



TOWN COUNCIL MEETING

November 21, 2023 at 7:00 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. **PLEDGE OF ALLEGIANCE** – Mayor Green
3. **ROLL CALL** – Monica Chenault

APPROVAL OF CONSENT AGENDA

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

4. **CONSENT AGENDA** – Mayor Green

a. Town Council Minutes:

October 17, 2023

b. Planning & Zoning Commission Minutes:

October 24, 2023

c. Bills to Pay:

General Fund: October 18, 2023 - November 21, 2023

Water Department: October 18, 2023 - November 21, 2023

Sewer Department: October 18, 2023 - November 21, 2023

d. Town of Alpine Greys River Road Pathway Project - Change Order #5:

Net reduction in contract price of (\$8,950.00)

e. Town of Alpine Greys River Road Pathway Project - Final Payment #4:

\$24,834.00 - Payment will be made upon completion of Final Payment Requirements.

f. Catering Permits:

Bull Moose - Christmas Concert in Jackson on 2023.12.03 at the Presbyterian Church of Jackson Hole.

5. PUBLIC HEARING

a. Liquor License Renewals 2024:

Mayor Green will open the hearing and turn it over to Town Clerk Monica Chenault.

This is the Public Hearing for renewal of 10 liquor license applications. The following businesses operating within the incorporated boundaries of the Town of Alpine submitted Renewal of Liquor License applications for the calendar year 2024:

Yankee Doodle's - Alyshia Trujillo - Restaurant Liquor License (RLL-2)

La Cabana del Tequila, LLC - Christian Perez - Restaurant Liquor License (RLL-8)

VR Tavern on the Greys, LLC - Grant van Rooyen - Retail Liquor License (RBLL-6)

Parkland USA Corporation dba KJ's Alpine - County Malt Beverage Liquor License (CMB-5)

Rocky Mountain Rogues, Inc., d.b.a. Bull Moose Saloon - Juline Christofferson - Retail Liquor License (RBLL-1)

Driftwood Pizza, LLC - William M. Fisher - Restaurant Liquor License (RLL-9)

Get Down LLC., d.b.a. Melvin Brewing - Gavin Fine - Restaurant Liquor License (RLL-12)

Get Down LLC., d.b.a. Melvin Brewing - Gavin Fine - Microbrewery License (MICRO BP-2)

Broulim Supermarkets, LLC, d.b.a. Alpine Broulim - Robert W. Broulim - Retail Liquor License Permit (RBLL-4)

Broulim Hardware, LLC, d.b.a. Alpine Ace Hardware - Robert W. Broulim - County Retail - Malt Beverage Permit (CMB-3)

The Town of Alpine published notice on the consecutive advertising dates of November 8th and 15th 2023. If approved all liquor license renewals will expire on December 31, 2024. The Wyoming Liquor Division has reviewed and found all applications complete.

Public Comments or Questions??

Upon completion of comments Mayor Green will close the hearing.

6. REPORTS

- a. Mayor's Report - Eric Green
- [b.](#) Engineering Report - Jorgensen Engineering submitted in writing
- c. Planning & Zoning Report - Melisa Wilson
- d. Economic Development Report - Jeremiah Larsen
- e. Utility Easement Update - Jeremiah Larsen
- f. Sports Park Funding Update - Jeremiah Larsen
- g. Alpine Travel & Tourism Board Report - Jeremiah Larsen
- [h.](#) Lincoln County Sheriff's Report - Submitted in writing.

7. ACTION ITEMS

[a.](#) Liquor License Renewals 2024:

Seeking approval for the renewal of the following 2024 Liquor Licenses with all licenses to expire on December 31, 2024.

- 1) Yankee Doodle's LLC Restaurant Liquor License - Complete
- 2) Tavern on the Greys LLC Retail Liquor License - Complete
- 3) KJ's Alpine county Malt Beverage Liquor License - Complete
- 4) Bull Moose Saloon Retail Liquor License - Complete
- 5) Broulim Supermarket LLC Retail liquor License - Complete
- 6) Alpine Ace Hardware County Malt Beverage Permit - Complete
- 7) Melvin Brewing Microbrewery License - Incomplete
- 8) La Cabana del Tequila LLC Restaurant Liquor License - Incomplete
- 9) Driftwood Pizza LLC Restaurant Liquor License - Incomplete
- 10) Melvin Brewing Restaurant Liquor License - Incomplete and Additional Information Needed

b. Alpine Flats Infrastructure Engineer Review:

Seeking acceptance of the installation of approximately 2,148 linear feet of 8" PVC water main, 4 hydrant assemblies, 1471 Linear feet of 8" PVC sewer main, 5 manholes, service laterals within the utility easement, and additional system improvements per the June 13, 2022 DEQ Notice of Compliance. The property owner will install or confirm installation of restraints on 8" water main stubs per Jorgensen's Engineering Review Document no later than May 30, 2024. Easements will be provided and recorded for accepted infrastructure within 30 days of today.

c. Dead Horse Annexation Petition Resolution:

Seeking approval of Resolution No. 2023-525 - Dead Horse Meadows Annexation to the Town of Alpine.

d. 3rd and Final Reading of Ordinance No. 2023-07 Speed Calming Device:

Seeking adoption of Ordinance No. 2023-07 Speed Calming Device on the 3rd Reading.

e. Resolution No. 2023-522 Stated Town Council Work Sessions:

Seeking approval of Resolution 2023-522 setting the Alpine Town Council Work Sessions for the calendar year 2024.

f. Resolution No. 2023-521 - Stated Town Council Meetings:

Seeking approval of Resolution No. 2023-521 setting the dates for the calendar year 2024 for the Alpine Town Council Meetings.

g. Resolution No. 2023-525 - Municipal Court Schedule:

Seeking approval of Resolution No. 2023-525 - Municipal Court Schedule.

h. Resolution 2023-526 for the Creation of a Public Education Committee:

8. DISCUSSION ITEMS

a. Recreational Shooting Bridger-Teton National Forest:

Should the Town of Alpine facilitate a conversation between stakeholders for the shooting range?

b. Architectural Review Committee

9. TABLED ITEMS

a. 3rd and Final Reading Ordinance No. 2023-03 - Repeal & Replace Ordinance No. 257 L.U.D.C.

Seeking adoption on the 3rd reading of Ordinance No. 2023-03 L.U.D.C to Repeal & Replace Ordinance No. 257 L.U.D.C.

10. PUBLIC COMMENT

11. EXECUTIVE SESSION

12. ADJOURNMENT



Town of Alpine

Mayor:
Eric Green

Town Council:
Andrea Burchard
Emily Castillo
Frank Dickerson
Jeremiah Larsen

MINUTES

COUNCIL MEETING – October 17, 2023 – 7:00 p.m.

Mayor Eric Green called the meeting to order at 7:15 p.m. and led the attendees in the Pledge of Allegiance.

Clerk Monica Chenault conducted roll call. All Town Council Members were present.

Councilman Larsen made a motion to approve the minutes for the Planning & Zoning September 26, 2023, and Town Council September 9, 2023, meetings. The motion was seconded by Councilman Dickerson. The motion carried.

Councilman Larsen made a motion to approve the bills for General Fund, Water Department, and Sewer Department – Dated 10/17/2023. Councilman Dickerson seconded the motion. The motion carried.

Councilman Larsen made a motion to ratify the TAP Cost Reimbursement Statement – Reimbursement Request #16 - \$179,852.40. Councilman Dickerson seconded the motion. The motion carried.

Councilman Larsen made a motion to approve the Catering Permit for VR Tavern on the Greys – Mule Deer Foundation Ladies Banquet. The motion was seconded by Councilman Dickerson. The motion carried.

Councilman Larsen made a motion to approve Resolution 2023-517 Replat Griest Addition. The motion was seconded by Councilman Dickeson. After much discussion, Councilman made a motion to table Resolution 2023-517 Replat Griest Addition. The motion was seconded by Councilman Dickerson. The item was tabled.

Councilman Larsen made a motion for approval of Resolution No. 2023-516 – Annexation Petition with the correction to remove the reference to “Hafeez, Zyland Subdivision Parcel/Lot B”. The motion was seconded by Councilman Dickerson. The motion carried.

Physical: 250 River Circle
Mailing: PO Box 3070
Alpine, WY 83128
Phone: 307-654-7757



Town of Alpine

Mayor:
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Frank Dickerson
Jeremiah Larsen

Councilman Larsen made a motion for approval of Ordinance No. 2023-08 on the 3rd Reading – Amendment to Ordinance No. 298 2022-16 – Developer Reimbursement for Infrastructure. Councilman Dickerson seconded the motion. The motion carried.

Councilman Larsen made a motion to approve Ordinance No. 2023-03 on 3rd Reading – Repeal and Replace Ordinance 257 LUDC. Councilman Dickerson seconded the motion. Discussion ensued. Councilman Larsen made a motion to table Ordinance No. 2023-03 on 3rd Reading – Repeal and Replace Ordinance 257 LUDC. Councilman Dickerson seconded the motion. The item was tabled.

Councilman Larsen made a motion to approve Resolution 2023-518 Pretreatment Plant Capital Lease. The motion was seconded by Councilman Dickerson. The motion carried.

Councilman Larsen made a motion to adjourn to Executive Session for Legal Matters. Councilman Dickerson seconded the motion. The motion carried.

Councilman Larsen made a motion to resume the meeting at 9:53 p.m. The motion was seconded by Councilman Dickerson. The motion carried.

Meeting Adjourned.

Minutes recorded by:

Publish Tracking:

Town Website:

Community Board:

Alpine Post Office:

Monica L. Chenault, Town Clerk

Physical: 250 River Circle
Mailing: PO Box 3070
Alpine, WY 83128
Phone: 307-654-7757



Town of Alpine

Mayor:
Eric Green

Town Council:
Andrea Burchard
Emily Castillo
Frank Dickerson
Jeremiah Larsen

Minutes approved in a legally advertised meeting.

Signed:

Attest:

Eric Green, Mayor

Monica L. Chenault, Town Clerk

Physical: 250 River Circle
Mailing: PO Box 3070
Alpine, WY 83128
Phone: 307-654-7757



*Town of Alpine
Planning & Zoning Commission Minutes*

DATE: October 24th, 2023
TIME: 7:00 p.m.

PLACE: Town Council Chambers
TYPE: Regular Meeting

- 1. CALL TO ORDER:** Meeting called to order at 8:09 p.m.
- 2. ROLL CALL & ESTABLISH QUORUM:** Ms. Christine Wagner, Planning and Zoning Commission Administrator established roll call, members in attendance were Ms. Melisa Wilson, Mr. Floyd Jenkins, and Mr. Rex Doornbos. A quorum was established. Also in attendance was Mr. Dan Halstead, Residential Building Inspector.
- 3. TONIGHT'S APPOINTMENTS/NEW BUSINESS:**
 - **SEVERSON INVESTMENTS, LLC, SERIES 161 ALPINE DRIVE:** Lot #621 "C" Lakeview Estates, 161 Alpine Drive (#RE-Plat 03-23) – Minor Subdivision Re-Plat – Mr. Marlowe Scherbel was in attendance to discuss the re-plat project with those present. The applicant has decided to subdivide the townhome lots, so that in the future the property owner would have the ability to sell one of the townhomes, if needed. These townhomes are currently in the construction phase and will be completed prior to the end of the calendar year. Public comment from the public hearing held earlier in the evening expressed the request to review the Declaration of Covenants, Conditions and Restrictions (DCCR's) for the Severson Townhomes Addition to the Town of Alpine. The DCCR's have been received by the Town of Alpine, however they were not incorporated into the final review packet. Those DCCR's will be delivered to those in attendance and placed on the Town's website for citizen's review. Commission members decided that time should be allotted for such a review.

Mr. Floyd Jenkins moved to table the replat permit application for Severson Investments, LLC, Series 161 Alpine Drive; Lot #621C of the Lakeview Estates Subdivision, 161 Alpine Drive, until the public and the Commission members have had a chance to further review the DCCR's. Ms. Melisa Wilson seconded the motion. **Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.**

- **GREEN TURF LANDSCAPES:** Lot #7 Gibby Acres "Alpine Business Center", 650 US Highway 26 – Building #2 (#S-07-23) – Building Sign Installation - Mr. Dan Halstead discussed the permit application for the project/building in which the building signage has already been installed. This structure is now within the Town of Alpine boundaries and as such they are seeking Town approval of the installed sign. There is only one sign that has been installed on the building the property is platted in such a way that there are allowable building sites and common parking areas, located within the lots. Commission members reviewed the permit application and found that the signage is under the specified square footage sign allotment.

Ms. Melisa Wilson moved to approve permit applications #S-07-23 for Green Turf Landscapes, Lot #7 of Gibby Acres Subdivision "Alpine Business Center", 650 US Highway 26, Building #2. Mr. Floyd Jenkins seconded the motion. **Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.**

- **BLACK MOUNTAIN RENTALS (Sandner):** Lot #125 Alpine Grid Area, 125 Morning Star Drive (#S-08-23) – Building Sign Installation – Ms. Christine Wagner, Zoning Administrator discussed the sign permit application with the Commission members; the square footage calculations have been completed. This property is located within the Mixed Residential and Commercial District, of the Town of Alpine; there are two (2) signs being installed and the signage is under the allowable cap of one hundred fifty (150) feet of square footage.

Mr. Floyd Jenkins moved to approve the sign permit for Black Mountain Rentals (James Sandner) permit #S-08-23, Lot #125 of the Alpine Grid Area, 125 Morning Star Drive, as presented. Ms. Melisa Wilson seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **TIENDA LA MEXICANA (SALOMAN MARQUINA):** Lot 608 Lakeview Estates “C”, 141 US Highway 89 (#S-09-23) – Free Standing Sign Installation & Banner Installation – Mr. Dan Halstead discussed the permit application for the project/building; this is a repair and replacement sign; utilizing the existing location of the previous business. So far this is the only signage for the business. Building signage has been calculated and is under the specified square footage sign allotment.

Mr. Floyd Jenkins moved to approve the sign permit for Tienda La Mexicana (Saloman Marquina) permit #S-09-23, Lot #608 of the Lakeview Estates “C” Subdivision, 141 US Highway 89, as presented. Ms. Melisa Wilson seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **TETON DRYWALL (Jesus Ochoa):** Lot #7 Gibby Acres “Alpine Business Center”, 650 US Highway 26 (#S-10-23) – Building Sign Installation - Mr. Dan Halstead discussed the permit application for the project/building in which this building signage has also been installed. Being a new subdivision into the Town of Alpine incorporated boundaries, we are looking into the business compliance with our Town regulations. There are two (2) signs that have been installed on the building/property which is under the square footage allotment.

Ms. Melisa Wilson moved to approve permit applications #S-10-23 for Teton Drywall, Lot #7 of Gibby Acres Subdivision “Alpine Business Center”, 650 US Highway 26, Building #3. Mr. Floyd Jenkins seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

4. TABLED ITEMS:

- **GIECK/JEPSON:** Lot #734 Lakeview Estates, 196 Trail Drive Road – (#R2-02-23) – Multi-Unit Apartment Complex – There have been no updates provided for this project.
- **TIENDA LA MEXICANA (SALOMAN MARQUINA):** Lot 608 Lakeview Estates “C”, 141 US Highway 89 (#RE-05-23) – Interior Remodel - There have been no updates provided for this project.

5. DISCUSSION AND/OR CORRESPONDENCE ITEMS:

- **Planning/Zoning Discussion Items:**
 - Grist Addition to the Town of Alpine – Re-Plat Update from Town Council – Ms. Wagner presented the Commission members with an update from the October 17th, Town Council Public Hearing; in which the replat application has been remanded back to the Planning and Zoning Commission to check development compliance with the Town of Alpine Master Plan, in addition to the surrounding properties for zoning and size compatibility. Ms. Wagner is waiting to hear back from the Town’s legal counsel to check on the correct process before moving forward with any scheduled meetings and/or advertising.
 - Public Comments and/or Concerns – There was no public comment.

- **Planning/Zoning Correspondence:**
 - Comments/Concerns from Commissioners – The Commission Members had no other concerns and/or comments.


6. APPROVAL OF MINUTES:

- **Planning & Zoning Meeting Minutes for October 10th, 2023:** Commission members reviewed the meeting minutes that were distributed prior to the meeting date. There were no questions, comments and/or corrections to the meeting minutes.

Ms. Melisa Wilson moved to approve the minutes from October 10th, 2023, Meeting of the Planning & Zoning Commission, as written. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.


7. ADJOURN MEETING: Ms. Melisa Wilson moved to adjourn the meeting. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

The meeting was adjourned at 8:34 pm.


 Rex Doornbos, Chairman

11-14-23
 Date

Transcribed By:


 Christine Wagner, Planning & Zoning Administrator

November 14, 2023
 Date

** Minutes are a summary of the meeting **

TOWN OF ALPINE
Transaction List by Vendor
 October 18 through November 21, 2023

Trans #	Type	Date	Num	Name	Account	Split	Amount
AFLAC							
68274	Liability Check	10/23/2023	ach	AFLAC	1105 · Checking/1st Bank	2127 · Aflac Payable	-200.59
ALPINE ACE HARDWARE.							
68512	Bill	11/20/2023	OCT 23 - 1...	ALPINE ACE HARDWARE.	2000 · Accounts Payable	-SPLIT-	-834.80
68513	Bill Pmt -Check	11/20/2023	19129	ALPINE ACE HARDWARE.	1105 · Checking/1st Bank	2000 · Accounts Payable	-834.80
ALPINE EXCAVATION LLC							
68430	Bill	11/09/2023	2023-419	ALPINE EXCAVATION LLC	2000 · Accounts Payable	6440 · Repairs & Maint.	-202.50
68433	Bill Pmt -Check	11/17/2023	19117	ALPINE EXCAVATION LLC	1105 · Checking/1st Bank	2000 · Accounts Payable	-202.50
BANK OF STAR VALLEY							
68238	Bill Pmt -Check	11/05/2023	EFT	BANK OF STAR VALLEY	1105 · Checking/1st Bank	2000 · Accounts Payable	-2,537.07
68373	Bill	11/10/2023	NOV. 23	BANK OF STAR VALLEY	2000 · Accounts Payable	-SPLIT-	-2,537.07
68383	Bill Pmt -Check	11/17/2023	EFT	BANK OF STAR VALLEY	1105 · Checking/1st Bank	2000 · Accounts Payable	-2,537.07
BELINDA PENNY							
68514	Bill	11/20/2023	653096-65...	BELINDA PENNY	2000 · Accounts Payable	-SPLIT-	-970.00
68515	Bill Pmt -Check	11/20/2023	19130	BELINDA PENNY	1105 · Checking/1st Bank	2000 · Accounts Payable	-970.00
BLUE CROSS BLUE SHIELD OF WY							
68275	Liability Check	10/23/2023	ach	BLUE CROSS BLUE SHIELD OF WY	1105 · Checking/1st Bank	2125 · Health Insurance Payable	-9,823.51
CASELLE							
68379	Bill	11/10/2023	127568	CASELLE	2000 · Accounts Payable	6130 · Office Supplies/Postage	-916.67
68384	Bill Pmt -Check	11/17/2023	19096	CASELLE	1105 · Checking/1st Bank	2000 · Accounts Payable	-916.67
68412	Bill	11/17/2023	128300	CASELLE	2000 · Accounts Payable	-SPLIT-	-275.00
68414	Bill Pmt -Check	11/17/2023	19109	CASELLE	1105 · Checking/1st Bank	2000 · Accounts Payable	-275.00
CivicPlus							
68376	Bill	11/10/2023	282185	CivicPlus	2000 · Accounts Payable	6155 · Website	-230.85
68385	Bill Pmt -Check	11/17/2023	19097	CivicPlus	1105 · Checking/1st Bank	2000 · Accounts Payable	-230.85
CONRAD & BISCHOFF INC.							
68465	Bill	11/14/2023	11158 - No...	CONRAD & BISCHOFF INC.	2000 · Accounts Payable	6449 · Fuel-Park & Rec	-37.37
68466	Bill	11/14/2023	P1000268...	CONRAD & BISCHOFF INC.	2000 · Accounts Payable	6395 · Vehicles - Fuel	-2,001.50
68467	Bill Pmt -Check	11/17/2023	19120	CONRAD & BISCHOFF INC.	1105 · Checking/1st Bank	2000 · Accounts Payable	-37.37
68474	Bill Pmt -Check	11/17/2023	19126	CONRAD & BISCHOFF INC.	1105 · Checking/1st Bank	2000 · Accounts Payable	-2,001.50
DEARBORN LIFE INSURANCE CO							
68276	Liability Check	10/23/2023	ach	DEARBORN LIFE INSURANCE CO	1105 · Checking/1st Bank	2125 · Health Insurance Payable	-59.40
DEPATCO.							
68396	Bill	11/10/2023	TOALP 11-...	DEPATCO.	2000 · Accounts Payable	-SPLIT-	-1,812.21
68464	Bill	11/14/2023	41295102	DEPATCO.	2000 · Accounts Payable	6750 · Outside Services - S&R	-455.08
68401	Bill Pmt -Check	11/17/2023	19102	DEPATCO.	1105 · Checking/1st Bank	2000 · Accounts Payable	-1,812.21
68468	Bill Pmt -Check	11/17/2023	19121	DEPATCO.	1105 · Checking/1st Bank	2000 · Accounts Payable	-455.08
DEX IMAGING							
68378	Bill	11/10/2023	R-TA00 N...	DEX IMAGING	2000 · Accounts Payable	6130 · Office Supplies/Postage	-595.79
68459	Bill	11/14/2023	AR10330678	DEX IMAGING	2000 · Accounts Payable	6130 · Office Supplies/Postage	-544.29
68387	Bill Pmt -Check	11/17/2023	ACH	DEX IMAGING	1105 · Checking/1st Bank	2000 · Accounts Payable	-595.79
68469	Bill Pmt -Check	11/17/2023	ACH	DEX IMAGING	1105 · Checking/1st Bank	2000 · Accounts Payable	-544.29
DRY CREEK ENTERPRISES INC.							
68397	Bill	11/10/2023	M2508-M2...	DRY CREEK ENTERPRISES INC.	2000 · Accounts Payable	-SPLIT-	-310.00
68402	Bill Pmt -Check	11/17/2023	19103	DRY CREEK ENTERPRISES INC.	1105 · Checking/1st Bank	2000 · Accounts Payable	-310.00
EMPOWER TRUST COMPANY LLC							
68271	Liability Check	10/23/2023	ACH	EMPOWER TRUST COMPANY LLC	1105 · Checking/1st Bank	-SPLIT-	-2,885.00
68272	Liability Check	10/23/2023	ACH	EMPOWER TRUST COMPANY LLC	1105 · Checking/1st Bank	-SPLIT-	-2,885.00
68273	Liability Check	10/23/2023	ACH	EMPOWER TRUST COMPANY LLC	1105 · Checking/1st Bank	-SPLIT-	-2,885.00
68452	Liability Check	11/14/2023	ach	EMPOWER TRUST COMPANY LLC	1105 · Checking/1st Bank	-SPLIT-	-2,885.00
FIRST BANK							
68320	Bill Pmt -Check	10/30/2023	EFT	FIRST BANK	1105 · Checking/1st Bank	2000 · Accounts Payable	-41,429.28
FP MAILING SOLUTIONS							
68517	Bill	11/20/2023	RI1059626...	FP MAILING SOLUTIONS	2000 · Accounts Payable	6130 · Office Supplies/Postage	-135.00
68518	Bill Pmt -Check	11/20/2023	19131	FP MAILING SOLUTIONS	1105 · Checking/1st Bank	2000 · Accounts Payable	-135.00
GREEN TURF LANDSCAPES							
68460	Bill	11/14/2023	Acct # 16739	GREEN TURF LANDSCAPES	2000 · Accounts Payable	-SPLIT-	-2,703.60
68470	Bill Pmt -Check	11/17/2023	19122	GREEN TURF LANDSCAPES	1105 · Checking/1st Bank	2000 · Accounts Payable	-2,703.60
H - K CONTRACTORS							
68413	Bill	11/17/2023	723058-01	H - K CONTRACTORS	2000 · Accounts Payable	6751 · Repair & Service	-20,385.79
68415	Bill Pmt -Check	11/17/2023	19110	H - K CONTRACTORS	1105 · Checking/1st Bank	2000 · Accounts Payable	-20,385.79
IDAWY WASTE DISTRICT							
68400	Bill	11/10/2023	3AX01206	IDAWY WASTE DISTRICT	2000 · Accounts Payable	6140 · Repairs & Maintenance	-60.95
68429	Bill Pmt -Check	11/17/2023	19116	IDAWY WASTE DISTRICT	1105 · Checking/1st Bank	2000 · Accounts Payable	-60.95

