



## **PLANNING & ZONING COMMISSION**

*June 09, 2026, at 7:00 PM*  
*250 River Circle - Alpine, WY 83128*

### **AGENDA**

---

**1. CALL TO ORDER:**

**2. ROLL CALL & ESTABLISH QUORUM:**

**3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- a. RB26-000015-Casuccio, Alexander, and Michelle- SFR Site Plan- 610 Snake River Drive Lot #72 of Riverview Meadows Site plan review
- b. RB26-000016-Alpine Flats, Multi-Unit Residential Site Plan- LLC- 303 US Highway 26 Building #2 Site plan review
- c. RB26-000019-Alpine Flats, Multi-Unit Residential Site Plan- LLC- 303 US Highway 26 Building #3- Site plan review
- d. RB26-000020-Alpine Flats, Multi-Unit Residential Site Plan- LLC- 303 US Highway 26 Building #4 Site plan review
- e. RB26-000017- Fiebke, Jacob- 357 Aster Loop, Lot #29 of Alpine Meadows- Site Plan Review
- f. RB26-000018- DIA Properties, LLC- 213 Greys River Road, Lot #55 of Palis Park- Site Plan Review
- g. RB26-000021- Bibb, Steve, and Linda- 752 Terrace Drive, Lot #2 of Alpine Estates #2- Site Plan Review

**4. TABLED ITEMS:**

**5. UNFINISHED/ONGOING BUSINESS:**

**6. REPORTS:**

- a. Open permit report

**7. DISCUSSION ITEMS:**

- a. Updated Meeting Schedule
- b. LUDC Redesign Status Update

**8. APPROVAL OF MINUTES:**

[a.](#) Approval of May 12, 2026, meeting minutes.

**9. TOWN COUNCIL ASSIGNMENT:**

**10. ADJOURN MEETING:**



**TITLE COMMITMENT INFORMATION**

TITLE COMMITMENT Order Number: W-33497  
 BY First American Title Insurance Company  
 COMMITMENT DATE: MARCH 5, 2026, 7:30 A.M.

**ALTA / NSPS LAND TITLE SURVEY**  
 PART OF THE N1/2SW1/4 OF SECTION 20, T. 37 N., R. 118 W.6TH P.M.  
 LINCOLN COUNTY, WYOMING

**SURVEYORS NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO PERFORM AN ALTA SURVEY ON THE PARCEL DESCRIBED IN TITLE COMMITMENT ORDER NUMBER: W-33497

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE 1983 STATE PLANE COORDINATED SYSTEM, WYOMING WEST ZONE 4904 (CALCULATED SCALE FACFOR 1.0002587927)

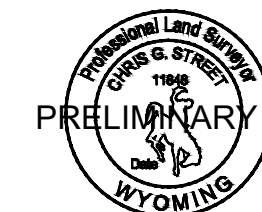
**SURVEY REFERENCES**

DEED INST. NO. 508964, 508965, 651454, 760415  
 CP&F INST. NO. 576336, 636441, 636442, 703759, 711865

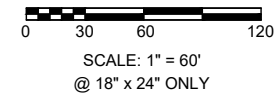
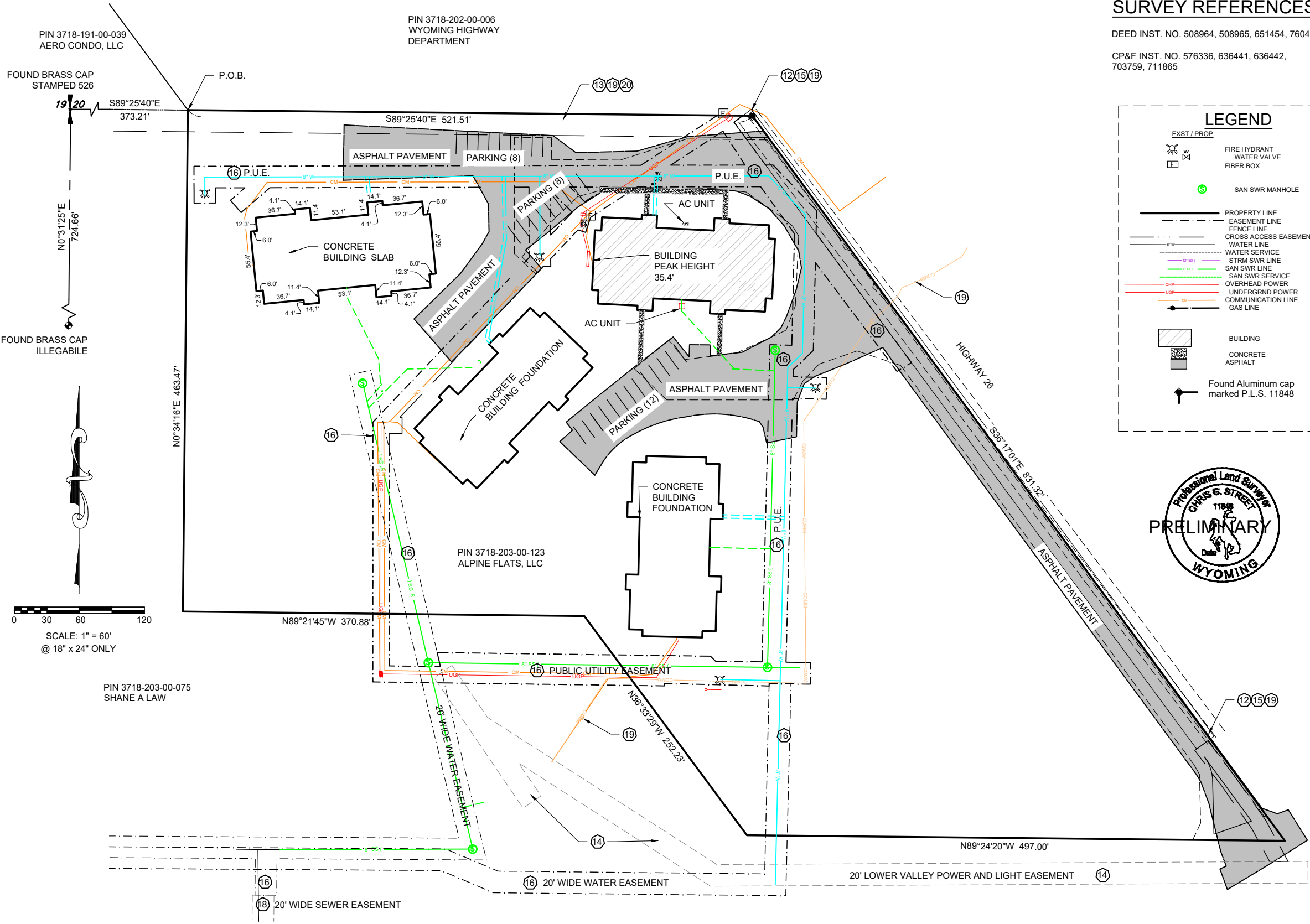
**LEGEND**

EXST / PROP

- FIRE HYDRANT
- WATER VALVE
- FIBER BOX
- SAN SWR MANHOLE
- PROPERTY LINE
- EASEMENT LINE
- FENCE LINE
- CROSS ACCESS EASEMENT
- WATER LINE
- WATER SERVICE
- STRM SWR LINE
- SAN SWR LINE
- SAN SWR SERVICE
- OVERHEAD POWER
- UNDERGRND POWER
- COMMUNICATION LINE
- GAS LINE
- BUILDING
- CONCRETE
- ASPHALT
- Found Aluminum cap marked P.L.S. 11848



Z:\Projects\00-2026 Projects\26-513 Alpine Flats- ALTA Survey\3-CAD\Survey\26-513 ALPINE FLATS ALTA.dwg



PIN 3718-203-00-075  
 SHANE A LAW

PIN 3718-191-00-039  
 AERO CONDO, LLC

PIN 3718-202-00-006  
 WYOMING HIGHWAY  
 DEPARTMENT

PIN 3718-203-00-123  
 ALPINE FLATS, LLC

**CIVIL & STRUCTURAL ENGINEERING**  
**MATERIALS TESTING & LAND SURVEYING**  
 101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212  
 800 W. Judicial Street, Blackfoot, ID 83221, (208) 785-2977

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DRAWN BY	DESIGN BY	CHECK BY
SJ	HLE	CGS
JOB NO: 2026-513		
DATE: April 8, 2026		
REVISIONS	DATE	

**ALTA NSPS LAND TITLE SURVEY**  
 Alpine Flats, LLC,  
 SEC. 20, T. 37 N., R. 118 W. 6TH P.M.  
 LINCOLN COUNTY, WYOMING

SHEET NO. 1  
 OF 2 SHEETS

Section 3, Itemb.



