



TOWN COUNCIL PUBLIC HEARING - GRIEST MINOR SUBDIVISION REPLAT

December 19, 2023 at 6:30 PM
250 River Circle - Alpine, WY 83128

AGENDA

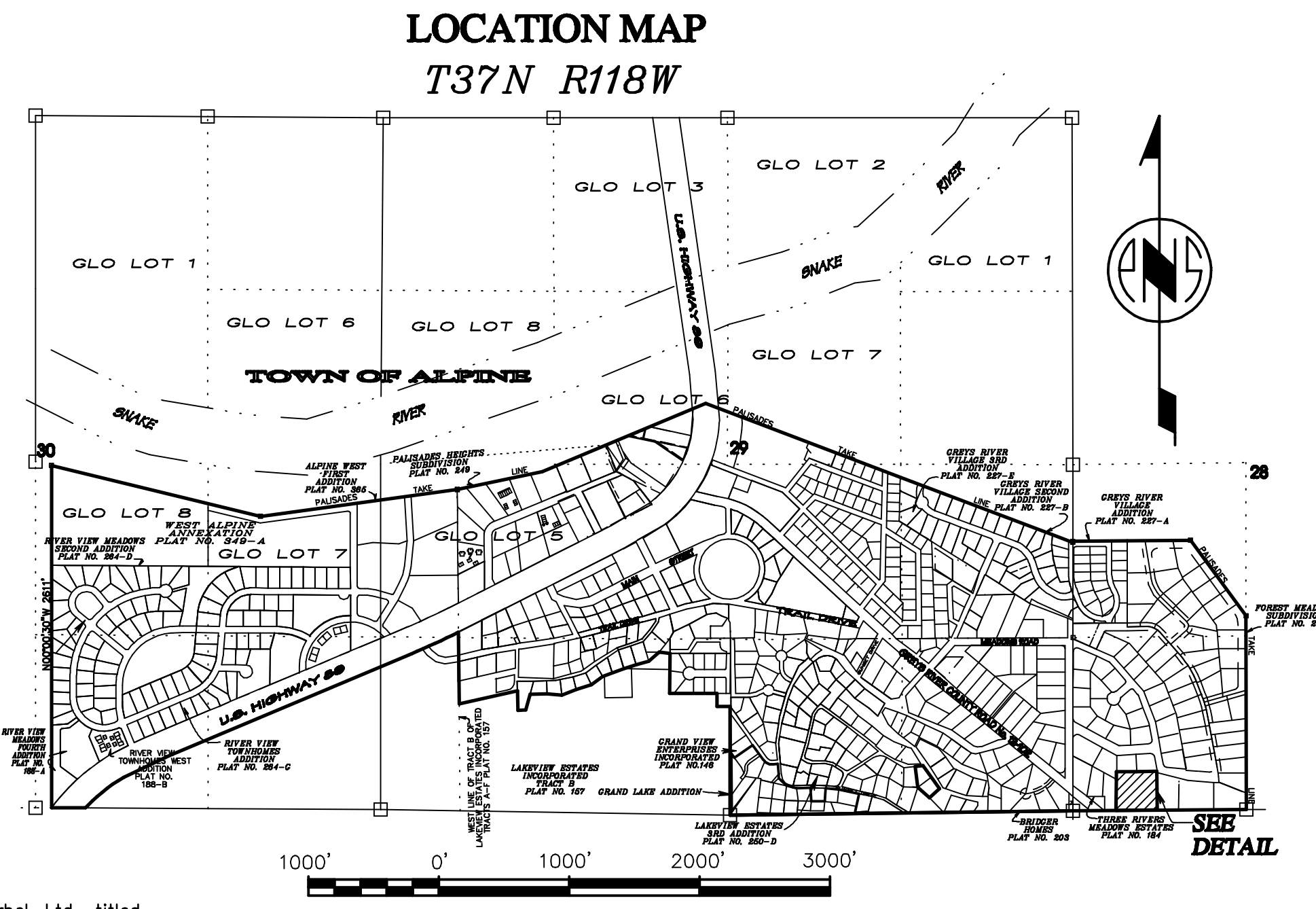
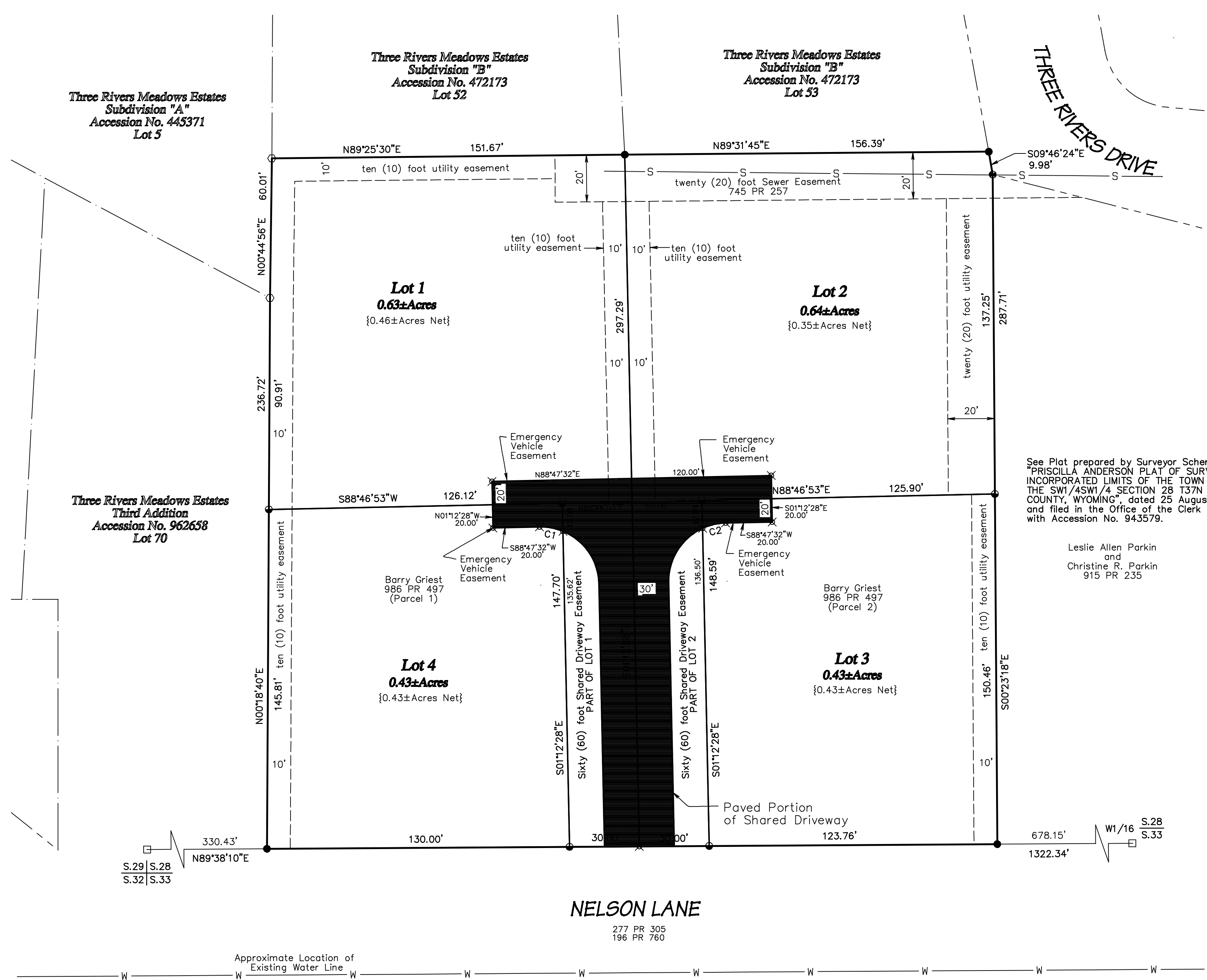
Notice - The video and audio for this meeting are streamed live to the public via the internet and mobile devices with views that encompass all areas, participants, and audience members. Please silence all electronic devices during the meeting. Comments made on YouTube will not be answered. Please email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

YouTube LINK FOR LIVE FEED:

<https://www.youtube.com/@townofalpine>

1. **CALL TO ORDER** - Mayor Green
2. **PUBLIC HEARING**
 - a. Recommendation from Planning & Zoning Commission
 - b. If you wish to speak during the Public Hearing, please go to the microphone; wait to be recognized by the Mayor; give your name and address for the record before proceeding with your comments. All attendees should sign in on the sheet provided.
3. **PUBLIC COMMENT**
4. **ADJOURNMENT**

GRIEST ADDITION



See Plat prepared by Surveyor Scherbel, Ltd., titled "PRISCILLA ANDERSON PLAT OF SURVEY WITHIN THE INCORPORATED LIMITS OF THE TOWN OF ALPINE IN THE SW1/4SW1/4 SECTION 28 T37N R118W LINCOLN COUNTY, WYOMING", dated 25 August 2008, as revised, and filed in the Office of the Clerk of Lincoln County with Accession No. 943579.

Leslie Allen Parkin and Christine R. Parkin
915 PR 235

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF LINCOLN } ss.

I, Karl F. Scherbel, of Afton, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by persons under my supervision during 2023 and from records in the Office of the Clerk of Lincoln County and that it correctly represents **GRIEST ADDITION**.