TOWN OF ALPINE
Transaction List by Vendor
 October 18 through November 21, 2023

Trans #	Type	Date	Num	Name	Account	Split	Amount
Intuit							
68196	Bill	10/18/2023	0025031235	Intuit	2000 · Accounts Payable	6130 · Office Supplies/Postage	-312.08
68197	Bill Pmt -Check	10/18/2023	ACH	Intuit	1105 · Checking/1st Bank	2000 · Accounts Payable	-312.08
JENKINS BUILDING SUPPLY							
68516	Bill	11/20/2023	Acct # 105...	JENKINS BUILDING SUPPLY	2000 · Accounts Payable	-SPLIT-	-388.19
68519	Bill Pmt -Check	11/20/2023	19132	JENKINS BUILDING SUPPLY	1105 · Checking/1st Bank	2000 · Accounts Payable	-388.19
Jorgensen							
68510	Bill	11/20/2023	52576	Jorgensen	2000 · Accounts Payable	-SPLIT-	-3,177.50
68511	Bill Pmt -Check	11/20/2023	19128	Jorgensen	1105 · Checking/1st Bank	2000 · Accounts Payable	-3,177.50
LAMERE; MICHAEL							
68299	Bill	11/01/2023	006	LAMERE; MICHAEL	2000 · Accounts Payable	6440 · Repairs & Maint.	-120.00
68317	Bill Pmt -Check	11/02/2023	19080	LAMERE; MICHAEL	1105 · Checking/1st Bank	2000 · Accounts Payable	-120.00
LINCOLN COUNTY CLERK							
68202	Bill	10/18/2023	2023.10.18	LINCOLN COUNTY CLERK	2000 · Accounts Payable	6130 · Office Supplies/Postage	-39.00
68203	Bill Pmt -Check	10/18/2023	19078	LINCOLN COUNTY CLERK	1105 · Checking/1st Bank	2000 · Accounts Payable	-39.00
LINCOLN COUNTY SHERIFF'S OFFICE							
68407	Bill	11/17/2023	OCT 2023	LINCOLN COUNTY SHERIFF'S OFFICE	2000 · Accounts Payable	5100 · County Officer Contract & Jail	-606.50
68408	Bill Pmt -Check	11/17/2023	19107	LINCOLN COUNTY SHERIFF'S OFFICE	1105 · Checking/1st Bank	2000 · Accounts Payable	-606.50
LOWER VALLEY ENERGY							
68476	Bill	11/17/2023	Nov. 2033	LOWER VALLEY ENERGY	2000 · Accounts Payable	-SPLIT-	-6,925.70
68477	Bill Pmt -Check	11/17/2023	ACH	LOWER VALLEY ENERGY	1105 · Checking/1st Bank	2000 · Accounts Payable	-6,925.70
MOUNTAINLAND COMMUNICATIONS, LLC							
68398	Bill	11/10/2023	76568-765...	MOUNTAINLAND COMMUNICATIONS, LLC	2000 · Accounts Payable	6386 · Tools & Supplies	-1,152.00
68404	Bill Pmt -Check	11/17/2023	19104	MOUNTAINLAND COMMUNICATIONS, LLC	1105 · Checking/1st Bank	2000 · Accounts Payable	-1,152.00
PJ's Tire & Wheel							
68431	Bill	11/09/2023	417	PJ's Tire & Wheel	2000 · Accounts Payable	6760 · Repairs & Maint. - S&R	-57.75
68434	Bill Pmt -Check	11/17/2023	19118	PJ's Tire & Wheel	1105 · Checking/1st Bank	2000 · Accounts Payable	-57.75
QuickBooks Payroll Service							
68218	Liability Check	10/19/2023		QuickBooks Payroll Service	1105 · Checking/1st Bank	-SPLIT-	-18,925.38
68315	Liability Check	11/02/2023		QuickBooks Payroll Service	1105 · Checking/1st Bank	-SPLIT-	-19,241.46
68331	Liability Check	11/07/2023		QuickBooks Payroll Service	1105 · Checking/1st Bank	-SPLIT-	-1,061.37
68495	Liability Check	11/16/2023		QuickBooks Payroll Service	1105 · Checking/1st Bank	-SPLIT-	-17,682.17
Rick Naumoff							
68365	Bill	11/07/2023	2023.11.01	Rick Naumoff	2000 · Accounts Payable	6796 · Mileage	-52.40
68366	Bill Pmt -Check	11/07/2023	19088	Rick Naumoff	1105 · Checking/1st Bank	2000 · Accounts Payable	-52.40
ROBERT WAGNER							
68316	Bill	11/02/2023	Mileage	ROBERT WAGNER	2000 · Accounts Payable	6554 · P&Z Office	-35.50
68318	Bill Pmt -Check	11/02/2023	19081	ROBERT WAGNER	1105 · Checking/1st Bank	2000 · Accounts Payable	-35.50
SANDERSON LAW OFFICE							
68381	Bill	11/10/2023	4565	SANDERSON LAW OFFICE	2000 · Accounts Payable	6560 · Professional Services	-2,600.00
68382	Bill	11/10/2023	4564	SANDERSON LAW OFFICE	2000 · Accounts Payable	5192 · Legal & Professional	-343.75
68388	Bill Pmt -Check	11/17/2023	19098	SANDERSON LAW OFFICE	1105 · Checking/1st Bank	2000 · Accounts Payable	-343.75
68393	Bill Pmt -Check	11/17/2023	19101	SANDERSON LAW OFFICE	1105 · Checking/1st Bank	2000 · Accounts Payable	-2,600.00
SHAWN BARD							
68432	Bill	11/09/2023	10.15.23	SHAWN BARD	2000 · Accounts Payable	6440 · Repairs & Maint.	-1,084.01
68435	Bill Pmt -Check	11/17/2023	19119	SHAWN BARD	1105 · Checking/1st Bank	2000 · Accounts Payable	-1,084.01
SILVER STAR COMMUNICATIONS							
68436	Bill	11/09/2023	100556 Nov.	SILVER STAR COMMUNICATIONS	2000 · Accounts Payable	1465 · Due From Sewer Dept	-269.72
68372	Bill	11/10/2023	Acct # 810...	SILVER STAR COMMUNICATIONS	2000 · Accounts Payable	6171 · Civic Center Utilities	-285.17
68389	Bill Pmt -Check	11/17/2023	ACH	SILVER STAR COMMUNICATIONS	1105 · Checking/1st Bank	2000 · Accounts Payable	-285.17
68394	Bill Pmt -Check	11/17/2023	ACH	SILVER STAR COMMUNICATIONS	1105 · Checking/1st Bank	2000 · Accounts Payable	-1,962.48
68417	Bill	11/17/2023	307204 No...	SILVER STAR COMMUNICATIONS	2000 · Accounts Payable	-SPLIT-	-856.22
68422	Bill Pmt -Check	11/17/2023	ACH	SILVER STAR COMMUNICATIONS	1105 · Checking/1st Bank	2000 · Accounts Payable	-856.22
68437	Bill Pmt -Check	11/17/2023	ACH	SILVER STAR COMMUNICATIONS	1105 · Checking/1st Bank	2000 · Accounts Payable	-269.72
STAR VALLEY CHAMBER OF COMMERCE							
68319	Bill Pmt -Check	11/02/2023	19082	STAR VALLEY CHAMBER OF COMMERCE	1105 · Checking/1st Bank	2000 · Accounts Payable	-1,500.00
68239	Bill	11/05/2023	12085	STAR VALLEY CHAMBER OF COMMERCE	2000 · Accounts Payable	6120 · Dues & Memberships	-1,500.00
STAR VALLEY DISPOSAL, INC							
68425	Bill	11/10/2023	109767110...	STAR VALLEY DISPOSAL, INC	2000 · Accounts Payable	-SPLIT-	-845.00
68426	Bill Pmt -Check	11/17/2023	19114	STAR VALLEY DISPOSAL, INC	1105 · Checking/1st Bank	2000 · Accounts Payable	-845.00
SUNRISE ENGINEERING, INC.							
68377	Bill	11/10/2023	0137526	SUNRISE ENGINEERING, INC.	2000 · Accounts Payable	7000 · Capital Expenditures	-3,243.00
68390	Bill Pmt -Check	11/17/2023	19099	SUNRISE ENGINEERING, INC.	1105 · Checking/1st Bank	2000 · Accounts Payable	-3,243.00

TOWN OF ALPINE
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SVI MEDIA*							
68421	Bill	11/17/2023	21700	SVI MEDIA*	2000 · Accounts Payable	-SPLIT-	-206.63
68423	Bill Pmt -Check	11/17/2023	19112	SVI MEDIA*	1105 · Checking/1st Bank	2000 · Accounts Payable	-206.63
TOWN OF ALPINE WATER DEPT							
68427	Bill	11/17/2023	8613.01	TOWN OF ALPINE WATER DEPT	2000 · Accounts Payable	7100 · Miscellaneous Income	-87.00
68428	Bill Pmt -Check	11/17/2023	19115	TOWN OF ALPINE WATER DEPT	1105 · Checking/1st Bank	2000 · Accounts Payable	-87.00
68438	Bill	11/17/2023	Nov 2023	TOWN OF ALPINE WATER DEPT	2000 · Accounts Payable	-SPLIT-	-1,282.49
68471	Bill Pmt -Check	11/17/2023	19123	TOWN OF ALPINE WATER DEPT	1105 · Checking/1st Bank	2000 · Accounts Payable	-1,282.49
United States Treasury							
68270	Liability Check	10/23/2023	eft	United States Treasury	1105 · Checking/1st Bank	-SPLIT-	-14,301.72
68453	Liability Check	11/14/2023	ach	United States Treasury	1105 · Checking/1st Bank	-SPLIT-	-7,266.84
US GEOLOGICAL SURVEY							
68463	Bill	11/14/2023	53069183	US GEOLOGICAL SURVEY	2000 · Accounts Payable	6180 · Bus. & Comm. Dev./ Comp. Plan	-61.00
68475	Bill Pmt -Check	11/17/2023	19127	US GEOLOGICAL SURVEY	1105 · Checking/1st Bank	2000 · Accounts Payable	-61.00
USDA- FOREST SERVICE							
68360	Bill	11/01/2023	2023.11.01	USDA- FOREST SERVICE	2000 · Accounts Payable	6180 · Bus. & Comm. Dev./ Comp. Plan	-637.00
68363	Bill	11/01/2023	2023.11.01	USDA- FOREST SERVICE	2000 · Accounts Payable	6180 · Bus. & Comm. Dev./ Comp. Plan	-150.00
68359	Bill	11/04/2023	2023.11.04	USDA- FOREST SERVICE	2000 · Accounts Payable	6180 · Bus. & Comm. Dev./ Comp. Plan	-70.00
68361	Bill Pmt -Check	11/07/2023	19086	USDA- FOREST SERVICE	1105 · Checking/1st Bank	2000 · Accounts Payable	-707.00
68364	Bill Pmt -Check	11/07/2023	19087	USDA- FOREST SERVICE	1105 · Checking/1st Bank	2000 · Accounts Payable	-150.00
68367	Bill	11/07/2023	2023.11.07	USDA- FOREST SERVICE	2000 · Accounts Payable	1948 · Refundable Bonds	-25.00
68368	Bill Pmt -Check	11/08/2023	19089	USDA- FOREST SERVICE	1105 · Checking/1st Bank	2000 · Accounts Payable	-25.00
VALLEY AUTO SUPPLY							
68462	Bill	11/14/2023	55475	VALLEY AUTO SUPPLY	2000 · Accounts Payable	6396 · Vehicles - R & M	-530.71
68472	Bill Pmt -Check	11/17/2023	19124	VALLEY AUTO SUPPLY	1105 · Checking/1st Bank	2000 · Accounts Payable	-530.71
VALLEY TECH, LLC							
68409	Bill	11/17/2023	3814	VALLEY TECH, LLC	2000 · Accounts Payable	6560 · Professional Services	-543.75
68410	Bill Pmt -Check	11/17/2023	19108	VALLEY TECH, LLC	1105 · Checking/1st Bank	2000 · Accounts Payable	-543.75
VALLEY WIDE COOPERATIVE, INC.							
68399	Bill	11/10/2023	U1364934	VALLEY WIDE COOPERATIVE, INC.	2000 · Accounts Payable	6171 · Civic Center Utilities	-675.85
68461	Bill	11/14/2023	U1365051	VALLEY WIDE COOPERATIVE, INC.	2000 · Accounts Payable	6166 · Maintenance Shop Utilities	-761.62
68405	Bill Pmt -Check	11/17/2023	19105	VALLEY WIDE COOPERATIVE, INC.	1105 · Checking/1st Bank	2000 · Accounts Payable	-675.85
68473	Bill Pmt -Check	11/17/2023	19125	VALLEY WIDE COOPERATIVE, INC.	1105 · Checking/1st Bank	2000 · Accounts Payable	-761.62
WESTERN STATES EQUIPMENT CO							
68375	Bill	11/10/2023	IN0023693...	WESTERN STATES EQUIPMENT CO	2000 · Accounts Payable	7000 · Capital Expenditures	-18,022.76
68391	Bill Pmt -Check	11/17/2023	19100	WESTERN STATES EQUIPMENT CO	1105 · Checking/1st Bank	2000 · Accounts Payable	-18,022.76
WY Dept. of Workforce Services							
68280	Liability Check	10/23/2023	ach	WY Dept. of Workforce Services	1105 · Checking/1st Bank	-SPLIT-	-5,659.21
WYOMING CHILD SUPPORT							
68454	Liability Check	11/14/2023	19092	WYOMING CHILD SUPPORT	1105 · Checking/1st Bank	Child Support	-184.15
68455	Liability Check	11/14/2023	19093	WYOMING CHILD SUPPORT	1105 · Checking/1st Bank	Child Support	-30.26
68456	Liability Check	11/14/2023	19094	WYOMING CHILD SUPPORT	1105 · Checking/1st Bank	Child Support	-184.15
68457	Liability Check	11/14/2023	19095	WYOMING CHILD SUPPORT	1105 · Checking/1st Bank	Child Support	-30.26
WYOMING GAME & FISH DEPARTMENT							
68362	Bill Pmt -Check	11/01/2023	19085	WYOMING GAME & FISH DEPARTMENT	1105 · Checking/1st Bank	2000 · Accounts Payable	-50.00
68374	Bill	11/10/2023	2023.11.01	WYOMING GAME & FISH DEPARTMENT	2000 · Accounts Payable	6180 · Bus. & Comm. Dev./ Comp. Plan	-12.00
68392	Bill Pmt -Check	11/17/2023	ACH	WYOMING GAME & FISH DEPARTMENT	1105 · Checking/1st Bank	2000 · Accounts Payable	-12.00
WYOMING RETIREMENT SYSTEM							
68268	Liability Check	10/23/2023	ach	WYOMING RETIREMENT SYSTEM	1105 · Checking/1st Bank	-SPLIT-	-9,929.65
68269	Liability Check	10/23/2023	ach	WYOMING RETIREMENT SYSTEM	1105 · Checking/1st Bank	-SPLIT-	-9,793.18
WYOMING SECRETARY OF STATE							
68395	Bill	11/10/2023	Leseberg	WYOMING SECRETARY OF STATE	2000 · Accounts Payable	6120 · Dues & Memberships	-10.00
68406	Bill Pmt -Check	11/17/2023	19106	WYOMING SECRETARY OF STATE	1105 · Checking/1st Bank	2000 · Accounts Payable	-10.00
68411	Bill	11/17/2023	Greenwald	WYOMING SECRETARY OF STATE	2000 · Accounts Payable	6120 · Dues & Memberships	-60.00
68416	Bill Pmt -Check	11/17/2023	19111	WYOMING SECRETARY OF STATE	1105 · Checking/1st Bank	2000 · Accounts Payable	-60.00
XEROX FINANCIAL SERVICES							
68424	Bill Pmt -Check	11/17/2023	19113	XEROX FINANCIAL SERVICES	1105 · Checking/1st Bank	2000 · Accounts Payable	-277.32

