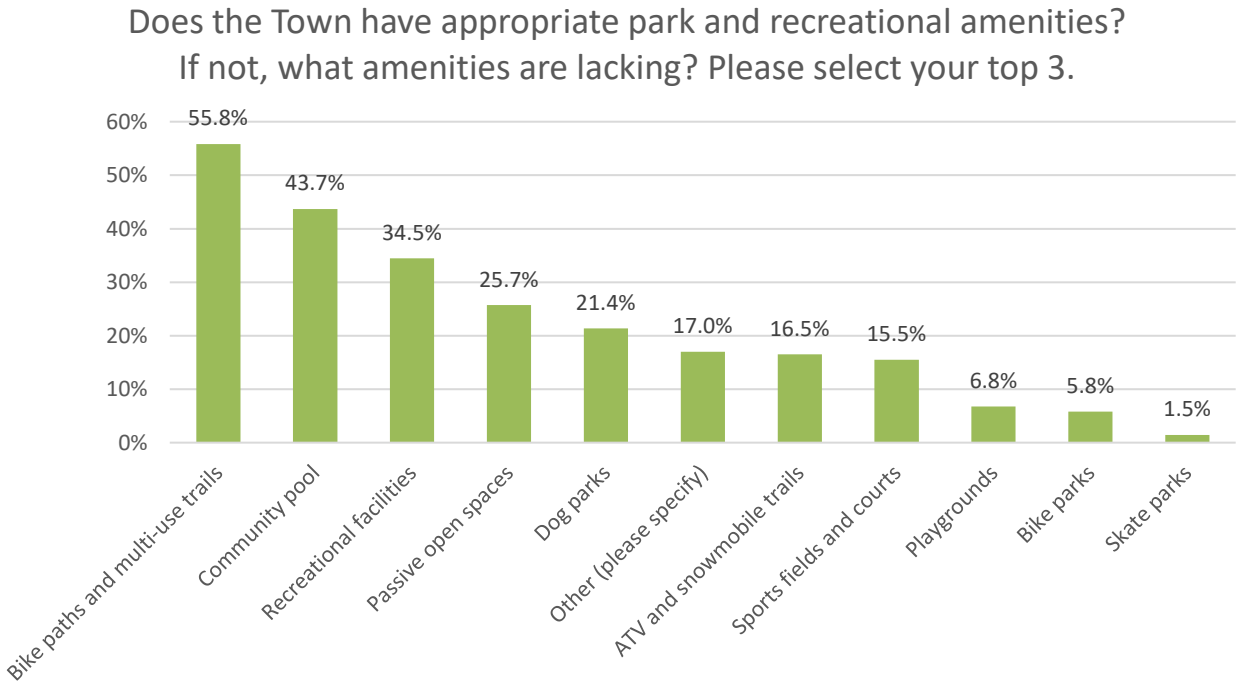

"Other" Responses to Question 3
35%
30%
25%
20%
15%
10%
5%
0%
29.7%
18.9%
13.5%
13.5%
10.8%
10.8%
10.8%
10.8%
5.4%
5.4%
5.4%
5.4%
2.7%
2.7%
2.7%
2.7%
Growth/Preservation
Community Character
Quality of Life
Other
Goods/Services
Economic Development
Parks/Trails/Open Space
Housing
Safety
Transportation/Mobility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

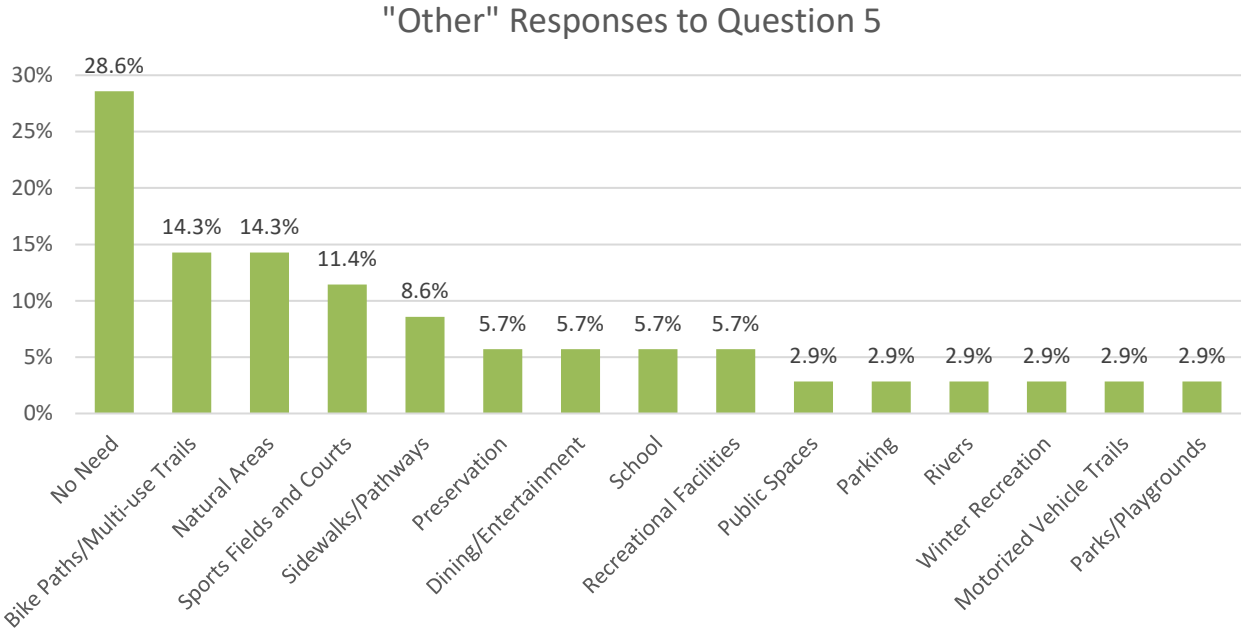
QUESTION 4


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%

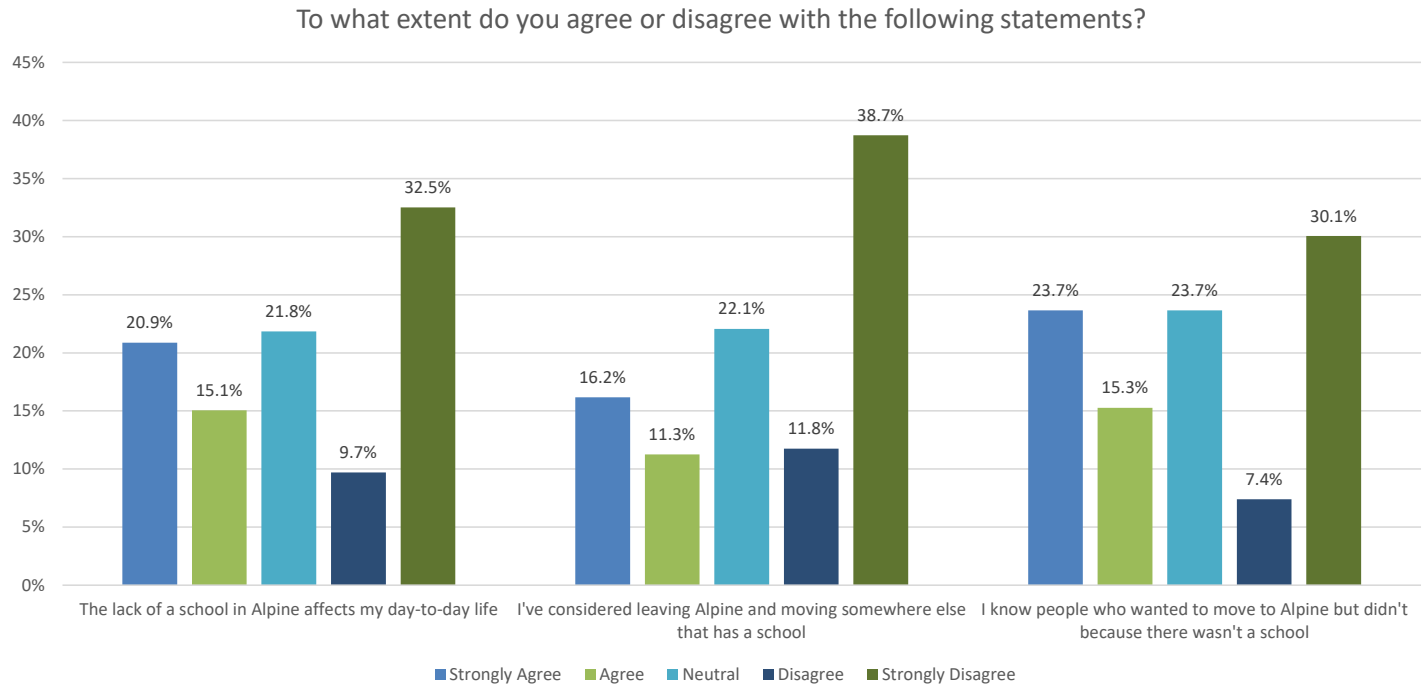

"Other" Responses to Question 4
25%
20%
15%
10%
5%
0%
23.1%
19.2%
19.2%
15.4%
7.7%
7.7%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
Community Character
Community Services
Goods/Services
Economic Development
n/a
Recreation
Renovation/Beautification
Building Regulations
All of the Above
Traffic Concerns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