That the boundary of this Addition is:

All of the tract of record in said Office in Book 985 of Photostatic Records on page 497, within the Incorporated Limits of the Town of Alpine, being part of the SW1/4SW1/4 of Section 28 of T37N R118W Lincoln County, Wyoming, described as follows:

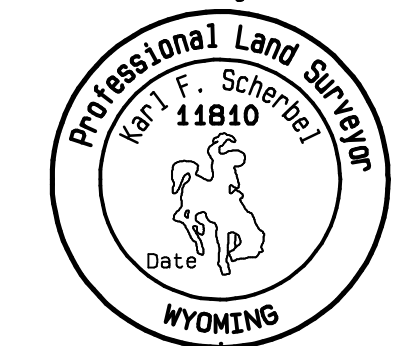
- BEGINNING at the southeast point of Three Rivers Meadows Estates Third Addition, of record in said Office with Accession No. 962658, N89°38'10"E, 330.43 feet, from the southwest corner of said SW1/4SW1/4;
- thence N00°18'40"E, 236.72 feet, along the east line of said Addition, to the northeast point thereof, identical with the southern most point of Lot 5 of Three Rivers Meadows Estates Subdivision "A", of record in said Office with Accession No. 445371;
- thence N00°44'56"E, 60.01 feet, along the east line of said Lot 5, to the southwest point of Lot 52 of Three Rivers Meadows Estates Subdivision "B", of record in said Office with Accession No. 472173;
- thence N89°25'30"E, 151.67 feet, along the south line of said Lot 52, to the southeast point thereof, identical with the southwest point of Lot 53 of said Subdivision "B";
- thence N89°31'45"E, 156.39 feet, along the south line of said Lot 53, to the southeast point thereof, on the southerly right-of-way line of Three Rivers Drive;
- thence S09°46'24"E, 9.98 feet, along said right-of-way line, to the northwest point of that tract of record in said Office in Book 915 of Photostatic Records on page 235;
- thence S00°23'18"E, 287.71 feet, along the west line of said tract in Book 915, to the southwest point thereof, on the south line of said SW1/4SW1/4;
- thence S89°38'10"W, 313.76 feet, along said south line, to the POINT OF BEGINNING;

Enccompassing an area of 2.13 acres, more or less.

that said addition was accurately surveyed, that the parts thereof are accurately staked off and marked with appropriate metal monuments, including magnetic iron, and inscribed at least with the registration number of the Land Surveyor to procure source identification at all lot corners of the addition, and that their locations are correctly shown hereon;

that, to the best of my knowledge, it conforms with the municipal code of the Town of Alpine and to all applicable state statutes;

that the error of closure is not greater than one part in five-thousand.



The foregoing instrument was acknowledged before me by Karl F. Scherbel this ___ day of _____ 2023.

Witness my hand and official seal.

Notary Public _____ My Commission expires: _____

CERTIFICATE OF OWNERS

STATE OF WYOMING }
COUNTY OF LINCOLN } ss.

The undersigned hereby certifies that the division of that part of the SW1/4SW1/4 of Section 28, T37N R118W, within the Incorporated Limits of the Town of Alpine, Lincoln County, Wyoming, as shown on this plat and more particularly described in the Certificate of Surveyor, is with the free consent and in accordance with the desires of the undersigned owner and proprietor of the described lands;

that the name of the addition shall be the **GRIEST ADDITION** to the Town of Alpine;

that the undersigned does hereby grant a right of ingress, egress, and utilities over, under, and across the Sixty (60) foot Shared Driveway Easement, as depicted hereon, to the owners of Lot 1 and Lot 2 of this Addition;

that the undersigned does hereby grant a right of ingress and egress over and across said Sixty (60) foot Shared Driveway Easement and the Emergency Vehicle Easements, as depicted hereon, to the Town of Alpine and all emergency services providers;

that the easements shown hereon, identical with said Sixty (60) foot Shared Driveway Easement and the ten (10) foot utility easements, are hereby granted to all utility companies, their heirs, successors and assigns, including, but not limited to, Lower Valley Energy, Silver Star communications, and the Town of Alpine, for the underground installation and maintenance of all utilities including, but not limited to, water, sewer, power, telephone, cable television, gas, storm water drainage and irrigation facilities appurtenant to this Addition;

that said Addition is subject to easements of record;

that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of a stream or river;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released;

signature obtained by separate Certificate of Owner signature, to be recorded concurrently herewith

Barry Griest

CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING }
COUNTY OF LINCOLN } ss.

The foregoing **GRIEST ADDITION** to the Town of Alpine was approved at the regular meeting of the Alpine Town Council on the ___ day of _____ 2023, in accordance with Sections 15-1-415 and 34-12-102, 103, Wyoming Statutes, 2021, as amended.

Attest: _____ Town of Alpine

Monica L. Chenault, Clerk _____ Eric Green, Mayor _____

CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk of Lincoln County on this ___ day of _____ 2023.

April Brunski, Clerk _____

LEGEND

- indicates a corner record filed or to be filed in the Office of the Clerk of Lincoln County.
- indicates a 5/8" steel reinforcing rod with or without aluminum cap inscribed, "LS5274" [Ivan L. Call], found.
- ⊕ indicates a 1" iron pipe with plastic cap marked "PE/LS 698" [Lloyd B. Baker], found.
- indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details, found or of record.
- ⦿ indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details, set this survey.
- ⊗ indicates a calculated position, no monument found or set.
- indicates a right-of-way line.
- indicates a platted lot line of record.
- indicates easement line.
- indicates a sewer line.
- indicates area of Shared Driveway Easement.

The Base of Bearing for this survey is the south line of the SW1/4SW1/4 of Section 28, T37N R118W, being N89°38'10"E.

Note: Due to the rounding algorithms of automated computer drafting text, the sum of the parts of total distances may be 0.01' different from the total distance shown.

OWNERS:	SURVEYOR:	LAND USE TABLE:
Barry Griest P.O. Box 2808 Alpine WY, 83128	Surveyor Scherbel, Ltd. P.O. Box 725 Afton, Wyoming 83110 (307) 885-9319	Total Number of Lots: 4 Average Lot Size: 0.53± Acres Total Acres: 2.13± Acres Zoning: R1 - Single Family Residential

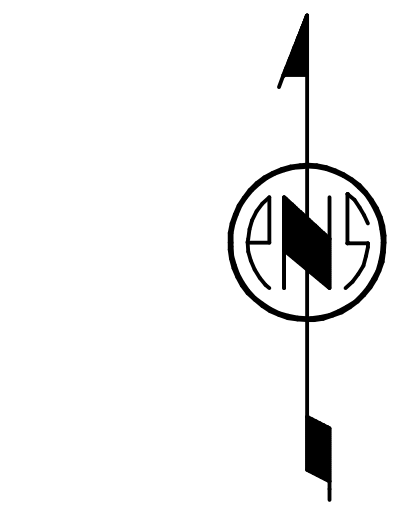
DATE: _____ 2023

GRIEST ADDITION
TO THE TOWN OF ALPINE
WITHIN THE
SW1/4SW1/4 SECTION 28
T37N R118W
LINCOLN COUNTY, WYOMING

**-ADVANCE PLAT-
SUBJECT TO CORRECTION
AND APPROVAL**

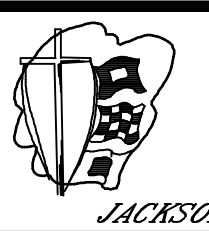
CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	10.29'	23°34'41"	25.00'	N79°25'07"W	10.22'	5.22'
C2	10.29'	23°34'41"	25.00'	S77°00'11"W	10.22'	5.22'



0' 30' 60' 90'
SCALE: 1" = 30'

DATE: 14 February 2023
DRAWN BY: Kode Beus
CALCULATED BY: Kode Beus
CATEGORY/PART: Town/Alpine
FIELD BOOK:
COMPUTER FILE: Griest ADD.pro



SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS

BOX 96 BIG DINEY-MARLBLETON, WYO 83119 TEL. 307-876-3947
BOX 725 AFTON, WYO 83110 TEL. 307-885-9319 ALPINE, WYO 83128 TEL. 307-885-9319
JACKSON, WYO. TEL. 307-783-5903; LAVA, ID. TEL. 208-776-5930; MONTPELIER, ID TEL. 208-847-2800

12/15/2023 - Hammerhead
9/15/2023 - Sewer Easement
REVISED:

Town of Alpine
Planning & Zoning

Section 2, Item.



Chairman:

Rex Doornbos

Commission Members:

Floyd Jenkins

Melisa Wilson

December 12, 2023

Mayor Green & Council Members;

RECOMMENDATION FOR REPLAT APPROVAL - GRIEST ADDITION TO THE TOWN OF ALPINE

The Planning and Zoning Commission held their secondary public hearing on December 12th, 2023 to review and discuss the re-plat permit application submitted by Barry Griest; the Town Council requested that additional review be completed on the following items:

1. Consistency of the proposed subdivision with the Town of Alpine Municipal Master Plan; and
2. Compatibility of the proposed subdivision with adjoining land uses.

The Planning and Zoning Commission identified the following:

1. The proposed subdivision is consistent with the Municipal Master Plan, which identified that single family homes represent 92 percent of all housing in the community, utilizing stick-built construction; single-family housing is located in almost every subdivision within Alpine.

The master plan identifies all of the improved property sales included properties that were less than one acre in size. Most properties were less than 0.5-acre in size. The Master Plan also identifies potential opportunities for future residential expansion. Future residential demands will occur in various subdivisions within the community and represent other potential locations for future housing development. The master plan identifies that continued increases in the cost of residential housing in Teton county will continue to attract a growing number of working Teton County residents to Alpine. It is expected that this "working commuter" market will primarily desire to purchase single-family homes.

It is noted that the Town of Alpine Municipal Master Plan, although developed and finalized in 2006; identifies that the proposed subdivision is consistent with the Town of Alpine Municipal Master Plan.

2. Compatibility of the proposed subdivision with adjoining land uses.

Upon review of the adjoining land in the immediate area of the proposed replat, all adjoining lands are within the Single-Family Residential Zoning District.