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ALPINE ACE HARDWARE							
121786	Bill	11/20/2023	Oct A...	ALPINE ACE HARDWARE	2000 · Accounts Payable	6925 · Supplies/Tools	-59.94
121789	Bill Pmt -Check	11/20/2023		ALPINE ACE HARDWARE	1200 · Cash/Checking	2000 · Accounts Payable	0.00
ALPINE EXCAVATION, L.L.C.							
121753	Bill	11/17/2023	2023-...	ALPINE EXCAVATION, L.L.C.	2000 · Accounts Payable	6927 · Valve/Line Repair	-3,426.25
121755	Bill Pmt -Check	11/21/2023	4681	ALPINE EXCAVATION, L.L.C.	1200 · Cash/Checking	2000 · Accounts Payable	-3,426.25
Brueno or Dawn Buechler							
121797	Bill	11/20/2023	Acct #...	Brueno or Dawn Buechler	2000 · Accounts Payable	4631 · Usage Sale	-181.48
121798	Bill Pmt -Check	11/21/2023	4691	Brueno or Dawn Buechler	1200 · Cash/Checking	2000 · Accounts Payable	-181.48
CASELLE, INC.							
121749	Bill	11/09/2023	127568	CASELLE, INC.	2000 · Accounts Payable	6910 · Accounting Software	-916.66
121750	Bill	11/09/2023	128300	CASELLE, INC.	2000 · Accounts Payable	6910 · Accounting Software	-275.00
121751	Bill Pmt -Check	11/21/2023	4679	CASELLE, INC.	1200 · Cash/Checking	2000 · Accounts Payable	-916.66
121752	Bill Pmt -Check	11/21/2023	4680	CASELLE, INC.	1200 · Cash/Checking	2000 · Accounts Payable	0.00
121799	Bill Pmt -Check	11/21/2023	4692	CASELLE, INC.	1200 · Cash/Checking	2000 · Accounts Payable	-275.00
CONRAD & BISCHOFF							
121762	Bill	11/14/2023	11158 ...	CONRAD & BISCHOFF	2000 · Accounts Payable	6924 · Fuel, R & M Vehicle Expens...	-421.17
121765	Bill Pmt -Check	11/21/2023	4682	CONRAD & BISCHOFF	1200 · Cash/Checking	2000 · Accounts Payable	-421.17
FIRST BANK ALPINE BRANCH							
121683	Bill	10/19/2023	0076 7...	FIRST BANK ALPINE BRANCH	2000 · Accounts Payable	-SPLIT-	-14,441.07
121687	Bill Pmt -Check	10/20/2023	EFT	FIRST BANK ALPINE BRANCH	1200 · Cash/Checking	2000 · Accounts Payable	0.00
121793	Bill	11/17/2023	2023.1...	FIRST BANK ALPINE BRANCH	2000 · Accounts Payable	Bank Charges	-722.05
121792	Bill Pmt -Check	11/21/2023	4689	FIRST BANK ALPINE BRANCH	1200 · Cash/Checking	2000 · Accounts Payable	-14,441.07
121794	Bill Pmt -Check	11/21/2023	4690	FIRST BANK ALPINE BRANCH	1200 · Cash/Checking	2000 · Accounts Payable	-722.05
IDAWY SOLID WASTE DISTRICT							
121744	Bill	11/09/2023	5083	IDAWY SOLID WASTE DISTRICT	2000 · Accounts Payable	Repair & Maint.	-63.25
121745	Bill Pmt -Check	11/21/2023	4675	IDAWY SOLID WASTE DISTRICT	1200 · Cash/Checking	2000 · Accounts Payable	-63.25
JENKINS BUILDING SUPPLY							
121787	Bill	11/20/2023	Acct #...	JENKINS BUILDING SUPPLY	2000 · Accounts Payable	6925 · Supplies/Tools	-448.27
121790	Bill Pmt -Check	11/21/2023	4687	JENKINS BUILDING SUPPLY	1200 · Cash/Checking	2000 · Accounts Payable	0.00
121800	Bill Pmt -Check	11/21/2023	4693	JENKINS BUILDING SUPPLY	1200 · Cash/Checking	2000 · Accounts Payable	-448.27
Jorgensen							
121788	Bill	11/20/2023	52576	Jorgensen	2000 · Accounts Payable	-SPLIT-	-4,153.96
121791	Bill Pmt -Check	11/21/2023	4688	Jorgensen	1200 · Cash/Checking	2000 · Accounts Payable	-4,153.96
Mr. Nathan Bianchin							
121742	Bill	11/09/2023	8437.01	Mr. Nathan Bianchin	2000 · Accounts Payable	4631 · Usage Sale	-63.00
121746	Bill Pmt -Check	11/21/2023	4676	Mr. Nathan Bianchin	1200 · Cash/Checking	2000 · Accounts Payable	-63.00
RICK NAUMOFF							
121737	Bill	11/08/2023	2023.1...	RICK NAUMOFF	2000 · Accounts Payable	6952 · Testing	-15.92
121738	Bill Pmt -Check	11/08/2023	4674	RICK NAUMOFF	1200 · Cash/Checking	2000 · Accounts Payable	-15.92
Servant Electric PC							
121764	Bill	11/14/2023	4345	Servant Electric PC	2000 · Accounts Payable	6925 · Supplies/Tools	-125.00
121767	Bill Pmt -Check	11/21/2023	4683	Servant Electric PC	1200 · Cash/Checking	2000 · Accounts Payable	-125.00
Town of Afton							
121763	Bill	11/14/2023	16622 ...	Town of Afton	2000 · Accounts Payable	6952 · Testing	-81.00
121768	Bill Pmt -Check	11/21/2023	4684	Town of Afton	1200 · Cash/Checking	2000 · Accounts Payable	-81.00

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TOWN OF ALPINE							
121677	Bill	10/19/2023	10004...	TOWN OF ALPINE	2000 · Accounts Payable	6901 · Office & Misc	-1,110.00
121680	Bill	10/19/2023	1530-...	TOWN OF ALPINE	2000 · Accounts Payable	-SPLIT-	-9,157.83
121678	Bill Pmt -Check	11/02/2023	4672	TOWN OF ALPINE	1200 · Cash/Checking	2000 · Accounts Payable	-1,110.00
121681	Bill Pmt -Check	11/02/2023	4673	TOWN OF ALPINE	1200 · Cash/Checking	2000 · Accounts Payable	-9,157.83
121686	Bill Pmt -Check	11/02/2023	4670	TOWN OF ALPINE	1200 · Cash/Checking	2000 · Accounts Payable	-110.07
121709	Bill Pmt -Check	11/02/2023	4671	TOWN OF ALPINE	1200 · Cash/Checking	2000 · Accounts Payable	-3.00
121743	Bill	11/09/2023	Herna...	TOWN OF ALPINE	2000 · Accounts Payable	7100 · Misc. Income	-100.00
121771	Bill	11/15/2023	All Ac...	TOWN OF ALPINE	2000 · Accounts Payable	-SPLIT-	-1,652.05
121773	Bill	11/15/2023	July 2...	TOWN OF ALPINE	2000 · Accounts Payable	-SPLIT-	-3,585.53
121747	Bill Pmt -Check	11/21/2023	4677	TOWN OF ALPINE	1200 · Cash/Checking	2000 · Accounts Payable	-100.00
121772	Bill Pmt -Check	11/21/2023	4685	TOWN OF ALPINE	1200 · Cash/Checking	2000 · Accounts Payable	-1,652.05
121774	Bill Pmt -Check	11/21/2023	4686	TOWN OF ALPINE	1200 · Cash/Checking	2000 · Accounts Payable	-3,585.53
USA BLUEBOOK							
121741	Bill	11/09/2023	INV00...	USA BLUEBOOK	2000 · Accounts Payable	-SPLIT-	-2,812.02
121748	Bill Pmt -Check	11/21/2023	4678	USA BLUEBOOK	1200 · Cash/Checking	2000 · Accounts Payable	-2,812.02

TOWN OF ALPINE-SEWER DEPT.
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Trans #	Type	Date	Num	Name	Account	Clr	Split	Amount
ALPINE ACE HARDWARE								
14276	Bill	11/20/2023	18104 Oct. 2023	ALPINE ACE HARDWARE	2000 · Accounts Payable		6638 · Supplies, Maint & Repair	-56.03
14277	Bill Pmt -Check	11/21/2023	5571	ALPINE ACE HARDWARE	1250 · Cash In Bank		2000 · Accounts Payable	-56.03
CAMBRIAN WATER OPERATIONS, LLC								
14160	Bill Pmt -Check	10/18/2023	5357	CAMBRIAN WATER OPERATI...	1250 · Cash In Bank		2000 · Accounts Payable	-31,160.48
CASELLE								
14224	Bill	11/09/2023	127568	CASELLE	2000 · Accounts Payable		6624 · O/S Professional	-916.67
14225	Bill	11/09/2023	128300	CASELLE	2000 · Accounts Payable		6624 · O/S Professional	-275.00
14234	Bill Pmt -Check	11/21/2023	5550	CASELLE	1250 · Cash In Bank		2000 · Accounts Payable	-916.67
14240	Bill Pmt -Check	11/21/2023	5554	CASELLE	1250 · Cash In Bank		2000 · Accounts Payable	-275.00
CONTROL ENGINEERS, PA								
14231	Bill	11/09/2023	29942	CONTROL ENGINEERS, PA	2000 · Accounts Payable		6635 · Contract Ser.	-2,199.25
14259	Bill	11/14/2023	29970	CONTROL ENGINEERS, PA	2000 · Accounts Payable		6635 · Contract Ser.	-954.75
14241	Bill Pmt -Check	11/21/2023	5555	CONTROL ENGINEERS, PA	1250 · Cash In Bank		2000 · Accounts Payable	-2,199.25
14261	Bill Pmt -Check	11/21/2023	5563	CONTROL ENGINEERS, PA	1250 · Cash In Bank		2000 · Accounts Payable	-954.75
DEPARTMENT OF ENVIRONMENTAL QUALITY								
14219	Bill	11/07/2023	Permit	DEPARTMENT OF ENVIRONM...	2000 · Accounts Payable		6604 · Administration	-1,000.00
14220	Bill Pmt -Check	11/07/2023	5544	DEPARTMENT OF ENVIRONM...	1250 · Cash In Bank		2000 · Accounts Payable	-1,000.00
DRY CREEK ENTERPRISES INC.								
14180	Bill Pmt -Check	11/02/2023	5549	DRY CREEK ENTERPRISES IN...	1250 · Cash In Bank		2000 · Accounts Payable	-4,500.00
14228	Bill	11/09/2023	3441	DRY CREEK ENTERPRISES IN...	2000 · Accounts Payable		6635 · Contract Ser.	-7,720.00
14229	Bill	11/09/2023	M2478	DRY CREEK ENTERPRISES IN...	2000 · Accounts Payable		6667 · Utilities	-110.00
14242	Bill Pmt -Check	11/21/2023	5556	DRY CREEK ENTERPRISES IN...	1250 · Cash In Bank		2000 · Accounts Payable	-110.00
14247	Bill Pmt -Check	11/21/2023	5561	DRY CREEK ENTERPRISES IN...	1250 · Cash In Bank		2000 · Accounts Payable	-7,720.00
ENERGY LABORATORIES, INC								
14232	Bill	11/09/2023	590565	ENERGY LABORATORIES, INC	2000 · Accounts Payable		6666 · Testing	-348.00
14248	Bill	11/17/2023	593353	ENERGY LABORATORIES, INC	2000 · Accounts Payable		6666 · Testing	-324.00
14243	Bill Pmt -Check	11/21/2023	5557	ENERGY LABORATORIES, INC	1250 · Cash In Bank		2000 · Accounts Payable	-348.00
14249	Bill Pmt -Check	11/21/2023	5562	ENERGY LABORATORIES, INC	1250 · Cash In Bank		2000 · Accounts Payable	-324.00
FALL RIVER PROPANE								
14258	Bill	11/14/2023	Oct. 2023	FALL RIVER PROPANE	2000 · Accounts Payable		6667 · Utilities	-9.00
14262	Bill Pmt -Check	11/21/2023	5564	FALL RIVER PROPANE	1250 · Cash In Bank		2000 · Accounts Payable	-9.00
Generator Source								
14158	Bill Pmt -Check	10/18/2023	WIRE	Generator Source	1250 · Cash In Bank	X	2000 · Accounts Payable	0.00
14162	Bill	10/18/2023	Quote # 000025...	Generator Source	2000 · Accounts Payable		6650 · Capital Improvements	-14,500.00
14163	Bill Pmt -Check	10/18/2023	WIRE	Generator Source	1250 · Cash In Bank		2000 · Accounts Payable	-228,625.00
Intuit Quickbooks								
14156	Bill	10/18/2023		Intuit Quickbooks	2000 · Accounts Payable		6604 · Administration	-89.09
14157	Bill Pmt -Check	10/18/2023	ACH	Intuit Quickbooks	1250 · Cash In Bank		2000 · Accounts Payable	-89.09
JENKINS BUILDING SUPPLY								
14272	Bill	11/20/2023	1054 Nov 2023	JENKINS BUILDING SUPPLY	2000 · Accounts Payable		6639 · Equipment	-37.18
14278	Bill Pmt -Check	11/21/2023	5572	JENKINS BUILDING SUPPLY	1250 · Cash In Bank		2000 · Accounts Payable	-37.18
JORGENSEN ENGINEERING								
14273	Bill	11/20/2023	52576	JORGENSEN ENGINEERING	2000 · Accounts Payable		-SPLIT-	-20,223.75
14275	Bill Pmt -Check	11/21/2023	5570	JORGENSEN ENGINEERING	1250 · Cash In Bank		2000 · Accounts Payable	-20,223.75
MT. VALLEY MOTOR AND PUMP SER. INC.								
14223	Bill	11/09/2023	13947	MT. VALLEY MOTOR AND PU...	2000 · Accounts Payable		6638 · Supplies, Maint & Repair	-1,000.00
14236	Bill Pmt -Check	11/17/2023	5282	MT. VALLEY MOTOR AND PU...	1250 · Cash In Bank	X	2000 · Accounts Payable	0.00
14271	Bill Pmt -Check	11/21/2023	5569	MT. VALLEY MOTOR AND PU...	1250 · Cash In Bank		2000 · Accounts Payable	-1,000.00
NAPA AUTO PARTS								
14265	Bill Pmt -Check	11/21/2023	5566	NAPA AUTO PARTS	1250 · Cash In Bank		2000 · Accounts Payable	-963.65
ROBERT WAGNER								
14201	Bill	11/02/2023	Mileage	ROBERT WAGNER	2000 · Accounts Payable		6663 · Travel/Educ./Training	-143.97
14202	Bill Pmt -Check	11/02/2023	5551	ROBERT WAGNER	1250 · Cash In Bank		2000 · Accounts Payable	-143.97

TOWN OF ALPINE-SEWER DEPT.
Transaction List by Vendor
 October 18 through November 21, 2023

Trans #	Type	Date	Num	Name	Account	Clr	Split	Amount
S & A Truck Equipment Repair LLC								
14222	Bill	11/09/2023	1455	S & A Truck Equipment Repair L...	2000 · Accounts Payable		6630 · Maintenance	-1,275.75
14237	Bill Pmt -Check	11/21/2023	5551	S & A Truck Equipment Repair L...	1250 · Cash In Bank		2000 · Accounts Payable	-1,275.75
SERVANT ELECTRIC PC								
14260	Bill	11/14/2023	4324	SERVANT ELECTRIC PC	2000 · Accounts Payable		6637 · WWTP Repairs & Mainten...	-1,474.19
14263	Bill Pmt -Check	11/21/2023	5565	SERVANT ELECTRIC PC	1250 · Cash In Bank		2000 · Accounts Payable	-1,474.19
TOWN GEN FUND								
14169	Bill	10/19/2023	14397-1530	TOWN GEN FUND	2000 · Accounts Payable		-SPLIT-	-18,729.25
14170	Bill	10/19/2023	10003-03702917	TOWN GEN FUND	2000 · Accounts Payable		-SPLIT-	-370.00
14171	Bill Pmt -Check	11/02/2023	5553	TOWN GEN FUND	1250 · Cash In Bank		2000 · Accounts Payable	-18,729.25
14198	Bill Pmt -Check	11/02/2023	5550	TOWN GEN FUND	1250 · Cash In Bank		2000 · Accounts Payable	-8,669.04
14203	Bill Pmt -Check	11/02/2023	5552	TOWN GEN FUND	1250 · Cash In Bank		2000 · Accounts Payable	-370.00
14221	Bill	11/09/2023	307204 11 - 23	TOWN GEN FUND	2000 · Accounts Payable		6667 · Utilities	-90.71
14226	Bill	11/09/2023	100556 Nov 23	TOWN GEN FUND	2000 · Accounts Payable		6667 · Utilities	-269.72
14266	Bill	11/15/2023	10 2023	TOWN GEN FUND	2000 · Accounts Payable		-SPLIT-	-4,628.77
14268	Bill	11/17/2023	July 2024	TOWN GEN FUND	2000 · Accounts Payable		-SPLIT-	-2,906.27
14238	Bill Pmt -Check	11/21/2023	5552	TOWN GEN FUND	1250 · Cash In Bank		2000 · Accounts Payable	-90.71
14244	Bill Pmt -Check	11/21/2023	5558	TOWN GEN FUND	1250 · Cash In Bank		2000 · Accounts Payable	-269.72
14267	Bill Pmt -Check	11/21/2023	5567	TOWN GEN FUND	1250 · Cash In Bank		2000 · Accounts Payable	-4,628.77
14269	Bill Pmt -Check	11/21/2023	5568	TOWN GEN FUND	1250 · Cash In Bank		2000 · Accounts Payable	-2,906.27
TOWN OF PINEDALE								
14230	Bill	11/09/2023	9/15/23-10/14/23	TOWN OF PINEDALE	2000 · Accounts Payable		6635 · Contract Ser.	-3,546.87
14245	Bill Pmt -Check	11/21/2023	5559	TOWN OF PINEDALE	1250 · Cash In Bank		2000 · Accounts Payable	-3,546.87
TOWN WATER DEPT								
14227	Bill	11/09/2023		TOWN WATER DEPT	2000 · Accounts Payable		6667 · Utilities	-104.11
14239	Bill Pmt -Check	11/21/2023	5553	TOWN WATER DEPT	1250 · Cash In Bank		2000 · Accounts Payable	-104.11
Tri-C Appliance LLC								
14233	Bill	11/09/2023	11611	Tri-C Appliance LLC	2000 · Accounts Payable		6638 · Supplies, Maint & Repair	-269.05
14246	Bill Pmt -Check	11/21/2023	5560	Tri-C Appliance LLC	1250 · Cash In Bank		2000 · Accounts Payable	-269.05

CONTRACT CHANGE ORDER					ORDER NO. 5	
CONTRACT FOR: TOWN OF ALPINE - GREYS RIVER ROAD PATHWAY PROJECT					DATE: 10/30/2023	
OWNER: TOWN OF ALPINE						
CONTRACTOR: DNS EXCAVATION, INC.						
You are hereby requested to comply with the following changes from the contract plans and specifications. The following Bid Items will be revised on the Contractor's Bid Schedule						
Bid Item	Description of Changes (Supplemental Drawings & Specifications Attached)	Qty	Unit	Unit Price	Decrease in Contract Price	Increase in Contract Price
1	Force Account	1	LS	\$ 10,000.00	\$ 10,000.00	
16	Adjust Valve Cover	3	EA	\$ 350.00		\$ 1,050.00
TOTALS					\$ 10,000.00	\$ 1,050.00
NET CHANGE IN CONTRACT PRICE						\$ (8,950.00)
Change Order initiated by: Owner						
JUSTIFICATION: Reduction for unused Force Account bid item. Adjustment of three water valve covers needed in asphalt area of pathway.						
The amount of the Contract will decrease:					\$ (8,950.00)	DOLLARS
The Contract total including this and previous change orders will be:					\$ 305,992.50	DOLLARS
The Contract period provided for completion will not change .						
New Completion date: September 13, 2023						
This document will become a supplement to the Contract and all provisions will apply thereto.						
Requested (OWNER) _____			Date: _____			
Recommended (ENGINEER) <i>Ryan Escobar</i>			Date: <i>11/6/23</i>			
Accepted (CONTRACTOR) <i>Jodie Hillstead</i>			Date: <i>11/7/23</i>			
Approved _____			Date: _____			
Approved _____			Date: _____			

APPLICATION FOR PAYMENT TOWN OF ALPINE GREYS RIVER ROAD PATHWAY PROJECT		CONTRACT NO. S07534 PAYMENT NO. 4 - FINAL PAGE 1 OF 2
OWNER: Town of Alpine PO Box 3070 Alpine, WY 83128	CONTRACTOR: DNS Excavation Inc. 550 Chariot Drive Afton, WY 83110	PERIOD OF ESTIMATE FROM: September 14, 2023 TO: October 30, 2023

CONTRACT CHANGE ORDER SUMMARY				TABULATION OF PAYMENT	
NO.	APPROVAL DATE	AMOUNT			
		ADDITIONS	DEDUCTIONS		
1	10/12/2022	\$ 3,300.00	\$ -	1. Original Contract Price.....	\$ 282,405.00
2	6/13/2023			2. Change Orders.....	\$ 23,587.50
3	7/14/2023	\$ 11,580.00		3. Revised Contract Price (1 + 2).....	\$ 305,992.50
4	9/14/2023	\$ 17,657.50		4. Total Value of Work Completed to Date *	\$ 305,992.50
5	10/30/2023		\$ (8,950.00)	5. Allowance for Materials Stored on this Date*.....	\$ -
				6. Subtotal (4+5).....	\$ 305,992.50
				7. Previously earned by Contractor (Prev. #6).....	\$ 304,942.50
				8. Value of Work Completed this Period (6-7).....	\$ 1,050.00
				9. Retainage Held Prior to this Payment (Prev. #11)	\$ 23,784.00
				10. Retainage to be Held from this Payment (% of 8)....	\$ (23,784.00)
				11. Total Retainage to be Held (9+10).....	\$ -
TOTALS		\$ 32,537.50	\$ (8,950.00)	12. Payment Due Contractor this Period (8-10).....	\$ 24,834.00
NET CHANGE		\$ 23,587.50		* Detailed breakdown on attached continuation sheet	

CONTRACT TIME			
Original Contract Time (Days)	60	On Schedule	Starting Date: August 22, 2022
Revisions	70	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Completion Date: September 13, 2023
Remaining Time (Days)	0		