QUESTION 5

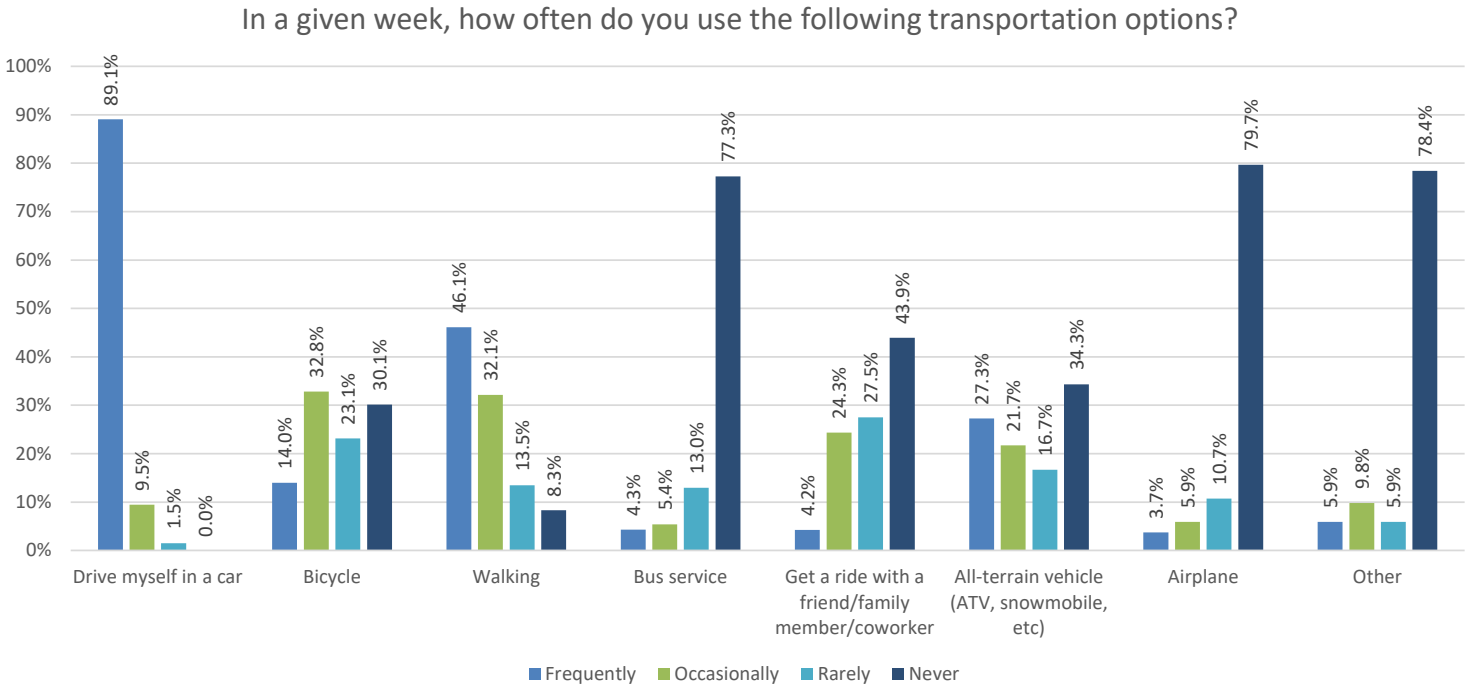

Does the Town have appropriate park and recreational amenities? If not, what amenities are lacking? Please select your top 3.
60%
50%
40%
30%
20%
10%
0%
55.8%
43.7%
34.5%
25.7%
21.4%
17.0%
16.5%
15.5%
6.8%
5.8%
1.5%
Bike paths and multi-use trails
Community pool
Recreational facilities
Passive open spaces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