Although parcel sizes do vary; if allowed to replat the subject parcel appears to be compatible and/or consistent with the adjoining land uses: Size identification shows that:

- 1.88% of the properties are 1.0 acre in size; and
- 10.34% of the properties are within 0.50 to 0.59 in size; and
- 6.58% of the properties are within 0.40 to 0.49 in size; and

250 River Circle * P.O. Box 3070 * Alpine, Wyoming 83128 * (307) 654-7757 * FAX (307) 654-7454
E-Mail: planning@alpinewy.gov * www.alpinewy.gov

UPDATED STAFF REPORT – October 12, 2023

TOWN COUNCIL PUBLIC HEARING

Minor Subdivision (Re-Plat) Application: **Barry Griest** **Lots #1, 2, 3 & 4 of the Griest Addition to the Town of Alpine**

1. Minor Subdivision Application and Supplemental Information were submitted on July 12th, 2023; related filing fees were submitted with the application; Application was reviewed and evaluated by the Zoning Administrator. "Attachment #1 - Application"
2. The replat application was advertised in the Star Valley Independent a public hearing date for the application was scheduled for August 22nd, 2023 at 6:30 PM; advertising has been completed; in anticipation for a scheduled public hearing. "Attachment #2". Included in the notification was the opportunity to attend the scheduled public hearing.
3. As established in the Alpine Land Use and Development Code (LUDC) required all property Owners within a five hundred (500) foot radius of the proposed property re-plat were notified via supplied information of the project re-plat; with the opportunity to provide comment and/or to give a response to the mailing, either in person or in writing. The initial response date was August 18th, 2023.
4. Approximately forty-seven (47) mailings were sent out; of those forty-seven (47) mailings, approximately three (3) of the mailings are held by property owners having more than one (1) property within the given mailing radius.
5. To date the Town has two (2) known verbal public comments from the adjacent property owners. Those inquiries include: "I wish I would have bought that property" and "I think they should keep those lots the way they are, I'm not in favor of this replat".
6. As per the established LUDC regulations the Town has received responses back from Alpine Fire District, the Town Public Works Director and the Town Engineer. (Those comments are attached, Refer to Exhibit #1, #2 and #3.)
7. A copy of the minor subdivision map is attached, further referred as "Attachment #3".
8. Request for Minor Subdivision (Re-Plat); as stated by the Applicant, Barry Griest owns two (2) parcels located on Nelson Lane. The total combined acreage is 2.13 +/- acres. Barry wishes to divide the property into four (4) individual lots – smallest lot is 0.43 +/- acres and the largest lot is 0.64 +/-.

These parcels are known as Parcel 1 and Parcel 2 – Alpine Grid Area, (See Exhibit A for Legal Description).

Planning & Zoning Administrator Evaluation/Report

1. Completeness of the Subdivision Application: An application was submitted with additional information as stipulated in the permit application, this information was received from the authorized representative (Surveyor Scherbel Ltd.). Items received include: Permit application, ownership deed, advanced plat map; property owners within the notification area and a copy of the master plan report.

Additional information has been identified to complete permit application review, those items are identified as: Planned Snow Storage Area; Planned Easements and Planned Covenants and Deed Restrictions.

2. Receipt of the filing fees: All filing fees were received with the minor subdivision application submittal.
3. This property is identified as Single Family Residential {R1}; see zoning map attached hereto.
4. Request for Comments was distributed to Town Public Works Director, Town Engineer and Alpine Fire District; the Town Surveyor was not included, as they are the ones preparing the replat for the applicants have already reviewed the project.

Reports that were distributed were asked to evaluate the following:

- (aa) Consistency of the proposed subdivision with the Town of Alpine Municipal Master Plan;
- (bb) Consistency of the proposed subdivision with subdivision development standards and design criteria outlined in Part 4 of the Alpine Land Use and Development Code;
- (cc) Compatibility and potential impacts of the proposed subdivision and related zone change upon adjoining land uses;
- (dd) Potential impacts of the proposed subdivision upon the Town of Alpine, e.g., municipal roads, water system, wastewater system, storm water management, and other public services; and,
- (ee) Compatibility of the proposed subdivision with adjoining land uses.

Consistency of the proposed subdivision with subdivision development standards and design criteria outing in Part 4 of the LUDC. {Comments prepared by Zoning Administrator}

ARTICLE 4.3 SUBDIVISION STANDARDS

Section 4-301. Pedestrian and Vehicular Access

(a) Pedestrian Areas Supporting Single Family Residential Subdivisions:

- (1) At least one (1) walkway shall extend from an existing sidewalk or street to the main entrance of the subdivision. *Project is proposed for single family residential homes; all the proposed lots have driveway locations that extend to Nelson Lane, which is just off of Greys River Road.*
- (2) If a new subdivision is adjacent to the planned community trail system route, an existing municipal park, or other existing public recreational facility, a paved walkway shall be constructed that provides a direct connection from the subdivision to the proposed trail route or municipal park. The walkway shall be eight (8) feet in width to accommodate use by pedestrians, bicyclists, and cross-country skiers. *There is no community trail system, municipal park or other public recreational facility in the area of the proposed development.*

(b) Vehicular Access: Vehicular access to each lot may be provided from a street frontage or alley.

It appears that access will be given to lots #1 and #2 through a shared driveway easement; is there going to be access given to lots #3 and #4?

Section 4-302. Lots

(a) Buildings on Lot: Every building shall be located on a lot unless otherwise provided in the applicable zoning district regulations.

The addition has been identified as: R1 – Single Family Residential Zoning; the Master Plan report identifies this project will be constructed in a single phase. This phase will consist of water and sewer installation to the four (4) lots as well as paving on the shared driveway between lots 3 and 4. Water curb stop installation will be completed in this phasing plan; connection and meter pit installation will be completed by future lot owners at the time of construction.

(b) Frontage:

- (1) All lots shall front on a public or private street. *The public street is established and is known as Nelson Lane.*
- (2) A minimum street frontage of sixty (60) feet shall be required for all lots. *Nelson Lane is an existing Town of Alpine public road; it is unknown what the minimum width of Nelson Lane is. All four (4) of the proposed lots have a sixty (60) foot wide shared driveway easement.*

(c) Front and Side Setbacks: Front and side setbacks, which are adjacent to municipal streets, county roads, or state

highways, shall be shown on all subdivision plans. A subdivider may elect to impose greater setbacks through restrictive covenants. However, the Town of Alpine shall only enforce the setback requirements outlined in the Zoning District regulations (Part 3). **The provided plat map does not depict any setbacks; therefore the setbacks that have been established in the Alpine Land Use and Development Code (LUDC) will apply to this Addition.**

(d) **Corner Lots:**

- (1) For corner lots, the address of record shall be considered the front of the lot. The Planning & Zoning Commission may waive this requirement and determine the front yard to be on the street front that is in line with an established pattern of front yards along the street. **There are no corner lots in this Addition.**
- (2) Corner lots shall have two (2) front setbacks and two (2) side setbacks. **There are no corner lots in this Addition.**

(e) **Flag Lots:** **Lots #1 and #2 have not been identified as flag lots; as they have approximately one hundred forty-eight (148) feet of a shared driveway (easement).**

Section 4-303. **Blocks – This section of the LUDC does not apply to this Addition.**

Section 4-304. **Roads and Streets - This section of the LUDC does not apply to this Addition.**

Land Use and Development Code
Section 2-207.2 – Minor Subdivision Review & Approval Process
Sub-Section (i):

Merits:

The intrinsic value of property re-platting is to allow for more single-family home construction within the incorporated Town boundaries. The applicant will have the availability to construct homes on these lots for re-sale and/or utilize them for rental properties or the property owner could sell the platted lots; this could offset the overall costs of installing the infrastructure to the project.

Disadvantages:

I see **no apparent** disadvantages to this minor subdivision (re-plat) project; yes, it will increase the noted population by adding two (2) additional homesites, however the Town of Alpine' current infrastructure should be able to handle these two (2) additional homesites. By adding two (2), most likely four (4) vehicles, to the already highly trafficked Greys River Road route does not appear to be a disadvantage. Furthermore, I do not believe there will be a significant traffic increase on Nelson Lane, as this road already has six (6) potential homesites, of which has two (2) existing homes.

Potential Issues:

Building/Construction on these lots will impact the area residents while construction is commencing, this will be a minor imposition for those area residents. The shared drive easement could prove to be an issue for those Griest Addition residents, figure 11.3.3 – Site Drainage denotes lots #3 and #4 appear to have their access off the shared drive easement. This should be identified prior to plat approval. Furthermore, it should be noted that no parking should/would be allowed on that shared driveway easement.

There has not been any identification of Snow Storage areas for the Addition and/or the individual lots; property owners will need to contain storage to their individual lots. How will snow removal be completed on the shared driveway? Where will that driveway snow be deposited.

The Master Plan Report states a draft of the planned covenants is in process and will be delivered under a separate cover. As of the date of this staff report, no DCCR's have been delivered to the Town.

Additional clarification on the above-mentioned items is requested.

Recommendation from the Planning and Zoning Administrator is:

In closing, I have conducted a review of the application and the associated paperwork for this minor subdivision application; As of the date of this staff report; I have not received any written opposition considering the re-plat project, but have taken a couple verbal comments, in which those citizens have been encouraged to attend the Public Hearing to voice their opinions. **(An update to the staff report will be made available, should there be any additional submittals by the public.)**

I believe that the proposed re-plat would not readily impede the properties in the surrounding area, only with construction efforts when building homes, the most impact that I can see is the access off Nelson Lane. I believe this project will add benefit to the community with single family homes, rather than a property re-zone for more multi-family structures, (that was previously discussed) and the Town has been seeing lately.

It is the recommendation of the Planning and Zoning Administrator to approve with conditions and/or modifications the preliminary re-plat for the Griest Addition to the Town of Alpine, Lincoln County, Wyoming, owned by Barry Griest.

Items to be addressed before the final plat submittal should include:

- o Items requested and/or identified in the Engineers Report, provided by Jorgensen;
- o Infrastructure Installation Timeline;
- o Applicant to provide record drawings for infrastructure installation, within sixty (60) days of infrastructure completion date;
- o Approval of Subdivision/Development Agreement – Sign and Approved by Developer and Town of Alpine Officials;
- o Utility easement documents/agreements, including the Shared Driveway Easement;
- o Snow Storage Plan Identification;
- o Clarification/Identification of Lot #3 & #4 access points;
- o Preliminary Landscaping Site Plan;
- o Final Approved/Issuance of the Griest Addition DCCR's; and
- o Performance surety bond submittal/documentation that reflects the costs of subdivision improvements, with final review and approval by the Alpine Town Attorney and Alpine Town Council before final plat approval; and
- o Any other contingencies and/or conditions that the Planning and Zoning Commission members deem needed for approvals.