<p>ACCEPTED BY CONTRACTOR:</p> <p>By: <u>Jade Hillhead</u></p> <p>Date: <u>11/7/2023</u></p> <p>APPROVED BY OWNER:</p> <p>By: _____</p> <p>Date: _____</p>	<p>ENGINEER'S CERTIFICATION:</p> <p>The undersigned certifies that the work has been inspected and, to the best of their knowledge and belief, the quantities shown on this estimate are correct and the work has been performed in accordance with the contract documents.</p> <p>Engineer: SUNRISE ENGINEERING, INC.</p> <p>By: <u>Ryan Eschman</u></p> <p>Date: <u>11/6/23</u></p>
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TOWN OF ALPINE - GREYS RIVER ROAD PATHWAY PROJECT

PARTIAL PAYMENT REQUEST (Number 4 - FINAL)

SCHEDULE OF VALUES

Note: Retainage not shown on this form

Name of Payee and Address:		DNS Excavation, Inc. 550 Chariot Drive Afton, WY 83110									
Name of Owner:		TOWN OF ALPINE									
Date of Completion:		Amount of Contract:									
Original: October 21, 2022		Original: \$282,405.00									
Revised: September 13, 2023		Revised: \$305,992.50									
Engineering Firm:		SUNRISE ENGINEERING, INC.									
		Dates of Estimate:									
		From: September 14, 2023									
		To: October 30, 2023									
Item	Description	Adjusted	CONTRACT ITEMS			THIS PERIOD			TOTAL TO DATE		
			Quantity	Unit	Unit Price	Quantity	Amount	Quantity	Amount		
1	Force Account	5	0	L.S.	\$ 10,000.00	0%	\$ -	0%	\$ -	0%	\$ -
2	Construction Staking		1	L.S.	\$ 3,500.00	0%	\$ -	100%	\$ 3,500.00	100%	\$ 3,500.00
3	Mobilization		1	L.S.	\$ 13,000.00	0%	\$ -	100%	\$ 13,000.00	100%	\$ 13,000.00
4	Traffic Control		1	L.S.	\$ 3,000.00	0%	\$ -	100%	\$ 3,000.00	100%	\$ 3,000.00
5	Earthwork/Grubbing for Pathway		1	L.S.	\$ 47,000.00	0%	\$ -	100%	\$ 47,000.00	100%	\$ 47,000.00
6	Untreated Base Course (Under Pathway)	4	275	C.Y.	\$ 30.00	0	\$ -	275	\$ 8,250.00	275	\$ 8,250.00
7	Untreated Base Course (final grading at driveways)	1, 3	546	C.Y.	\$ 30.00	0	\$ -	546	\$ 16,380.00	546	\$ 16,380.00
8	Materials Sampling and Testing		1	L.S.	\$ 6,500.00	0%	\$ -	100%	\$ 6,500.00	100%	\$ 6,500.00
9	3" Hot Plant Mix Bituminous Surfacing		75	S.Y.	\$ 115.00	0	\$ -	75	\$ 8,625.00	75	\$ 8,625.00
10	Pavement Sawing	4	583	L.F.	\$ 10.00	0	\$ -	583	\$ 5,830.00	583	\$ 5,830.00
11	Remove & Replace Sign Post & Sign		2	EA	\$ 500.00	0	\$ -	2	\$ 1,000.00	2	\$ 1,000.00
12	Replace Grass Sod		1,200	S.F.	\$ 3.00	0	\$ -	1200	\$ 3,600.00	1200	\$ 3,600.00
13	4" Thick Concrete (8' Wide Pathway/Sidewalk)	4	2,297	S.Y.	\$ 56.00	0	\$ -	2297	\$ 128,632.00	2297	\$ 128,632.00
14	6" Thick Concrete (8' Wide Pathway/Sidewalk)	4	172	S.Y.	\$ 64.00	0	\$ -	172	\$ 11,008.00	172	\$ 11,008.00
15	Detectable Warning Plate (24"x96")		11	EA	\$ 750.00	0	\$ -	11	\$ 8,250.00	11	\$ 8,250.00
16	Adjust Valve Cover	5	4	EA	\$ 350.00	3	\$ 1,050.00	4	\$ 1,400.00	4	\$ 1,400.00
	Asphalt Pathway (Sta. 0+00 to 4+75 ±) Town	4	7,480	SY	\$ 3.70	0	\$ -	7480	\$ 27,778.00	7480	\$ 27,778.00
	Asphalt Pathway (Sta. 0+00 to 4+75 ±) Gertsch	4	2,295	SY	\$ 3.70	0	\$ -	2295	\$ 8,485.50	2295	\$ 8,485.50
	Pavement Striping	4	1	LS	\$ 3,850.00	0	\$ -	1	\$ 3,850.00	1	\$ 3,850.00
			TOTAL		\$ 1,050.00	TOTAL	\$ 1,050.00	TOTAL	\$ 305,992.50	TOTAL	\$ 305,992.50

Section 4, Iteme.



TOWN OF ALPINE
CATERING PERMIT APPLICATION

APPLICATION #: _____ APPLICATION DATE: 11-20-23
 APPLICANT NAME: Juline Christofferson
 BUSINESS NAME: Rocky Mountain Rogues, Inc. dba Bull Moose Saloon
 APPLICANT'S ADDRESS: P.O. Box 3447
Alpine, WY 83128
 TELEPHONE: Business 307-654-7593 Cell - 406-461-5572
 EVENT NAME: Jackson Hole Choral Christmas Concert
 REASON FOR PERMIT REQUEST: Serving wine at reception
 LOCATION OF SALES: Presbyterian Church of Jackson Hole, 1251 S. Park Loop Jackson, WY 83001
 DATE(S) PERMIT REQUESTED: 12-3-2023 Time(s) 5 PM-7 PM

AFFIDAVIT/AUTHORIZATION

The undersigned applicant hereby authorized the Town of Alpine and its agents and employees to seek information and conduct investigations (if need be) into the truth of the foregoing statement has set forth in this application, and agrees to comply fully with the rules and Regulations of the Town of Alpine, Wyoming, governing the license requested, and further declares that the foregoing information contained in this application is true and correct.

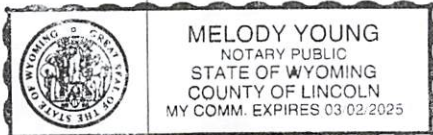
Juline Christofferson ^{President}
Applicant Signature/Title

11/28/23
Date

State of Wyoming)
County of Lincoln) ss.

Subscribed and sworn to before me this 20th day of Sept., 2023.

Melody Young
Notary Public
My commission expires 3/2/2025





TOWN OF ALPINE

RESPONSIBILITY AND LIABILITY OF MALT BEVERAGE AND CATERING PERMITTEES

1. FEES: Application fee for a malt beverage or catering permit must be paid by the applicant and approved by the Town prior to dispensing from the permit. Fees are as follows:

Per Day Fee \$ 25.00

2. PERMIT RESPONSIBILITY: In receiving the permit, the applicant assumes all accompanying responsibility and may be held responsible for any and all liabilities for non-compliance to said laws.

3. LOCAL/STATE LAWS: The applicant is liable for strict adherence to state and local laws governing the permit and will be held responsible for any and all liability for non-compliance to said laws.

4. APPLICANT SUPERVISION: The applicant must personally supervise and be responsible for all employees/event volunteers who sell or dispense the beverage and applicant acknowledges that employees/event volunteers must be at least 21 years of age to sell any alcohol or malt beverages. If requested by the Town of Alpine Clear of Alpine Chief of Police, applicants may be asked to provide applicable training* to employees who will be selling/dispensing under the permit.

5. SALES TAX: Malt beverages or alcoholic liquors purchased to be sold in conjunction with a permit must be ordered and purchased by the applicant. Applicant is responsible for all sales taxes and other fees required by law.

6. APPROVAL OF DISPENSING AREAS: Approval of sales/dispensing areas and operations (including proposed consumption areas) require the Town's approval.

7. PROCEEDS: Proceeds from the sale of malt beverages and or alcoholic liquors must be credited to the applicant.

8. ADVERTISING EVENT: The applicant understands that under the permit, he/she cannot promote or advertise the sale of malt beverages and/or alcoholic liquors as a temporary bar or lounge environment.

9. RECOVATION OF PERMIT: Any violation of local, state, federal or other laws will result in a permit being immediately revoked.

10. CATERING PERMIT ONLY: If operating under a catering permit, applicant must comply with applicable dispensing room requirements as set forth in State Statutes governing any liquor license. Applicant must hold a current, valid retail or resort liquor license.

*For Training assistance, permit holders may contact the Wyoming State Liquor Division @ (307)777-7231.

By signing below, as the applicant for said malt beverage or catering permit agree to adhere to all requirements as outlined above.

Julie Christofferson
Applicant Signature

11/20/23
Date



.....

Approvals:

The mayor and the Town clerk will provide written approval only after all other approvals have been obtained. The Town Clear and/or staff will acquire these approvals for applicants.

Mayor: _____

Town Clerk: _____

.....
.....

.....

Clerk's Use Only

Fees: Date paid: _____ () Check # _____ () Cash - Receipt # _____

Date Council Reviewed: _____ () Approved () Denied

Date Permit Issued: _____



TOWN OF ALPINE
 P O BOX 3070
 ALPINE, WY 83128

Section 4, Itemf.

Sales Receipt

DATE	SALE NO.
11/20/2023	10628

SOLD TO
The Jackson Hole Corale PO Box 7046 Jackson, WY 83002

DESCRIPTION	QTY	RATE	AMOUNT	CHECK NO.	PAYMENT METHOD	PROJECT
TOWN - LIQUOR LICENSE - Catering Permit	1	25.00 5.00%	25.00 0.00			
Total					\$25.00	
Phone #	E-mail	Web Site				
3076547757	clerk@alpinewy.gov	www.alpinewy.gov				



Engineer's Report

Alpine Town Council

MEETING DATE: NOVEMBER 21, 2023

TO: TOWN COUNCIL

SUBMITTED BY: DOMINIQUE BROUGH, PG – JORGENSEN ASSOCIATES

REVIEWED BY: VERA DONOVAN – JORGENSEN ASSOCIATES

SUBJECT: MONTHLY ENGINEER'S REPORT FOR OCTOBER 2023

PREPARED ON: NOVEMBER 15, 2023

MASTER AGREEMENT BETWEEN TOWN OF ALPINE AND JORGENSEN

Summary

The Master Agreement was approved by the Town Council and was executed on February 21, 2023. All work completed below has been at the request of the Mayor or other staff members and is summarized below based on the tasks outlined in the Master Agreement. The Town's FY24 budget cycle began July 1, 2023. All budget numbers presented below are for FY24. Task Work Orders (TWOs) have been simplified for FY24 to reflect the corresponding payment fund (water, sewer, and general).

Summary of Tasks Completed To-Date

1 – Water Fund

1. AMI Radio Read Project – Jorgensen has completed the propagation study map to identify locations for communication tower(s) and has sent the map to the meter team to conduct propagation study.
2. Water Model and GIS – Jorgensen staff has digitized existing TOA water/sewer mapping. An online GIS portal has been developed to display water service locations and TOA assets.
3. Maintenance Plan – Jorgensen has been assisting the Town with the Snake River Junction backup generator by providing surveying and topographic mapping. Musgrove Engineering has provided design and construction documents for this effort.
4. Development Reviews – Jorgensen assisted the Planning Department with engineering reviews for the Alpine Flats development, Hafeez Property, and is currently working on review of the Severson re-plat and Dead Horse Meadows annexation petition.

2 – Sewer Fund

1. Pre-Treatment Building Update:
 - a. Building construction:
 - i. Increased Ventilation Cost is still outstanding, contractor says it's almost ready.
 - ii. Upsized electrical capacity Cost is still outstanding.
 - iii. Metal roof is on with access-hatch, less one last piece of roofing and some flashings on roof hatch.
 - iv. Two of the three garage doors are on-site, third is waiting to be delivered.
 - v. Metal siding is almost complete.
 - vi. Concrete aprons and pads need to be poured.
 - vii. The site needs to be cleaned up for winter.
 - viii. The generator was purchased directly by the Town, so a deductive change order was made to the contract.
 - ix. Lower Valley Energy has installed new wire and j-box for the new transformer.
 - b. Cambrian Innovation Equipment & Design Update:
 - i. The Membrane container is re-re-scheduled to be delivered November 17, 2023
 - ii. Electrical equipment drawings are being created now.
 - iii. Process piping bid documents are past due from Oct. 13, 2023
2. Melvin sludge – Jorgensen and JVA are working with the Town to develop an industrial user discharge permit.
3. WWTP DEQ permit renewal – DEQ permit renewal has been submitted.
4. Sewer Model – Raftelis provided Jorgensen with a sewer model scope of work proposal to be used for Will-Serve Letters, Financial and Public Works planning. Jorgensen is currently reviewing this proposal and will share it with the Council at the December meeting.

3 – General Fund

Jorgensen has responded to emails and calls from town staff and has held internal meetings to coordinate the ongoing and new projects for the town as well as a meeting with Town Staff to discuss project priorities. Additionally, Jorgensen attends Town Council meetings and provides this monthly engineer’s report.

Budget

The total budget for all TWOs approved for FY24 is \$408,020 to be billed on a **time and expense basis**. The numbers presented below are costs associated with work performed by Jorgensen and our subconsultants through October 31, 2023.

Task Name	Proposed Budget	Spent Budget	Remaining / Unspent Budget	% Remaining Budget
1 – Water Fund	\$146,370	\$41,803	\$104,567	71%
2 – Sewer Fund	\$188,950	\$142,832	\$46,118	24%
3 – General Fund	\$72,700	\$17,408	\$55,292	76%
TOTAL	\$408,040	\$202,044	\$205,996	50%

Town of Alpine

10/1/23 to 10/31/23

Citations	0 Citations 0 Warnings
CFS/Law Incidents	113
Special Patrol	29

Animal Problem	1	Abandoned Vehicle	3
Agency Assist	4	Auto Accident	4
Aircraft		Child Abuse	1
Alarms	6	Citizen Dispute	2
Assault	2	Civil Standby	
Burglary		Custodial interference	
Citizen Assist	2	Domestic Violence	
Alcohol problems		Civil Execution/paper	
Controlled Burn	7	Disturbance	4
Controlled Substance		Forest patrol	
Drugs		Harassing	2
E911	15	Fire // Fireworks	
Fraud	1	Field contact	1
Information	1	Lock out	
Hazmat		Lost/Found Property	2
Lost/Found Animal	1	Parking problem	
Livestock		Juvenile problem	
Missing person		Medical	8
Littering	1	Mental subject	
Suicide Attempt		REDDI	1
Reckless driving	4	Motorist assist	
Noise	2	Public relations	1
Property damage	1	Search/Rescue	1
Security check		Suspicious	2
Test		Smoke investigation	1
Runaway juvenile		Threatening	
Traffic offense	17	Weapon offence	
Traffic hazard	2	Trespassing	1
Theft		Vandalism	
Traffic		Repo	
Transfer patient	1	Welfare Check	1
Vin Inspection	10	Warrant	
VIN Stamp		Utility problem	

Liquor License Renewal Permits

NOTICE IS HEREBY GIVEN, that the following individuals have submitted their applications to the Town of Alpine for their Annual Liquor License Renewals.

The Town of Alpine, Town Hall Office is located at:
250 River Circle



Alyshia Trujillo as Yankee Doodle's, LLC, d.b.a. Red, White & Brew has made application for renewal of a Restaurant Liquor License (RLL-2): Property located at: 20 S. US Highway 89, Alpine, Wyoming; Lot 1 of the Twin Disc Addition, SE Corner of the NW Quarter of Section 29, Towns commercial zoned property.

Application is Complete
Ready for Approval

Christian Perez Franco as La Cabana del Tequila, LLC, d.b.a. La Cabana del Tequila has made application for renewal of a Restaurant Liquor License (RLL-8): Property located at: 40 US Highway 89, Alpine, Wyo Lot #40 Alpine Grid Area – a commercial zoned prop

Corrections Identified & Resubmitted to State – Pending Final Approval

Grant van Rooyen as VR Tavern on the Greys, LLC, d.b.a. Tavern on the Greys has made application for renewal of a Retail Liquor License (RBLL-6): Building to be lic Wyoming; Lots 1A, 2A1 & 2A2 of the Palis Park Subdivision Tracts, a commercia

Application is Complete
Ready for Approval

Parkland USA Corporation dba KJ's Alpine has made application for renewal of a County Malt Beverage Liquor License (CMB-5): Boardwalk Drive, Alpine, Wyoming; Lot 15 & #17 of th a commercial zoned property.

Application is Complete
Ready for Approval



Juline Christofferson as Rocky Mountain Rogues, Inc., d.b.a. Bull Moose Saloon has made application for renewal of a Retail Liquor License (RBLL-1): Building to be licensed: 91 US Highway 89, A Lakeview Estates Tract C Subdivision, a commercia

Application is Complete
Ready for Approval

William M. Fisher as Driftwood Pizza LLC., d.b.a. Driftwood Pizza, has made application for renewal of a Restaurant Liquor License (RLL-9): 170 US Highway 89; Lot #13A of the Palisades Heights Subdi zoned property.

Corrections Identified & Resubmitted to the State - Pending Final Approval

Gavin Fine as Get Down LLC., d.b.a. Melvin Brewing has made application for renewal of a Restaurant Liquor License (RLL-12): Property located at: 624 County P Alpine Wyoming – a light industrial zoned property.

Application Pending Final Approval from the State – Additional Information Needed/Requested

Gavin Fine as Get Down LLC., d.b.a. Melvin Brewing has made application for renewal of a Microbrewery License (MICRO BP-2): Building to be licensed: T37N, R118W Alpine Wyoming – a light industrial zone

Corrections Identified & Resubmitted to the State – Pending Final Approval

Robert W. Broulim as Broulim Supermarkets, LLC, d.b.a. Alpine Broulims has made application for renewal of a Retail Liquor License Permit (RBLL-4): Building to be /89, Alpine, Wyoming; Lot 5 Broulim Addition to the ed property.

Application is Complete
Ready for Approval

Robert W. Broulim as Broulim Hardware, LLC, d.b.a. Alpine Ace Hardware has made application for a renewal of a County Retail - Malt Beverage Permit (CMB-3): River Road, Alpine, Wyoming; Lots 602C, 603C & division Tract C, a commercial zoned property.

Application is Complete
Ready for Approval



Protests, if any, against the renewal of these licenses will be heard on
7:00 p.m. on Tuesday, November 21st, 2023
in the Town Council Chambers,
Alpine Town Hall is located at:
250 River Circle, Alpine, Wyoming



Date: September 8, 2023

Town of Alpine
250 River Circle
PO Box 3070
307-654-7757

ATTENTION: Mayor Eric Green

SUBJECT: Alpine Flats Infrastructure Engineer Review
PROJECT: Alpine Flats

Dear Mayor Green,

Jorgensen has reviewed the Inspection Reports and as-built documents for the Alpine Flats ongoing development. The above-named development/project has installed water and sanitary sewer infrastructure with connections to the Town of Alpine (TOA) water and wastewater systems. Please see our comments/questions for the owner below.

At this time, Jorgensen is unable to verify water/sewer capacities and pressures in absence of a water or wastewater system model.

General:

- As-built drawings provided show buildings, development and surfacing that does not appear to have been installed at this time. It is requested that the owner provide an as-built set or sheet that shows only the infrastructure that has been installed, inspected, and tested.
- Correspondence suggests that WYDEQ approval has been issued per NOC # 2022-120. Please provide a copy of this approval for reference and conformance to any WYDEQ requirements.
- Please note that the Town of Alpine, Wyoming- Alpine Flats Development Agreement states that “no later than thirty (30) days after installation, testing, and engineering certification/acceptance, Developer and/or Alpine Flats shall grant to the Town all easements. . .”
- This review is to include the Phase I development that has been completed. Engineer of Record indicated that subsequent phasing is to be completed. Future phasing infrastructure will need to be permitted, inspected, easements acquired and tested before adoption of this future infrastructure by the Town of Alpine.

Water:

- Appropriate pressure testing was completed for the water main installed on the property. Water Quality tests were completed in the form of Total Coliforms and E. coli Presence/Absence Testing. Correspondence with Engineer of Record indicated that the lines are not currently in use. Lines should be disinfected and tested again for water quality before adoption and use because of the elapsed time since the water quality testing was completed.
- As-built drawings indicate multiple stubbed water lines. Please provide detail, description and inspection certification that stubbed lines were properly capped and restrained.

Wastewater:

- Please indicate how new sewer lines were connected to existing east and west lines stubbed out of each side of existing manhole 5.
- Submittal includes testing reports including Water Tightness, Pressure, Mandrel and Light Tests. Submitted test results indicate that the installed infrastructure passed the testing requirements and is acceptable.

Sincerely,
Jorgensen Associates



Kolter Booth, P.E.
Project Manager



September 28, 2023

Town of Alpine
250 River Circle
PO Box 3070
307-654-7757

Attention: Mayor Eric Green

Subject: Alpine Flats Infrastructure Engineer Review
Project: The Flats at Alpine Junction

Dear Mayor Green,

Following receipt of the Alpine Flats Review Comments provided by Jorgensen Engineering work was initiated to provide additional information and/or response where requested. Please see responses below.