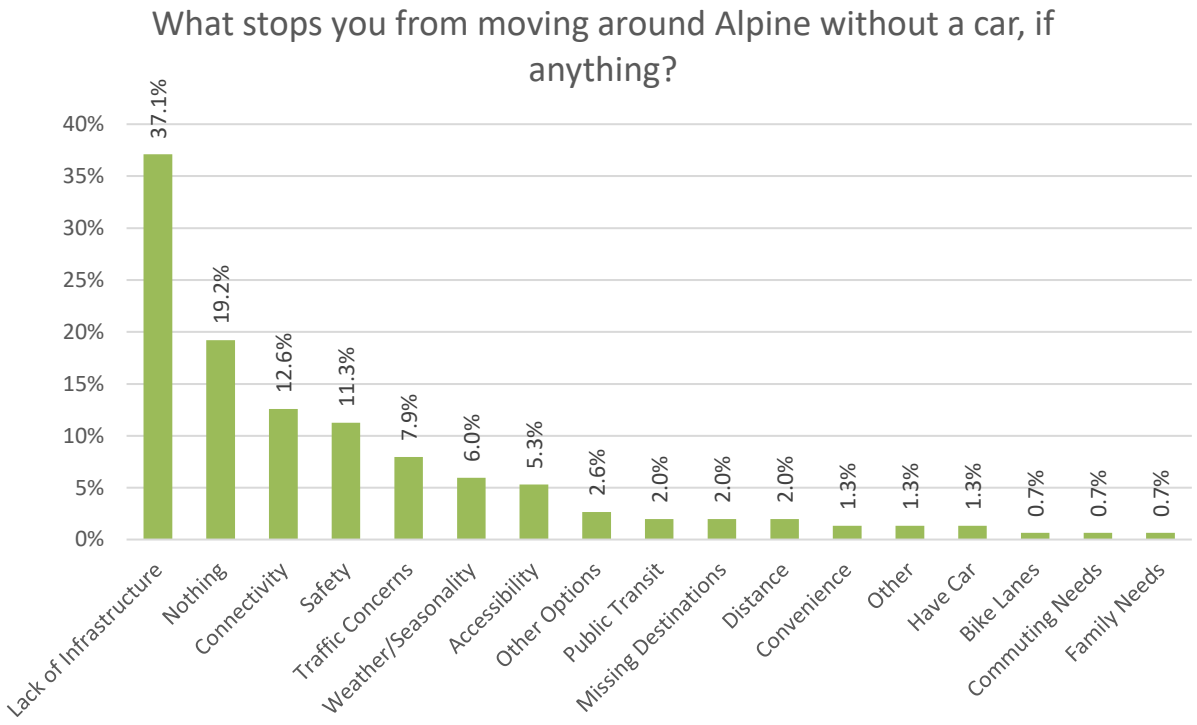
QUESTION 6



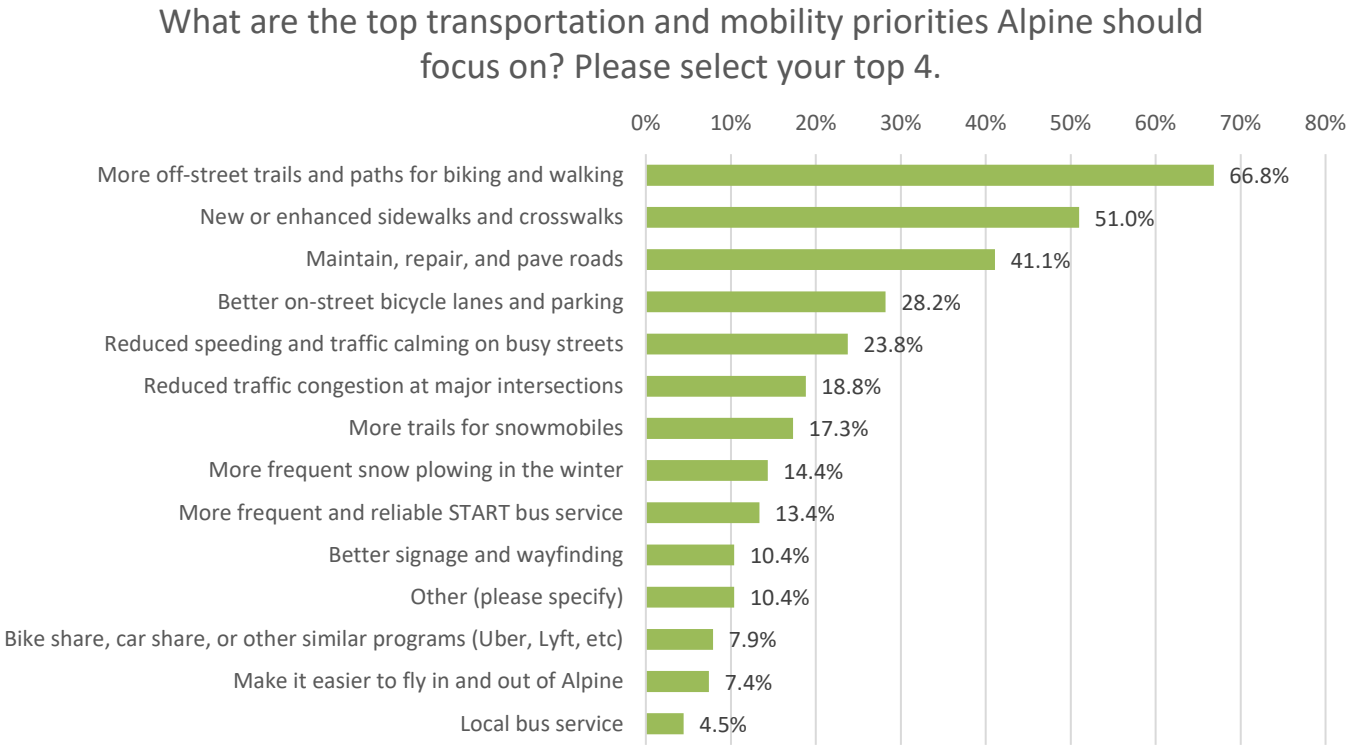
QUESTION 7

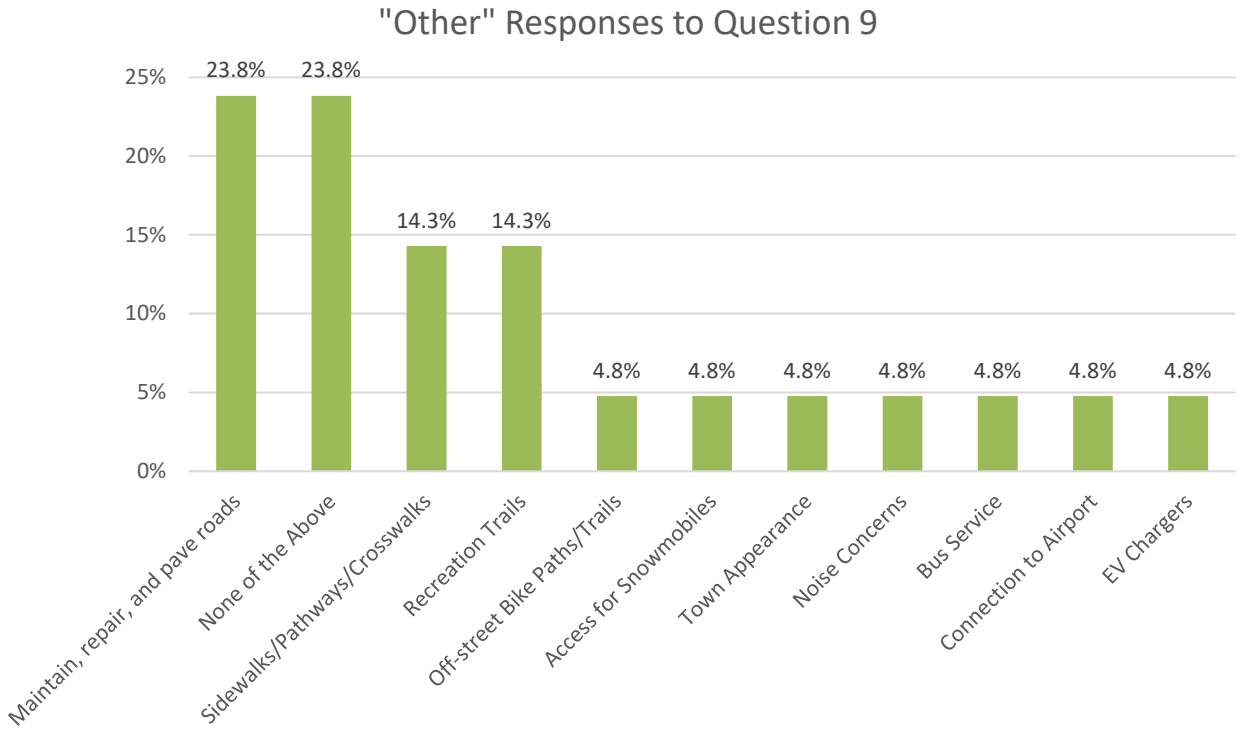


QUESTION 8

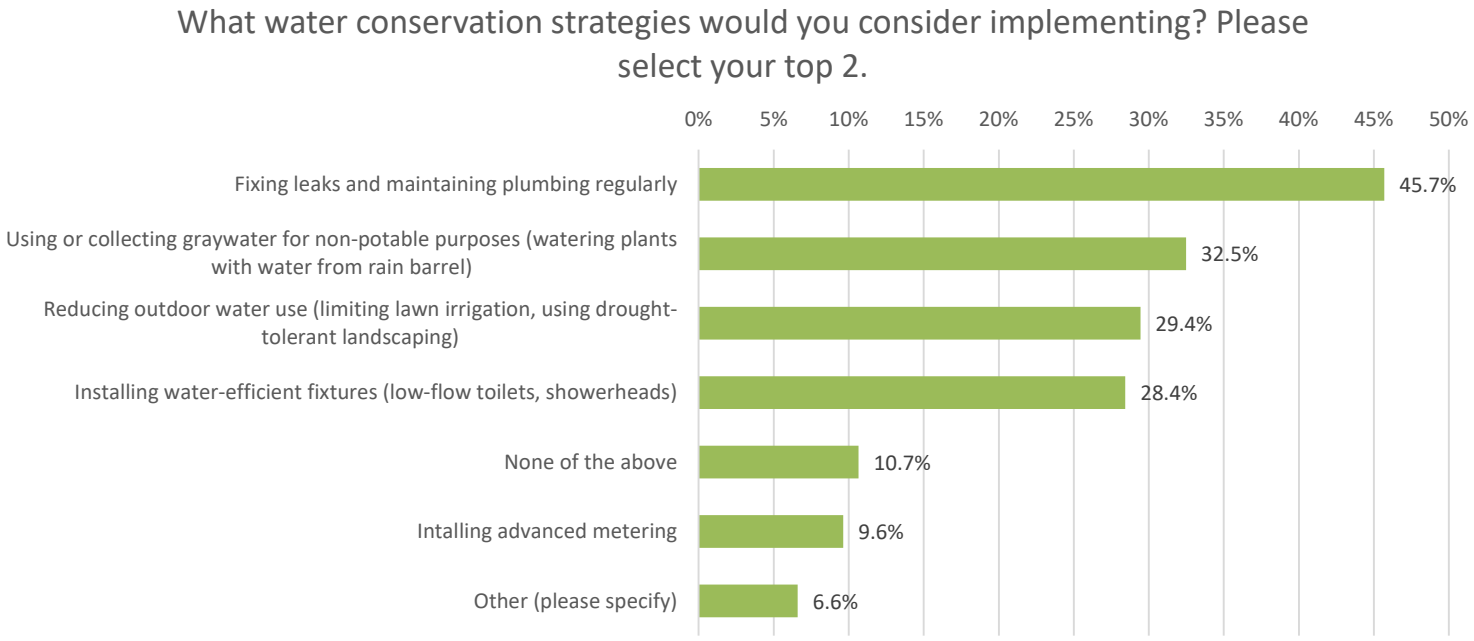

What stops you from moving around Alpine without a car, if anything?
40%
35%
30%
25%
20%
15%
10%
5%
0%
37.1%
19.2%
12.6%
11.3%
7.9%
6.0%
5.3%
2.6%
2.0%
2.0%
2.0%
1.3%
1.3%
1.3%
0.7%
0.7%
0.7%
Lack of Infrastructure
Nothing
Connectivity
Safety
Traffic Concerns
Weather/Seasonality
Accessibility
Other Options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

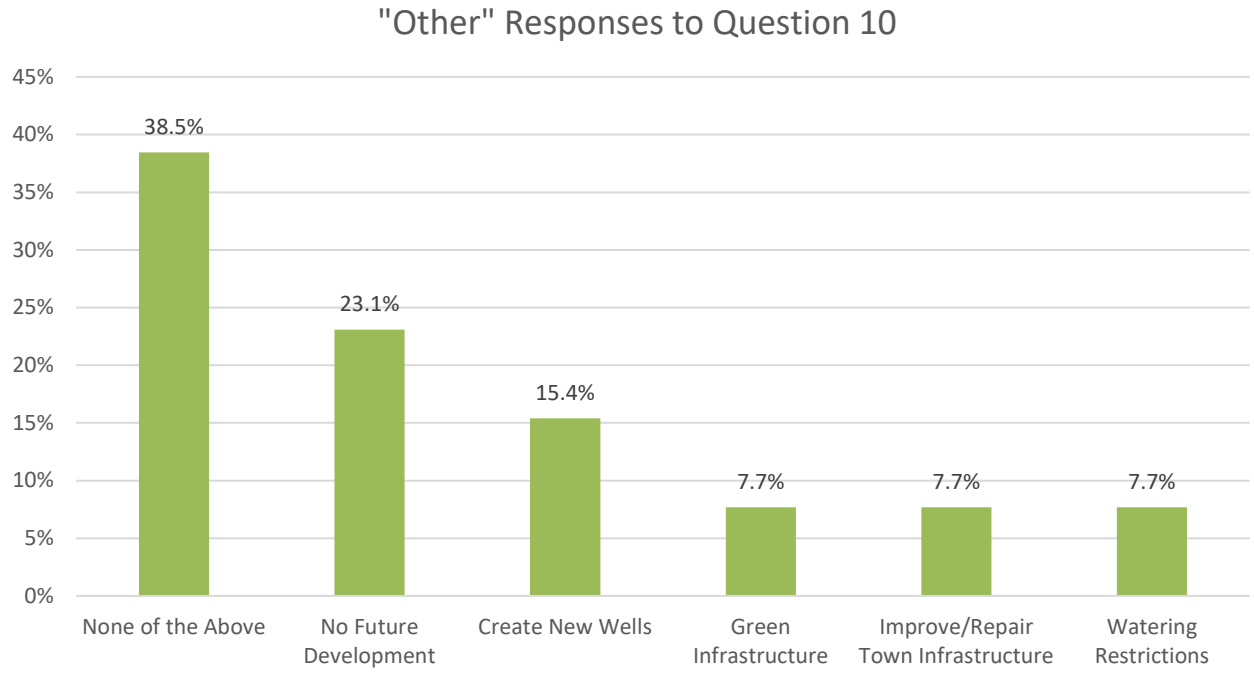
QUESTION 9


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%

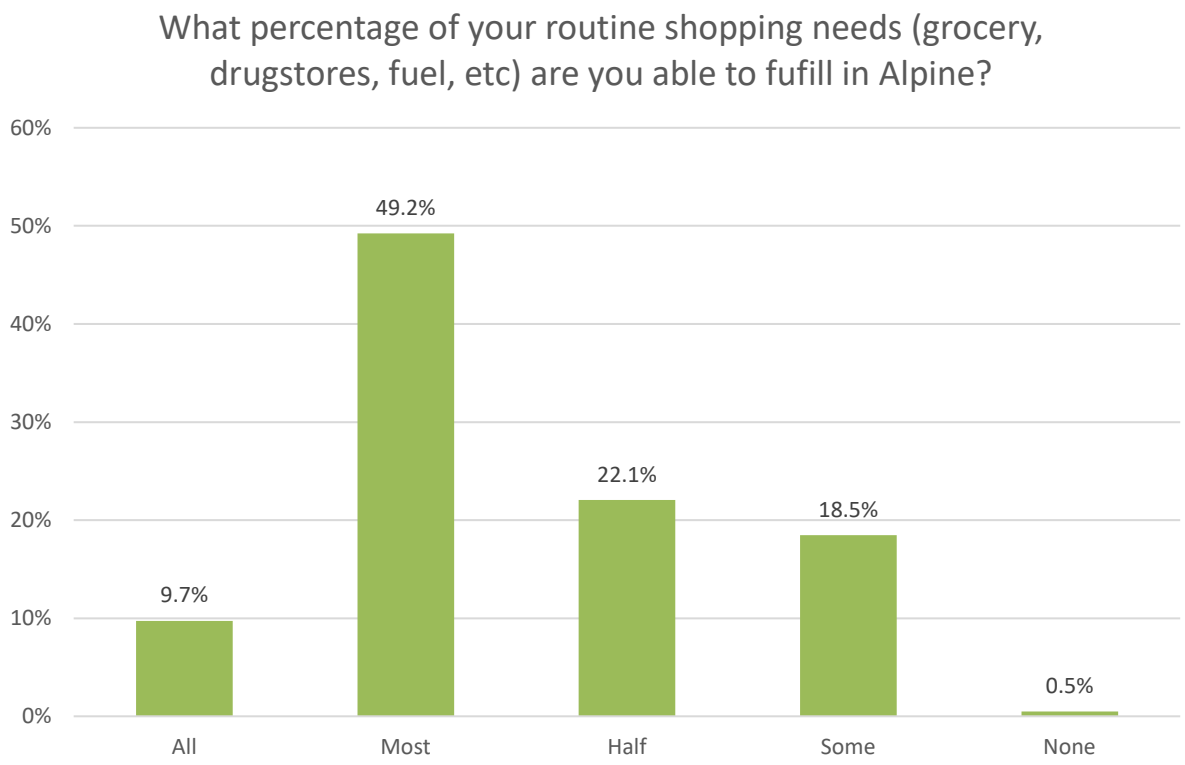

"Other" Responses to Question 9
25%
20%
15%
10%
5%
0%
23.8%
23.8%
14.3%
14.3%
4.8%
4.8%
4.8%
4.8%
4.8%
4.8%
4.8%
Maintain, repair, and pave roads
None of the Above
Sidewalks/Pathways/Crosswalks
Recreation Trails
Off-street Bike Paths/Trails
Access for Snowmobiles
Town Appearance
Noise Concerns
Bus Service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