The Alpine Town Council will hold an additional public hearing on the minor subdivision replat; this public hearing will need to have a thirty (30) day publication period, therefore there will not be enough time to have that publication notice prior to the scheduled September 19th Town Council Meeting.

Upon the decision of the Planning and Zoning Commission, it is suggested that the applicant and/or their representatives gather the requested information. The Town can move forward with publications and notices for a Town Council public hearing, (October 17th) should they decide to table this permit application until the next scheduled meeting of the Planning and Zoning Commission, for final review and Council recommendation. It should be noted, if the permit application is tabled there will still be enough time for publications and notices for a public hearing at the town council level for their October meeting.

Updates Available:

August 21, 2023 – Update:

As of Friday, August 18, 2023, two (2) written comments have been received. The comments submitted are from adjacent neighbors located at: 514 Nelson Lane.

These letters are attached hereto and incorporated into the staff report. Refer to Exhibit #4 and #5. Both submittals are against the property re-plat.

August 22nd, 2023 – Update:

The Planning and Zoning Commission held the scheduled public hearing to take public comments; then at the regularly scheduled Commission meeting.

An additional objection letter was presented and submitted to the Planning Commission. The aforementioned letter is included, as Exhibit #6.

The Planning Commission made a motion for approval with conditions and/or modifications to the preliminary re-plat -- **Items to be addressed before the final plat submittal should include:**

- o Items requested and/or identified in the Engineers Report, provided by Jorgensen;
- o Infrastructure Installation Timeline;
- o Applicant to provide record drawings for infrastructure installation, within sixty (60) days of infrastructure completion date;
- o Approval of Subdivision/Development Agreement – Sign and Approved by Developer and Town of Alpine Officials;
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- o Performance surety bond submittal/documentation that reflects the costs of subdivision improvements, with final review and approval by the Alpine Town Attorney and Alpine Town Council before final plat approval; and
- o Any other contingencies and/or conditions that the Planning and Zoning Commission members deem needed for approvals.

September 7, 2023 – Update:

Legal publication has been initiated for the Town Council Public Hearing; the Town Council Public Hearing is scheduled for October 17th at 6:15 PM.

September 8, 2023 – Update:

Town Council Public Hearing mailing notifications have been prepared and sent to property owners.

It should be noted that no new information has been submitted, it is estimated that there could be new information available at the scheduled Planning and Zoning Commission Meeting that is to be held on September 12th, 2023. Any new information that is presented and/or submitted will be made available to the public via the Town Website and/or a request made to the Town office.

September 26, 2023 – Update:

Griest, Replat Updates – Mr. Karl Scherbel, Surveyor Scherbel, LTD, Mr. Dave Kennington, Sunrise Engineering and Mr. Barry Griest were in attendance to give the Commission an update on the re-plat project. **Refer to the letter submitted by Surveyor Scherbel, LTD., and the Master Plan Report.**

This information has been made available to the Commission, Council, and the public, through an additional mailing. The re-plat will move forward with a public hearing at the Town Council level on Tuesday, October 17th, 2023. Information about the replat is available at Alpine Town Hall office.

October 12, 2023 – Update:

Letter of opposition was received by property owners Parkin, Clements and Rogers, which is attached. Property owners are opposed to the Griest Replat Permit Application (Attached); This is the only letter that has been submitted for the Town Council Public Hearing.

October 17th, 2023 – Town Council Public Hearing:

Alpine Town Council held a public hearing to take comments from the public regarding subsequent approval and/or denial of the property replat.

October 17th, 2023 – Town Council Meeting:

Town Council members discussed the replat and made a motion to table the re-plat resolution #2023-517 Griest Addition to the Town of Alpine. The replat application was remanded back to the Planning and Zoning Commission for items to be addressed. Items to be addressed were:

- Consistency of the proposed subdivision with the Town of Alpine Municipal Master Plan; and
- Compatibility of the proposed subdivision with adjoining land uses.

October 30th, 2023 – Update:

Legal advertisements were initiated with Star Valley Independent for public hearings to be held in December 2023.

Public Hearing Schedule is as follows:

Planning & Zoning Commission – December 12th, 2023 at 6:30 PM;

Town Council Public Hearing – December 19th, 2023 at 6:30 PM.

Comments for the public hearings are to be submitted by:

December 1st, 2023 for the P&Z Hearing, and

December 13th, 2023 for the Town Council Hearing.

Additional comments were email to Mayor Green, by Mr. Jim Rogers; the aforementioned comments were forward to the Town Clerk on October 31st, 2023; in which those comments were forwarded on to the Planning and Zoning Administrator on November 1st, 2023.

November 1st, 2023 – Update:

Comments submitted by Mr. Jim Rogers were forwarded onto the Planning and Zoning Commission members.

November 30th, 2023 – Update:

Ms. Angie Parkin sent an email to Town office; routed to Town Clerk and Zoning Administrator, requesting the October 17th, meeting minutes. Response sent to Ms. Parkin by both the Town Clerk and Zoning Administrator. Zoning Administrator provided Ms. Parkin with the P&Z meeting minutes and the public hearing that was held on August 22nd, 2023. It was also identified that there will be a secondary hearing on December 12th, with a comment deadline submission of December 1st, 2023.

December 1st, 2023 @ 4:39 PM – Update:

Ms. Angie Parkin submitted an email to the Zoning Administrator regarding the comment submission deadline; which established timeline provided as December 1st, by 11:00 AM; Ms. Parkin identified that she did not receive notification, and further requested to submit comments for consideration. A return email was prepared and sent to Ms. Parkin identifying the deadlines for both P&Z and Town Council Public Hearings, the approved project process as identified by the Town's legal Counsel, for a re-hearing on the replat.

December 4th, 2023 – Update:

Ms. Natalie Clement submitted an email to the City Council, and a secondary email was also submitted on the same day emails identifying no notification regarding comment submission for the property re-plat, property overdevelopment, deadline timeframe, etc., (See Attached Email.) A return email was prepared and sent to Ms. Clement.

December 6th, 2023 – Update:

Mr. Leslie Parkin came into the office to voice his opposition to the proposed replat as he will not be able to attend the meeting.

December 11th, 2023 - Update:

Mr. James Rogers came into the office to express his opposition; Mr. Rogers inquired as to if the Commission members had a chance to review his submitted comments from October 30th, 2023. Mr. Rogers was informed that his comments were streamlined (condensed) from 50 pages to 26 pages, Mr. Rogers was provided a copy of the streamlined comments.

Mr. James Roger came in for a second time to request a copy of the Land Use and Development regulations for flag lots.

Planning & Zoning Administrator Review Update December 11, 2023

Re-notifications were mailed/distributed, in total there was forty-seven (47) mailings were sent out; of those forty-seven (47) mailings, three (3) of the mailings are held by property owners having more than one (1) property within the given mailing radius. It should be noted that some of the property owners in the notification area have additional properties within the incorporated boundaries.

Written objections were received by two (2) legal property owners (Rogers and Parkin) however additional objections/opposition were received by members of the Parkin family (Clements, Parkin & Moses – See Attached) who utilize the property.

Additional Review identified:

- Consistency of the proposed subdivision with the Town of Alpine Municipal Master Plan.

The proposed subdivision is consistent with the Municipal Master Plan, which identified that single family homes represent 92 percent of all housing in the community, utilizing stick-built construction; single-family housing is located in almost every subdivision within Alpine.

The master plan identifies all of the improved property sales included properties that were less than one acre in size. Most properties were less than 0.5-acre in size. The Master Plan also identifies potential opportunities for future residential expansion. Future residential demands will occur in various subdivisions within the community and represent other potential locations for future housing development. The master plan identifies that continued increases in the cost of residential housing in Teton county will continue to attract a growing number of working Teton County residents to Alpine. It is expected that this "working commuter" market will primarily desire to purchase single-family homes.

It is noted that the Town of Alpine Municipal Master Plan, although developed and finalized in 2006; identifies that the proposed subdivision is consistent with the Town of Alpine Municipal Master Plan.

- Compatibility of the proposed subdivision with adjoining land uses.

Upon review of the adjoining land in the immediate area of the proposed replat; all adjoining lands are within the Single-Family Residential Zoning District.

Although parcel sizes do vary; if allowed to replat the subject parcel appears to be compatible/consistent with the adjoining land uses: Size identification shows that:

- 1.88% of the properties are 1.0 acre in size; and
- 10.34% of the properties are within 0.50 to 0.59 in size; and
- 6.58% of the properties are within 0.40 to 0.49 in size; and
- 0.47% of the properties are within 0.70 to 0.79 in size; and
- 0.94% of the properties are within 0.60 to 0.69 in size.

In closing it appears that the subject replat application does fit within the Town of Alpine Municipal Master Plan and that the adjoining land use would be consistent with the Alpine Land Use and Development Code Regulations.