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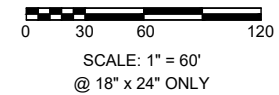
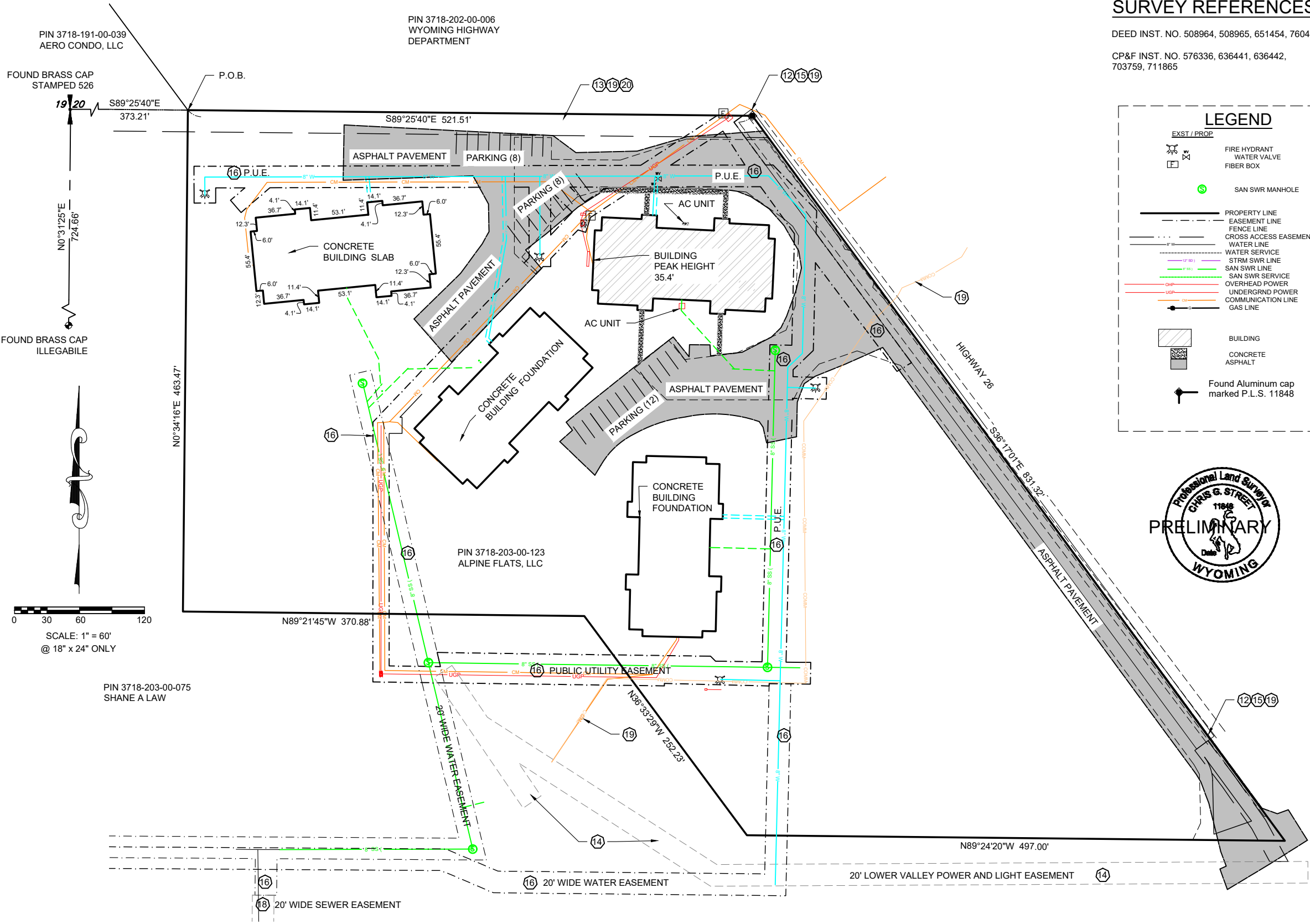
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- CONCRETE
- ASPHALT
- Found Aluminum cap marked P.L.S. 11848



Z:\Projects\00-2026 Projects\26-513 Alpine Flats- ALTA Survey\3-CAD\Survey\26-513 ALPINE FLATS ALTA.dwg



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ALTA NSPS LAND TITLE SURVEY  
 Alpine Flats, LLC,  
 SEC. 20, T. 37 N., R. 118 W. 6TH P.M.  
 LINCOLN COUNTY, WYOMING

SHEET NO. 1  
 OF 2 SHEETS





ALTA / NSPS LAND TITLE SURVEY  
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LINCOLN COUNTY, WYOMING

TITLE COMMITMENT INFORMATION

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BY First American Title Insurance Company  
COMMITMENT DATE: MARCH 5, 2026, 7:30 A.M.

Section 3, Itemd.

SCHEDULE B - PART II EXCEPTIONS  
(SEE MAP FOR PLOTTED EXCEPTIONS INDICATED BY CORRESPONDING NUMBERS IN )  
SURVEYOR DID NOT ADDRESS ANY EXCEPTIONS REFERRING TO TAXES OR LIENS.  
SURVYEOERS FINDINGS AND COMMENTS ARE IN **ALL CAPS AND UNDERLINED**.

General Exceptions:

- A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
- Any facts, rights, interest, or claim which is not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
  - Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
  - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that are not shown by the Public Records.
  - Any lien or right to a lien for services, labor or material, unless such lien is shown by the Public Records at Date of Policy.
  - (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
  - Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
  - The lien of real estate taxes or assessments imposed on the Title by a governmental authority that are not shown as existing liens in the records of the County Treasurer or in the Public Records.
  - General taxes for the year 2026, and subsequent years, a lien in the process of assessment, not yet due or payable.
  - Taxes, special and general, assessment districts and service areas for the year 2025.
  - Tax ID No.: R0030972 1st Installment: \$10698.43 PAID 2nd Installment: \$10698.42 DUE S1/2NE1/4 OF SECTION 11
  - Assessments for the Town of Alpine, if any, which are excluded from the coverage afforded hereby.
  - Assessments for the Alpine Water and Sewer District, if any, which are excluded from the coverage afforded hereby.
  - An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded September 8, 1978, as (instrument) 497950 Book 139, Page 214, Official Records. **20' WIDE EASEMENT DOES AFFECT THE PROPERTY AND IS PLOTTED ALONG THE EAST PROPERTY LINE. SEE SHEET 1**
  - An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as reserved to Dallas and Anne Clinger in a document recorded May 6, 1980, as (instrument) 539517, Official Records:  
Purpose: ingress and egress  
As further reserved in that Warranty Deed, recorded October 3, 1985, as (instrument) 644004 Book 231, Page 506 Official Records. And as referenced in that Warranty Deed, recorded January 5, 1996, as (instrument) 813725 Official Records. **20' WIDE EASEMENT DOES AFFECT THE PROPERTY AND IS PLOTTED ALONG THE NORTH PROPERTY LINE. SEE SHEET 1**
  - An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded October 4, 1983, as (instrument) 604759 Book 205, Page 687, Official Records. **20' WIDE EASEMENT DOES NOT AFFECT THE PROPERTY AND IS PLOTTED SOUTH OF THE PROPERTY. SEE SHEET 1.**
  - An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded February 6, 1984, as (instrument) 610569, Official Records. **20' WIDE EASEMENT DOES AFFECT THE PROPERTY AND IS PLOTTED ALONG THE EAST PROPERTY LINE. SEE SHEET 1**
  - An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to the Town of Alpine in a document recorded May 13, 2024, as (instrument) 1034622, Official Records:  
Purpose: water and sewer **MULTIPLE EASEMENTS FOR PUBLIC UTILITIES (P.U.E.) AND WATER AND SEWER DO AFFECT THE PROPERTY AND ARE PLOTTED. SEE SHEET 1**
  - A Utility Easement Agreement by and between Darin W. Bassett, et ux and Shane A. Law and Kenneth R. Law, setting forth terms, recorded June 16, 2021, as (instrument) 1018206 Book 1025, Page 288, Official Records. **20' WIDE SEWER EASEMENT DOES NOT AFFECT PROPERTY. FALLS SOUTH OF PROPERTY IN LOT 13. ENDS OVER 550 FEET SOUTH OF PROPERTY. NOT PLOTTED.**
  - A Utility Easement Agreement by and between Shockey Joint Living Trust and Shane A. Law and Kenneth R. Law, setting forth terms, recorded June 16, 2021, as (instrument) 1018207 Book 1025, Page 296, Official Records. **20' WIDE SEWER EASEMENT DOES NOT AFFECT PROPERTY. FALLS SOUTH OF PROPERTY IN LOT 12. ENDS OVER 260 FEET SOUTH OF PROPERTY. PARTIALLY PLOTTED. SEE BOTTOM OF SHEET 1.**
  - Rights, easements, interests or claims that may exist by reason of, or reflected by, the facts shown on the Record of Survey recorded October 31, 2006, as (instrument) 923884, Official Records. **20' WIDE EASEMENT DOES AFFECT THE PROPERTY AND IS PLOTTED ALONG THE NORTH PROPERTY LINE. SAME EASEMENT AS PLOTTED FOR EXCEPTION 13. 20' WIDE EASEMENT DOES AFFECT THE PROPERTY AND IS PLOTTED ALONG THE EAST PROPERTY LINE. SAME EASEMENT AS PLOTTED FOR EXCEPTION 14. UNDERGROUND TELEPHONE LINE AS DEPICTED ON RECORD OF SURVEY. PLOTTED. SEE SHEET 1.**
  - Rights, easements, interests or claims that may exist by reason of, or reflected by, the facts shown on the Record of Survey recorded June 16, 2021, as (instrument) 1018213, Official Records. **20' WIDE EASEMENT DOES AFFECT THE PROPERTY AND IS PLOTTED ALONG THE NORTH PROPERTY LINE. SAME EASEMENT AS PLOTTED FOR EXCEPTION 13.**
  - Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$19,177,415.00, dated April 6, 2022, recorded April 6, 2022, as (instrument) 1024249, Official Records. Mortgagor: Alpine Flats LLC, a Wyoming limited liability company  
Mortgagee: First Western Trust Bank **NO COPY OF MORTGAGE DESCRIPTION WAS PROVIDED TO THE SURVEYOR. NOT PLOTTED.**
  - An assignment of all the money due or to become due as rental, as additional security for the obligations secured by the Mortgage shown hereinabove was assigned to First Western Trust, recorded April 6, 2022, as (instrument) 1024250, Official Records. **NO COPY OF MORTGAGE DESCRIPTION WAS PROVIDED TO THE SURVEYOR. NOT PLOTTED.**