QUESTION 10

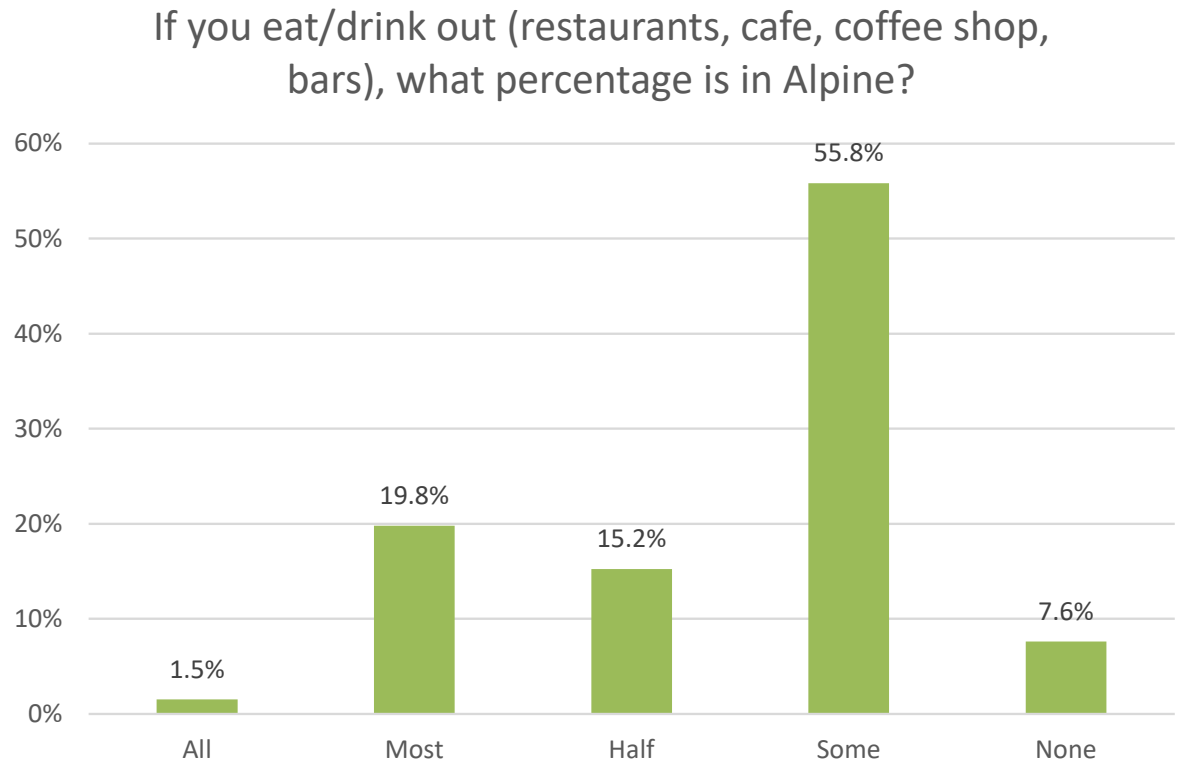

What water conservation strategies would you consider implementing? Please select your top 2.
0%
5%
10%
15%
20%
25%
30%
35%
40%
45%
50%
Fixing leaks and maintaining plumbing regularly
45.7%
Using or collecting graywater for non-potable purposes (watering plants with water from rain barrel)
32.5%
Reducing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