General:

- **Regarding As-Built drawings:** Revisions have been made to the as-built drawings to remove facilities and structures not completed on site at the time water and sewer main construction concluded. Revised plans will be attached for review.
- **Regarding WYDEQ NOC# 2022-120:** A copy of the document has been attached for review.
- **Regarding future Phase Construction:** The developer intends to follow all local and WYDEQ plan review processes for future project phasing. The current permit to construct only includes improvements shown in the design documents to serve Phase 1.

Water:

- **Regarding disinfection and testing:** Additional BacT testing has been ordered following the line flush conducted Mid-September 2023. Disinfection of lines will be based on results of BacT testing. If testing comes back positive the lines will be re-disinfected and additional testing will be performed.
- **Regarding stubbed water lines:** Domestic water service lines are only restrained as shown in WPWSS Std. Dwg. No 02665.01 at placed Curb Stops. Stops are located on all domestic services except the central building where a stop will be installed in the adjacent easement when site development for that structure begins. Field verification is underway for the 4" Fire service stubs and 8" water main stub to ensure proper restraints are utilized at the plugs. Documentation will be provided following site investigation.

Wastewater:

- **Regarding sewer line connections at MH 5:** Existing stubs out of MH 5 had been temporarily capped and marked. Trenches were left partially open due to depth. Existing stubs were uncapped, cleaned and extended in accordance with WPWSS Section 02700 Part 3.01.



Date: October 31, 2023

Town of Alpine
250 River Circle
PO Box 3070
307-654-7757

ATTENTION: Mayor Eric Green

SUBJECT: Alpine Flats Infrastructure Engineer Review
PROJECT: Alpine Flats

Dear Mayor Green,

Jorgensen has reviewed the responses, water testing and updated as-built documents for the Alpine Flats ongoing development. The above-named development/project has installed water and sanitary sewer infrastructure with connections to the Town of Alpine (TOA) water and wastewater systems. Please see our comments/questions for the owner below.

At this time, Jorgensen is unable to verify water/sewer capacities and pressures in absence of a water or wastewater system model.

General:

- The Alpine Flats Engineer has provided an updated as-built set that shows only the infrastructure that has been installed, inspected, and tested as requested.
- The Alpine Flats Engineer has provided a copy of WYDEQ NOC 2022-120 as requested.
- Please note that the Town of Alpine, Wyoming- Alpine Flats Development Agreement states that “no later than thirty (30) days after installation, testing, and engineering certification/acceptance, Developer and/or Alpine Flats shall grant to the Town all easements. . .”

Water:

- Recent water quality testing was completed and provided. This testing reflected that the water was absent of Total Coliforms or E. coli and safe. If lines are isolated from the system before use, they should be retested before going into service.
- Responses indicated that stubbed water lines will be field inspected and documentation provided. Once documentation is received, confirmation of restraints can be completed.

Wastewater:

- No further comments at this time

Summarizing the comments above, if field inspection documents show that waterline stubs are within specifications, this infrastructure is acceptable per our review.

Sincerely,

Jorgensen Associates



Kolter Booth, P.E.

Project Manager

DEVELOPMENT PLAN FOR:
THE FLATS AT ALPINE JUNCTION
 ALPINE, WYOMING
 AS-BUILT MARCH 2023

APPROVAL SIGNATURES:

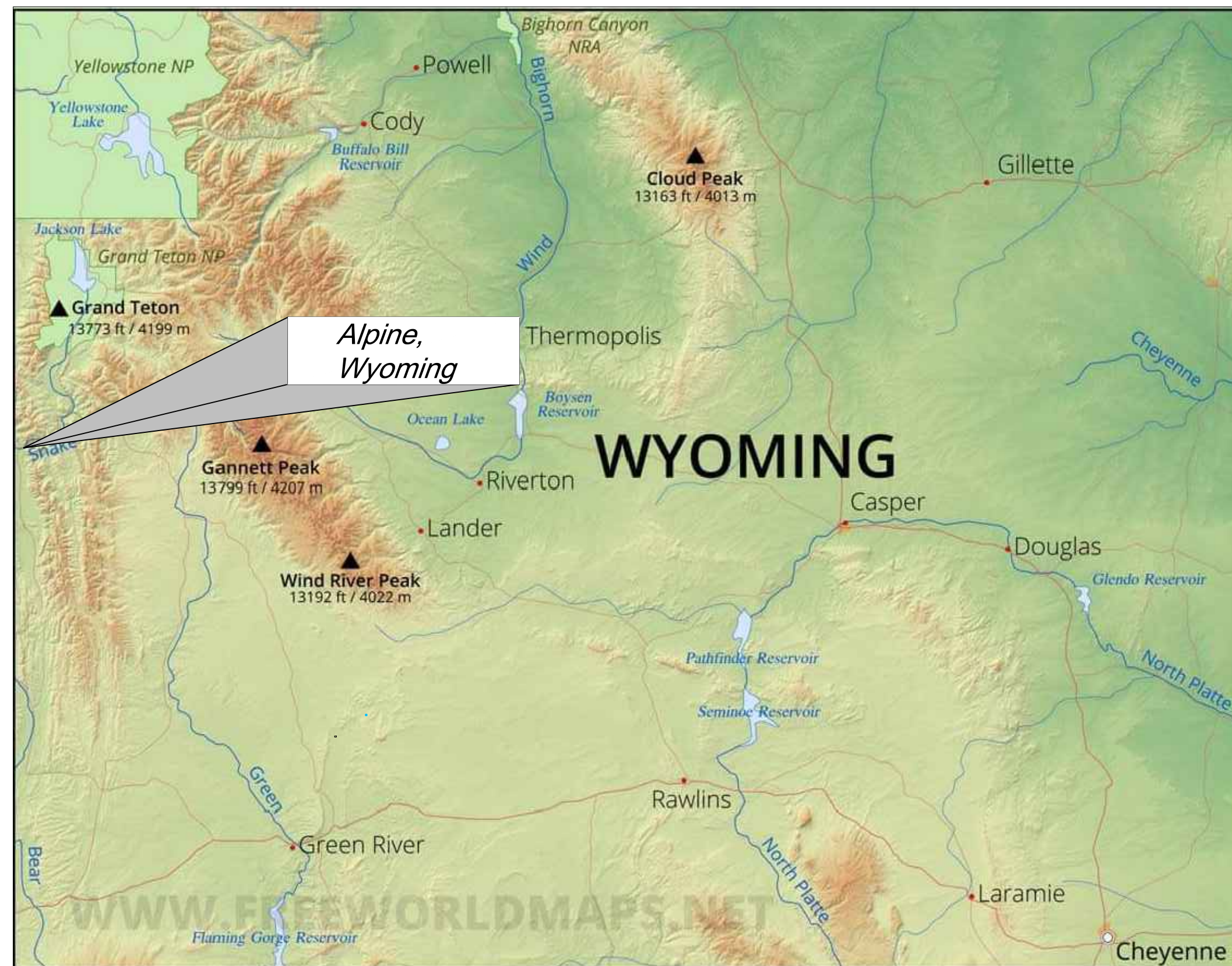


Date:

HLE, Inc.

Date:

Town of Alpine



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- SHEET 1 CONSTRUCTION NOTES
- SHEET 3 EXISTING AND DEMO SHEET
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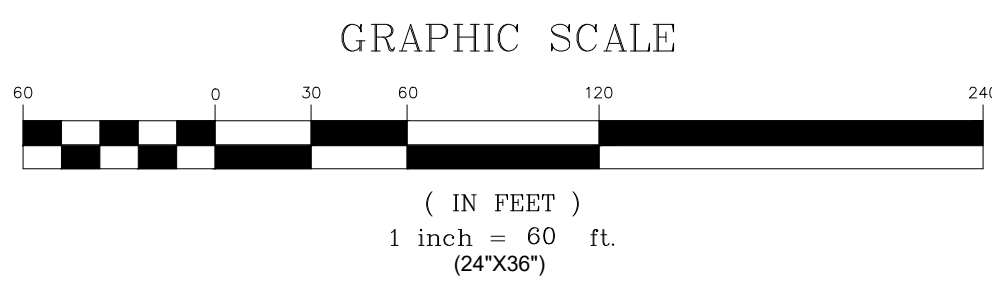


PROJECT LOCATION

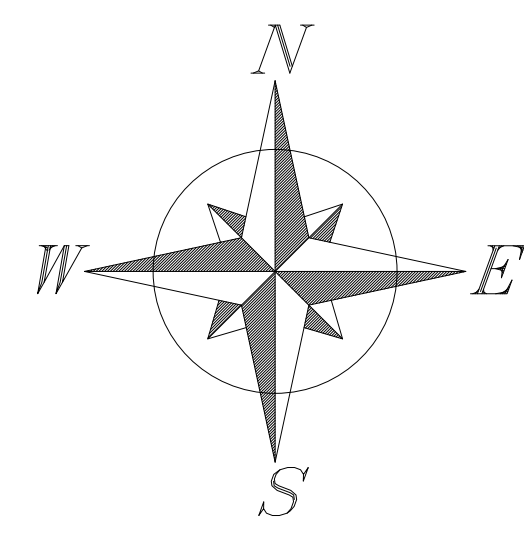


CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
 101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
 800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977
 460 Lincoln Street, American Falls, ID 83211, (208)226-5764





EXISTING CONDITIONS & DEMO FOR: THE FLATS AT ALPINE JUNCTION

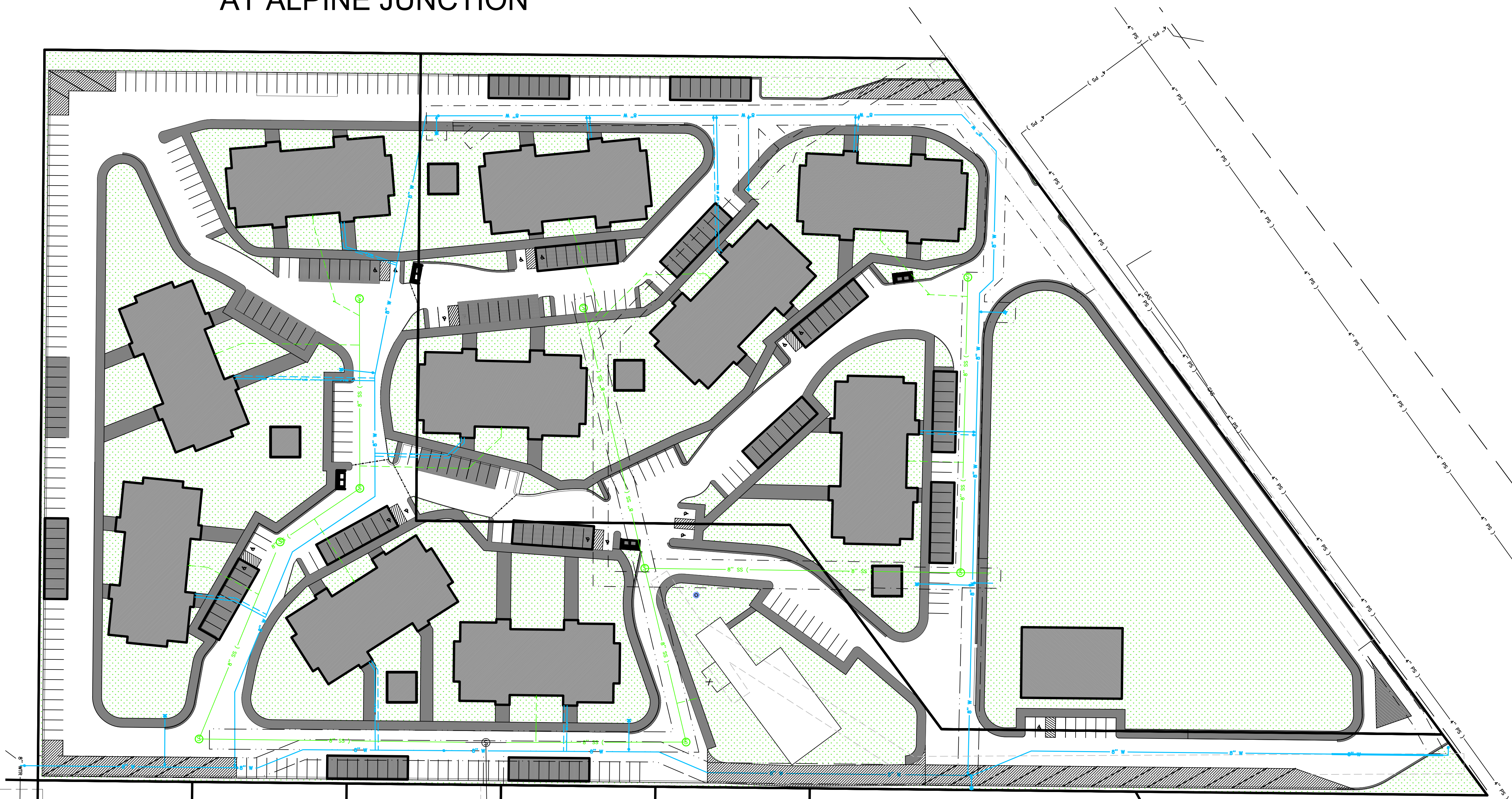


LEGEND

EXST / PROP

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CATCH BASIN
- STRM MANHOLE
- SAN SWR MANHOLE
- POWER POLE
- LIGHT POLE
- PROPERTY LINE
- EASEMENT LINE
- STREET RIGHT-OF-WAY
- SAW CUT LINE
- RD CENTER LINE
- FENCE LINE
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- 4488" WTR
- 4494" WTR
- 4500" WTR
- 4506" WTR
- 4512" WTR
- 4518" WTR
- 4524" WTR
- 4530" WTR
- 4536" WTR
- 4542" WTR
- 4548" WTR
- 4554" WTR
- 4560" WTR
- 4566" WTR
- 4572" WTR
- 4578" WTR
- 4584" WTR
- 4590" WTR
- 4596" WTR
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- 4680" WTR
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- 4698" WTR
- 4704" WTR
- 4710" WTR
- 4716" WTR
- 4722" WTR
- 4728" WTR
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- 4740" WTR
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- 4800" WTR
- 4806" WTR
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- 4842" WTR
- 4848" WTR
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- 4884" WTR
- 4890" WTR
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- 4902" WTR
- 4908" WTR
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- 4980" WTR
- 4986" WTR
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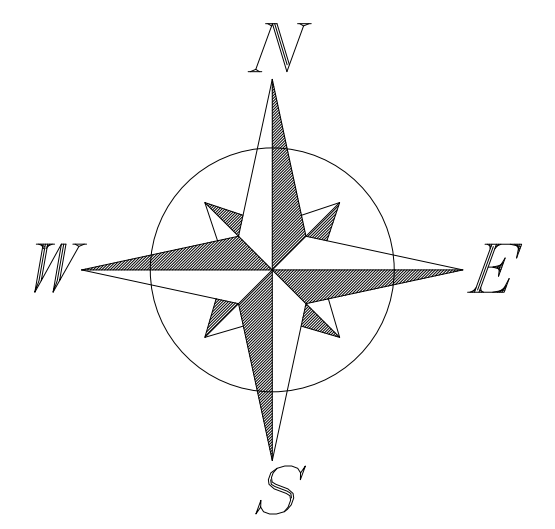
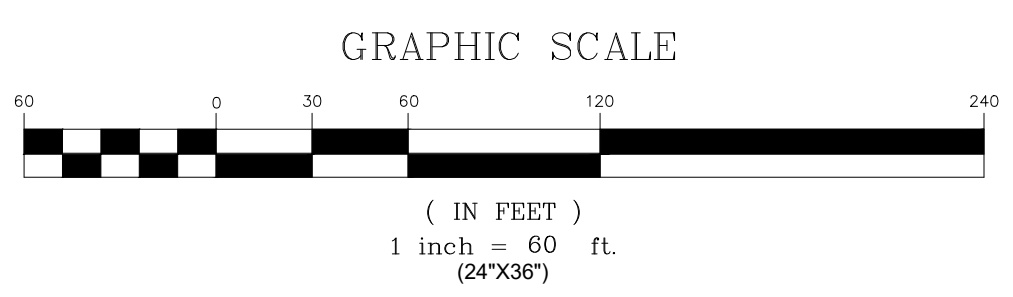
WATER AND SEWER MASTER PLAN FOR: THE FLATS AT ALPINE JUNCTION



LEGEND

EXST / PROP

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CATCH BASIN
- STRM MANHOLE
- SAN SWR MANHOLE
- POWER POLE
- LIGHT POLE
- PROPERTY LINE
- EASEMENT LINE
- STREET RIGHT-OF-WAY
- SAW CUT LINE
- RD CENTER LINE
- FENCE LINE
- CROSS ACCESS EASEMENT
- 12" WTR
- 12" STRM SWR LINE
- 12" SAN SWR LINE
- 12" SAN SWR SERVICE
- OVERHEAD POWER
- UNDERGRND POWER
- COMMUNICATION LINE
- GAS LINE
- CONTOURS
- DEMO
- GRADE BREAK
- BUILDING
- LANDSCAPING
- CONCRETE
- ASPHALT
- GRAVEL
- OPEN WATER
- PHASE 2
- PHASE 3



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ORIGINAL APPROVAL
JUNE 13, 2022

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Alpine Flats
West Side of U.S. HWY 26 Alpine WY 83128

WATER & SEWER MASTER PLAN

Issue	ID	DATE	DESCRIPTION

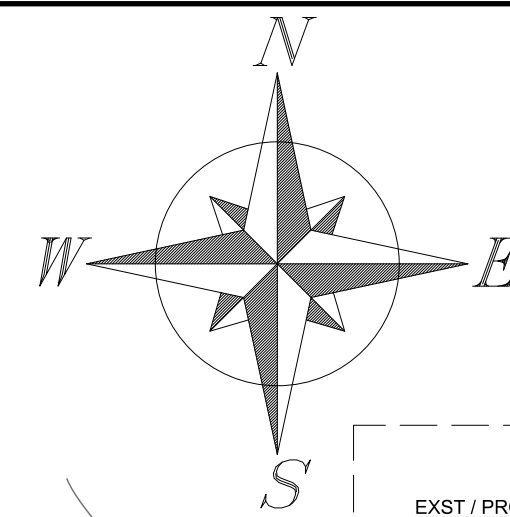
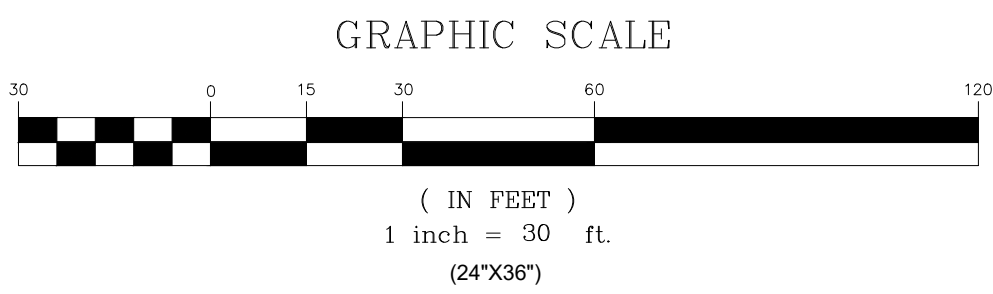
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UTILITY PLAN 1 FOR: THE FLATS AT ALPINE JUNCTION



LEGEND	
EXST / PROP	DESCRIPTION
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	CATCH BASIN
	STORM MANHOLE
	SAN SWR MANHOLE
	POWER POLE
	LIGHT POLE
	PROPERTY LINE
	EASEMENT LINE
	STREET RIGHT-OF-WAY
	SAW CUT LINE
	RD CENTER LINE
	FENCE LINE
	CROSS ACCESS EASEMENT
	WATER LINE
	WATER SERVICE
	STORM SWR LINE
	SAN SWR LINE
	SAN SWR SERVICE
	OVERHEAD POWER
	UNDRGRND POWER
	COMMUNICATION LINE
	GAS LINE
	CONTOURS
	DEMO
	GRADE BREAK
	BUILDING
	LANDSCAPING
	CONCRETE
	ASPHALT
	GRAVEL
	OPEN WATER
	PHASE 2
	PHASE 3

UTILITY NOTES:

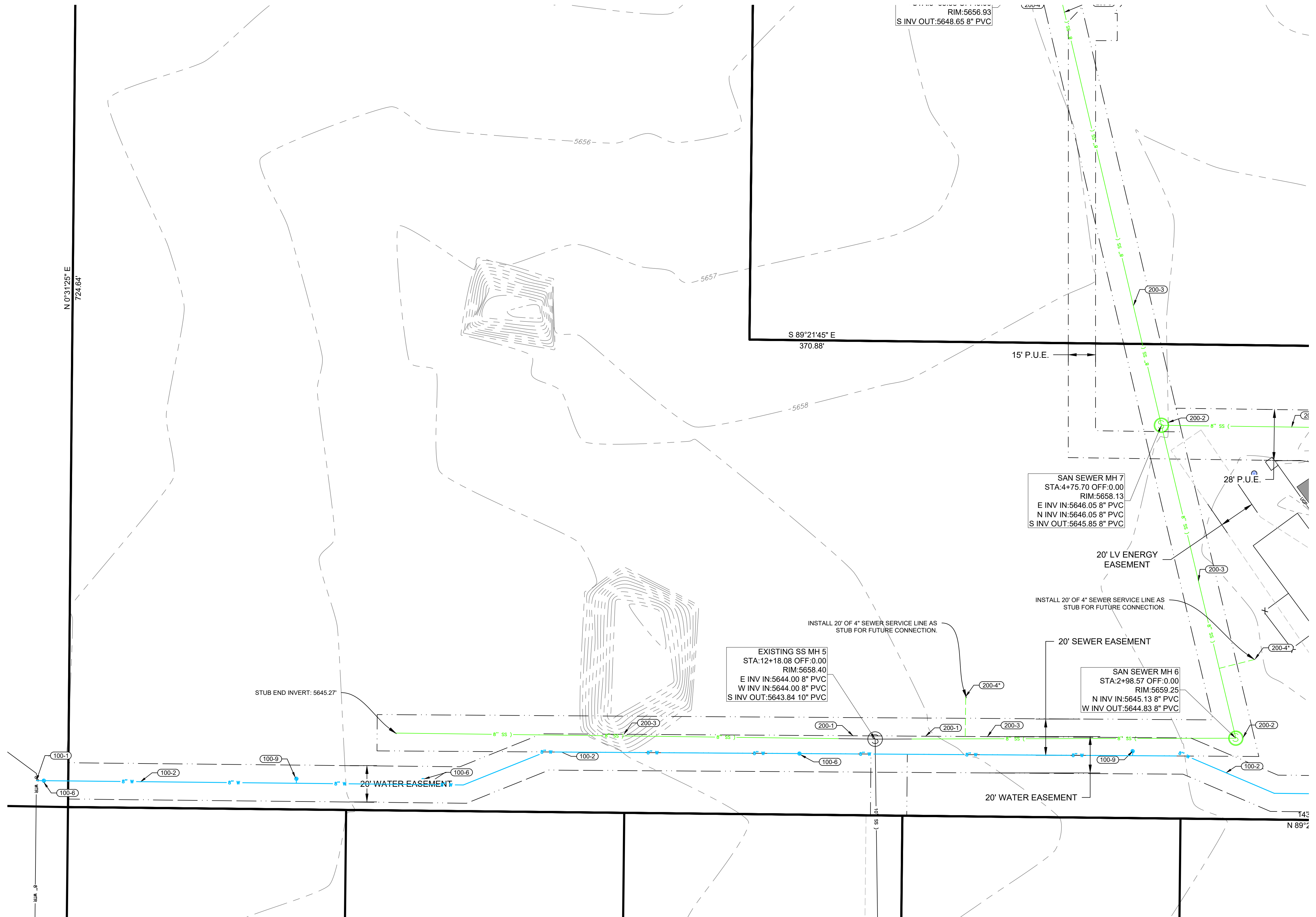
- (100-1) CONNECT TO EXISTING 8" WATER MAIN WITH 8"X8" TEE. FIELD VERIFY LOCATION.
- (100-2) INSTALL 8" C900 DR18 PVC WATER MAIN LINE AT 6' MIN COVER.
- (100-3) INSTALL FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER WPWSS STD. DWG. NO. 02645-01.
- (100-4) INSTALL 2" COMMERCIAL WATER SERVICE PER WPWSS STD. DWG. NO. 02665-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
- (100-5) INSTALL 2.5" MIN. FIRE WATER LINE PER WPWSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
- (100-6) INSTALL 8" GATE VALVE PER WPWSS 02665-D.
- (100-7) INSTALL 8" X 8" TEE
- (100-8) INSTALL 8" C900 DR18 WATER STUB AND TEMPORARILY PLUG FOR USE IN FUTURE PHASING.
- (100-9) INSTALL 8" X 8" X 6" REDUCING TEE AND VALVE AND PLUG FOR HYDRANT IN FUTURE PHASING.
- (100-10) INSTALL 6" C900 DR18 WATER MAIN LINE AT 6' MIN COVER.
- (100-11) INSTALL 6" GATE VALVE PER WPWSS 02665-D.
- (100-12) INSTALL 10" OR LARGER DR-26 C900 CASING. EXTEND 5' BEYOND EDGE OF OIL OR EXISTING UTILITY.
- (200-1) CONNECT TO EXISTING 8" SANITARY SEWER STUB. FIELD VERIFY LOCATION.
- (200-2) INSTALL 48" TYPE A MANHOLE WITH FRAME AND COVER PER DETAIL ON DETAILS 2 AND WPWSS 02700.
- (200-3) INSTALL 8" SDR35 OR GREATER SANITARY SEWER PIPE AT MINIMUM 0.48% SLOPE.
- (200-4) INSTALL 6" SANITARY SEWER SERVICE PER DETAIL ON DETAILS 1 AND WPWSS STD. DWG. NO. 02700-04. SEE PLUMBING WASTE MAIN FLOOR PLAN FOR CONTINUANCE.
- (200-5) INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPWSS STD. DWG. NO. 02700-05.

TRENCHING AND UTILITY GENERAL NOTES:

RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED ON EXISTING/DEMO SHEET.

TRENCH AND BACKFILL PER WPWSS STD. DWG. NO. 02220-01 WITH TYPE A BACKFILL PER WPWSS 02225.

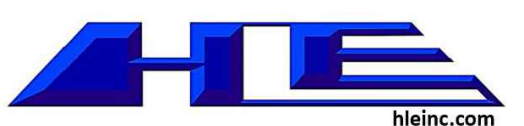
RESTRAIN ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES WITH THRUST BLOCKS PER WPWSS STD. DWGS. NO. 02665-02, 02665-03, 02665-04.



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Michael J. JOY
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 JUNE 13, 2022
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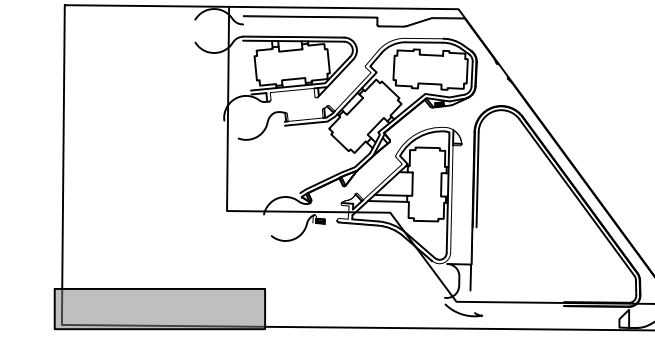
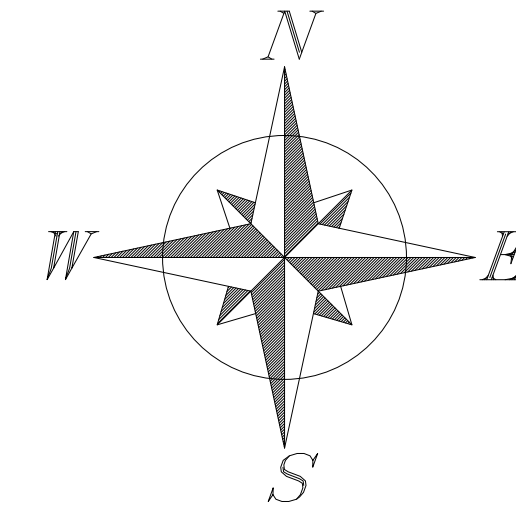
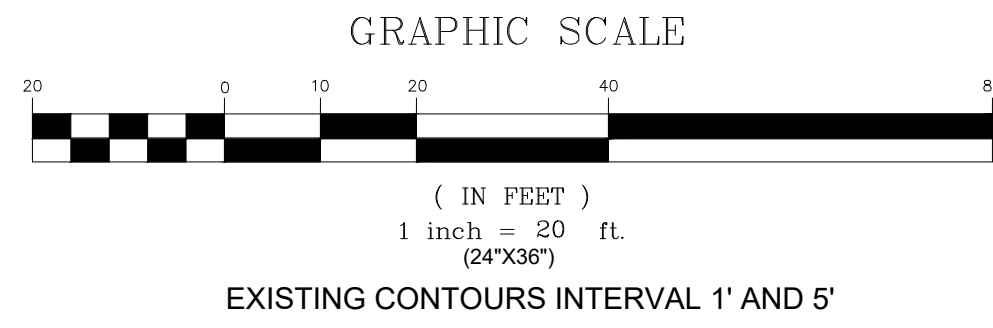
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Alpine Flats	
West Side of U.S. Hwy 26 Alpine WY 83128	
UTILITY PLAN 1	
Issue	DESCRIPTION

20-535
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 SHEET # OF 25

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WATER PLAN AND PROFILE 1 FOR: THE FLATS AT ALPINE JUNCTION

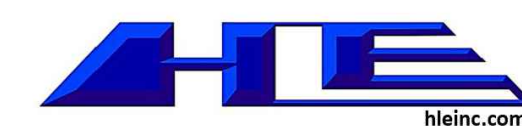


LEGEND	
EXST / PROP	
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	CATCH BASIN
	STRM MANHOLE
	SAN SWR MANHOLE
	POWER POLE
	LIGHT POLE
	PROPERTY LINE
	EASEMENT LINE
	STREET RIGHT-OF-WAY
	SAW CUT LINE
	RD CENTER LINE
	FENCE LINE
	CROSS ACCESS EASEMENT
	WATER LINE
	WATER SERVICE
	STRM SWR LINE
	SAN SWR LINE
	SAN SWR SERVICE
	OVERHEAD POWER
	UNDRGRND POWER
	COMMUNICATION LINE
	GAS LINE
	CONTOURS
	DEMO
	GRADE BREAK
	BUILDING
	LANDSCAPING
	CONCRETE
	ASPHALT
	GRAVEL
	OPEN WATER PHASE 2
	OPEN WATER PHASE 3

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PHONE: (208) 339-4907

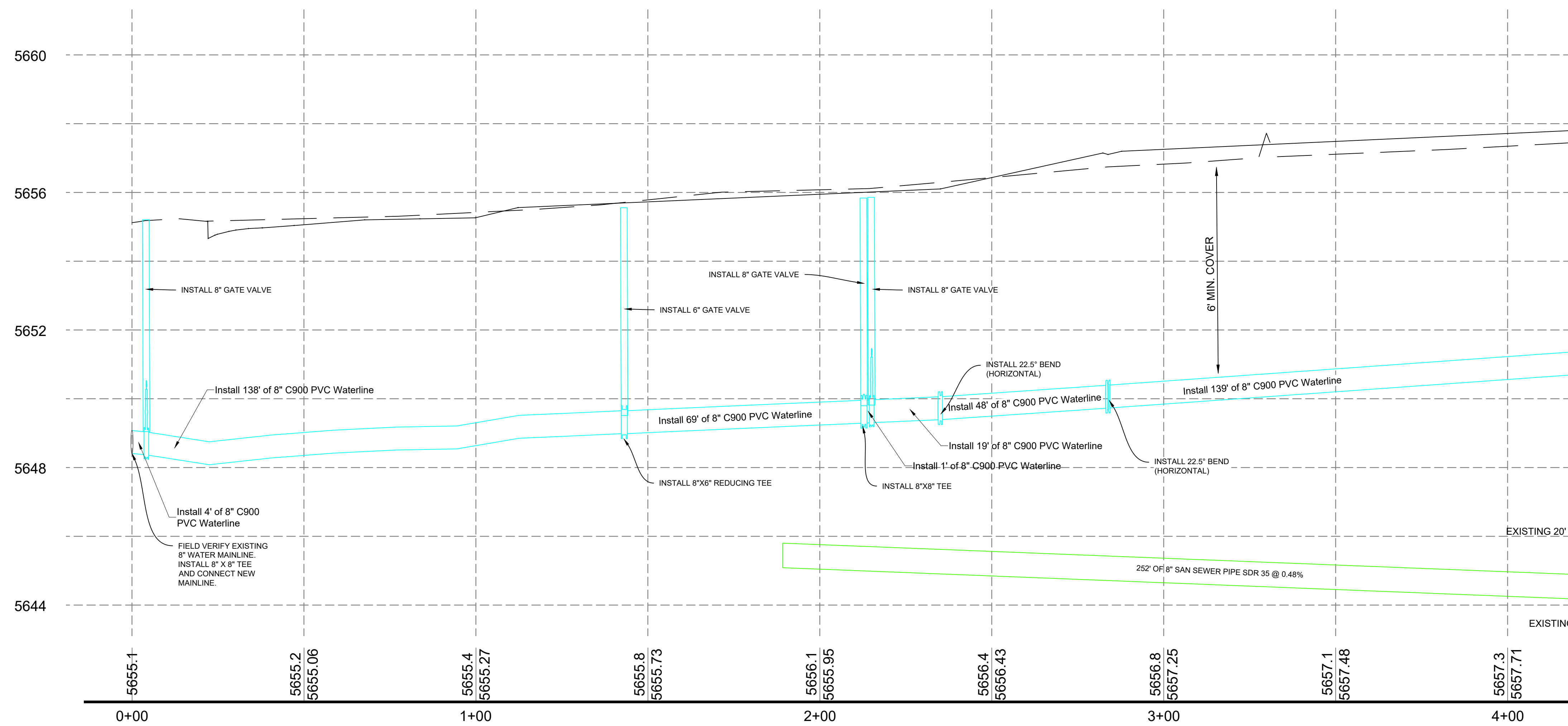
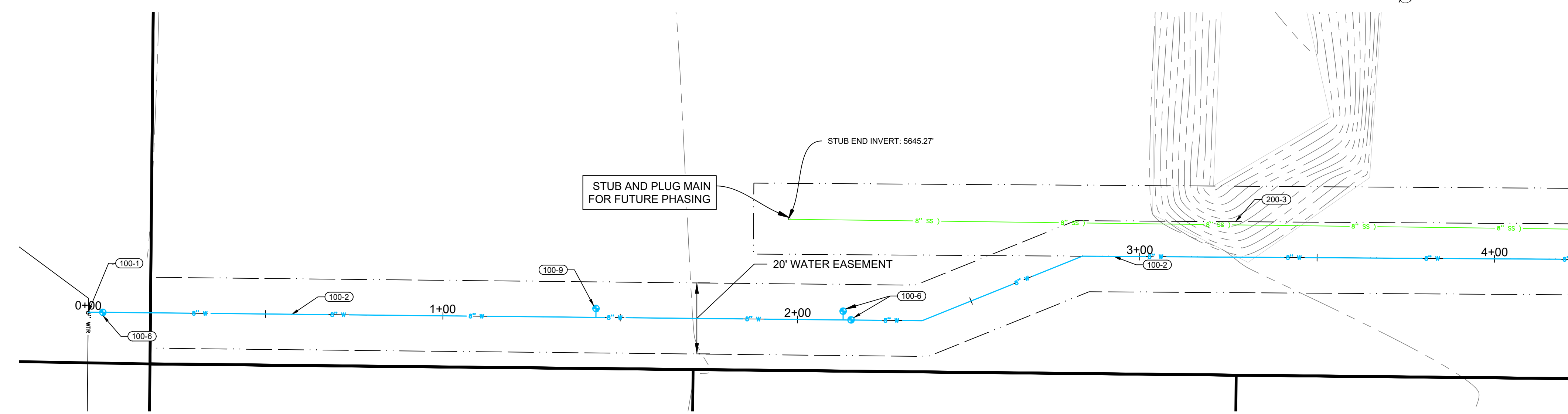
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Alpine Flats West Side of U.S. HWY 26 Alpine WY 83128	
WATER PLAN & PROFILE 1	
Issue	ID DATE DESCRIPTION

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UTILITY NOTES:

- (100-1) CONNECT TO EXISTING 8" WATER MAIN WITH 8"x8"x8" TEE. FIELD VERIFY LOCATION.
- (100-2) INSTALL 8" C900 DR18 PVC WATER MAIN LINE AT 6' MIN COVER.
- (100-3) INSTALL FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER WPWSS STD. DWG. NO. 02645-01.
- (100-4) INSTALL 2" COMMERCIAL WATER SERVICE PER WPWSS STD. DWG. NO. 02665-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
- (100-5) INSTALL 2.5" MIN. FIRE WATER LINE PER WPWSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
- (100-6) INSTALL 8" GATE VALVE PER WPWSS 02665-D.
- (100-7) INSTALL 8" X 8" TEE
- (100-8) INSTALL 8" C900 DR18 WATER STUB AND TEMPORARILY PLUG FOR USE IN FUTURE PHASING.
- (100-9) INSTALL 8" X 8" X 6" REDUCING TEE AND VALVE AND PLUG FOR HYDRANT IN FUTURE PHASING.
- (100-10) INSTALL 6" C900 DR18 WATER MAIN LINE AT 6' MIN COVER.
- (100-11) INSTALL 6" GATE VALVE PER WPWSS 02665-D.
- (100-12) INSTALL 10" OR LARGER DR-26 C900 CASING. EXTEND 5' BEYOND EDGE OF OIL OR EXISTING UTILITY.
- (200-1) CONNECT TO EXISTING 8" SANITARY SEWER STUB. FIELD VERIFY LOCATION.
- (200-2) INSTALL 48" TYPE A MANHOLE WITH FRAME AND COVER PER DETAIL ON DETAILS 2 AND WPWSS 02700.
- (200-3) INSTALL 8" SDR35 OR GREATER SANITARY SEWER PIPE AT MINIMUM 0.48% SLOPE.
- (200-4) INSTALL 6" SANITARY SEWER SERVICE PER DETAIL ON DETAILS 1 AND WPWSS STD. DWG. NO. 02700-04. SEE PLUMBING WASTE MAIN FLOOR PLAN FOR CONTINUANCE.
- (200-5) INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPWSS STD. DWG. NO. 02700-06.

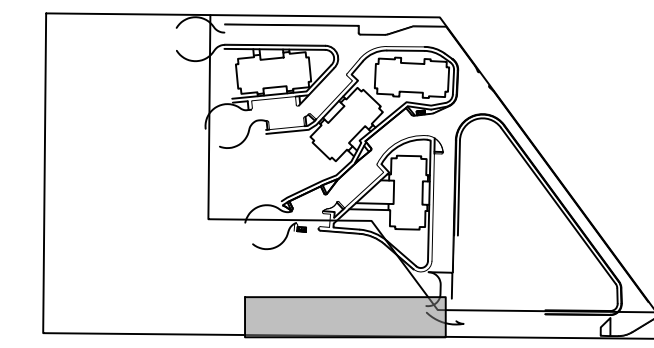
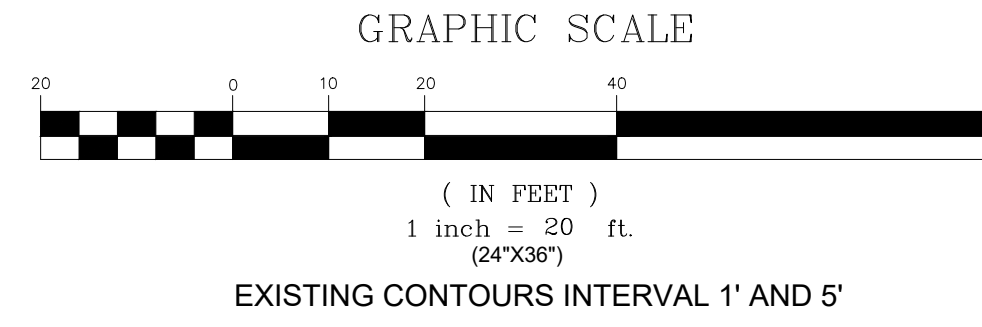
TRENCHING AND UTILITY GENERAL NOTES:

- RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED ON EXISTING/DEMO SHEET.
- TRENCH AND BACKFILL PER WPWSS STD. DWG. NO. 02220-01 WITH TYPE A BACKFILL PER WPWSS 02225.
- RESTRAIN ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES WITH THRUST BLOCKS PER WPWSS STD. DWGS. NO. 02665-02, 02665-03, 02665-04.