*Town of Alpine
Planning & Zoning*

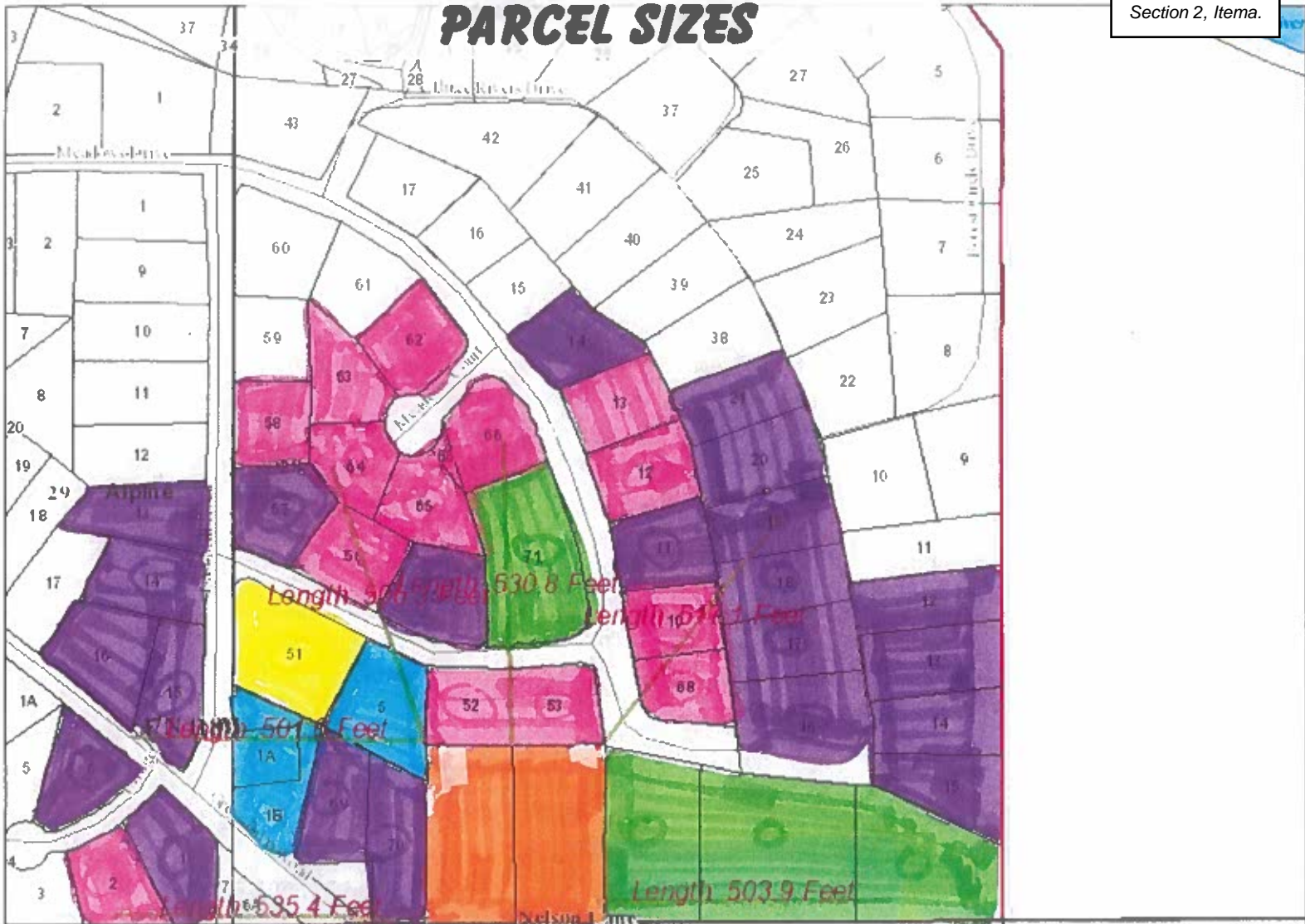
0.47% of the properties are within 0.70 to 0.79 in size; and
0.94% of the properties are within 0.60 to 0.69 in size.

It appears that the subject replat application does fit within the Town of Alpine Municipal Master Plan and that the adjoining land use would be consistent with the Alpine Land Use and Development Code Regulations. The Commission would like to make the following recommendation.

Mr. Melisa Wilson moved to send a recommendation to the Mayor and Town Council for approval of the replat application with a subsequent signature on the Griest Addition plat map to the Town of Alpine. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

GRIEST RE-PLAT GIS PARCEL SIZES

Section 2, Itema.



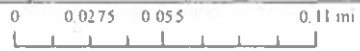
PARCEL SIZES:

- .40 - .49 - Acre Parcels** 14 143
- .50 - .59 - Acre Parcels** 22 143
- .60 - .69 - Acre Parcels** 3 64
- .70 - .79 - Acre Parcels** 1
- 1.0 - Acre Parcels** 4

Subject Parcels

lap contributors, and the GIS user

Date: 6/14/2023 © Lincoln County



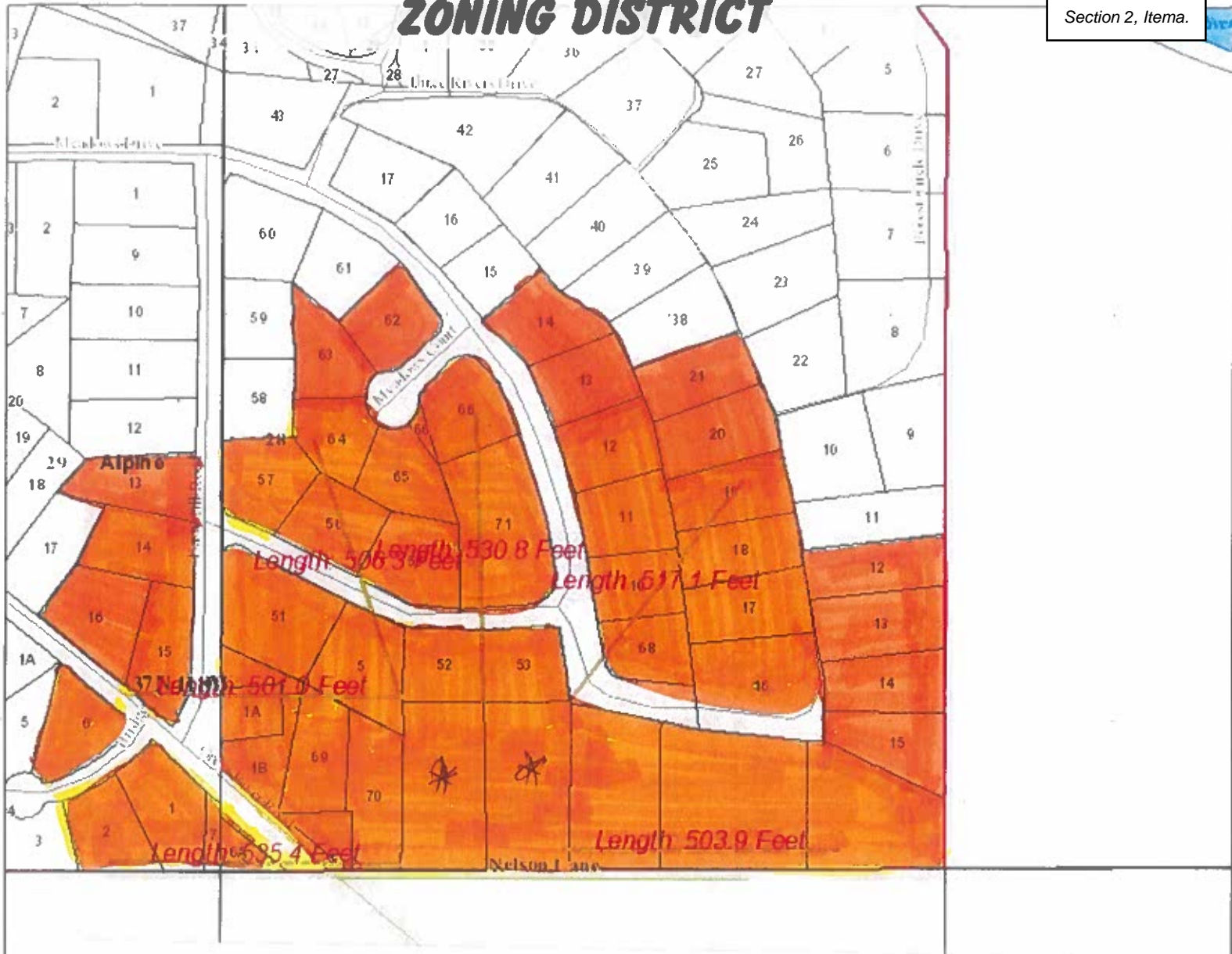
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|------------------------|-----------------|-----------------------|
| Major Rivers/Streams | Roads | County Roads |
| Township & Range Lines | Municipal Roads | Other Named Roads |
| Section Lines | US Highways | Municipal Boundaries |
| Major Water Bodies | WY Highways | Parcels (Approximate) |

This map is made possible through a joint effort of the Offices of Lincoln County Planning & Zoning and the Assessor's Office. This map is for locational and informational purposes only. No depiction should be construed to be an official survey of land. The accuracy of data contained or depicted is neither guaranteed nor assumed. Always contact a qualified professional for confirmation of property boundaries.

UKIEST KE-FLAI ZONING DISTRICT

Section 2, Item.