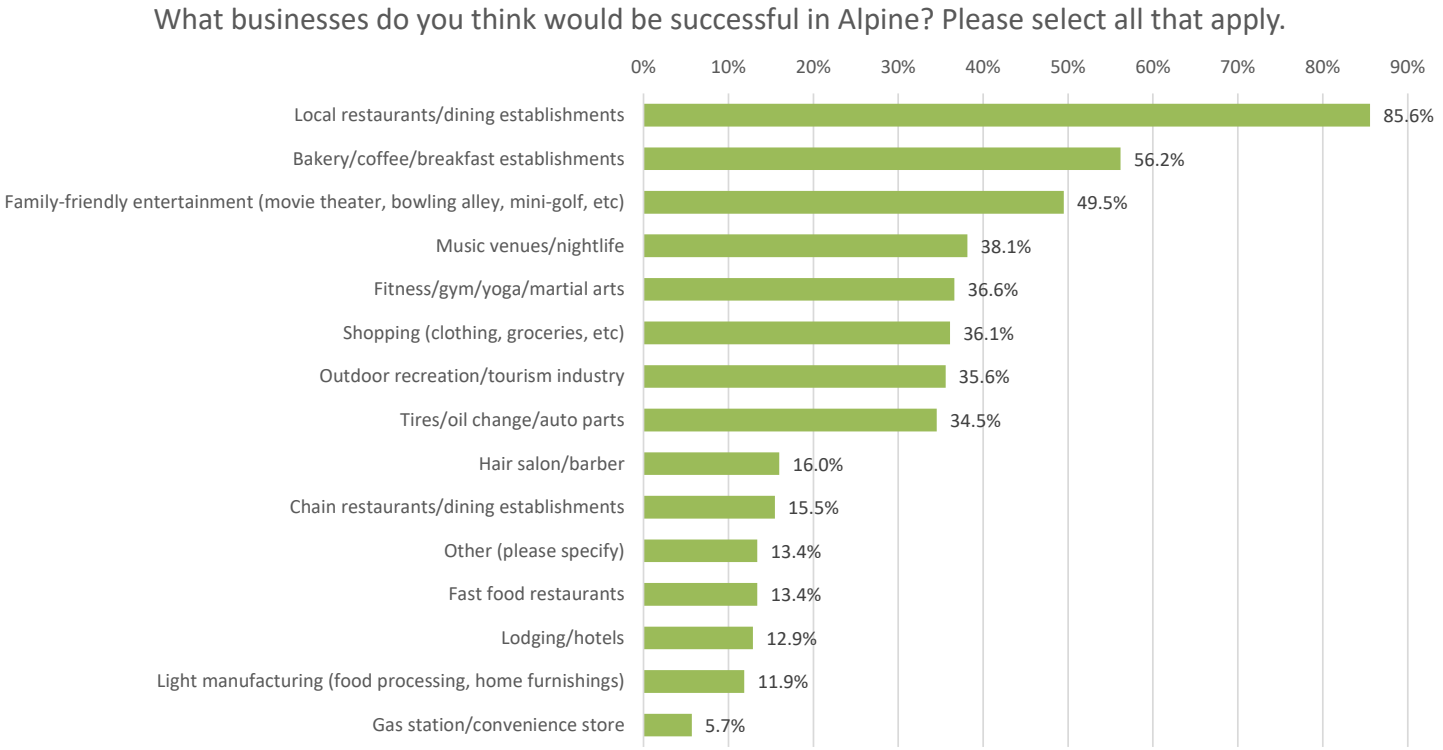
QUESTION 11

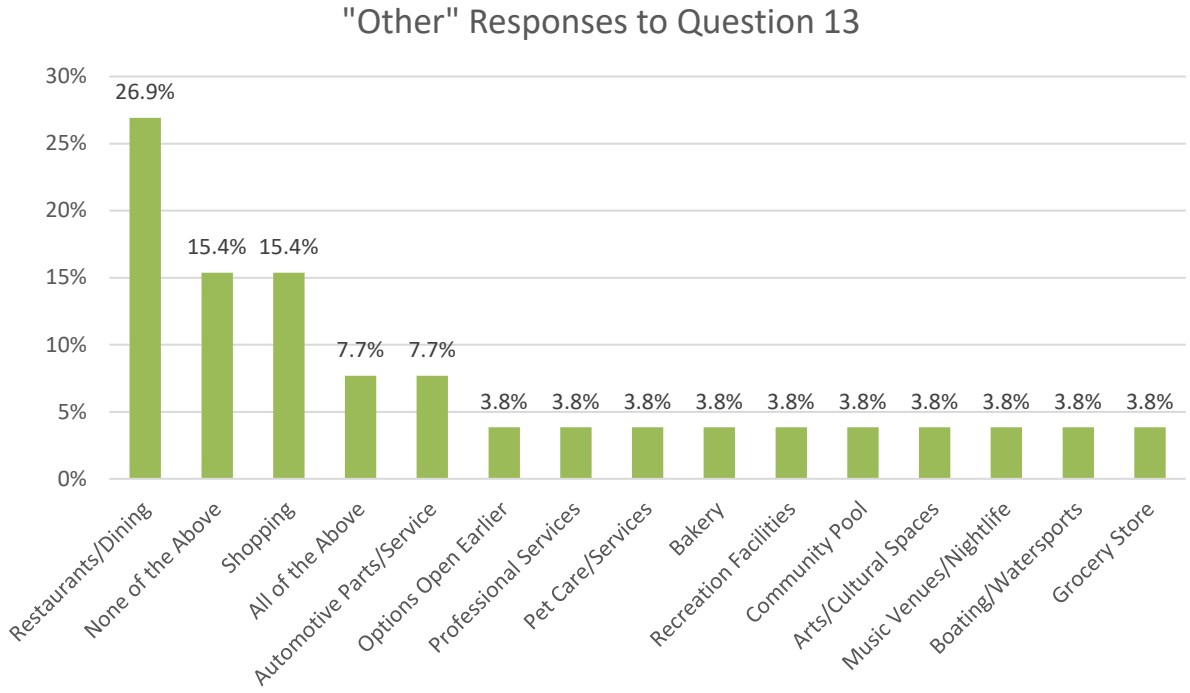


QUESTION 12



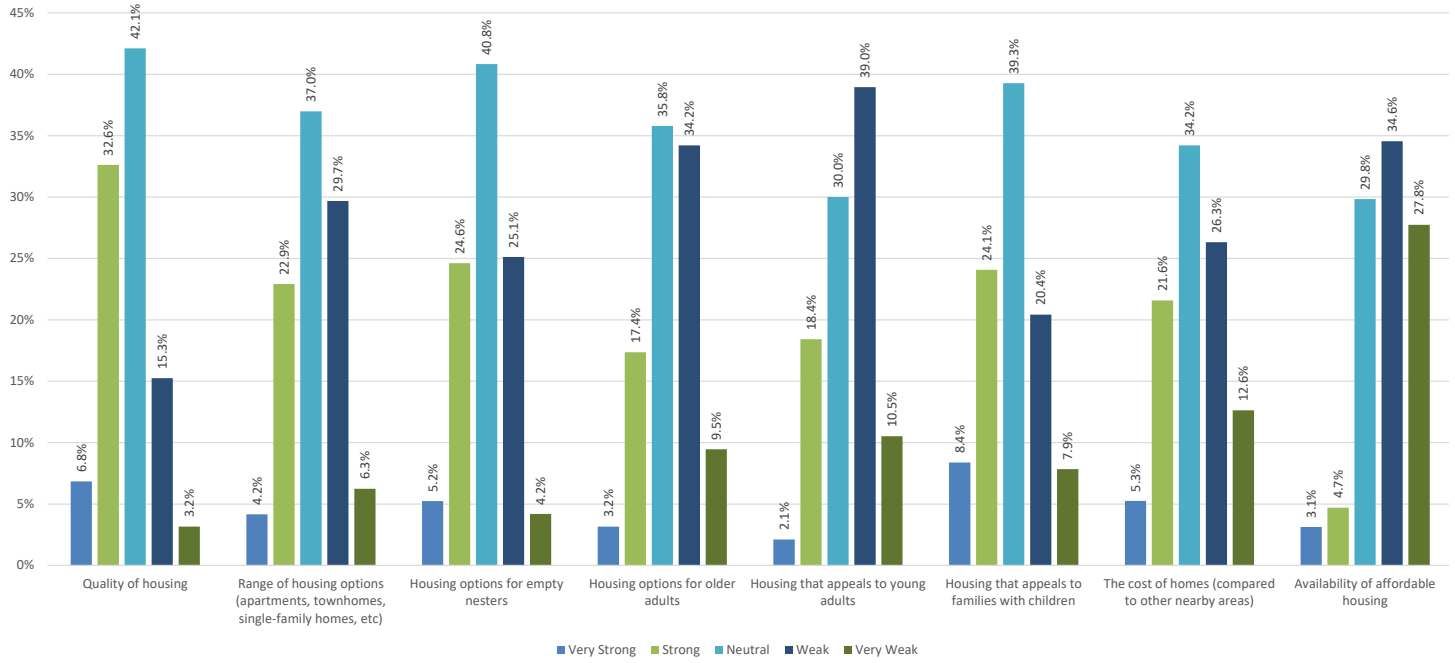
QUESTION 13


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%

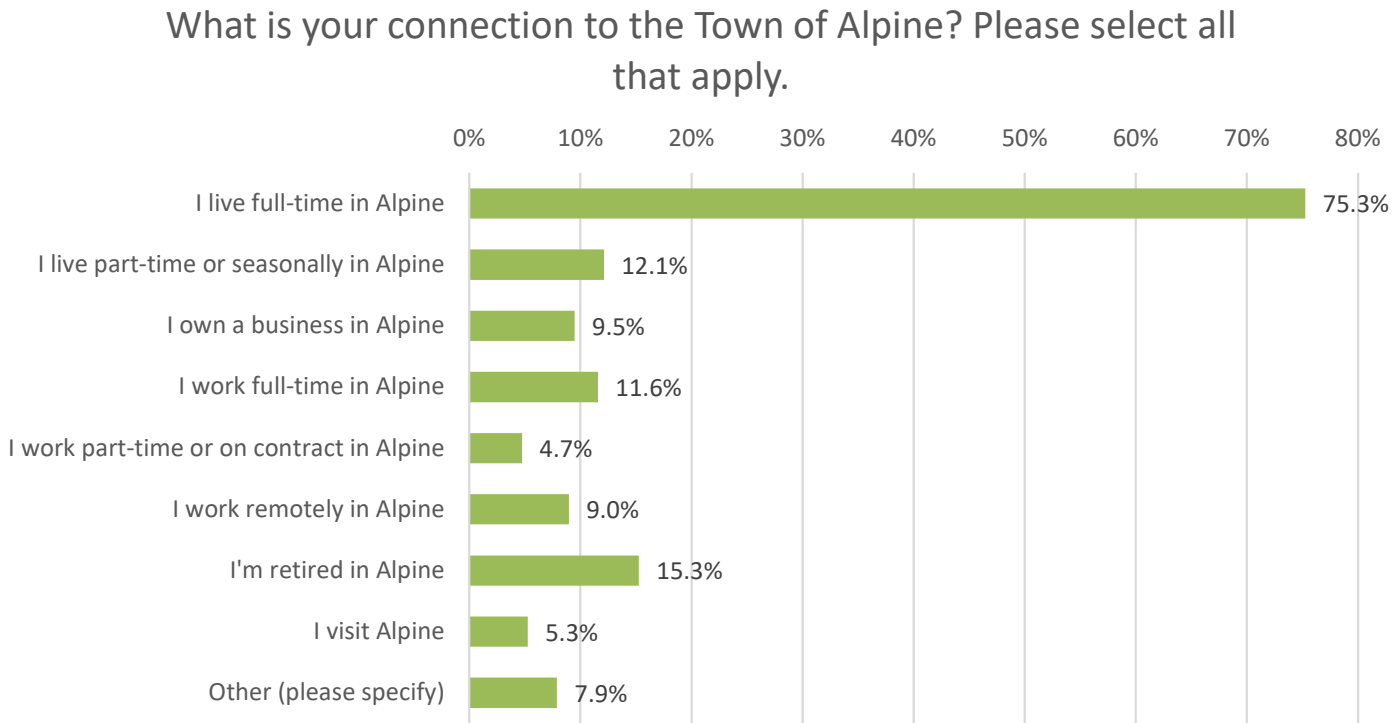

"Other" Responses to Question 13
30%
25%
20%
15%
10%
5%
0%
26.9%
15.4%
15.4%
7.7%
7.7%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
3.8%
Restaurants/Dining
None of the Above
Shopping
All of the Above
Automotive Parts/Service
Options Open Earlier
Professional Services
Pet Care/Services
Bakery
Recreation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

QUESTION 14

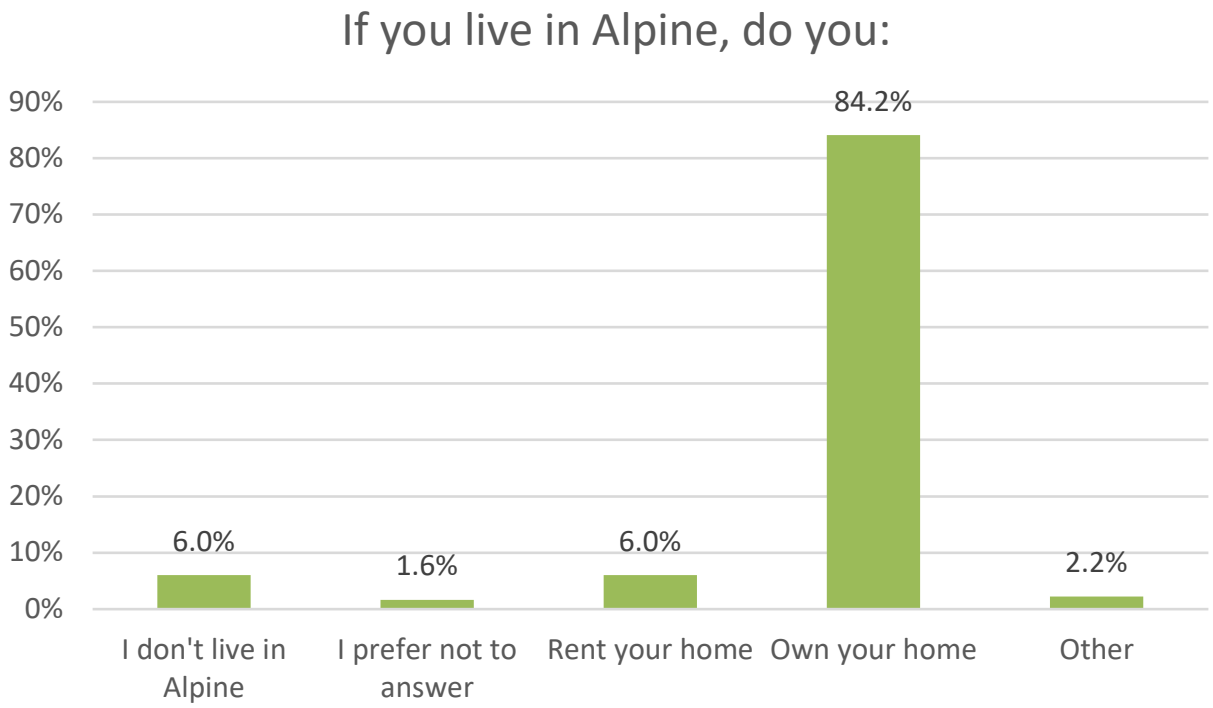
When considering existing housing and residential areas, please rank each of the following as strong or weak for the Town of Alpine today.



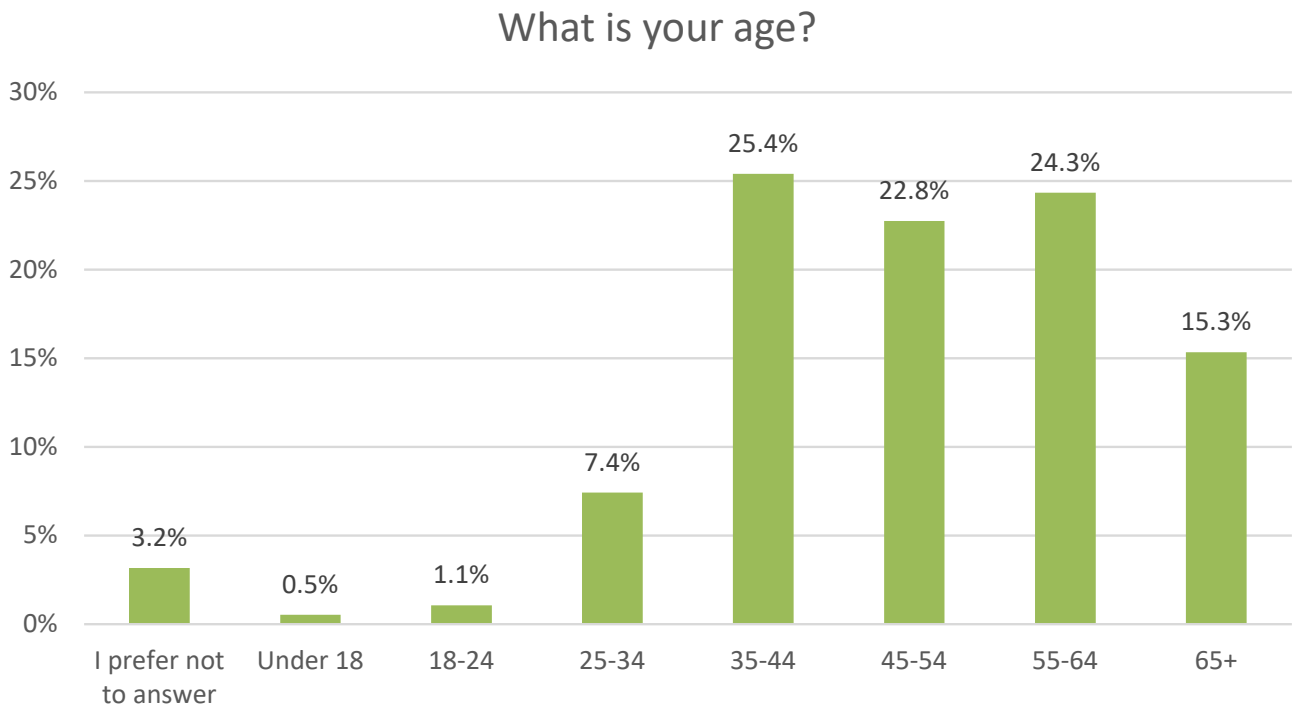
QUESTION 15



QUESTION 16



QUESTION 17



QUESTION 18

preserving
shopping
building
dining
connecting
schools
recreational
creating
friendly
walkable
paths
walking
water
living
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
life
homes
towns
tourists
live
visitors
music
care
natural
affordable
open
infrastructure
main
preserve
parks
hope
bedroom
wildlife
activities
apartments
services

ALPINE
MASTER PLAN

Date: July 13, 2026

Department: Planning and Zoning

Presenter: Gina Corson, Planning and Zoning Administrator

Subject: 2025-11 Amendments- Public Notice and Building Code Adoption Clarifications

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Purpose:

Staff is requesting that the Town Council amend Ordinance 2025-11 to improve the administration of the Land Use and Development Code (LUDC) by:

1. Consolidating public notice requirements through reference to the Town's Uniform Public Notice Requirements Ordinance; and
2. Clarifying language related to the adoption of building and construction codes to reflect the Town's intent to follow the code adoption schedule established by the State of Wyoming

These amendments are administrative in nature and are intended to improve clarity, consistency, and long-term code maintenance without changing the underlying review processes or development standards.

Background:

Public Notice

Currently, public notice requirements are contained in both the **Land Use and Development Code (LUDC),** and the recently adopted **Uniform Public Notice Requirements Ordinance**. In addition, the LUDC repeats substantially similar public notice procedures throughout numerous application types, including Planned Unit Developments, Land Use Plan Amendments, Zone Changes, Variances, Subdivisions, Special Use Permits, and Appeals.