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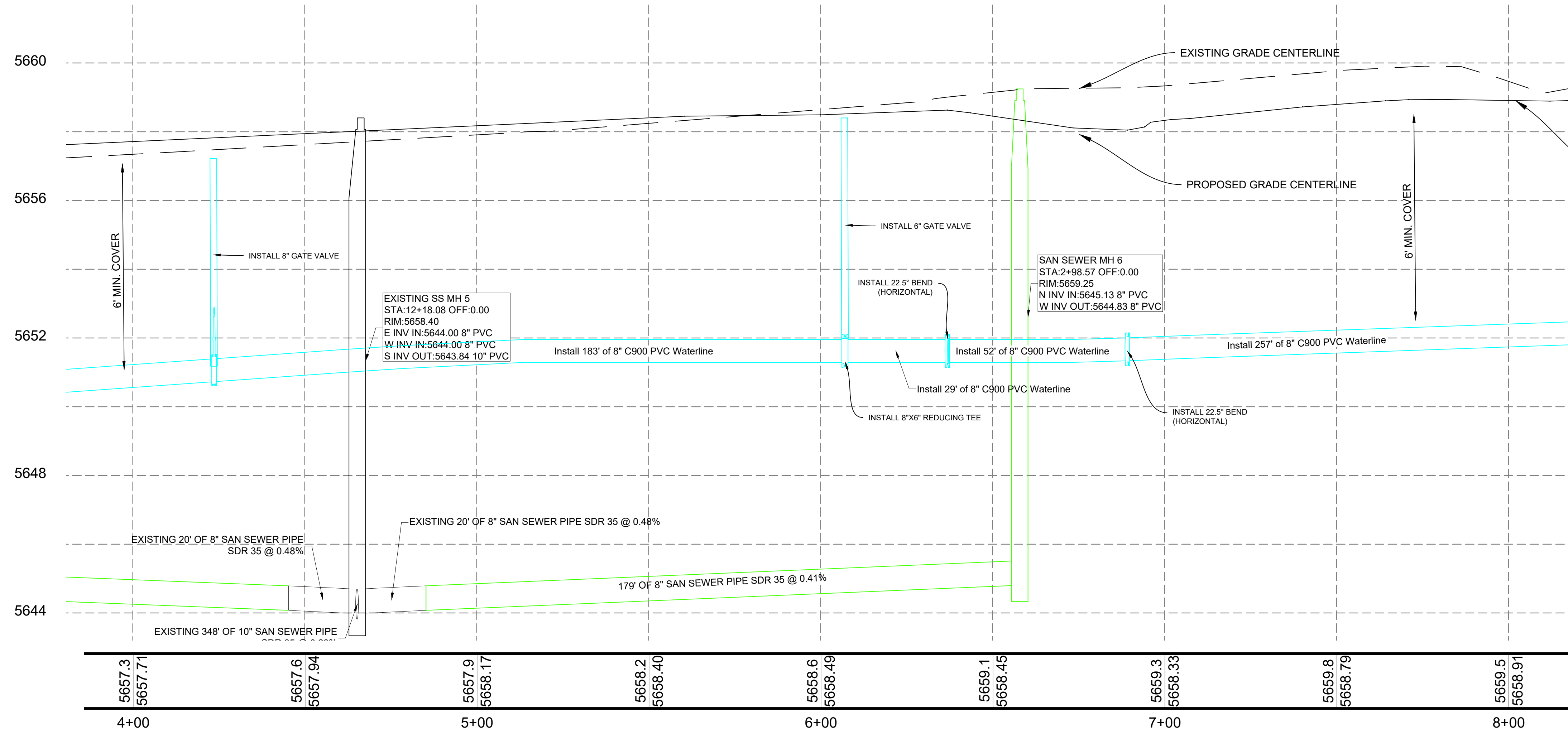
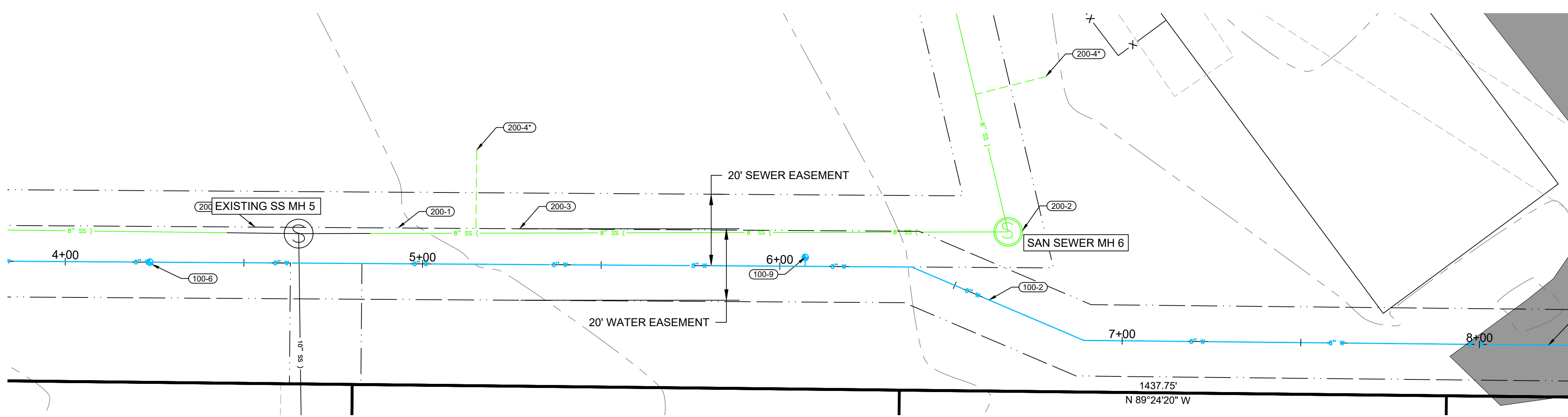
HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2' (10X VERTICAL EXAGGERATION)

WATER PLAN AND PROFILE 2 FOR: THE FLATS AT ALPINE JUNCTION



LEGEND

EXST / PROP	DESCRIPTION
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	CATCH BASIN
	STRM MANHOLE
	SAN SWR MANHOLE
	POWER POLE
	LIGHT POLE
	PROPERTY LINE
	EASEMENT LINE
	STREET RIGHT-OF-WAY
	SAW CUT LINE
	RD CENTER 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
	CONTOURS
	DEMO
	GRADE BREAK
	BUILDING
	LANDSCAPING
	CONCRETE
	ASPHALT
	GRAVEL
	OPEN WATER
	PHASE 2
	PHASE 3



HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2' (10X VERTICAL EXAGGERATION)

- UTILITY NOTES:**
- (100-1) CONNECT TO EXISTING 8" WATER MAIN WITH 8"x8" TEE. FIELD VERIFY LOCATION.
 - (100-2) INSTALL 8" C900 DR18 PVC WATER MAIN LINE AT 6" MIN COVER.
 - (100-3) INSTALL FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER WPSS STD. DWG. NO. 02645-01.
 - (100-4) INSTALL 2" COMMERCIAL WATER SERVICE PER WPSS STD. DWG. NO. 02665-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
 - (100-5) INSTALL 2.5" MIN. FIRE WATER LINE PER WPSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
 - (100-6) INSTALL 8" GATE VALVE PER WPSS 02665 D.
 - (100-7) INSTALL 8" X 8" TEE
 - (100-8) INSTALL 8" C900 DR18 WATER STUB AND TEMPORARILY PLUG FOR USE IN FUTURE PHASING.
 - (100-9) INSTALL 8" X 8" X 6" REDUCING TEE AND VALVE AND PLUG FOR HYDRANT IN FUTURE PHASING.
 - (100-10) INSTALL 6" C900 DR18 WATER MAIN LINE AT 6" MIN COVER.
 - (100-11) INSTALL 6" GATE VALVE PER WPSS 02665 D.
 - (100-12) INSTALL 10" OR LARGER DR-26 C900 CASING. EXTEND 5' BEYOND EDGE OF OIL OR EXISTING UTILITY.
 - (200-1) CONNECT TO EXISTING 8" SANITARY SEWER STUB. FIELD VERIFY LOCATION.
 - (200-2) INSTALL 48" TYPE A MANHOLE WITH FRAME AND COVER PER DETAIL ON DETAILS 2 AND WPSS 02700.
 - (200-3) INSTALL 8" SDR35 OR GREATER SANITARY SEWER PIPE AT MINIMUM 0.48% SLOPE.
 - (200-4) INSTALL 6" SANITARY SEWER SERVICE PER DETAIL ON DETAILS 1 AND WPSS STD. DWG. NO. 02700-04. SEE PLUMBING WASTE MAIN FLOOR PLAN FOR CONTINUATION.
 - (200-5) INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPSS STD. DWG. NO. 02700-06.

TRENCHING AND UTILITY GENERAL NOTES:

RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED ON EXISTING/DEMO SHEET.

TRENCH AND BACKFILL PER WPSS STD. DWG. NO. 02220-01 WITH TYPE A BACKFILL PER WPSS 02225.

RESTRAIN ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES WITH THRUST BLOCKS PER WPSS STD. DWGS. NO. 02665-02, 02665-03, 02665-04.

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IDAHO FALLS, ID 83402
PHONE: (208) 524-0212

Alpine Flats
West Side of U.S. HWY 26 Alpine WY 83128

WATER PLAN & PROFILE 2

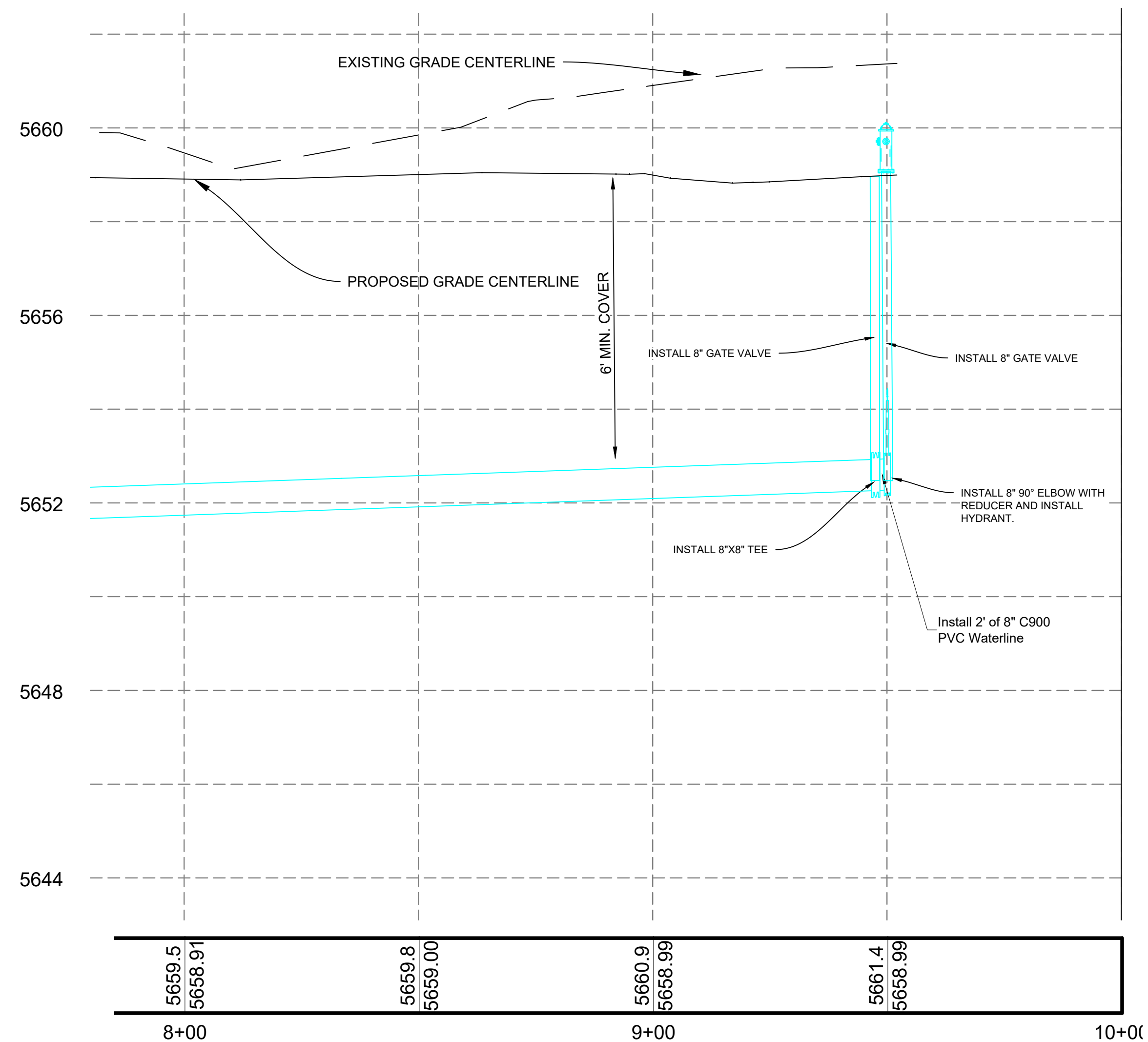
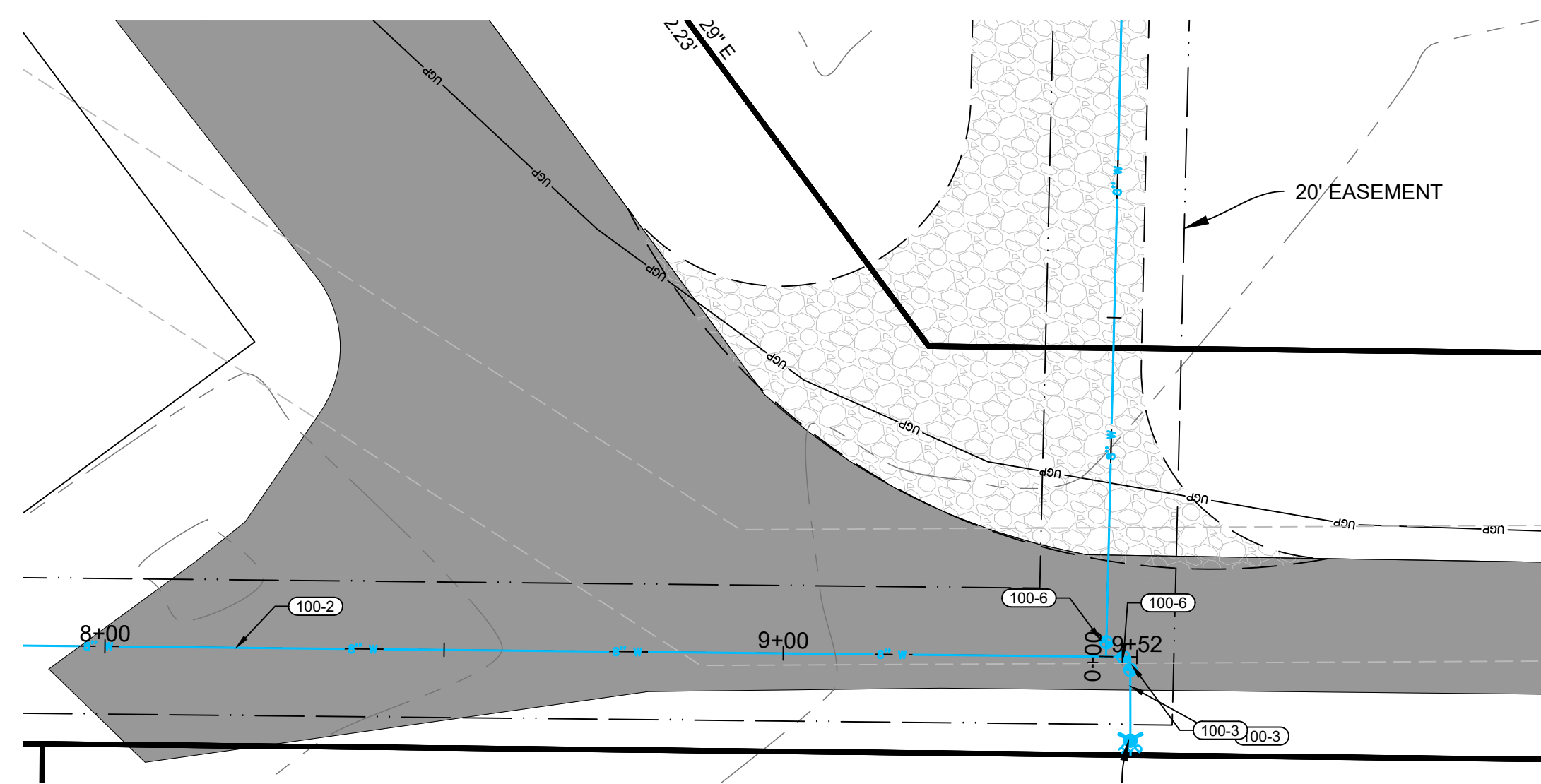
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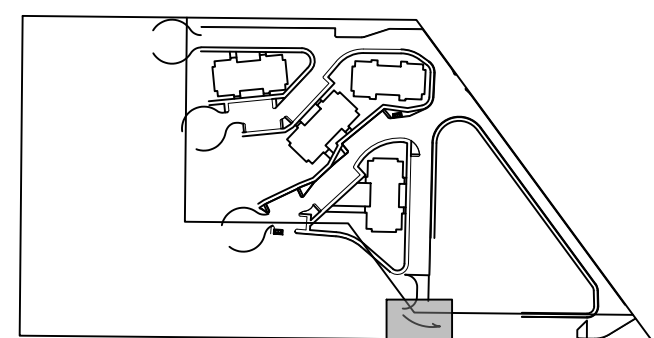
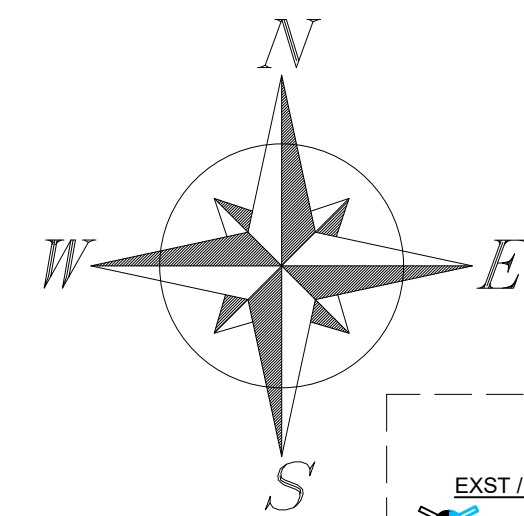
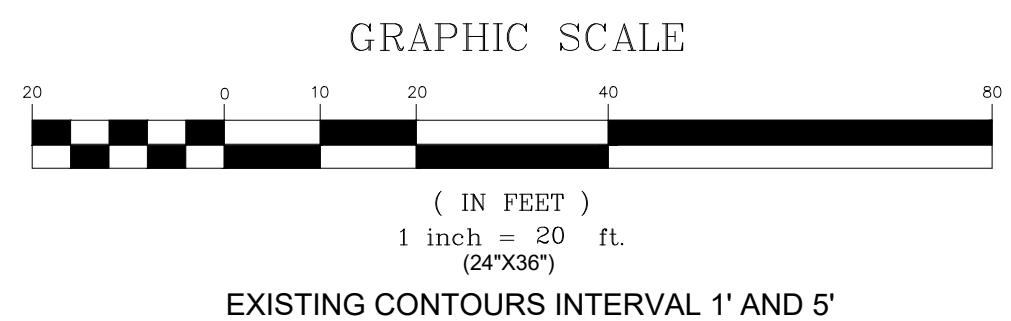
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WATER PLAN AND PROFILE 3 FOR: THE FLATS AT ALPINE JUNCTION



HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2' (10X VERTICAL EXAGGERATION)



LEGEND	
EXST / PROP	
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	CATCH BASIN
	STRM MANHOLE
	SAN SWR MANHOLE
	POWER POLE
	LIGHT POLE
	PROPERTY LINE
	EASEMENT LINE
	STREET RIGHT-OF-WAY
	RD CENTER 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
	CONTOURS
	DEMO
	GRADE BREAK
	BUILDING
	LANDSCAPING
	CONCRETE
	ASPHALT
	GRAVEL
	OPEN WATER
	PHASE 2
	PHASE 3

UTILITY NOTES:

- 100-1 CONNECT TO EXISTING 8" WATER MAIN WITH 8"x8" TEE. FIELD VERIFY LOCATION.
- 100-2 INSTALL 8" C900 DR18 PVC WATER MAIN LINE AT 6' MIN COVER.
- 100-3 INSTALL FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER WPSS STD. DWG. NO. 02845-01.
- 100-4 INSTALL 2" COMMERCIAL WATER SERVICE PER WPSS STD. DWG. NO. 02685-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
- 100-5 INSTALL 2.5" MIN. FIRE WATER LINE PER WPSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
- 100-6 INSTALL 8" GATE VALVE PER WPSS 02665 D.
- 100-7 INSTALL 8" X 8" TEE
- 100-8 INSTALL 8" C900 DR18 WATER STUB AND TEMPORARILY PLUG FOR USE IN FUTURE PHASING.
- 100-9 INSTALL 8" X 8" X 6" REDUCING TEE AND VALVE AND PLUG FOR HYDRANT IN FUTURE PHASING.
- 100-10 INSTALL 6" C900 DR18 WATER MAIN LINE AT 6' MIN COVER.
- 100-11 INSTALL 6" GATE VALVE PER WPSS 02665 D.
- 100-12 INSTALL 10" OR LARGER DR-26 C900 CASING. EXTEND 5' BEYOND EDGE OF OIL OR EXISTING UTILITY.
- 200-1 CONNECT TO EXISTING 6" SANITARY SEWER STUB. FIELD VERIFY LOCATION.
- 200-2 INSTALL 48" TYPE A MANHOLE WITH FRAME AND COVER PER DETAIL ON DETAILS 2 AND WPSS 02700.
- 200-3 INSTALL 8" SDR35 OR GREATER SANITARY SEWER PIPE AT MINIMUM 0.48% SLOPE.
- 200-4 INSTALL 6" SANITARY SEWER SERVICE PER DETAIL ON DETAILS 1 AND WPSS STD. DWG. NO. 02700-04. SEE PLUMBING WASTE MAIN FLOOR PLAN FOR CONTINUATION.
- 200-5 INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPSS STD. DWG. NO. 02700-06.