REQUESTED TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- INTENTIONALLY EXCLUDED
- PROPERTY ADDRESSES: THE SITE WAS UNDER VARYING STAGES OF CONSTRUCTION OF BUILDINGS, PARKING LOTS, UTILITIES ETC. AT THE TIME OF THIS SURVEY. NO ADDRESS WAS PROVIDED OR OBSERVED.
- FLOOD ZONE CLASSIFICATION PER FEMA COMMUNITY PANEL NUMBER 56023C0145D EFFECTIVE DATE: NOVEMBER 16, 2011. AREA OF MINIMAL FLOOD HAZARD (ZONE X)
- GROSS LAND AREA: 9.7 ACRES.
- INTENTIONALLY EXCLUDED
- ZONING LETTER NOT PROVIDED
- ZONING LETTER NOT PROVIDED
- EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
- BUILDINGS OBSERVED IN VARIOUS STAGES OF COMPLETION ALL HAVE IDENTICAL EXTERIOR DIMENSIONS. DIMENSIONS LABELED ON ONE BUILDING. SEE SHEET 1
- EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL. FOOTPRINTS PLOTTED. (4 BUILDINGS) SEE SHEET 1
- INTENTIONALLY EXCLUDED
- MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE. BUILDING HEIGHT SHOWN ON MAP. (ONLY 1 BUILDING WAS FINISHED AND DIMENSION TO TOP OF PEAK IS SHOWN.) SEE SHEET 1
- SUBSTANTIAL FEATURES INCLUDE: BUILDINGS IN VARIOUS STAGES OF COMPLETION, ASPHALT PAVEMENT. (SITE IS UNDER CONSTRUCTION WITH VARIOUS STAGES OF COMPLETION.)
- NUMBER AND TYPE OF PARKING SPACES ARE SHOWN ON MAP. 26 REGULAR PAINTED PARKING SPACES ON ASPHALT PARKING LOTS, WERE OBSERVED. SEE SHEET 1.
- INTENTIONALLY EXCLUDED
- EVIDENCE OF UNDERGROUND UTILITIES AS LOCATED DURING ON SITE SURVEY AS WELL AS PER CONSTRUCTION PLANS PROVIDED. UNDERGROUND UTILITIES ARE SHOWN PER AS BUILT PLANS FOR THE FLATS AT ALPINE JUNCTION, BY HARPER LEAVITT ENGINEERING INC., DATED MAY 2, 2024.
- INTENTIONALLY EXCLUDED
- NAMES OF ADJOINING OWNERS ARE SHOWN ON MAP (SEE SHEET 1)
- DISTANCE TO NEAREST INTERSECTING STREET IS MEADOW RIDGE ROAD INTERSECTION WITH HIGHWAY 26 IS ADJACENT TO THE SOUTHEAST CORNER OF THE PROPERTY.
- INTENTIONALLY EXCLUDED
- EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS OBSERVED. THE SITE WAS UNDER VARYING STAGES OF CONSTRUCTION OF BUILDINGS, PARKING LOTS, UTILITIES ETC. AT THE TIME OF THIS SURVEY.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. NO EVIDENCE OF CHANGES TO STREET / HIGHWAY RIGHT OF WAY LINES WAS PROVIDED OR OBSERVED. THE SITE WAS UNDER VARYING STAGES OF CONSTRUCTION OF BUILDINGS, PARKING LOTS, UTILITIES ETC. AT THE TIME OF THIS SURVEY.
- OFFSIGHT EASEMENTS DISCLOSED IN PROVIDED DOCUMENTS. EXCEPTIONS 17 AND 18 ARE SEWER EASEMENTS THAT ARE NOT ON OR ADJACENT TO THE PROPERTY, BUT MAY BENEFIT THE PROPERTY.
- PROOF OF PROFESSIONAL LIABILITY INSURANCE OBTAINED BY THE SURVEYOR IS AVAILABLE UPON REQUEST. CONTACT HARPER LEAVITT ENGINEERING INC. 101 S. PARK AVENUE, IDAHO FALLS, ID 83402, (208)524-0212
- OBSERVED ENCROACHMENTS, ACCESS AREAS, USES NOT WITHIN RECORDED EASEMENTS ETC.

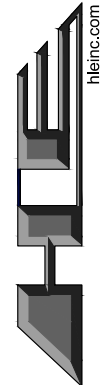
BOUNDARY DESCRIPTION per SCHEDULE "A" 5. Exhibit "A" of Title Report.

Exhibit "A"

Legal Description

PARCEL: East Tract  
That part of the N1/2 SW1/4 of Section 20, T37N R118W, Lincoln County, Wyoming, being part of that tract of record in the Office of the Clerk of Lincoln County in Book 595 of Photostatic Records on page 15, described as follows:  
BEGINNING at a point on the north line of said N1/2 SW1/4, N89°-55'-16"E, 373.21 feet, from the northwest corner of said N1/2 SW1/4;  
thence continuing N89°-55'-16"E, 521.36 feet, along said north line, to a brass cap on the southwesterly right-of-way line of U.S. Highway 26;  
thence S36°-57'-10"E, 831.34 feet, along said southwesterly right-of-way line, to a point;  
thence S89°-56'-15"W, 497.00 feet, to a point;  
thence N37°-12'-54"W, 252.23 feet, to a point;  
thence S89°-58'-50"W, 370.88 feet, to a point;  
thence N00°-05'-08"W, 463.33 feet, to the POINT OF BEGINNING.  
PIDN: 12-3718.20.3.00.123.00

CIVIL & STRUCTURAL ENGINEERING  
MATERIALS TESTING & LAND SURVEYING  
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212  
800 W. Judicial Street, Blackfoot, ID 83221, (208) 785-2977



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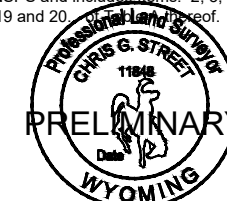
ALTA/NSPS LAND TITLE SURVEY  
Alpine Flats, LLC,  
SEC. 20, T. 37 N., R. 118 W. 6TH P.M.  
LINCOLN COUNTY, WYOMING

SURVEYORS CERTIFICATE

TO:  
First American Title Insurance Company  
Wyoming Title & Escrow, Inc.  
Alpine Flats Property Owner, LLC, its successors and/or assigns  
Matterhorn Capital Partners REIT, LLC, its successors and/or assigns  
Greenberg Traurig, LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items: 2, 3, 4, 6(a) and (b), 7(a), (b) and (c) 8, 9, 11(a), 13, 14, 16, 17, 18, 19 and 20. *(Signature)*  
The fieldwork was completed on 3/28/2025

CHRIS G. STREET PLS 11848



SHEET NO.	2
OF SHEETS	2



June 2, 2026

**VIA ELECTRONIC MAIL TO FIEBKE 22@YAHOO.COM**

Jacob Fiebke  
PO Box 1381  
Jackson, WY 83001

**RE: Combined Sketch & Final Plan Review – Lot 29, Alpine Meadows**

Dear Jacob:

Congratulations! The Architectural Review Committee has completed its review of your plans and approved your submission. You may proceed with the review process with the Town of Alpine.

Please provide the following when you obtain them:

- Building permit
- Certificate of Placement
- Certificate of Occupancy

Best regards,

*Lisa Paddleford*

Lisa Paddleford  
Administrative Assistant – AMPOA ARC

cc: Alpine Meadows ARC members  
Gina Corson, Town of Alpine Planning and Zoning Department

Notes:

Total Area 0.41 AC (17859.6 sqft)  
 Total Footprint: 4,224 sqft  
 Percentage: 23.7%

MAIN FLOOR: 1761 sqft  
 GARAGE: 629 sqft  
 DRIVEWAY: 1312 sqft  
 \*FRONT WALKWAY: 274 sqft  
 \*REAR PATIO: 248 sqft

\*Contractor to decide on patio and walkway size

Snow Storage (Areas marked)  
 West side of driveway - 1905 sqft  
 East side of driveway - 1380 sqft  
 Southeast area of driveway - 2046 sqft

Total Snow Storage Area - 5331 sqft

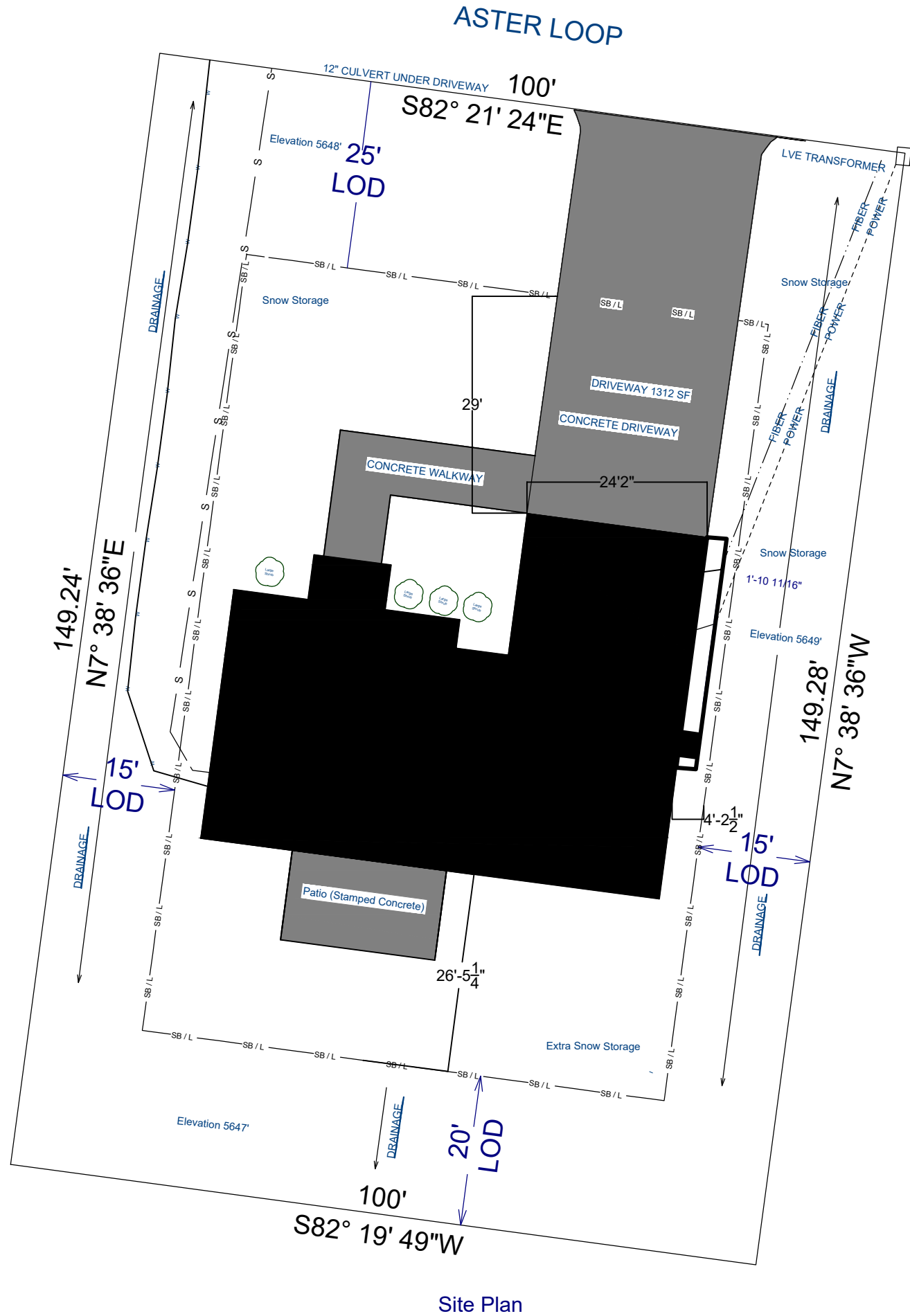
Minimum Setbacks: (Measurements are taken from the foundation of the structure to the property)

Front Yard: Primary residential structure will be setback not less than twenty-five (25) feet from the front property line. Detached accessory buildings will not be located beyond the front line of any primary residential structure. **Both street frontages of corner lots shall be considered front yards.**

Side Yards: Primary residential structures will be setback not less than fifteen (15) feet from side property lines. Detached accessory buildings/structures, equal to or under Three Hundred (300) square feet, can have a setback of not less than ten (10) feet from side property lines. Detached accessory buildings/structures, with a total square footage of over Three Hundred (300) square feet, will have a setback of not less than fifteen (15) feet from side property lines. **Please Note: Should a structure be placed within a recorded property/utility easements, the Town of Alpine assumes no responsibility for damage and/or any replacement costs of any structure or property damage; owner will accept full responsibility for any and all costs for repairs.**

Rear Yard: Primary residential structures will be setback not less than twenty (20) feet from the rear property line. Detached accessory buildings/structures, equal to or under Three Hundred (300) square feet, can have a setback of not less than ten (10) from rear property lines. Detached accessory buildings/structures, with a total square footage of over Three Hundred (300) square feet, will have a setback of not less than twenty-five (20) from rear property lines. **Please Note: Should a structure be placed within a recorded property/utility easements, the Town of Alpine assumes no responsibility for damage and/or any replacement costs of any structure or property damage; owner will accept full responsibility for any and all costs for repairs.**

R401.3 Drainage.  
 Lots shall be graded to drain surface water away from foundation walls. The grade shall fall not fewer than 6 inches (152 mm) within the first 10 feet (3048 mm).  
 Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped not less than 2 percent away from the building.