Maintaining the same procedural requirements in multiple sections of the LUDC **and** in a separate ordinance creates unnecessary duplication and increases the potential for inconsistencies whenever public notice requirements are amended. Future changes would require amendments not only to the Uniform Public Notice Requirements Ordinance, but also to each section of the LUDC where those same procedures are repeated.

The intent of these amendments is **not** to change the Town's public notice requirements. Rather, it is to establish the **Uniform Public Notice Requirements Ordinance as the Town's single authoritative source for public notice procedures.**

The proposed amendments establish a new general Public Notice section to Part 2 of the LUDC and replace the detailed public notice language throughout the Code with a simple reference to the Town's Uniform Public Notice Requirements Ordinance. This approach centralizes all public notice procedures into one ordinance, simplifies future amendments, and helps ensure consistent application of public notice requirements across all land use approvals.

Building Code Adoption Language

As staff reviewed Ordinance 2025-11 for the proposed public notice amendments, an additional opportunity for administrative clarification was identified within Sections 4-201 through 4-203 relating to the adoption of building and construction codes.

Although Ordinance 2025-11 previously revised portions of these sections to improve the Town's code adoption process, staff believes the current language does not clearly express the Town's long-standing intent to follow the building code adoption schedule established by the State of Wyoming.

Specifically, staff determined that references to the "most current" or "most currently published" editions of various codes could create uncertainty as to whether the Town intended to adopt newly published code editions immediately upon publication by the International Code Council (ICC), or only after those editions have been adopted by the State of Wyoming.

Because the Town's intent has always been to follow the State's adopted building code cycle, staff recommends clarifying this language to expressly state that the Town follows the editions of the applicable codes **as adopted by the State of Wyoming and in effect at the time of installation.**

These amendments do not change the Town's code adoption policy. Rather, they clarify and strengthen the existing language to more accurately reflect the Town's intended administrative practice and eliminate potential ambiguity for staff, applicants, contractors, and design professionals.

Because staff was already bringing forward amendments to Ordinance 2025-11 related to public notice, it was determined that this was an appropriate opportunity to address this additional administrative clarification rather than requiring a separate ordinance amendment at a later date.

Alternatives:

Option A — Approve the Amendments to Ordinance 2025-11 (Staff Recommendation)

Benefits Include:

- Establishes the Uniform Public Notice Requirements Ordinance as the Town's single authoritative source for public notice procedures.
- Eliminates duplicate public notice requirements from the Land Use and Development Code.
- Reduces the potential for conflicting public notice procedures between the LUDC and the Uniform Public Notice Requirements Ordinance.
- Simplifies future amendments to public notice requirements.
- Clarifies that the Town follows the building code adoption schedule established by the State of Wyoming.
- Improves consistency, readability, and long-term maintenance of the LUDC.
- Complements the proposed ICC Code Exemptions and Local Amendments Ordinance.

Challenges Include:

- Requires amendments to multiple sections of the LUDC.

Option B — Maintain the Existing Language

Benefits Include:

- No immediate amendments to the LUDC are required.

Challenges Include:

- Public notice requirements remain duplicated within both the LUDC and the Uniform Public Notice Requirements Ordinance.
- Future amendments to public notice procedures will require amendments to both the Uniform Public Notice Requirements Ordinance and multiple sections of the LUDC.
- Existing building code adoption language may create confusion regarding which code editions apply.

Option C — Take No Action

Benefits Include:

- No legislative action is required at this time.

Challenges Include:

- Administrative inconsistencies remain within the LUDC.
- Duplicate public notice procedures remain in both the LUDC and the Uniform Public Notice Requirements Ordinance.

- Opportunities to simplify future code administration are lost.

Fiscal Impact:

There is no anticipated fiscal impact associated with these amendments.

The proposed changes are expected to reduce future administrative effort by centralizing public notice requirements and clarifying code adoption procedures.

Strategic or Community Impact:

These amendments improve the organization, consistency, and long-term maintainability of the Land Use and Development Code.

By establishing the Uniform Public Notice Requirements Ordinance as the Town's single source for public notice procedures and consolidating recurring administrative requirements into standalone ordinances where appropriate, the Town can more efficiently update administrative procedures while reducing duplication and maintaining consistency across its development regulations.

The amendments also ensure the Town's code adoption language accurately reflects its intent to follow the building code adoption schedule established by the State of Wyoming.

Key Questions:

- Does the Council support consolidating public notice requirements into the Town's Uniform Public Notice Requirements Ordinance?
- Does the Council agree that clarifying the Town's building code adoption language improves consistency with the State of Wyoming's adopted code cycle?
- Does the Council wish to approve the proposed amendments to Ordinance 2025-11?

Suggested Motion: 1 or 2 suggested motions

I move to approve the first reading of the amendments to Ordinance 2025-11, as presented.

TOWN OF ALPINE
ORDINANCE NO. 2025-011
LAND USE & DEVELOPMENT CODE

AN ORDINANCE REPEALING AND REPLACING CERTAIN SECTIONS OF PART 2 – PROCEDURES AND PART 4 – DEVELOPMENT STANDARDS OF THE TOWN OF ALPINE LAND USE AND DEVELOPMENT CODE AND AMENDING THE TABLE OF CONTENTS ACCORDINGLY

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

WHEREAS, the Town Council of the Town of Alpine has determined that specific updates to Part 2 – Procedures and Part 4 – Development Standards are necessary for improved clarity, accuracy, and alignment with current planning and building practices;

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

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

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

SECTION 1. REPEAL AND REPLACEMENT OF PART 2 – PROCEDURES

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

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

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

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

Section 2-204 Land Use Plan Amendment Process

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

Section 2-205. Planned Unit Development Process

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

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

(1) ~~The landowner(s)/applicant(s) will post a copy of the proposed planned unit development application upon the property where the planned unit development is requested. Notice shall be no less than 18" x 24" and posted on material that is visible from the property line. The costs of production of the notice and posting the notice shall be borne by the petitioner. This public notice will be made, at least, thirty (30) days before the planned unit development application is considered publicly by the Alpine Planning and Zoning Commission.~~

~~(2) The landowner(s)/applicant(s) will provide written notice, via certified mail, to all utilities effected and all owners of property within five hundred (500) feet of the property or properties under consideration for a planned unit development. The written notice will also include the date, time and place when the proposed planned unit development will be considered by the Alpine Planning and Zoning Commission. This public notice will be made, at least, thirty (30) days before the planned unit development application is considered publicly by the Alpine Planning and Zoning Commission. The landowner(s)/applicant(s) shall bear the responsibility of paying all costs and postage fees of the certified mailing and provide proof of said mailings to the Planning and Zoning Administrator.~~

~~(3) The Alpine Planning and Zoning Commission will hold one (1) public hearing at a public facility within the Town of Alpine. Town residents and the general public will receive at least thirty (30) days' notice of the public hearing. Public notice will be advertised in one (1) newspaper of general circulation throughout Lincoln County. The Planning and Zoning Administrator will prepare the notice and provide it to the newspaper. The landowner(s)/applicant(s) shall bear the responsibility of paying all costs of this advertising. Public comments received during the meeting will be documented for subsequent reference during the zone change process.~~

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

Section 2-206 Zone Change Process

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

Section 2-207 Variance Process

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

Section 2-208 Subdivision Process

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

Section 2-208.1 Simple Subdivision Review and Approval Process

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

Section 2-208.2 Minor Subdivision Review and Approval Process

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

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

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

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

(2) A development schedule for proposed land uses.

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

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

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

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

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

(8) Planned snow storage areas.

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

(10) Landscape Plan

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

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

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

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

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

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

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

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

Section 2-208.3 Major Subdivision Review and Approval Process

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

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

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

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

(2) A development schedule for proposed land uses.

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

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

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

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

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

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

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

(10) Vehicular circulation plan.

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

(12) Snow storage areas.

(13) Landscaping plan.

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

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

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

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

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

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

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

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

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

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

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

Section 2-209 Special Use Permit

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

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

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

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

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

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

Section 2-304. Required Building and Site Inspections

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

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

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

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

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

Section 4-201. Applicable Building Codes

~~(a) All buildings and temporary structures built or located within the Town of Alpine on or after **November 1, 2006,** shall comply with the **most currently published version** of the *International Building Code (IBC)* or *International Residential Code (IRC)*, as published by the **International Code Council (ICC).**~~

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

~~(b) The construction of all new, or the repair of any existing, plumbing, mechanical, and fuel gas systems installed in the Town of Alpine following the adoption of the **Alpine Land Use and Development Code** shall conform to the most currently published version of the following codes as published by the **International Code Council (ICC)** at the time of installation:~~

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

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

~~(c) The construction of all new, or the repair of any existing, electrical systems installed in the Town of Alpine after the adoption of the **Alpine Land Use and Development Code** shall comply with the **most current version of the National Electrical Code (NEC)** as adopted by the **State of Wyoming** at the time of installation.~~

(c) The construction of all new, or the repair of any existing, electrical systems installed within the Town of Alpine following the adoption of the Alpine Land Use and Development Code shall comply with the **edition of the National Electrical Code (NEC), as adopted by the State of Wyoming, that is in effect at the time of installation.**

Section 4-203. Exceptions to Adopted Building Codes

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

Section 4-204. Grace Period (NEW SECTION)

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

SECTION 3. REPEAL AND REPLACEMENT OF PART 5 – APPEALS

Section 5-103 Appeals

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

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

SECTION 4. AMENDMENT TO THE TABLE OF CONTENTS

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

SECTION 4. EFFECTIVE DATE

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

Passed First Reading on the 17th day of June 2025.

VOTE: ___YES, ____ NO, ____ ABSTAIN, ____ ABSENT

Passed First Reading on the 1st day of July 2025.

VOTE: ___YES, ____ NO, ____ ABSTAIN, ____ ABSENT

Passed on Third and Final Reading 15th day of July 2025.

VOTE: ___YES, ____ NO, ____ ABSTAIN, ____ ABSENT

TOWN OF ALPINE

_____
Eric Green, Mayor of Alpine

ATTEST:

_____
Monica L. Chenault, Clerk / Treasurer

ATTESTATION OF THE TOWN CLERK

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

I hereby certify that the forgoing Ordinance No. 2025-011 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

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

AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 2025-011; AMENDING CERTAIN SECTIONS OF PART 2 – PROCEDURES, PART 4 – DEVELOPMENT STANDARDS, AND PART 5 – APPEALS OF THE TOWN OF ALPINE LAND USE AND DEVELOPMENT CODE; UPDATING PUBLIC NOTICE, SUBDIVISION, BUILDING PERMIT, INSPECTION, AND BUILDING CODE REQUIREMENTS; AND AMENDING THE TABLE OF CONTENTS ACCORDINGLY

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

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

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

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

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

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

SECTION 1. REPEAL AND REPLACEMENT OF PART 2 – PROCEDURES

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

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

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

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

Section 2-204 Land Use Plan Amendment Process

3rd Reading

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

Section 2-205. Planned Unit Development Process

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

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

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

Section 2-206 Zone Change Process

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

Section 2-207 Variance Process

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

Section 2-208 Subdivision Process

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

Section 2-208.1 Simple Subdivision Review and Approval Process

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

Section 2-208.2 Minor Subdivision Review and Approval Process

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

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

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

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

3rd Reading

(2) A development schedule for proposed land uses.