Single Family Residential Zoning District

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



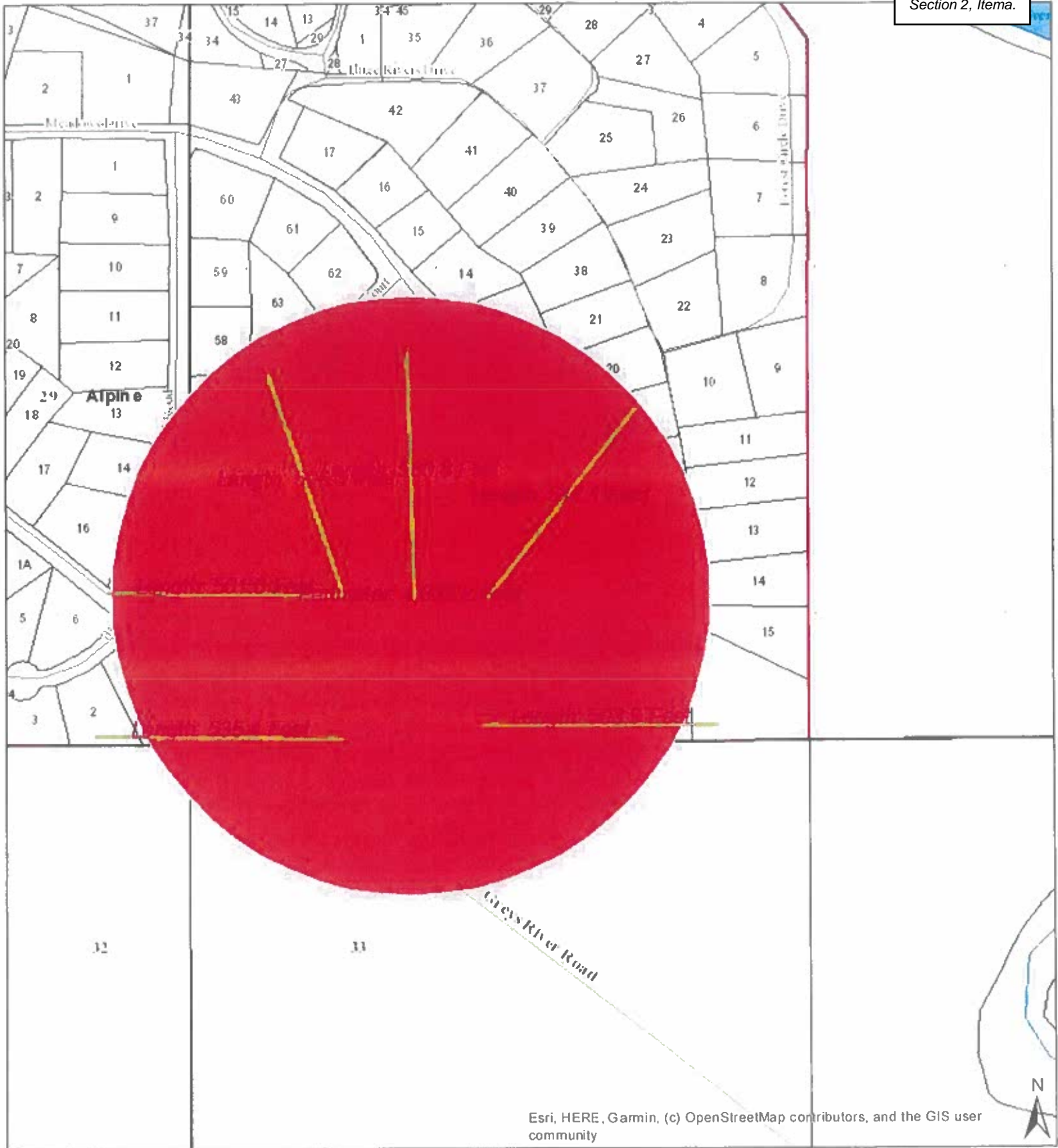
Date: 6/14/2023 © Lincoln County

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| Major Rivers/Streams | Roads | County Roads |
| Township & Range Lines | Municipal Roads | Other Named Roads |
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Web AppBuilder for ArcGIS

Section 2, Itema.



Date: 6/14/2023 © Lincoln County

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|------------------------|-----------------|-----------------------|
| Major Rivers/Streams | Roads | County Roads |
| Township & Range Lines | Municipal Roads | Other Named Roads |
| Section Lines | US Highways | Municipal Boundaries |
| Major Water Bodies | WY Highways | Parcels (Approximate) |

0 0.0275 0.055 0.11 mi

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This map is made possible through a joint effort of the Offices of Lincoln County Planning & Zoning and the Assessor's Office. This map is for locational and informational purposes only. No depiction should be construed to be an official survey of land. The accuracy of data contained or depicted is neither guaranteed nor assumed. Always contact a qualified professional for confirmation of property boundaries.

CHAPTER FOUR LAND USE

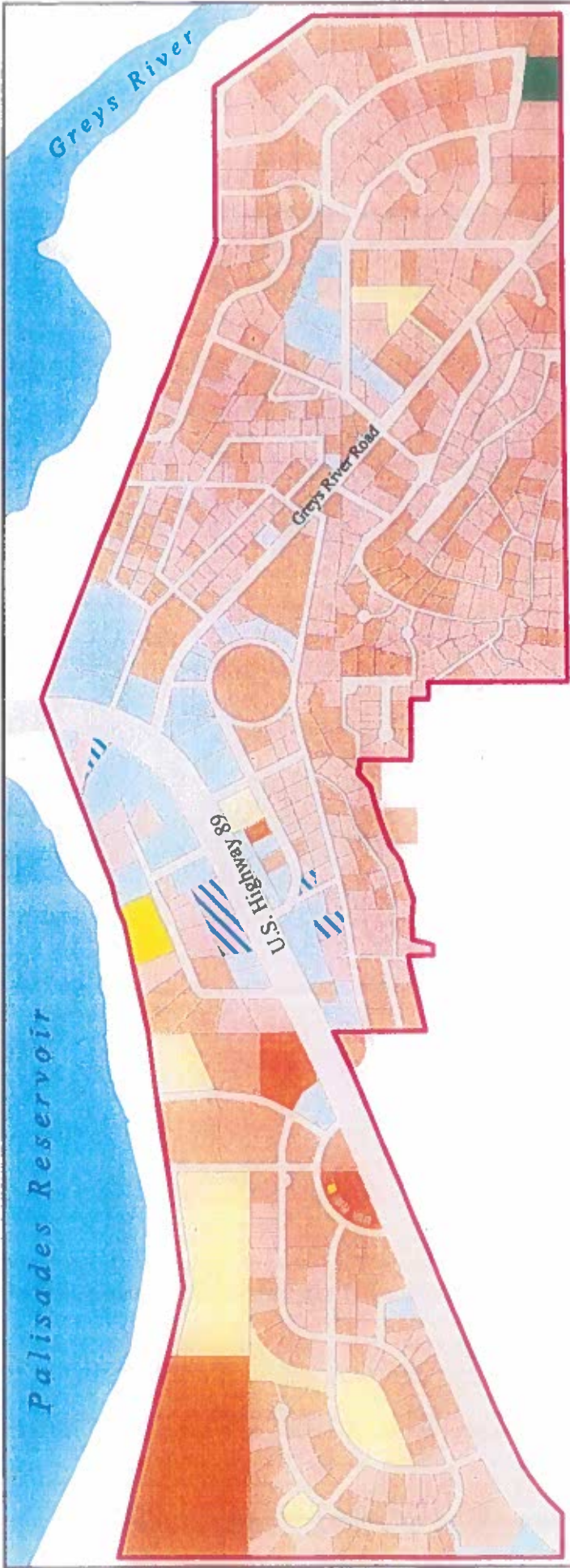
4.1 INTRODUCTION

Chapter Four examines existing land uses, recent land use trends, planned land use projects in the vicinity of Alpine, and the potential demand for future land uses. This analysis provides information that was used to determine the amount and location of lands available for future land use expansion within the community, as well as the type and amount of lands that will be needed to support a growing residential population and land use development in the vicinity of Alpine.



Existing land use records were obtained from Lincoln County. The Lincoln County Assessor and the County Planning Office work cooperatively to maintain a Lincoln County GIS and a current database of existing land uses and land ownership information in Lincoln County. Available data from Lincoln County was supplemented with other more specific land use information that was obtained by Pedersen Planning Consultants via its inventory of existing land uses within Alpine in October 2005. Land use information gained from the October 2005 survey was correlated with available data from the April 2000 Census to examine the type and extent of recent land use changes in the community (Figure 4-1).

Existing land uses were documented and incorporated into tabular files associated with a new geographical information system (GIS). The GIS was developed by PPC as part of the planning process for Alpine's municipal master plan. The new GIS integrates a series of spatial and tabular files that were applied to a digital base map of Alpine that was completed by Surveyor Scherbel, Ltd. in January 2006. These files were converted into shape files using ArcView GIS software.



Legend

- Municipal Boundary
- Rivers and Lakes
- Roads
- Agriculture
- Community Facility
- Commercial
- Commercial / Residential
- Public Facility
- Recreation and Conservation
- Residential
- Undeveloped

Alpine Municipal Master Plan

Existing Land Uses Alpine, Wyoming

Prepared by: Pedersen Planning Consultants
 P.O. Box 66, Encampment, WY 82325
 Tel: 307-327-5434 Web: www.pedersenplanning.com

Figure 4

The forecast of future land use demands considered vacant or undeveloped lands that may be available to support future land use development during the 2007-2017 period. Forecasts were also based upon an examination of relevant population, land use and economic trends, as well as planned land use development in the vicinity of Alpine.

4.2 RESIDENTIAL

4.2.1 Housing Inventory

In October 2005, there were approximately 416 housing units in Alpine (Table 4-1). This housing inventory included a combination of detached and attached single-family housing, single-family manufactured homes, and residential apartment units. The housing inventory in October 2005 contrasts to 336 housing units that were documented by the U.S. Census in April 2000. This residential expansion indicates that the number of housing units in the community rose almost 23 percent in about 5.5 years.