Site Plan



REVISION TABLE	REVISOR	DESCRIPTION
NUMBER	DATE	DESCRIPTION

Site Plan

CUSTOM HOME FOR:  
**Fiebke Home**  
 Lot 29 Aster Loop Drive  
 Alpine - Wyoming

DATE:

5/4/2026

SCALE:

1/8 in = 1 ft

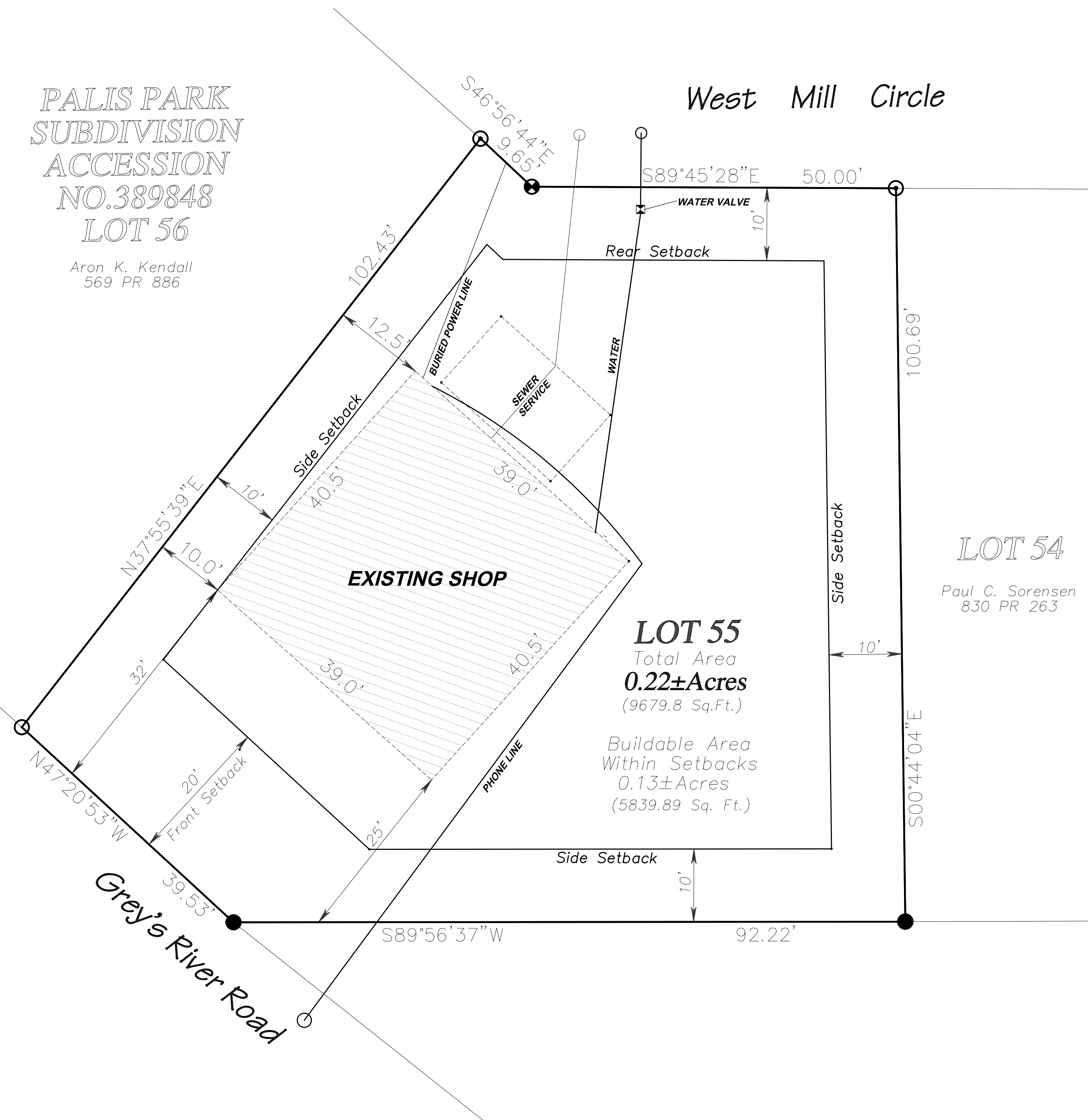
SHEET:

C 1

PALIS PARK  
SUBDIVISION  
ACCESSION  
NO.389848  
LOT 56

Aron K. Kendall  
569 PR 886

West Mill Circle

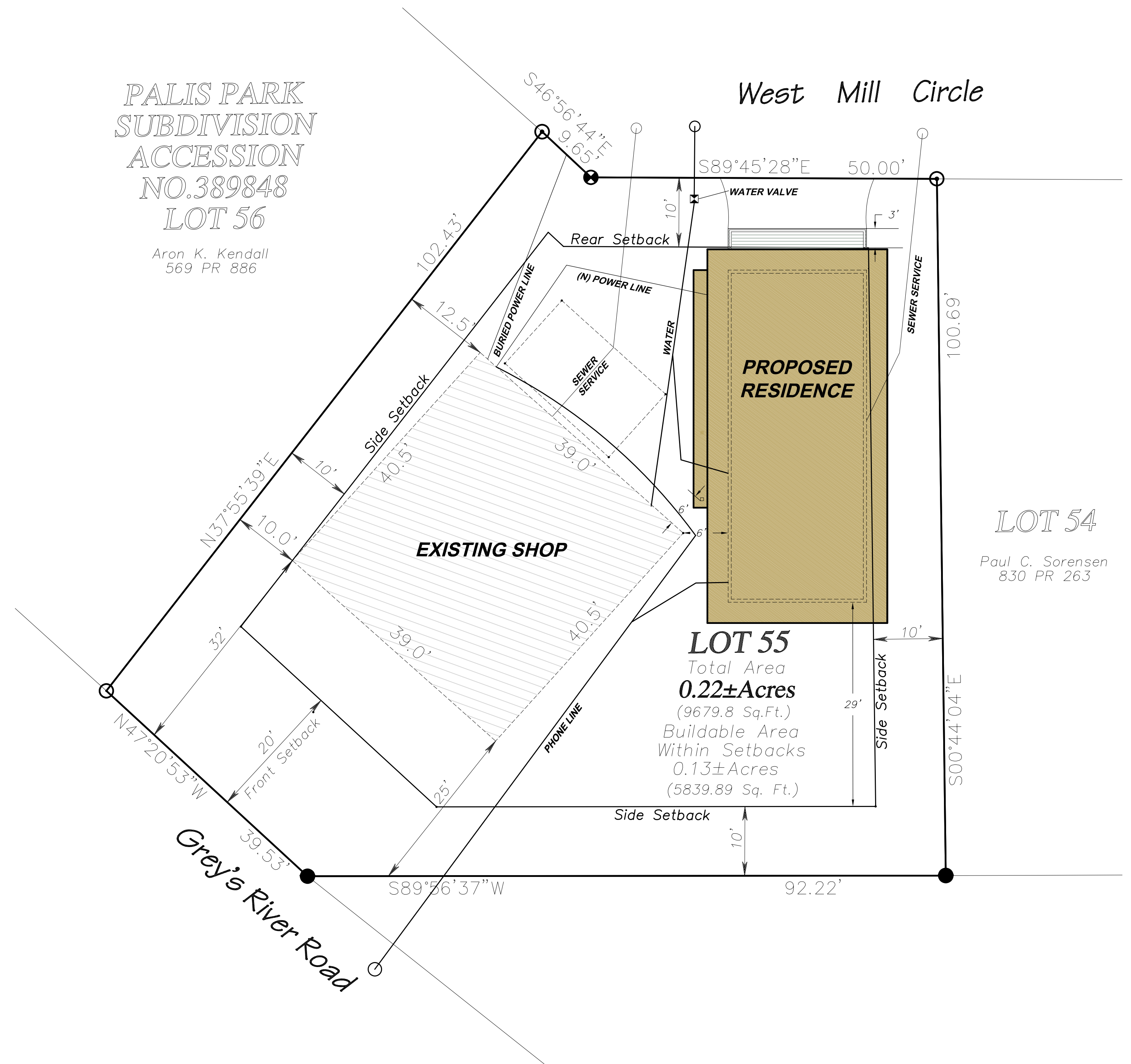


**A** Existing Site Plan  
sp1.1 scale: 1/4" = 1'-0"

PALIS PARK  
SUBDIVISION  
ACCESSION  
NO.389848  
LOT 56

Aron K. Kendall  
569 PR 886

West Mill Circle



**B** Proposed Site Plan  
sp1.1 scale: 1/4" = 1'-0"

Section 3, Item 1  
DESIGN WORKS  
3465 GRAND TETON CIRCLE  
PO BOX 3714 JACKSON, WY 83001  
(307) 413-0042

**ADAMS RESIDENCE**

Lot 55, Palis Park Subdivision  
Alpine, Wyoming 83128

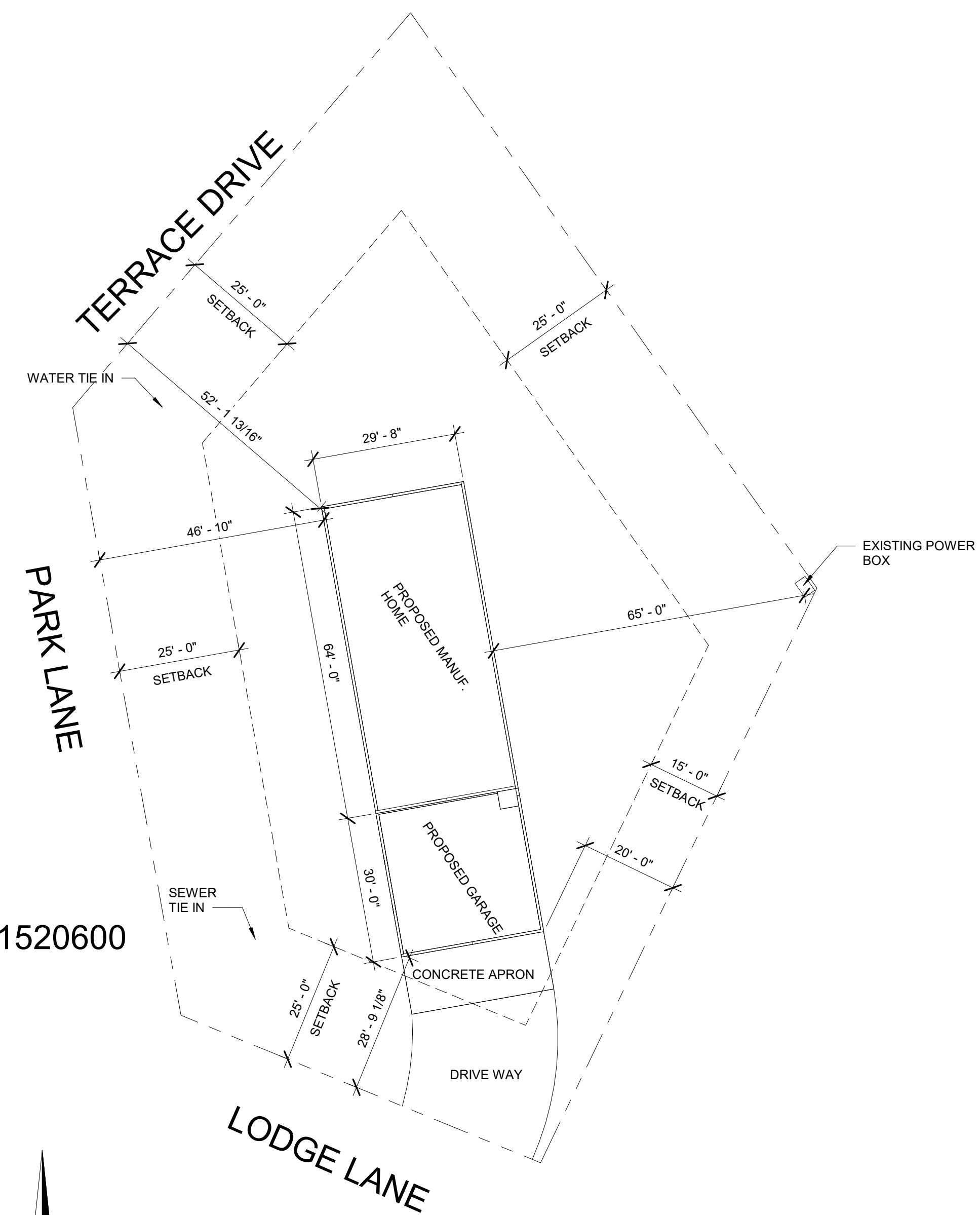


15 MAY 2026

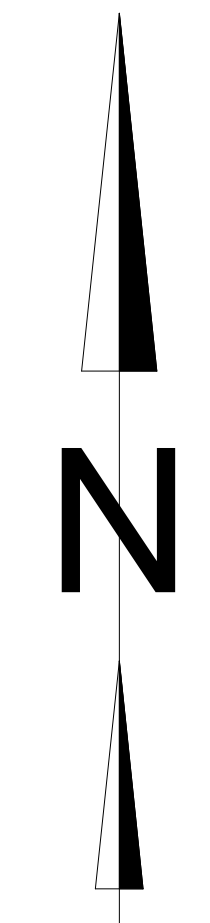
**SITE PLANS**

scale: 1/4" = 1'-0"

**SP1.1**



PARCEL # 37182941520600  
 ALINE EST BLK 2  
 LOT 2  
 0.5 ACRES



SITE PLAN  
 1" = 20'-0"

DISCLAIMER: LOT LEGAL DESCRIPTION & SURVEY BY OTHERS. METES & BOUNDS HAVE NOT BEEN VERIFIED. NO SURVEY WORK HAS BEEN DONE BY TETON DRAFTING SERVICES NOR TSE ENGINEERS, PC.

STEPHEN BIBB RESIDENCE  
 852 TERRACE DRIVE  
 ALPINE, WY

THIS DRAWING IS PROPERTY OF TETON DRAFTING SERVICES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY INDICATED WITHIN THIS DRAWING. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF TETON DRAFTING SERVICES. TETON DRAFTING SERVICES ASSUMES NO LIABILITY BEYOND THE PRODUCTION OF THESE PRINTS. ALL INFORMATION PROVIDED BY THE CUSTOMER HAS BEEN ACCEPTED AS IS.

CHECKED BY: EVB	DATE:
DRAWN BY: EVB	06/03/26
DATE	BY
REVISIONS	

**TETON DRAFTING SERVICES**  
 136 SOUTH STATE STREET SHELLEY, IDAHO 83274  
 PHONE (208)-357-2420 FAX (208)-357-2419

PROJECT NO. 226103
SHEET NO. <b>C1</b>
OF ONE

Open Project Tracker

Permit #	Name	Address	Permit Description	Sent to BO	BO Status	Sent to PW	PW Status	Sent to DRC	DRC Status	Sent to P&Z	P&Z Status	Permit Issued	Notes	Column1
R2-01-25	JEPPSEN, TRAIL DR.	192 TRAIL DR. LOT #732	8-PLEX								APPROVED	4/8/2025		
R-202-25	JEPPSEN, TRAIL DR.	196 TRAIL DR. LOT #734	8-PLEX								APPROVED	4/8/2025		
MC-01-25	COUNTY HOSP. (SVMC/ SV	37 WINTERGREEN DR LOT #189 APLINE MEADOWS	ELECTRICAL UPGRADE								APPROVED	4/8/2025		
C-0325-0001	DEADHORSE	856 ELKHORN DR.	COMMERCIAL BUILDING-BUILDING A (WEST)								APPROVED	5/12/2025		
C-0325-0002	DEADHORSE	856 ELKHORN DR.	COMMERCIAL BUILDING-BUILDING B (EAST)								APPROVED	5/12/2025		
MC-0425-0003	FRITZ, JUSTIN	520 THREE RIVERS DR	ADD SHED ROOF TO GARAGE								APPROVED	5/13/2025	COULD BE DONE	
R1-01-2024 & EA1-0525-0001	SCHARFENBERG, DAVID	76 PRIMROSE CT LOT #143 ALPINE MEADOWS	SFR								APPROVED	5/19/2025		
MC-0525-001	BURKE, EMILY	704 SUNSET DR.	PORCH REMODLE								APPROVED	6/3/2025		
R2-02-24 & EA1-0625-0003	ALPINE FLATS	303 US HWY 89-EAST TRACT	MULTI-FAMILY APARTMENTS BUILDING #3								APPROVED	6/12/2025	ON FIRST EXTENSION	
R2-03-24 & EA1-0625-0004	ALPINE FLATS	303 US HWY 89-EAST TRACT	MULTI-FAMILY APARTMENTS BUILDING #4								APPROVED	6/12/2025	ON FIRST EXTENSION	
C-0525-0002	ALPINE ONI!	118400 US 26/89 LOT #37 GRV	COMMERCIAL	5/5/2025	EXCAVATION ONLY	5/5/2025	OK 06/12/2025	5/27/2025	APPROVED	5/13/2025	APPROVED	6/16/2025		
R1-0525-0001	LYTLE, CURTIS	341 SNAKE RIVER RD. LOT #40 RVM	SFR	5/7/2025	APPROVED-6/17/2025	N/A	OK	N/A	N/A	5/13/2025	APPROVED	6/17/2025	TCO 05/2/2026	
MC-0725-0001	MULLER, MICHAEL	437 MEADOWS DR. LOT 66 THREE RIVERS MEADOWS	PORCH EXT. AND ADD ROOF								APPROVED	6/18/2025		
C-0525-0003	SERVICES ELEVATED	119 SAGEBRUSH LN LOT #3 ELK MEADOWS	COMMERCIAL	5/27/2025				5/27/2025	APPROVED	6/10/2025	APPROVED	6/20/2025		
R1-07-2024 & EA1-0725-0002	HEGGENSTALLER, JASON	LOT #3 GREYS RIVER VILLIAGE #2	SFR								APPROVED	6/25/2025	ON FIRST EXTENSION ?	
C0725-0001	TOWN OF ALPINE-WWPTP	BUFFALO WAY LOT #9 ALPINE WEST ADDITION	WWPTP								APPROVED	7/1/2025		
REM-0625-0001	BENNETT, BRETT	368 WOODEN SPUR LOT #27 GRV	REMODLE	6/10/2025		N/A	N/A	N/A	N/A	7/8/2025	APPROVED	7/8/2025		
R1-0425-0001	EPLIN, CHERI	672 SUNSET DR LOT #220 LEA	SFR	4/24/2025		04/24/2025	OK	N/A	N/A	5/13/2025	APPROVED	7/8/2025		
R1-06-024 & EA1-0725-0001	DIAMOND, JOHN	184 TRAIL DR LOT #711 LAKEVIEW ESTATES	SFR								APPROVED	7/10/2025	ON FIRST EXTENSION	
G-0725-0001	PANTONE-SODERLING	LOT #40 FOREST MEADOWS	NEW GARAGE/SHOP								APPROVED	8/13/2025		
R2-0001-25	JEPPSEN, TRAIL DR.	194 TRAIL DR. LOT #733	8-PLEX								APPROVED	9/16/2025		
EA-0925-0001	SMILEY, JOHN	424 MEADOWS DR. LOT #17	ADD ROCK IN ROW AND PARKING PAD IN ROW								APPROVED	9/23/2025	COULD BE DONE	
R1-0925-0001	HLADKY/COX	57 ASTER LP LOT #9 ALPINE MEADOWS	SFR								APPROVED	9/30/2025		
C-1025-0001	EDUCATION FOUNDATION	200 BUFFALO DR.	SCHOOL BUILDINGS								APPROVED	10/7/2025		
MC-1025-0001	ROBINSON, DAVID AND TETIANA	709 SUNSET DR LOT #1 GRAND LAKE	BURY PROPANE TANK								APPROVED	12/10/2025		
R2-05-24 & EA1-0126-0001	CREATIVE PROPERTIES	160 US HWY 89 LOT #12 PALISADES HEIGHTS	MULTI-FAMILY TOWNHOME								APPROVED	1/21/2026		
REM-1225-0001	GLACIER BANK (1ST BANK)	79 HWY 89 LOT #17 LAKEVIEW ESTATES	REMODLE								APPROVED	1/27/2026		
CB26-000003	RUTTENBERG, SALLY (LA TIENDA)	141 A HWY US 89 557 FOREST CIRCLE DR LOT #8 FOREST MEADOWS	KITCHEN HOOD UPDATE AND REMODLE UPSTAIRS								APPROVED	3/19/2026		
RB26-000001	SEVERSON, MARK KIRKLEY, JIREL AND CORBETT	711 ASTER LOOP 456 RIVERVIEW DR LOT #99 RIVERVIEW MEADOWS	RE-ROOF								APPROVED	3/26/2026		
RB26-000004	CORONA, GRACIELA	711 ASTER LOOP 456 RIVERVIEW DR LOT #99 RIVERVIEW MEADOWS	SFR								APPROVED	3/31/2026		
MC-0825-0001	YANKEE DOODLES-TRUJILLIO	20 HWY 89	HOOD REMODLE											
RB26-000003	SHOTT, ILEANA AND JOE	24 ASTER LOOP LOT #74 ALPINE MEADOWS	SFR								APPROVED	4/7/2026		
RB26-000005	SCHENCK, STEPHEN	441 COLUMBINE ST LOT #137 OF ALPINE MEADOWS	SFR								APPROVED	4/6/2026		
RB26-000007	ESPERSON, WILLIAM	426 MEADOWS DR LOT #16 THREE RIVERS MEADOWS	REMODLE								APPROVED	4/28/2026		
RB26-000009	KERLEY, STEVE	327 EAST MILL ROAD	GARAGE/ACCESSORY BUILDING								APPROVED	4/7/2026		
RB26-0006	CUMMINGS, SCOTT	247 ASTER LOOP	SFR								APPROVED	4/15/2026		