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

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

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

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

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

(8) Planned snow storage areas.

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

(10) Landscape Plan

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

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

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

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

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

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

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

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

Section 2-208.3 Major Subdivision Review and Approval Process

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

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

3rd Reading

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

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

(2) A development schedule for proposed land uses.

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

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

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

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

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

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

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

(10) Vehicular circulation plan.

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

(12) Snow storage areas.

(13) Landscaping plan.

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

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

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

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

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

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

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

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

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

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

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

Section 2-209 Special Use Permit

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

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

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

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

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

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structures}, Public and Community Facilities (PCF) {including additions or remodels to existing structures} and Recreation and Conservation (RC) {including additions or remodels to existing structures} permit applications.

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

Section 2-304. Required Building and Site Inspections

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

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

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

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

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

Section 4-201. Applicable Building Codes

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

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

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

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(c) The construction of all new, or the repair of any existing, electrical systems installed within the Town of Alpine following the adoption of the Alpine Land Use and Development Code shall comply with the **edition of the National Electrical Code (NEC), as adopted by the State of Wyoming, that is in effect at the time of installation.**

Section 4-203. Exceptions to Adopted Building Codes

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

Section 4-204. Grace Period (NEW SECTION)

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

SECTION 3. REPEAL AND REPLACEMENT OF PART 5 – APPEALS

Section 5-103 Appeals

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

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

SECTION 4. AMENDMENT TO THE TABLE OF CONTENTS

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

SECTION 4. EFFECTIVE DATE

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

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

VOTING RECORD:

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

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

3rd Reading

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

VOTING RECORD:

Ayes:	**5**
Nays:	**0**
Abstentions:	**0**
Absent:	**0**

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

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

VOTING RECORD:

Ayes:	
Nays:	
Abstentions:	
Absent:	

Mayor Green:	
Burchard:	
Larsen:	
Wierda:	
Scaffide:	

TOWN OF ALPINE

_____
Eric Green, Mayor of Alpine

ATTEST:

_____
Monica L. Chenault, Clerk / Treasurer

ATTESTATION OF THE TOWN CLERK

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

I hereby certify that the forgoing Ordinance No. 2026-014 shall be duly posted for ten (10) days in the Town Office.

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

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

ATTEST:

_____
Monica L. Chenault, Clerk / Treasurer

3rd Reading

Date: July 10, 2026

Department: Planning and Zoning

Presenter: Gina Corson, Planning and Zoning Administrator

Subject: ICC Code Exemptions and Local Amendments Ordinance

Purpose:

Staff is requesting that the Town Council adopt the ICC Code Exemptions and Local Amendments Ordinance. This ordinance consolidates the Town's building code exemptions into a single document and resolves an unintended gap created during the 2025 Land Use and Development Code (LUDC) update.

Background:

Historically, the Town adopted local amendments and exemptions to the International Codes through individual ordinances each time a new edition of the International Code Council (ICC) codes was adopted. These exemptions were **not incorporated directly into the Land Use and Development Code (LUDC)** but instead existed as separate stand-alone ordinances.

Prior to the adoption of the current LUDC, Section 4-203 stated that building code exemptions would be "incorporated into the Alpine Land Use and Development Code." Upon review, staff believes this language did not accurately reflect the Town's historical practice. Rather than incorporating exemptions into the LUDC itself, the Town historically adopted them through separate ordinances.

During the 2025 LUDC update, Section 4-203 was revised to improve this process by directing users to the "most recently adopted ICC Code Exemption Ordinance(s)" instead of suggesting the exemptions would be incorporated into the LUDC. This approach allows future building code amendments to be updated through a single ordinance without requiring amendments to the LUDC each time.

However, staff has since discovered that the consolidated ICC Code Exemptions and Local Amendments Ordinance referenced by the revised LUDC was never formally adopted. As a result, the LUDC now references an ordinance that does not currently exist.

The proposed ordinance before Council corrects this oversight by formally adopting the consolidated ICC Code Exemptions and Local Amendments Ordinance, bringing the Town's administrative process into alignment with the language currently contained in the LUDC.

Alternatives:

Option A — Adopt the ICC Code Exemptions and Local Amendments Ordinance (Staff Recommendation)

Benefits Include:

- Resolves the unintended gap created during the 2025 LUDC update.
- Aligns the LUDC with the Town's administrative practices.
- Consolidates all local ICC amendments into one ordinance.
- Simplifies future ICC code updates by allowing amendments to be updated in a single document rather than through LUDC amendments.

Challenges Include:

- Requires adoption by ordinance.

Option B — Continue Using Individual Ordinances

Benefits Include:

- Maintains the Town's historical practice.

Challenges Include:

- Conflicts with the language currently contained in Section 4-203 of the LUDC.
- Creates uncertainty regarding which document governs local building code amendments.
- Requires multiple ordinance amendments with each future ICC code adoption.

Option C — Take No Action

Benefits Include:

- No immediate legislative action required.

Challenges Include:

- Leaves the LUDC referencing an ordinance that has not been adopted.
- Creates unnecessary confusion for staff, applicants, contractors, and the public.

Fiscal Impact:

There is no anticipated fiscal impact associated with adopting this ordinance.

Consolidating local building code amendments into a single ordinance may reduce future administrative effort by simplifying future code adoption updates.

Strategic or Community Impact:

Adopting this ordinance improves clarity and consistency within the Town's development regulations and ensures the LUDC accurately reflects the Town's administrative practices.

The proposed ordinance also establishes a more efficient framework for adopting future editions of the International Codes without requiring repeated amendments to the Land Use and Development Code.

Key Questions:

- Does the Council agree that consolidating local ICC code amendments into a single ordinance provides a clearer and more efficient administrative process?
- Does the Council wish to formally adopt the ICC Code Exemptions and Local Amendments Ordinance to align with Section 4-203 of the LUDC

Suggested Motion: 1 or 2 suggested motions

I move to approve the first reading of the ICC Code Exemptions and Local Amendments Ordinance as presented.

TOWN OF ALPINE, WYOMING
ORDINANCE NO. 2026-012

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

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

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

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

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

Section 1. Applicability.

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

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

Section 2. International Building Code (IBC) Amendments.

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

1. Section 101.4.8 Electrical shall read:
   "The provisions of the National Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement equipment, appliances, fixtures, fittings, and appurtenances thereto."
2. The last sentence of Section 101.4.3 Plumbing shall read:
   "The provisions of the Wyoming Department of Environmental Quality shall apply to private sewage disposal systems."

3rd Reading

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

Section 3. International Residential Code (IRC) Amendments.

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

1. Section R102.7 Existing Structures shall be amended regarding continuation of existing occupancies.
2. Section R105.2 Work Exempt from Permit shall be amended by deleting Items 1, 2, and 10.
3. Section R105.3.2 Time Limitation of Application shall be deleted in its entirety.
4. Section R105.5 Expiration shall be deleted in its entirety.
5. Section R108.2 Schedule of Permit Fees shall reference the adopted Town fee schedule.
6. Section R113.4 Violation Penalties shall reference penalties established by Town ordinance.

3rd Reading

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

Section 4. International Mechanical Code (IMC) Amendments.

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

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

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

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

1. Section 101.1 Title shall reference the Fuel Gas Code of the Town of Alpine.

1st Reading

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

Section 6. International Plumbing Code (IPC) Amendments.

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

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

Section7. International Fire Code (IFC) Amendments.

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

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

Section 8. Conflicts.

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

Section 9. Severability.

3rd Reading

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

Section 10. Repealer.

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

Section 11. Effective Date.

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

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

VOTING RECORD:

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

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

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

VOTING RECORD:

Ayes:	**5**
Nays:	**0**
Abstentions:	**0**
Absent:	**0**

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

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

VOTING RECORD:

Ayes:	
Nays:	
Abstentions:	
Absent:	

Mayor Green:	
Burchard:	
Larsen:	
Wierda:	
Scaffide:	

3rd Reading

TOWN OF ALPINE

_____
Eric Green, Mayor of Alpine

ATTEST:

_____
Monica L. Chenault, Clerk / Treasurer

ATTESTATION OF THE TOWN CLERK

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

I hereby certify that the forgoing Ordinance No. 2026-012 shall be duly posted for ten (10) days in the Town Office.

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

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

ATTEST:

_____
Monica L. Chenault, Clerk / Treasurer

3rd Reading

ALPINE
WYOMING

Date: September 1, 2026

Department: Public Works Department

Presenter: Craig Leseberg

Subject: Wellhouse Emergency Generator Request for Proposals

Purpose:

Staff request that Council consider issuing a Request for Proposals (RFP) for the purchase and installation of an emergency generator at the Town's wellhouse.

Background:

The Town of Alpine received an $89,000 Homeland Security grant to assist with the purchase and installation of an emergency generator at the wellhouse. The generator will provide backup power during electrical outages and other emergencies, allowing the Town to continue operating critical water-system infrastructure.

The Town budgeted a total of $140,000 for this project. Staff prepared an RFP to obtain competitive proposals from qualified contractors for the generator and associated installation work. Proposals received by the deadline will be publicly opened on September 24, 2026, at 2:00 p.m. at Alpine Town Hall.

Following the opening, staff will review the proposals for compliance with the RFP requirements, contractor qualifications, proposed equipment, project schedule, warranty, and total cost. Staff will return to Council with a recommendation before a contract is awarded.

Alternatives:

Option A — Authorize the Wellhouse Generator RFP Process

- Benefits Include:
    - Allows the Town to competitively solicit qualified contractors.
    - Moves the project forward within the Homeland Security grant requirements and applicable deadlines.
    - Improves the reliability and emergency preparedness of the Town's water system.
    - Provides the Town with an opportunity to compare equipment, pricing, warranties, and installation schedules.

- Challenges Include:
    - Proposals may exceed the amount budgeted for the project.
    - Equipment availability or contractor schedules may delay completion.
    - Additional project costs may be identified during installation.

Option B — Do Not Proceed with the RFP

- Benefits Include:
    - Avoids the Town's local financial contribution.
- Challenges Include:
    - The Town may lose the $89,000 Homeland Security grant.
    - The wellhouse would remain vulnerable to power outages.
    - A prolonged outage could disrupt the Town's ability to operate critical water-system infrastructure. The current generator is not appropriately sized for the wellhouse and provides enough power to operate only one well.

Fiscal Impact:

The Town budgeted $140,000 for the wellhouse generator project. The project is supported by an $89,000 Homeland Security grant, resulting in a maximum Town contribution of $51,000.

To date, the Town has spent $4,500 on engineering services provided by Musgrove Engineering. An existing concrete pad is already available at the project location. However, the concrete pad may need to be increased in size. Servant Electric has provided an electrical installation quote of $33,396. This brings the total of "other" expenses to $37,896, not including the cost of re-sizing the concrete pad or installation.

Engineering	$4,500
Re-size Concrete Pad	Unknown
Electrical	$33,396 (estimated)
Generator	$90,000 (estimated)
Installation	Unknown
Total	$127,896 + unknowns

The Town is coordinating with the U.S. Forest Service regarding the necessary permit for the generator. Because an existing agreement is already in place, obtaining the permit is not expected to present an issue. Staff is currently awaiting a response from the Forest Service.