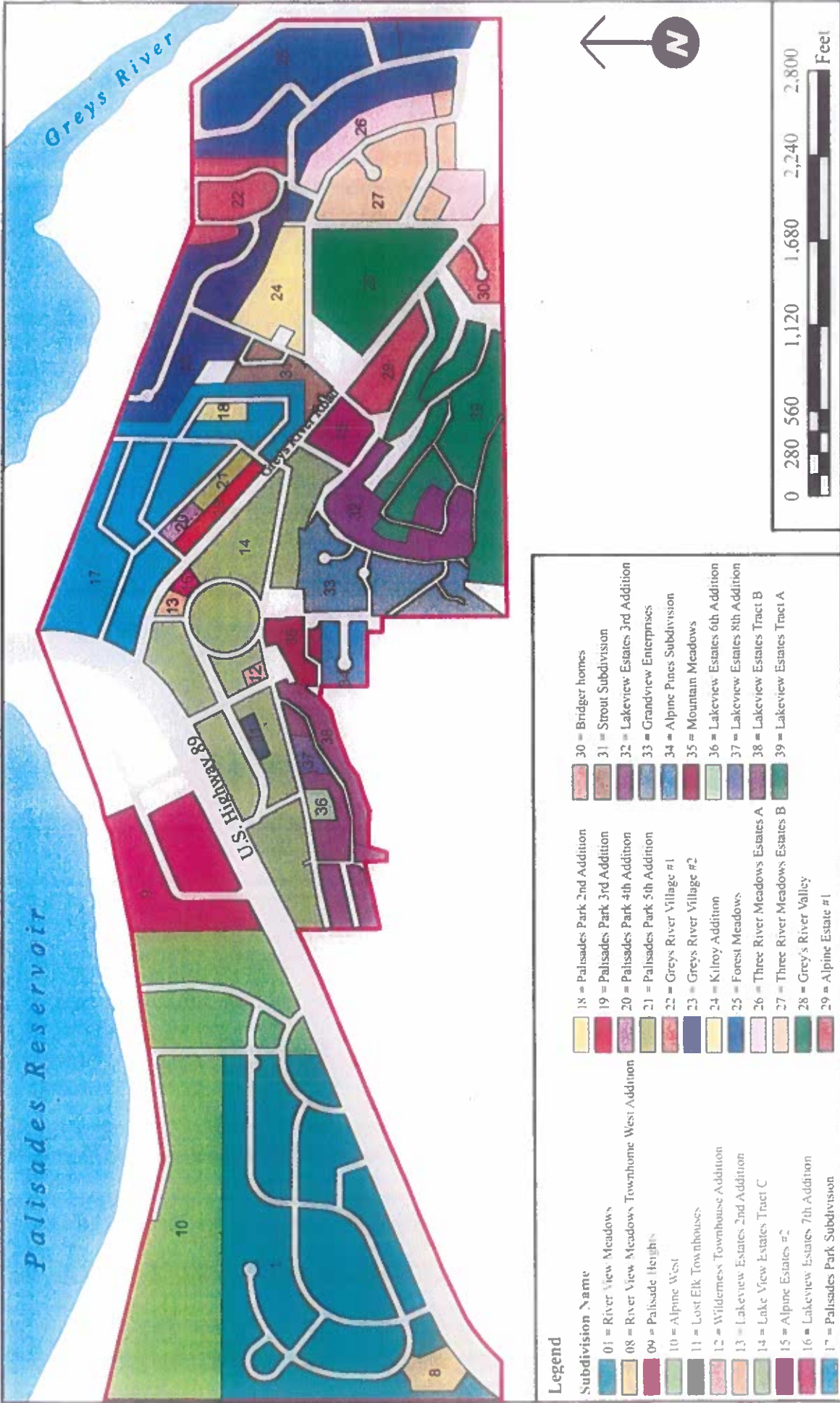
<i>Housing Unit Category</i>	<i>Estimated Number of Units</i>
Single Family Residential - Detached	310
Single Family Residential - Attached	65
Permanent Mobile Home or Manufactured Housing	6
Temporary Mobile Home or Manufactured Housing	1
Apartment Units	34
Total Residential Units	416
Notes: Attached single family housing includes duplex, triplex, and fourplex units.	
Source: Pedersen Planning Consultants, 2005.	

Single-family homes represent 92 percent of all housing in the community. Approximately 310 homes in the community are detached single-family dwellings (Table 4-1) that were built using stick-built construction. An additional 65 single-family homes are attached, residential duplex units. Single-family housing also includes seven manufactured homes that are installed on either permanent or temporary foundations. Single-family housing is located in almost every subdivision within Alpine (Figure 4-2).

Multi-family housing includes approximately 34 apartment units. Residential apartments are located in the Lakeview Estates (Tract C) and Palisades Heights subdivisions (Figure 4-2). Another apartment complex is located northeast of Palisades Heights subdivision near the Three Rivers Motel.

4.2.2 Occupancy

During the October 2005 survey, about 36 homes in the community were believed to be vacant. This represented about nine percent of the total housing inventory. In October 2005, it was not determined whether or not these homes were vacant due to seasonal or recreational use, or vacated for pending sale of one or more residential properties.



Alpine Municipal Master Plan

Land Subdivisions

Alpine, Wyoming

Subdivision Name	Color
01 = River View Meadows	Light Blue
08 = River View Meadows Townhome West Addition	Light Green
09 = Palisade Heights	Light Yellow
10 = Alpine West	Light Purple
11 = Lost Elk Townhouses	Light Orange
12 = Wilderness Townhouse Addition	Light Red
13 = Lakeview Estates 2nd Addition	Light Blue
14 = Lake View Estates Tract C	Light Green
15 = Alpine Estates #2	Light Purple
16 = Lakeview Estates 7th Addition	Light Orange
17 = Palisades Park Subdivision	Light Red
18 = Palisades Park 2nd Addition	Light Yellow
19 = Palisades Park 3rd Addition	Light Green
20 = Palisades Park 4th Addition	Light Purple
21 = Palisades Park 5th Addition	Light Orange
22 = Greys River Village #1	Light Red
23 = Greys River Village #2	Light Blue
24 = Kilroy Addition	Light Green
25 = Forest Meadows	Light Purple
26 = Three River Meadows Estates A	Light Orange
27 = Three River Meadows Estates B	Light Red
28 = Grey's River Valley	Light Blue
29 = Alpine Estate #1	Light Green
30 = Bridger homes	Light Yellow
31 = Strout Subdivision	Light Purple
32 = Lakeview Estates 3rd Addition	Light Orange
33 = Grandview Enterprises	Light Red
34 = Alpine Pines Subdivision	Light Blue
35 = Mountain Meadows	Light Green
36 = Lakeview Estates 6th Addition	Light Purple
37 = Lakeview Estates 8th Addition	Light Orange
38 = Lakeview Estates Tract B	Light Red
39 = Lakeview Estates Tract A	Light Blue

Prepared by: Pedersen Planning Consultants
 P.O. Box 66, Encampment, WY 82325
 Tel: 307-327-5434 Web: www.pedersenplanning.com

Fifty-six vacant housing units were documented during the April 2000 Census. Forty-five of the 56 vacant housing units, or about 13 percent of the total housing inventory, were documented to be for seasonal, recreational or occasional use.

In April 2000, about sixty-eight percent of the housing units were owner occupied. The remaining 32 percent were occupied by persons renting their place of residence. No attempt was made to determine the proportion of homes in Alpine that were rental units in October 2005.

4.2.3 Recent Residential Construction

Residential building permits issued by the Town of Alpine from 2000 through 2005 included, at least, 123 new residential structures that were constructed in the community. Eighty-six of these structures were single-family homes. The remaining residential structures included 37 multi-family housing units (Table 4-2).

TABLE 4-2 RESIDENTIAL CONSTRUCTION ACTIVITY 2000 THROUGH 2005				
Year	Single-Family Home	Single-Family Manufactured Home	Multi-Family Housing Unit	Total Housing Units
2000	11	2	0	13
2001	24	7	10	41
2002	13	0	20	33
2003	14	1	4	19
2004	10	0	0	10
2005	4	0	3	7
Total 2001-2005	76	10	37	123

Source: Town of Alpine, 2005.

Available building permit data indicates that recent construction was strong during the 2000-2005 period, particularly during 2001 and 2002. The amount of residential construction gradually declined from 2003 through 2005.

4.2.4 Recent Sales Trends and Cost of Housing

A review of unimproved and improved residential property sales, between January 2004 and October 2005, provides some insight concerning recent trends in the local housing market. This analysis aggregated residential property sales for each subdivision within the Town of Alpine, as well as several rural subdivisions in the unincorporated area north of Alpine.

4.2.4.1 Residential Property Sales in the Town of Alpine

Between January 2004 and October 2005, approximately 48 improved residential properties were sold in Alpine. The average sales price for an improved residential property in Alpine was \$259,068 (Table 4-3). These sales involved properties in several residential subdivisions in the community. About 31 percent of the sales of improved residential property were located in the River View Meadows Addition.

**TABLE 4-3
IMPROVED PROPERTY SALES BY SUBDIVISION
TOWN OF ALPINE
JANUARY 2004 THROUGH OCTOBER 2005**

Subdivision	Total Improved Residential Property Sales	Average Property Size (acre)	Average Sale Price (\$)
Alpine Estates Block 2	1	0.50	125,000
Grandview Enterprises	1	N/A	288,500
Grey's River Valley	1	0.90	351,000
Greys River Village	4	0.40	245,900
Greys River Village #2	1	N/A	N/A
Lakeview Estates Tract A	4	0.43	277,000
Lakeview Estates Tract B	1	N/A	N/A
Lakeview Estates Tract C	2	0.32	270,500
Lakeview Estates 3rd Addition	2	0.37	216,333
Lost Elk Townhouses	2	N/A	N/A
Palisades Heights	4	N/A	204,375
Palisades Park	4	0.29	200,583
Palisades Park 2nd Addition	1	0.21	175,000
Palisades Park 5th Addition	1	N/A	N/A
Palisades Park Addition	1	0.29	180,583
River View Meadows Addition	15	0.32	201,951
River View Townhomes West Addition	2	N/A	173,000
Three Rivers Meadows Estates B	1	0.50	146,000
Total Sales/Average Price	48		259,068

Source: Jackson Hole Real Estate & Appraisals, LLC, 2005.

All of the improved property sales included properties that were less than one acre in size. Most properties were less than 0.5-acre in size.

During the same period, 33 unimproved residential properties were sold in Alpine. Most of these sales included unimproved properties in the River View Meadows' Addition. Almost all of the unimproved property sales involved vacant lots that were 0.5 acre or less in size. The average sales price for an unimproved residential property in Alpine was \$45,128 (Table 4-4).

**TABLE 4-4
UNIMPROVED PROPERTY SALES BY SUBDIVISION
TOWN OF ALPINE
JANUARY 2004 THROUGH OCTOBER 2005**

Subdivision	Total Unimproved Residential Property Sales	Average Property Size (acre)	Average Sale Price (\$)
Alpine Estates	2	0.50	55,000
Forest Meadows	1	0.50	53,000
Greys River Village	2	N/A	N/A
Lakeview Estates	7	0.25	45,300
Palisades Park	4	0.22	55,000
River View Meadows	14	0.32	42,267
Three Rivers Meadows	2	N/A	N/A
Alpine Pines Subdivision	1	0.23	42,750
Total Sales/Average Price	33		45,128

Source: Jackson Hole Real Estate & Appraisals, LLC, 2005.

4.2.4.2 Residential Property Sales North of Alpine

Sales of improved residential property north of Alpine included 11 properties in five subdivisions. Approximately 45 percent of the improved property sales included residential properties in the Alpine Village subdivision (Table 4-5).