CB26-000004	BROULIM OSWALD, LLC- ACE HARDWARE	100 GREYS RIVER RD	MINOR CONST. GREENHOUSE AND INTERIOR WORK								APPROVED	5/13/2026	Should have been a minor construction permit. Pd double fee due to starting before permit approved.
RB26-000011	LUNDSTROM, CHAD	553 FOREST CIRCLE DR.	SFR			APPROVED	5/15/2026				APPROVED	5/15/2026	
RB26-000010	GERSH, KATIE	551 FOREST CIRCLE DR.	DETACHED GARAGE			APPROVED	5/20/2026			Sched. For P&Z 5/12. Waiting BO approval	APPROVED	5/20/2026	
CB26-000005	FERRY PEAK, LLC- ALPINE KIDDIE ACADEMY	132 FOXTAIL STREET LOT #15 ALPINE MEADOWS	COMMERCIAL BUILDING			APPROVED	5/12/2026			DRC Approved 4/28/2026. 5/12/26 Site plan approved. Waiting on BO approval. P&Z APPROVAED 5/12			
R26-000002	ALPINE FIRE DEPT.	220 US HWY 89 LOT #5 ALPINE WEST FIRST ADDITION	RE-ROOF AFF.			APPROVED	4/22/2026				APPROVED	4/22/2026	
FA26-000001	ALPINE EDUCATION FOUNDATION	200 BUFFALO DRIVE LOT#15 ALPINE WEST THIRD ADDITION	FENCE AFF.			APPROVED	4/22/2026				APPROVED	4/22/2026	
SGN26-000001	ALPINE EDUCATION FOUNDATION	200 BUFFALO DRIVE LOT#15 ALPINE WEST THIRD ADDITION	SIGN-FREE STANDING (EAST SIGN)			APPROVED	5/13/2026				APPROVED	5/13/2026	
SGN26-000002	ALPINE EDUCATION FOUNDATION	200 BUFFALO DRIVE LOT#15 ALPINE WEST THIRD ADDITION	SIGN-FREE STANDING (SOUTH SIGN)			APPROVED	5/13/2026				APPROVED	5/13/2026	
SGN26-000003	ALPINE EDUCATION FOUNDATION	200 BUFFALO DRIVE LOT#15 ALPINE WEST THIRD ADDITION	WALL STANDING (ON BUILDING)			APPROVED	5/13/2026				APPROVED	5/13/2026	
RB26-000013	ORTEGA, GONZALO	622 GRANDVIEW DRIVE	SFR			EXCAVATION ONLY	5/20/2026				APPROVED	5/26/2026	
RB26-000012	ORTEGA, GONZALO	104 ASTER LOOP #79 ALPINE MEADOWS	SFR			EXCAVATION ONLY	5/20/2026				APPROVED	5/26/2026	
CB26-000006	DEAD HORSE DEVELOPMENT, LLC	856 ELKHORN DR.	COMMERCIAL- TENANT IMPROVEMENT			APPROVED	5/20/2026				APPROVED	5/20/2026	
BPE26-000003	DEAD HORSE DEVELOPMENT, LLC	856 ELKHORN DR.	COMMERCIAL STRUCTURE BUILDING A- EXTENSION PERMIT			APPROVED	5/12/2026			6 MONTHS ONLY- EXP. 11/12/2026	APPROVED	5/12/2026	
BPE26-000004	DEAD HORSE DEVELOPMENT, LLC	856 ELKHORN DR.	COMMERCIAL STRUCTURE BUILDING B- EXTENSION PERMIT			APPROVED	5/12/2026			6 MONTHS ONLY- EXP. 11/12/2026	APPROVED	5/12/2026	
R26-000003	BRONSON, AMANDA	531 FORET CIRCLE DR. LOT #26 OF FOREST MEADOWS	ROOF PERMIT-CHANGE OF MATERIALS			APPROVED	5/20/2026			NA	APPROVED	5/20/2026	
D26-000002	JONES, STACIE	728 PALISADES LANE LOT #71 RIVERVIEW MEADOWS	MINOR DECK PERMIT			APPROVED	5/20/2026			NA	APPROVED	5/20/2026	
RB26-000015	CASUCCIO, ALEXANDER, AND MICHELLE	610 SNAKE RIVER DR. LOT #72 RIVERVIEW MEADOWS	SFR			APPROVED	5/20/2026			ON P&Z JUNE 30TH.			
RB26-000016	SUNDANCE PROPERTIES, LLC	303 US HWY 89-EAST TRACT	MULTI-FAMILY RESIDENTIAL- 16 UNIT BLDG #2	6/4/2026						ON P&Z JUNE 30TH.			
RB26-000019	SUNDANCE PROPERTIES, LLC	303 US HWY 89-EAST TRACT	MULTI-FAMILY RESIDENTIAL- 16 UNIT BLDG #3	6/4/2026						ON P&Z JUNE 30TH.			
RB26-000020	SUNDANCE PROPERTIES, LLC	303 US HWY 89-EAST TRACT	MULTI-FAMILY RESIDENTIAL- 16 UNIT BLDG #4	6/4/2026						ON P&Z JUNE 30TH.			
RB26-000017	FIEBKE, JACOB	357 ASTER LOOP LOT #29 AM	SFR							ON P&Z JUNE 30TH.			
RB26-000018	DIA PROPERTIES, LLC	213 GREYS RIVER RD LOT #55 PALIS PARK	SRF							ON P&Z JUNE 30TH.			
SGH26-000001	CORNELIUS, ERMEST AND CATHERINE	225 RIVERS BENCH ROAD	SHED AFFIDAVIT							NA	APPROVED	5/11/2026	
SGH26-000002	KEFI KITCHEN, LLC ANNA MARIE WEST	151 US HWY 89	SHED AFFIDAVIT-STORAGE FOR FOOD TRUCK							NA	APPROVED	6/4/2026	
SGH26-000003	HOVORKA, KYLE, AND RILEY	731 PRINECREAST CIRCLE LOT #833 LEA	SHED AFFIDAVIT							NA	APPROVED	5/27/2026	
SGN26-000004	SNAKE RIVER MEP INC.- HAWTHORNE EXT. STAY	100 WINTERGREEN	TEMP. BANNER FOR ATV RENTALS							NA	APPROVED	5/14/2026	
SGN26-000005	RED ROOSTER HAMBURGERS- Quinbella, LLC	151 US HWY 89	PERM. BANNER							NA	APPROVED	6/4/2026	NEED PMT
DEM26-000001	SNAKE RIVER SPORTING CLUB, LLC	676 SUNSET DRIVE											WANTED TO MOVE AN OLD MODULAR IN AND USE IT
RB26-000021	BIBB, STEVEN AND LINDA	752 TERRACE DRIVE LOT #2	SFR	6/4/2026						ON P&Z JUNE 30TH.			

PRINTED 5/15/2026

# Open Project Tracker

Permit #	Name	Address	Permit Discription	Sent to P&Z	P&Z Status
R2-01-25& BPE26-000001	JEPPSEN, TRAIL DR.	192 TRAIL DR. LOT #732	8-PLEX		APPROVED
R-202-25 & BPE26-000002	JEPPSEN, TRAIL DR.	196 TRAIL DR. LOT #734	8-PLEX		APPROVED
MC-01-25	COUNTY HOSP. (SVMC/ SV HEALTH)	37 WINTERGREEN DR LOT #189 APLINE MEADOWS	ELECTRICAL UPGRADE		APPROVED
C-0325-0001	DEADHORSE	856 ELKHORN DR.	COMMERCIAL BUILDING- BUILDING A (WEST)		APPROVED
C-0325-0002	DEADHORSE	856 ELKHORN DR.	COMMERCIAL BUILDING- BUILDING B (EAST)		APPROVED
MC-0425-0003	FRITZ, JUSTIN	520 THREE RIVERS DR	ADD SHED ROOF TO GARAGE		APPROVED
R1-01-2024 & EA1-0525-0001	SCHARFENBERG, DAVID	76 PRIMROSE CT LOT #143 ALPINE MEADOWS	SFR		APPROVED
MC-0525-001	BURKE, EMILY	704 SUNSET DR.	PORCH REMODLE		APPROVED
R2-02-24 & EA1- 0625-0003	ALPINE FLATS	303 US HWY 89-EAST TRACT	MULTI-FAMILY APARTMENTS BUILDING #3		APPROVED
R2-03-24 & EA1- 0625-0004	ALPINE FLATS	303 US HWY 89-EAST TRACT	MULTI-FAMILY APARTMENTS BUILDING #4		APPROVED
C-0525-0002	ALPINE ON!	118400 US 26/89 LOT #37 GRV	COMMERCIAL	5/13/2025	APPROVED
R1-0525-0001	LYTLE, CURTIS	341 SNAKE RIVER RD. LOT #40 RVM	SFR	5/13/2025	APPROVED
MC-0725-0001	MULLER, MICHAEL	437 MEADOWS DR. LOT 66 THREE RIVERS MEADOWS	PORCH EXT. AND ADD ROOF		APPROVED
C-0525-0003	SERVICES ELEVATED	119 SAGEBRUSH LN LOT #3 ELK MEADOWS	COMMERCIAL	6/10/2025	APPROVED
R1-07-2024 & EA1-0725-0002	HEGGENSTALLER, JASON	LOT #3 GREYS RIVER VILLIAGE #2	SFR		APPROVED