Strategic or Community Impact:

Installing an emergency generator at the wellhouse supports the Town's responsibility to provide reliable drinking water and maintain critical infrastructure during power outages and emergencies. The project promotes the health, safety, and welfare of Alpine residents and visitors by strengthening the water system's operational resilience.

Key Questions:

1. Is Council comfortable with continuing to proceed with this project, event if expenses exceed the budgeted amount $140,000?

Suggested Motion:

I move to direct staff to proceed with the Request for Proposals for the purchase and installation of an emergency generator at the Town wellhouse, and to direct staff to return to Council with a recommendation.

ALPINE
WYOMING

Date: September 1, 2026

Department: Administration

Presenter: Riley Hovorka, Town Administrator

Subject: Employee Compensation Schedule

Purpose:

Staff request that Council consider approving Resolution 2026-035, a resolution adopting a formal employee compensation schedule. The schedule establishes a consistent framework for employee classifications and compensation ranges and provides a foundation for equitable, transparent, and fiscally responsible compensation decisions.

Background:

The Town has historically operated without a formal, comprehensive compensation schedule establishing salary/wage ranges for all possible positions. As the Town continues to grow and municipal operations become more complex, establishing a structured compensation system will provide greater consistency in how positions are classified and compensated, and will assist with recruitment and retention of qualified employees.

The proposed compensation schedule features:

- A 20% spread between the minimum and mid-point of each range, which would serve as the 'hiring range' for each position. A hiring range of 20% provides more flexibility to negotiate with a broader range of candidates than if the hiring salary/wage was fixed.
- A 40% spread between the minimum and maximum of each range. Assuming annual merit-based increases of up to 2% or 2.5%, this spread would allow an employee beginning at the minimum end of their range to work toward the maximum over the course of 16-20 years, or an employee starting at the mid-point of their range to work their way toward the maximum over 8-10 years.
- A 10% spread between adjacent ranges. A 10% spread between ranges is a smaller spread than is typically observed in compensation schedules. The relatively high cost of living in the Alpine area necessitates a higher "floor" than average, yet revenue constraints limit the Town's ability to implement a commensurately high "ceiling." This results in a more compact spread between ranges, and a more compact schedule overall.

The compensation schedule has been shared with and discussed by all Town staff. While staff support for a compensation schedule is unanimous, some members of staff had additional comments they wished Council would consider. Comments from staff are summarized as follows:

- Employee placement within ranges should be re-evaluated.
    - See 'Fiscal Impact' section for Administrator's recommendation.
- Not all positions have promotional tiers.
- Employees filling multiple roles should have multiple titles.
- Exempt employees' inability to earn overtime could put them at a disadvantage to non-exempt employees.
- Given the high cost of living in the Alpine and greater Star Valley area, homeownership is still out of reach for many employees.
- Moving forward, annual increases should contain a merit-based and COLA-based adjustment rather than merit or COLA alone.

Alternatives:

Option A — Approve the resolution, adopting the compensation schedule as proposed.

- Benefits Include: Adopting the proposed schedule establishes a consistent, transparent, and equitable framework for employee compensation while allowing flexibility to account for differences in experience, qualifications, performance, and level of responsibility. It also provides the Town with a foundation for future hiring, promotions, reclassifications, and annual adjustments based on COLA, merit, or a COLA/merit combination.
- Challenges Include: The proposed schedule is competitive with similarly situated municipalities in Western Wyoming and Eastern Idaho, but lags Jackson/Teton County public and private employers. Continued support from Council is needed to maintain or enhance, when appropriate, employee benefits to ensure attractiveness and long-term satisfaction.

Option B — Propose changes to the compensation schedule, and direct staff to bring an updated resolution back to Council for consideration at the September 18 meeting.

- Benefits Include: Council could choose to adjust the width of each range, adjust the width between ranges, or re-classify positions that they feel were placed within the wrong range based on the duties performed and qualifications required. Additionally, Council could direct staff to expand market analysis to consider communities outside of the Western Wyoming/Eastern Idaho region.
- Challenges Include: The proposed compensation ranges are as reflective as they are prescriptive. Ten out of twelve employees are already compensated within their proposed range. Significantly altering the ranges may have a greater budget impact than the Town could reasonably support in FY27. Additionally, staff have already had an opportunity to see the proposed compensation schedule and provide input.

Option C — Do not approve the resolution, effectively not adopting the compensation schedule.

- Benefits Include: The Town can continue making ad hoc compensation decisions if/when there is a vacancy that needs to be filled. This allows for a lot of flexibility, but very little predictability.
- Challenges Include: The absence of a compensation schedule gives the appearance that compensation decisions are made arbitrarily, and leaves staff uneasy about their professional trajectory. The lack of a compensation schedule can also create issues with internal and external equity, i.e. like-kind duties or qualifications with another position (within the organization, or within a peer organization) but different compensation.

Fiscal Impact:

Adoption of the compensation schedule establishes the framework for employee compensation but does not, by itself, require that every employee be compensated deeply into their assigned range.

At this time, staff recommend bringing all employees currently compensated below their range to the minimum of their assigned range. The cost of doing so would be less than $10,000. There are no employees compensated higher than the maximum end of their range. The Clerk/Treasurer rounds to the nearest thousand and includes a slight contingency when budgeting, so it is possible that a budget amendment will not be necessary to accommodate the increase. If a budget amendment is necessary, it will be negligible and staff will notify Council.

Council could consider re-evaluating the placement of each employee within their range as part of the FY28 budget process, or sooner, if desired. Staff recognize that all current employees were hired before a compensation schedule existed, and therefore initial placement may not have been intentional.

Strategic or Community Impact:

A formal compensation schedule supports the Town's long-term organizational stability by creating greater consistency, transparency, and internal equity in employee compensation. It also strengthens the Town's ability to recruit and retain qualified employees as Alpine continues to grow and compete with other public and private employers for a limited workforce.

Key Questions:

1. Are the proposed compensation ranges adequate to ensure that Town employees can live in, near, or within a short commute to Alpine in the event of an emergency?

2. Does the compensation schedule provide sufficient flexibility to address future changes in market conditions and Town's workforce needs?

3. Are positions properly placed within the schedule to ensure that compensation is commensurate with roles and responsibilities of each position?

Suggested Motion:

I move to approve Resolution No. 2026-035, adopting the Town of Alpine Employee Compensation Schedule as presented, and setting the Compensation Schedule to take effect for the payroll period beginning Sunday, September 13.

TOWN OF ALPINE, WYOMING
RESOLUTION 2026-035

A RESOLUTION ESTABLISHING A FORMAL EMPLOYEE COMPENSATION SCHEDULE

WHEREAS, the Town of Alpine, Wyoming recognizes that establishing a fair, consistent, and transparent compensation structure is an important component of effective municipal administration, employee recruitment and retention, and responsible stewardship of public funds; and

WHEREAS, the Town Council desires to establish a formal employee compensation schedule that provides consistent salary ranges and classifications for positions within the Town's organization; and

WHEREAS, the Town Council is familiar with the Town's organizational structure, employee classifications, position responsibilities, market considerations, internal equity, and available resources in developing the compensation schedule; and

WHEREAS, the Town Council finds that a structured compensation schedule will provide a consistent framework for establishing and administering employee compensation while allowing the Town to remain competitive in recruiting and retaining qualified employees; and

WHEREAS, the Town Council finds that a structured compensation schedule recognizes that individual employee compensation may be established within the applicable salary range based upon factors including, but not limited to, qualifications, experience, performance, responsibilities, tenure, internal equity, market conditions, and the Town budget; and

WHEREAS, the Town Council agrees that the compensation schedule should be reviewed periodically and amended as appropriate to reflect changes in municipal operations, labor markets, organizational needs, and the Town's financial circumstances; and

WHEREAS, the Town Council has determined that adoption of the compensation schedule is in the best interest of the Town and its employees.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ALPINE, WYOMING THAT:

1. The Town Council hereby adopts the Town of Alpine 2026 Employee Compensation Schedule, attached hereto as Exhibit A.

2. The compensation schedule shall serve as the Town's official framework for establishing and administering employee compensation. Unless otherwise provided by ordinance, employment agreement, the Town of Alpine Employee Policy Manual, or other duly adopted

action of the Town Council, employees shall be compensated within the salary range established for their respective positions.

3. The Town Council may establish, modify, combine, eliminate, or reclassify positions as necessary to meet operational needs, subject to the proper budgeting or budget amendment processes. All compensation established pursuant to this Resolution shall remain subject to the Town's annual budget and available appropriations.

PASSED, APPROVED, AND ADOPTED by the Town Council of the Town of Alpine, Wyoming, this 1st day of September 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

EXHIBIT A – RESOLUTION NO. 2026-035
EMPLOYEE COMPENSATION SCHEDULE
Town of Alpine, Wyoming

		Hiring Range			Hiring Range		
Schedule	Position	Minimum	Mid Point	Maximum	Minimum	Mid Point	Maximum
1	Town Administrator	$95,000.00	$114,000.00	$133,000.00	$45.67	$54.81	$63.94
2	Clerk Treasurer	$85,500.00	$102,600.00	$119,700.00	$41.11	$49.33	$57.55
2	Public Works Director	$85,500.00	$102,600.00	$119,700.00	$41.11	$49.33	$57.55
3	Field Operations Manager	$76,950.00	$92,340.00	$107,730.00	$37.00	$44.39	$51.79
3	Wastewater Manager	$76,950.00	$92,340.00	$107,730.00	$37.00	$44.39	$51.79
4	Wastewater Operator III	$69,255.00	$83,106.00	$96,957.00	$33.30	$39.95	$46.61
5	Deputy Clerk	$62,329.50	$74,795.40	$87,261.30	$29.97	$35.96	$41.95
5	Deputy Treasurer	$62,329.50	$74,795.40	$87,261.30	$29.97	$35.96	$41.95
5	Planning and Zoning Administrator	$62,329.50	$74,795.40	$87,261.30	$29.97	$35.96	$41.95
5	Field Operator III	$62,329.50	$74,795.40	$87,261.30	$29.97	$35.96	$41.95
5	Wastewater Operator II	$62,329.50	$74,795.40	$87,261.30	$29.97	$35.96	$41.95
6	Code Enforcement Officer	$56,096.55	$67,315.86	$78,535.17	$26.97	$32.36	$37.76
6	Winter Street Operator II	$56,096.55	$67,315.86	$78,535.17	$26.97	$32.36	$37.76
6	Field Operator II	$56,096.55	$67,315.86	$78,535.17	$26.97	$32.36	$37.76
6	Wastewater Operator I	$56,096.55	$67,315.86	$78,535.17	$26.97	$32.36	$37.76
7	Winter Street Operator I	$50,486.90	$60,584.27	$70,681.65	$24.27	$29.13	$33.98
7	Field Operator I	$50,486.90	$60,584.27	$70,681.65	$24.27	$29.13	$33.98
		Annualized			Hourly		