The size of improved residential properties ranged from 0.13 to almost nine acres in size. Given the variability in the size and value of residential improvements, the average sales price for these properties ranged between \$115,000 and \$273,750, or an average price of \$253,945.

Subdivision	Total Improved Residential Property Sales	Average Property Size (acre)	Average Sale Price (\$)
Alpine Village	5	2.53	321,580
Blue Lake Estates	2	0.38	149,000
Lazy B Subdivision	1	1.10	225,000
Livingston Subdivision	1	0.13	115,000
Peters Subdivision	2	2.50	273,750
Total Sales/Average Price	11		253,945

Source: Jackson Hole Real Estate & Appraisals, LLC, 2005.

From January 2004 through October 2005, there were 13 unimproved residential property sales north of Alpine. More significantly, reservations for potential purchases of 125 lots in the Alpine Meadows subdivision (Table 4-6) were made prior to the construction of site improvements in the subdivision. Consequently, recent property sales north of Alpine demonstrate a considerable demand for unimproved property. The average price for unimproved residential property north of Alpine was roughly \$90,432.

Subdivision	Total Unimproved Residential Property Sales	Average Property Size (acre)	Average Sale Price (\$)
Alpine Meadows	125	0.45	89,000
Alpine Village	5	N/A	N/A
Archie Hills	1	2.27	210,790
Blue Lake Estates	1	0.38	149,000
Lazy B Subdivision	1	N/A	N/A
Livingston Subdivision	1	0.13	115,000
Palisades Pines	1	15.00	N/A
Rees Subdivision	3	0.40	66,000
Total Sales/Average Price	138		90,432

Source: Jackson Hole Real Estate & Appraisals, LLC, 2005.

4.2.5 Potential Opportunities for Future Residential Expansion

4.2.5.1 Within the Alpine Municipal Boundary

In a growing community, it is essential that land is available to accommodate potential opportunities for future residential expansion. The potential unavailability of lands suitable for potential residential expansion is one of the primary factors that influences potential investments in small business and housing development, as well as the related in-migration of new residents.

For this reason, vacant properties identified during the October 2005 land use inventory were correlated with zoning district designations depicted on the current zoning map for the Town of Alpine. This evaluation led to the following conclusions:

- There are approximately 205 vacant residential properties zoned for residential use that could potentially be developed for residential expansion (Figure 4-3).
- There are an additional 25 undeveloped properties zoned Planned Unit Development that may, in part, be used for residential expansion (Figure 4-3).

Vacant properties zoned for residential use include land parcels that are included within existing residential zoning districts R-1 and R-2. There are 198 parcels zoned in the R-1 district while only seven vacant parcels are situated in the R2 district (Figure 4-3). Many of these parcels are found in the Lakeview Estates, Alpine Estates, Grandview Enterprise, Forest Meadows, and Palisades Park subdivisions. Vacant land parcels represent potential opportunities for residential expansion. Each of these subdivisions has improved municipal road access. However, residential expansion is somewhat constrained or discouraged by the lack of a municipal wastewater collection system in these areas. Higher residential densities in these areas may eventually impact the groundwater quality of private groundwater wells in these subdivisions.

Twenty-five undeveloped properties zoned for Planned Unit Development could also be used, in part, for residential land uses. These parcels are located in the Greys River Village subdivision which is accessible via improved municipal roads. At the same time, future residential expansion in this subdivision is discouraged by the lack of a municipal wastewater collection system. Again, higher residential densities in these areas may eventually impact the groundwater quality of private groundwater wells in these subdivisions.

About 52 of the undeveloped properties in Alpine are located in River View Meadows subdivision on the south end of Alpine. Single-family residential expansion opportunities are very feasible in this area in light of improved roadway access, available connections to municipal water distribution and sewer collection lines, and similar land uses on adjoining land parcels.





Potential Residential Expansion Areas

Alpine, Wyoming

Alpine Municipal

Master Plan

Prepared by: Pedersen Planning Consultants
 P.O. Box 66, Encampment, WY 82325
 Tel: 307-327-5434 Web: www.pedersenplanning.com

4.2.5.2 Potential Annexations of Planned Residential Development

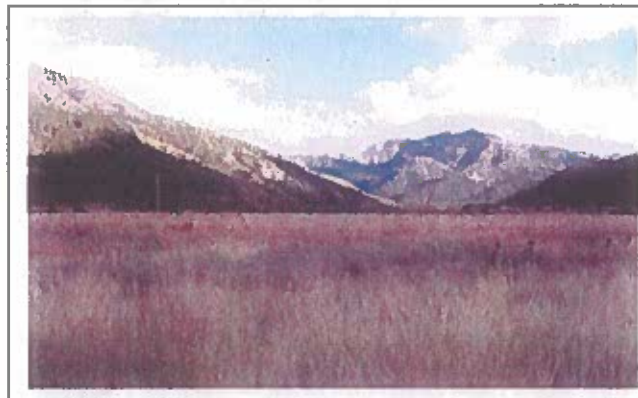
Two planned land use development projects north of Alpine include proposals for a combination of residential and commercial land uses. These projects include:

- the Alpine Meadows Subdivision which will be located north of Palisades Reservoir and west of Alpine Junction; and,
- the Snake River Junction project that is proposed for a site on the southeast side of Alpine Junction.

The Alpine Meadows Subdivision, which is being developed by the Meridian Group in Jackson, Wyoming, is a project that will include, in part, 156 residential lots (Figure 4-4). These lots are intended for single-family residential housing. The residential lots will be accessible via paved roadways. The developer will also provide available connections to water distribution and wastewater collection lines. Site development work for the subdivision is already underway at the time of this report.



The Snake River Junction project, proposed by Alpine Development Group, Inc., would, in part, construct approximately 198 residential condominiums (Figure 4-5). The authority to develop this project is pending the approval of Lincoln County and a related review by the Town of Alpine. The developer also intends to provide paved access throughout the subdivision, as well as water distribution and wastewater collection systems.



The potential annexation of one or both of these development projects by the Town of Alpine represents a potential opportunity to gain more land area that could support future residential expansion and diversify the housing inventory. The merits and constraints associated with the annexation of each of these projects are discussed more fully in Chapter Seven.

4.2.6 Anticipated Housing Demand

4.2.6.1 Within the Alpine Municipal Boundary

Given the anticipated population growth from 2006 through 2016 and the average household size of roughly 2.53 persons in April 2000, there is an anticipated demand for the construction of 48 new residential units within the 2005 municipal boundary. If this expansion is realized, Alpine's current housing inventory would increase to approximately 461 units by 2016.

Future residential demands will occur in various subdivisions within the community. Most of the future residential demand is expected to occur in the River View Meadows Subdivision where there is a relatively high concentration of undeveloped lots and available connections to municipal and water sewer systems. However, with the potential expansion of the municipal sewer system, other concentrations of undeveloped properties, e.g., Greys River Village 2 and Lakeview Estates subdivisions, represent other potential locations for future housing development.

Continued increases in the cost of residential housing in Teton County will continue to attract a growing number of working Teton County residents to Alpine. It is expected that this “working commuter” market will primarily desire to purchase single-family homes.

At the same time, a significant proportion of the employed labor force in Alpine is employed in the construction industry. Construction workers and their families are often more transient recognizing that land use development activities in most communities are both seasonal and cyclical in nature. For this reason, construction workers and their families often are more attracted to temporary housing opportunities that are available in multi-family housing. From 2006 through 2016, it is anticipated that approximately 25 percent of all new housing demand will be for affordable multi-family housing units, such as residential duplexes, townhomes, or apartments.

4.2.6.2 Alpine Meadows and Snake River Junction

As stated earlier, the Alpine Meadows Subdivision is approved to include 156 single family housing units. East of Alpine Meadows, the proposed Snake River Junction project is planned to comprise 198 residential condominiums.

It is expected that residential demands in the vicinity of Alpine will result in a complete build-out of all single-family homes and residential condominiums during the 2006-2016 period. If these areas are eventually annexed to the Town of Alpine, both projects would add 402 housing units to the housing inventory of Alpine.

The Alpine Meadows Subdivision and the proposed Snake River Junction project will be attractive to the working commuter in Teton County. Convenient access to Alpine Junction will enable future residents to commute to work in Jackson and other parts of Teton County. Retail trade, eating and drinking establishments and other commercial services within each project, as well as neighboring Alpine, will provide convenient shopping opportunities and amenities for new residents.

The Snake River Junction project will also have additional appeal to seasonal residents who may choose to stay in Alpine during the summer and fall months. Scenic natural assets and abundant recreational opportunities in the vicinity of Alpine, the close proximity of the Grand Teton National Park and Yellowstone National Park, and a small community atmosphere will be the assets that will be especially important to seasonal residents.





Town of Alpine

RESOLUTION NO. 2023-517

A RESOLUTION TO ADOPT A REPLAT OF THE GRIEST ADDITION TO THE TOWN OF ALPINE, WITHIN THE SW1/4SW1/4 SECTION 28 T37N R118W, LINCOLN COUNTY WYOMING.

WHEREAS on Tuesday, December 19, 2023, the Alpine Town Council received the final plat titled: **GRIEST ADDITION TO THE TOWN OF ALPINE, WITHIN THE SW1/4SW1/4 SECTION 28 T37N R118W, LINCOLN COUNTY WYOMING**

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE TOWN OF ALPINE, LINCOLN COUNTY, WYOMING; THAT:
SEVERSON ADDITION TO THE TOWN OF ALPINE, WITHIN THE SW1/4SW1/4 SECTION 28 T37N R118W, LINCOLN COUNTY WYOMING, is hereby adopted in its entirety, effective immediately with the passage of this resolution; and

BE IT FURTHER RESOLVED that Mayor Eric Green is hereby designated as the authorized signatory on behalf of the Town of Alpine concerning this matter.

PASSED, APPROVED AND ADOPTED this 19th day of December 2023.

Vote:

_____ Yes, _____ No, _____ Abstain, _____ and _____ Absent

Eric Green, Mayor

ATTEST:

Monica L. Chenault, Town Clerk/Treasurer