C0725-0001	TOWN OF ALPINE- WWPTP	BUFFALO WAY LOT #9 ALPINE WEST ADDITION	WWPTP		APPROVED
REM-0625-0001	BENNETT, BRETT	368 WOODEN SPUR LOT #27 GRV	REMODLE	7/8/2025	APPROVED
R1-0425-0001	EPLIN, CHERI	672 SUNSET DR LOT #220 LEA	SFR	5/13/2025	APPROVED
R1-06-024 & EA1-0725-0001	DIAMOND, JOHN	184 TRAIL DR LOT #711 LAKEVIEW ESTATES	SFR		APPROVED
G-0725-0001	PANTONE- SODERLING	504 THREE RIVERS DR LOT #40 FOREST MEADOWS	NEW GARAGE/SHOP		APPROVED
R2-0001-25	JEPPSEN, TRAIL DR.	194 TRAIL DR. LOT #733	8-PLEX		APPROVED
EA-0925-0001	SMILEY, JOHN	424 MEADOWS DR. LOT #17	ADD ROCK IN ROW AND PARKING PAD IN ROW		APPROVED
R1-0925-0001	HLADKY/COX	57 ASTER LP LOT #9 ALPINE MEADOWS	SFR		APPROVED
C-1025-0001	EDUCATION FOUNDATION	200 BUFFALO DR.	SCHOOL BUILDINGS		APPROVED
MC-1025-0001	ROBINSON, DAVID AND TETIANA	709 SUNSET DR LOT #1 GRAND LAKE	BURY PROPANE TANK		APPROVED
R2-05-24 & EA1- 0126-0001	CREATIVE PROPERTIES	160 US HWY 89 LOT #12 PALISADES HEIGHTS	MULTI-FAMILY TOWNHOME		APPROVED
REM-1225-0001	GLACIER BANK (1ST BANK)	79 HWY 89 LOT #17 LAKEVIEW ESTATES	REMODLE		APPROVED
CB26-000003	RUTTENBERG, SALLY (LA TIENDA)	141 A HWY US 89 LOT #608 LEC	KITCHEN HOOD UPDATE AND REMODLE UPSTAIRS		APPROVED
RB26-000001	SEVERSON, MARK	557 FOREST CIRCLE DR LOT #8 FOREST MEADOWS	SFR		APPROVED
R26-000001	KIRKLEY, JIREL AND CORBETT	711 ASTER LOOP	RE-ROOF		APPROVED
RB26-000004	CORONA, GRACIELA	456 RIVERVIEW DR LOT #99 RIVERVIEW MEADOWS	SFR		APPROVED

MC-0825-0001	YANKEE DOODLES- TRUJILLIO	20 HWY 89	HOOD REMODLE		Never completed application
RB26-000003	SHOTT, ILEANA AND JOE	24 ASTER LOOP LOT #74 ALPINE MEADOWS	SFR		APPROVED
RB26-000005	SCHENCK, STEPHEN	441 COLUMBINE ST LOT #137 OF ALPINE MEADOWS	SFR		APPROVED
RB26-000007	ESPERSON, WILLIAM	426 MEADOWS DR LOT #16 THREE RIVERS MEADOWS	REMODLE		APPROVED
RB26-000009	KERLEY, STEVE	327 EAST MILL ROAD LOT #15 GREYS RIVER VALLEY	GARAGE/ACCESSORY BUILDING		APPROVED
RB26-000006	CUMMINGS, SCOTT	247 ASTER LOOP	SFR		APPROVED
CB26-000004	BROULIM OSWALD, LLC- ACE HARDWARE	100 GREYS RIVER RD	MINOR CONST. GREENHOUSE AND INTERIOR WORK		APPROVED
RB26-000011	LUNDSTROM, CHAD	553 FOREST CIRCLE DR.	SFR		APPROVED
RB26-000010	GERSH, KATIE	551 FOREST CIRCLE DR.	DETACHED GARAGE		APPROVED
CB26-000005	FERRY PEAK, LLC- ALPINE KIDDIE ACADEMY	132 FOXTAIL STREET LOT #15 ALPINE MEADOWS	COMMERCIAL BUILDING		
R26-000002	ALPINE FIRE DEPT.	220 US HWY 89 LOT #5 ALPINE WEST FIRST ADDITION	RE-ROOF AFF.		APPROVED
FA26-000001	ALPINE EDUCATION FOUNDATION	200 BUFFALO DRIVE LOT#15 ALPINE WEST THIRD ADDITION	FENCE AFF.		APPROVED
SGN26-000001	ALPINE EDUCATION FOUNDATION	200 BUFFALO DRIVE LOT#15 ALPINE WEST THIRD ADDITION	SIGN-FREE STANDING (EAST SIGN)		
SGN26-000002	ALPINE EDUCATION FOUNDATION	200 BUFFALO DRIVE LOT#15 ALPINE WEST THIRD ADDITION	SIGN-FREE STANDING (SOUTH SIGN)		

SGN26-000003	ALPINE EDUCATION FOUNDATION	200 BUFFALO DRIVE LOT#15 ALPINE WEST THIRD ADDITION	WALL STANDING (ON BUILDING)		
RB26-000013	ORTEGA, GONZALO	622 GRANDVIEW DRIVE	SFR		EXCAVATION ONLY
RB26-000012	ORTEGA, GONZALO	104 ASTER LOOP #79 ALPINE MEADOWS	SFR		APPROVED
CB26-000006	DEAD HORSE DEVELOPMENT, LLC	856 ELKHORN DR.	COMMERCIAL- TENANT IMPROVEMENT		EXCAVATION ONLY
BPE26-000003	DEAD HORSE DEVELOPMENT, LLC	856 ELKHORN DR.	COMMERCIAL STRUCTURE BUILDING A- EXTENSION PERMIT		APPROVED
BPE26-000004	DEAD HORSE DEVELOPMENT, LLC	856 ELKHORN DR.	COMMERCIAL STRUCTURE BUILDING B- EXTENSION PERMIT		APPROVED
R26-000003	BRONSON, AMANDA	531 FORET CIRCLE DR. LOT #26 OF FOREST MEADOWS	ROOF PERMIT-CHANGE OF MATERIALS		APPROVED
D26-000002	JONES, STACIE	728 PALISADES LANE LOT #71 RIVERVIEW MEADOWS	MINOR DECK PERMIT		APPROVED
RB26-000015	CASUCCIO, ALEXANDER, AND Michelle	610 SNAKE RIVER DR. LOT #72 RIVERVIEW MEADOWS	SFR		

Permit Issued	Notes	Inspector	Column1	Column2
4/9/2026	Extension Issued 4/9/2026			
4/9/2026	Extension Issued 4/9/2026			
4/8/2025	Completed 04/08/2026			
5/12/2025				
5/12/2025				
5/13/2025	COULD BE DONE			
5/19/2025		Dan		
6/3/2025				
6/12/2025	ON FIRST EXTENSION			
6/12/2025	ON FIRST EXTENSION			
6/16/2025				
6/17/2025				
6/18/2025				
6/20/2025				
6/25/2025	ON FIRST EXTENSION	Dan		

7/1/2025				
7/8/2025				
7/8/2025				
7/10/2025	ON FIRST EXTENSION	Dan		
8/13/2025				
9/16/2025				
9/23/2025	COULD BE DONE			
9/30/2025				
10/7/2025				
12/10/2025				
1/21/2026				
1/27/2026				
3/19/2026				
3/19/2026				
3/26/2026				
3/31/2026				

	Never completed application			
4/7/2026				
4/6/2026				
4/28/206				
4/7/2026				
4/15/2026				
5/13/2026				
5/15/2026			Schedl. For P&Z 5/12. BO Approved 05/05/2026	
5/20/2026			Schedl. For P&Z 5/12. Waiting BO approval	
			DRC Approved 4/28/2026. Waiting on BO approval. Schedl. For P&Z 5/12	
4/22/2026				
4/22/2026				
			Schedl. For P&Z 5/12	
			Schedl. For P&Z 5/12	

			Schedl. For P&Z 5/12	
5/20/2026			Waiting on BO approval.	
5/20/2026				
5/20/2026			Waiting on BO approval. No site plan approval needed	
5/12/2026			6 MONTHS ONLY- EXP. 11/12/2026	
5/12/2026			6 MONTHS ONLY- EXP. 11/12/2026	
5/20/2026				
5/20/2026				





**PLANNING & ZONING MEETING MINUTES**

May 12, 2026, at 7:00 PM

Meeting Type – Regular Meeting and Public Hearing

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**1. CALL TO ORDER**

Chairman Wilson called the meeting to order at 7:02 PM.

**2. ROLL CALL & ESTABLISH QUORUM**

Administrator Corson conducted roll call.

**Commission Members Present**

- Dan Schou
- Melissa Wilson
- Rachel Stewart

A quorum was established.

**Staff Present**

- Gina Corson, Planning & Zoning Administrator

**3. PUBLIC HEARING**

Chairman Wilson opened the public hearing.

**a. Dania Meadows Minor Subdivision**

Marlow Scherbel presented the proposed Dania Meadows Minor Subdivision located near the intersection of Wintergreen and Highway 26. The proposal would divide the remaining property into three lots following a prior subdivision associated with the extended stay motel property.

**Discussion Included**

- Potential future commercial and townhouse development concepts;
- Existing and future sewer and water infrastructure;
- Retirement of an existing lift station through gravity sewer improvements;

- Future roadway connectivity and dedication of public infrastructure;
- Utility easements and roadway alignment;
- Traffic circulation and grade concerns associated with the future roadway connection.

Dave Kennington with Sunrise Engineering discussed sewer and water service, confirming the proposed infrastructure would allow gravity sewer service and provide water looping for fire flow and daily water demands.

Public comment was received from neighboring property owner Katie Cresson regarding potential impacts to setbacks, easements, and access associated with the proposed future roadway. Marlow clarified the roadway would not impact her existing approved building permit or property setbacks.

Additional discussion included roadway grade concerns, future access options, and utility easement clarification.

No additional public comment was received.

Chairman Wilson closed the public hearing and reopened the regular meeting.

#### **4. TONIGHT'S APPOINTMENTS / NEW BUSINESS**

##### **a. CB26-000004 – Alpine Ace (Gary Herrod)**

##### **100 Greys River Road, Lot #716 of Lakeview Estates 11th Addition – Minor Construction – Greenhouse and Remodel**

The Commission reviewed the proposed greenhouse and remodel project.

Discussion included permit timing and previous temporary approvals. Staff noted ongoing discussion regarding code-required doubled permit fees for work started prior to permit issuance.

##### **Action**

Member Schou made a motion to approve CB26-000004. Member Stewart seconded the motion.

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

##### **b. RB26-000011 – Lundstrom, Chad and Gina**

##### **533 Forest Circle Dr., Lot #6 of Forest Meadows – SFR**

The applicant presented a site plan for construction of a single-family residence.

**Discussion Included**

- Setback measurements;
- Porch locations;
- Utility placement;
- HOA requirements.

The Commission found the site plan compliant with applicable requirements.

**Action**

Member Stewart made a motion to approve RB26-000011 pending Building Official approval. Member Schou seconded the motion.

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

**c. Site Plan Approval for RB26-000010 – Gersh, Kate**

**551 Forest Circle Dr., Lot #5 of Forest Meadows – Detached Garage and Driveway**

The applicant’s representative presented plans for a detached garage.

Discussion included garage size, updated plans, and Building Official review status.

**Action**

Member Schou made a motion to approve RB26-000010 pending Building Official approval. Member Stewart seconded the motion.

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

**d. Site Plan Approval for RB26-000012 – Ortega, Gonzalo**

**104 Aster Loop, Lot #79 of Alpine Meadows – SFR**

The applicant presented a site plan for a new single-family residence.

Discussion included HOA approval and utility connections.

**Action**

Member Schou made a motion to approve RB26-000012 pending final Building Official approval. Member Stewart seconded the motion.

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

**e. Site Plan Approval for RB26-000013 – Ortega, Gonzalo**

**622 Grandview Dr., Lot #20 of Grandview Estates – SFR**

The applicant presented a site plan for a new single-family residence.

**Discussion Included**

- Septic system review and DEQ approval requirements;
- Site topography and grading concerns;
- Access for septic maintenance;
- Building placement on the lot.

The Commission reviewed GIS and topographical mapping during discussion.

**Action**

Member Stewart made a motion to approve RB26-000013 pending final Building Official approval. Member Schou seconded the motion.

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

**f. Site Plan Approval for CB26-000005 – Ferry Peak**

**132 Foxtail Street, Lot #177 Alpine Meadows – New Commercial Structure**

The applicant presented plans for a new daycare facility associated with Alpine Child Academy.

**Discussion Included**

- Building size and layout;
- Parking and traffic circulation;
- Fire Department review;
- HOA and Design Review Committee approvals;
- Utility easements and curb cut access;
- Architectural renderings and landscaping.

The Commission found the project generally compliant with applicable site plan requirements.

**Action**

Member Stewart made a motion to approve CB26-000005 pending final Building Official approval. Member Schou seconded the motion.

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

**g. Site Plan Approval for SGN26-000001 – Alpine Education Foundation**

**(TOA Property) 200 Buffalo Drive, Lot #15 Alpine West Third Addition – Free Standing Sign**

The Commission reviewed the proposed freestanding sign.

Discussion included sign lighting and solar down-lighting.

**Action**

Member Schou made a motion to approve SGN26-000001. Member Stewart seconded the motion.

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

**h. Site Plan Approval for SGN26-000002 – Alpine Education Foundation**

**(TOA Property) 200 Buffalo Drive, Lot #15 Alpine West Third Addition – Free Standing Sign**

The Commission reviewed the second proposed freestanding sign.

**Action**

Member Stewart made a motion to approve SGN26-000002. Member Schou seconded the motion.

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

**i. Dry Dog, LLC Annexation Pre-petition Hearing**

Marlow presented a conceptual annexation proposal located near Targhee Landing.

**Discussion Included**

- Conceptual townhouse-style residential development;
- Proposed MRC zoning expansion;

- Internal roadway circulation;
- Density concerns;
- Landscaping and green space considerations;
- Parking and snow storage;
- Utility availability and sewer/water capacity;
- Existing powerline constraints;
- Future annexation and PUD review requirements.

Commission discussion focused heavily on density, compatibility, landscaping, and future infrastructure considerations.

No formal action was taken as the item was treated as a conceptual pre-petition discussion.

**j. Dania Meadows Subdivision – Minor Subdivision**

Following the public hearing, the Commission discussed the proposed subdivision and related infrastructure improvements.

**Action**

Member Schou made a motion to recommend approval of the Dania Meadows Minor Subdivision Preliminary Plat to the Town Council. 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**

Discussion occurred regarding a pending Turley annexation matter that had been delayed due to notice and additional submittal requirements.

Additional discussion included citizen correspondence and infrastructure concerns associated with proposed future annexation and development projects.

**Topics Discussed**

- Existing road conditions;
- Infrastructure limitations;
- Sewer and water capacity;
- County versus Town development review authority;
- Potential impacts of future development on neighboring residents.

**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**

- Historical use of two monthly meetings during summer months;
- Increased construction activity;
- Workload related to permit processing;
- LUDC update work sessions;
- Administrative workload and public service considerations.

Consensus generally supported holding two meetings per month during the summer season.

**b. Future LUDC Work Sessions**

The Commission discussed whether to continue active LUDC work sessions through the summer or postpone substantial code revision efforts until fall.

**Discussion Included**

- The scale and complexity of proposed code revisions;
- Need for consultant assistance;
- Alignment between the Draft Master Plan and current LUDC;
- Density standards and zoning concerns;
- Overlay districts and corridor development concepts;
- Topography requirements on future site plans;
- Long-term planning priorities and implementation strategies.

Commissioners expressed support for pursuing consultant assistance to help modernize and comprehensively update the LUDC.

**9. APPROVAL OF MINUTES**

**Approval of Minutes for March 25, 2026 Meeting**

**Action**

Member Schou made a motion to approve the March 25, 2026 meeting minutes. Member Stewart seconded the motion.

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

**Approval of Minutes for April 14, 2026 Meeting**

**Action**

Member Schou made a motion to approve the April 14, 2026 meeting minutes. Member Stewart seconded the motion.

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

**Approval of Minutes for April 20, 2026 Meeting**

**Action**

Member Schou made a motion to approve the April 20, 2026 meeting minutes. Member Stewart seconded the motion.

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

**10. TOWN COUNCIL ASSIGNMENT**

Rachel Stewart

**11. ADJOURNMENT**

**Action**

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

**Voting Yea:** Member Schou, Member Stewart, and Chairman Wilson. Motion carried unanimously.

**The meeting adjourned at 8:27 PM.**

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Melisa Wilson, Chairman Date

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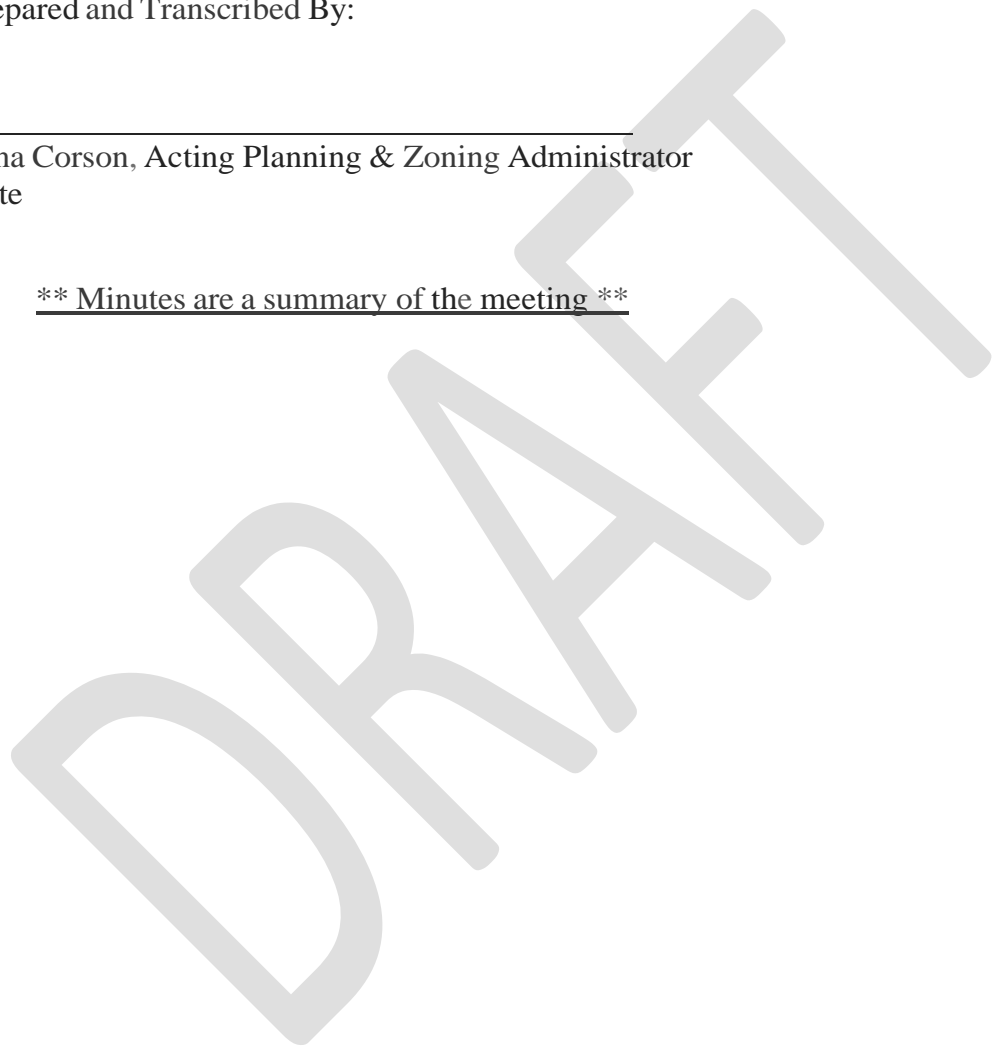
Gina Corson, Planning & Zoning Administrator Date

Prepared and Transcribed By:

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Gina Corson, Acting Planning & Zoning Administrator  
Date

\*\* Minutes are a summary of the meeting \*\*



DRAFT