TRENCHING AND UTILITY GENERAL NOTES:

- RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED ON EXISTING/DEMO SHEET.
- TRENCH AND BACKFILL PER WPSS STD. DWG. NO. 02220-01 WITH TYPE A BACKFILL PER WPSS 02225.
- RESTRAIN ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES WITH THRUST BLOCKS PER WPSS STD. DWGS. NO. 02665-02, 02665-03, 02665-04.

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Professional Engineer
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RUNNING ASBUILT
MARCH 2, 2023
ORIGINAL APPROVAL
JUNE 13, 2022

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Alpine Flats West Side of U.S. HWY 26 Alpine WY 83128	
WATER PLAN & PROFILE 3	
Issue	DESCRIPTION

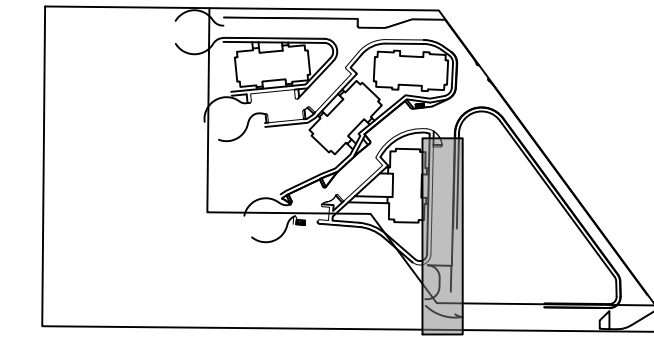
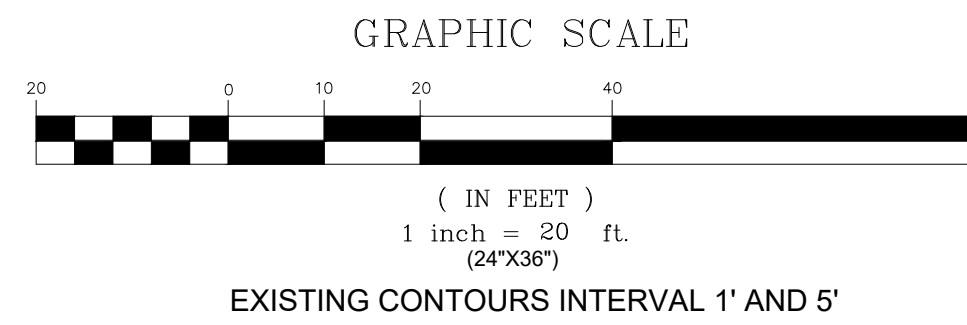
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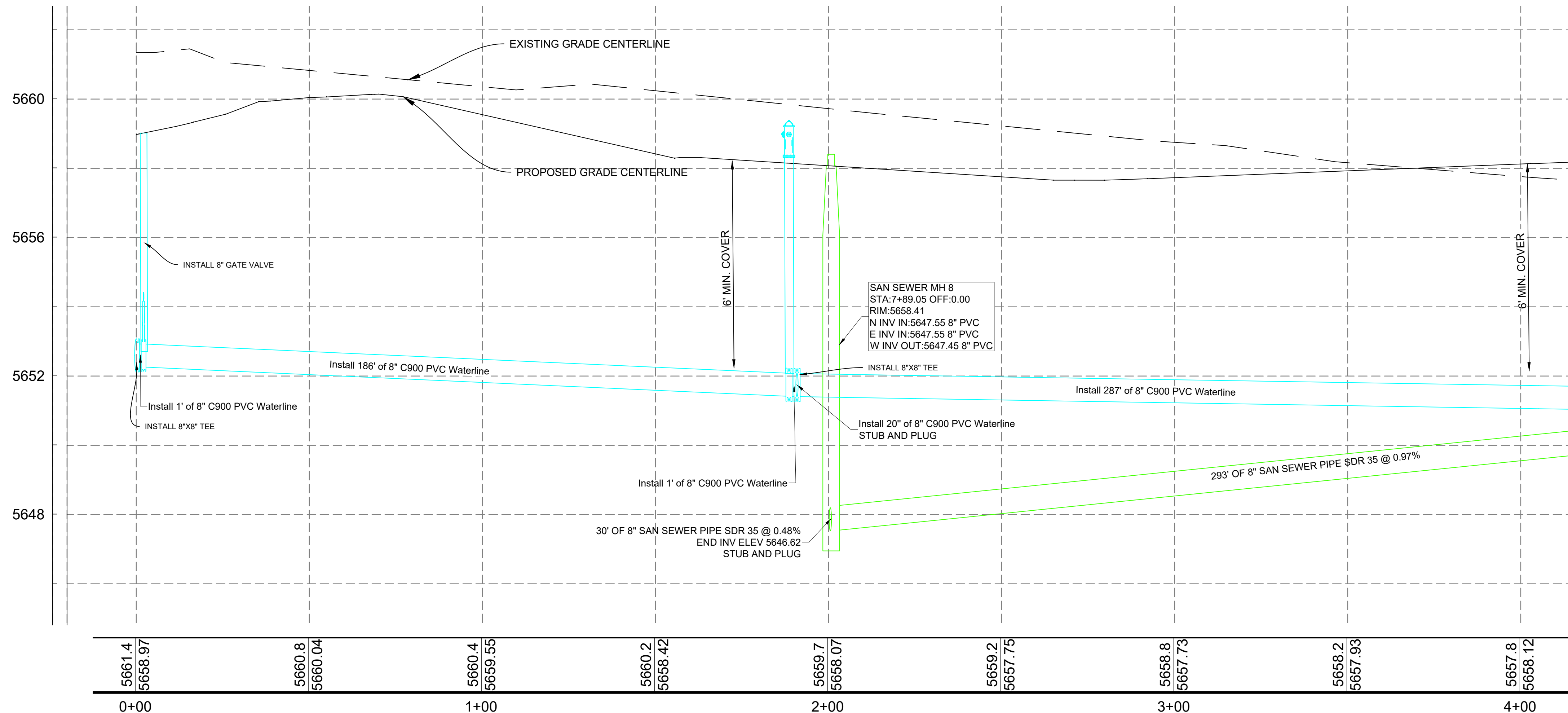
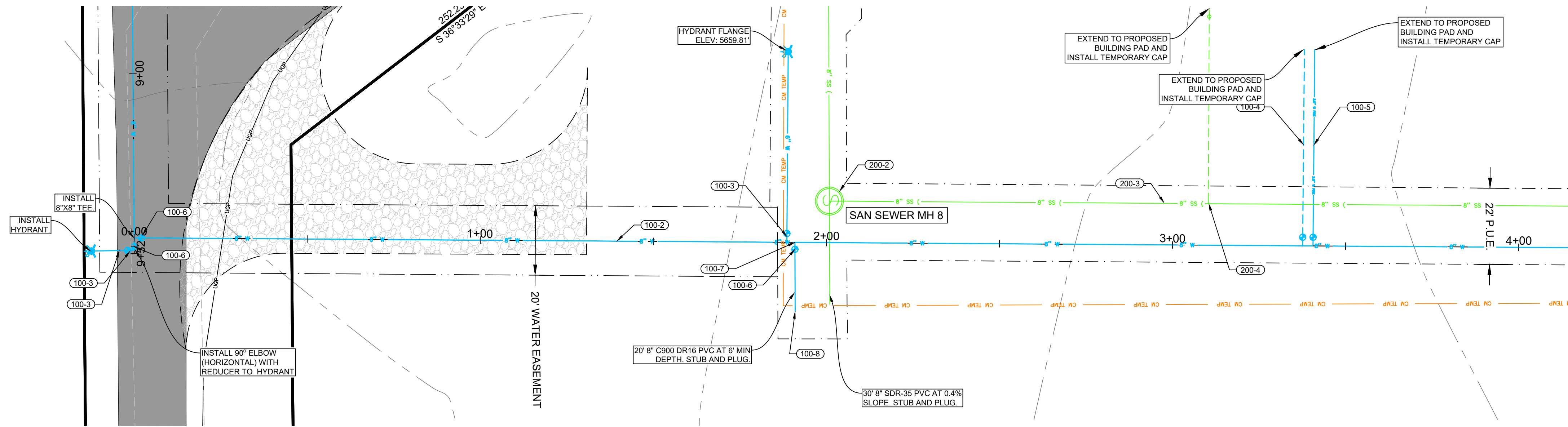
WATER PLAN AND PROFILE 4 FOR: THE FLATS AT ALPINE JUNCTION



LEGEND

EXST / PROP

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CATCH BASIN
- STRM MANHOLE
- SAN SWR MANHOLE
- POWER POLE
- LIGHT POLE
- PROPERTY LINE
- EASEMENT LINE
- STREET RIGHT-OF-WAY
- SAW CUT LINE
- RD CENTER 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
- CONTOURS
- DEMO
- GRADE BREAK
- BUILDING
- LANDSCAPING
- CONCRETE
- ASPHALT
- GRAVEL
- OPEN WATER
- PHASE 2
- PHASE 3



- #### UTILITY NOTES:
- 100-1 CONNECT TO EXISTING 8" WATER MAIN WITH 8"X8" TEE. FIELD VERIFY LOCATION.
 - 100-2 INSTALL 8" C900 DR18 PVC WATER MAIN LINE AT 6' MIN COVER.
 - 100-3 INSTALL FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER WPSS STD. DWG. NO. 02645-01.
 - 100-4 INSTALL 2" COMMERCIAL WATER SERVICE PER WPSS STD. DWG. NO. 02665-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
 - 100-5 INSTALL 2.5" MIN. FIRE WATER LINE PER WPSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
 - 100-6 INSTALL 8" GATE VALVE PER WPSS 02665 D.
 - 100-7 INSTALL 8" X 8" TEE
 - 100-8 INSTALL 8" C900 DR18 WATER STUB AND TEMPORARILY PLUG FOR USE IN FUTURE PHASING.
 - 100-9 INSTALL 8" X 8" X 6" REDUCING TEE AND VALVE AND PLUG FOR HYDRANT IN FUTURE PHASING.
 - 100-10 INSTALL 6" C900 DR18 WATER MAIN LINE AT 6' MIN COVER.
 - 100-11 INSTALL 6" GATE VALVE PER WPSS 02665 D.
 - 100-12 INSTALL 10" OR LARGER DR-26 C900 CASING. EXTEND 5' BEYOND EDGE OF OIL OR EXISTING UTILITY.
 - 200-1 CONNECT TO EXISTING 6" SANITARY SEWER STUB. FIELD VERIFY LOCATION.
 - 200-2 INSTALL 48" TYPE A MANHOLE WITH FRAME AND COVER PER DETAIL ON DETAILS 2 AND WPSS 02700.
 - 200-3 INSTALL 8" SDR35 OR GREATER SANITARY SEWER PIPE AT MINIMUM 0.48% SLOPE.
 - 200-4 INSTALL 6" SANITARY SEWER SERVICE PER DETAIL ON DETAILS 1 AND WPSS STD. DWG. NO. 02700-04. SEE PLUMBING WASTE MAIN FLOOR PLAN FOR CONTINUATION.
 - 200-5 INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPSS STD. DWG. NO. 02700-06.

TRENCHING AND UTILITY GENERAL NOTES:

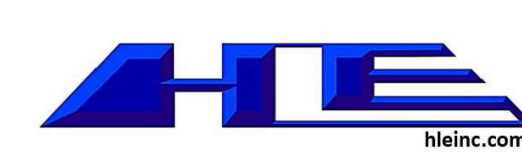
RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED ON EXISTING/DEMO SHEET.

TRENCH AND BACKFILL PER WPSS STD. DWG. NO. 02220-01 WITH TYPE A BACKFILL PER WPSS 02225.

RESTRAIN ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES WITH THRUST BLOCKS PER WPSS STD. DWGS. NO. 02665-02, 02665-03, 02665-04.

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Like Joe
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ORIGINAL APPROVAL
JUNE 13, 2022
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Alpine Flats
West Side of U.S. HWY 26 Alpine WY 83128

WATER PLAN & PROFILE 4

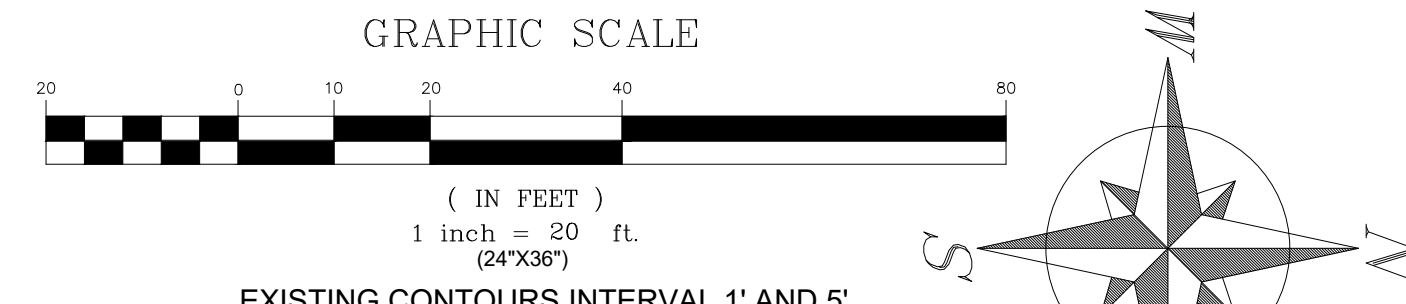
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WATER PLAN AND PROFILE 5 FOR: THE FLATS AT ALPINE JUNCTION



LEGEND

EXST / PROP

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CATCH BASIN
- STRM MANHOLE
- SAN SWR MANHOLE
- POWER POLE
- LIGHT POLE
- PROPERTY LINE
- EASEMENT LINE
- STREET RIGHT-OF-WAY
- SAW CUT LINE
- RD CENTER LINE
- FENCE LINE
- CROSS ACCESS EASEMENT
- 10" WTR
- 12" SWR
- 18" SWR
- 24" SWR
- 36" SWR
- 48" SWR
- OVERHEAD POWER
- UNDERGRND POWER
- COMMUNICATION LINE
- GAS LINE
- CONTOURS
- DEMO
- GB
- BUILDING
- LANDSCAPING
- CONCRETE
- ASPHALT
- GRAVEL
- OPEN WATER
- PHASE 2
- PHASE 3

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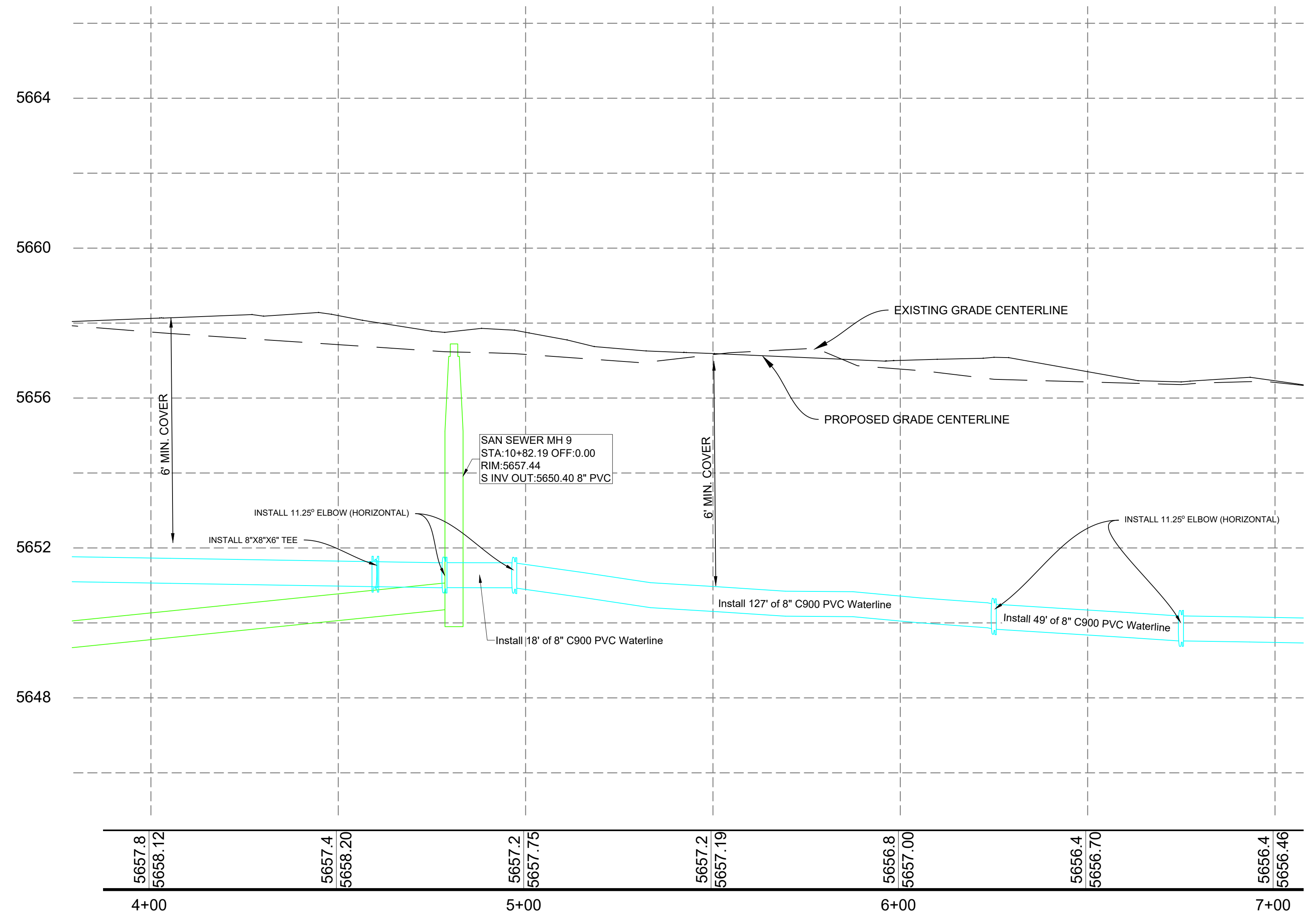
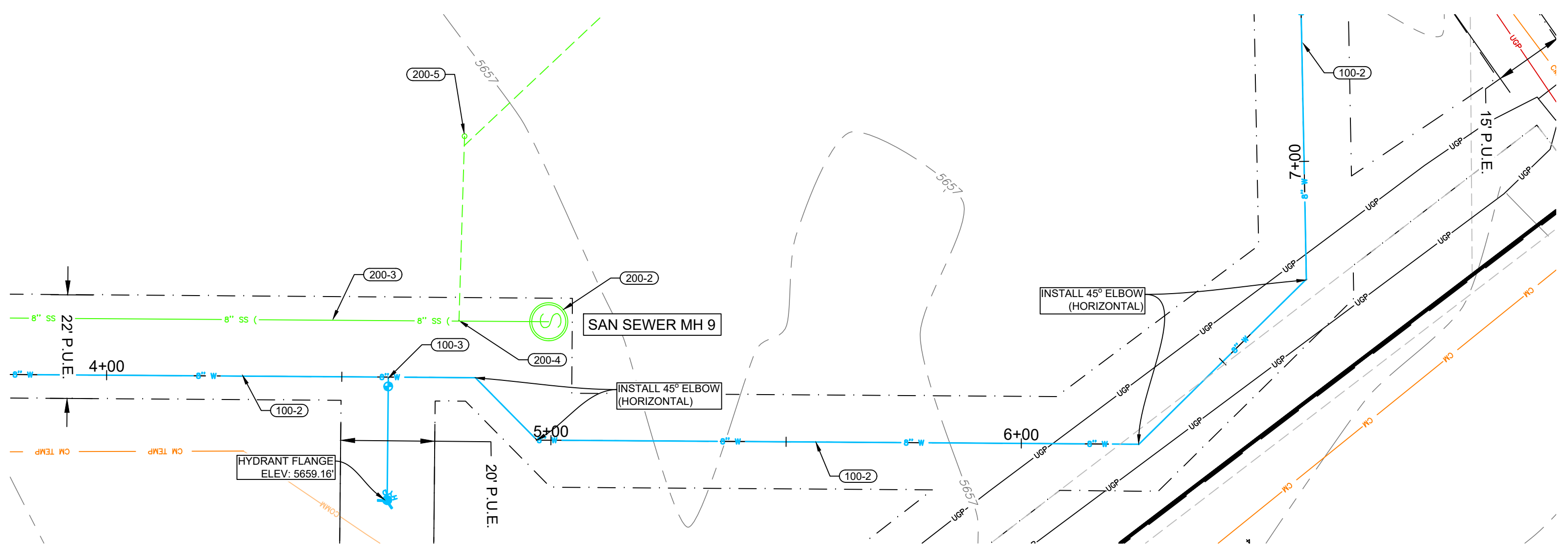
WATER PLAN & PROFILE 5

Issue	ID	DATE	DESCRIPTION

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- UTILITY NOTES:**
- (100-1) CONNECT TO EXISTING 8" WATER MAIN WITH 8"X8"X8" TEE. FIELD VERIFY LOCATION.
 - (100-2) INSTALL 8" C900 DR18 PVC WATER MAIN LINE AT 6' MIN COVER.
 - (100-3) INSTALL FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER WPWSS STD. DWG. NO. 02645-01.
 - (100-4) INSTALL 2" COMMERCIAL WATER SERVICE PER WPWSS STD. DWG. NO. 02665-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
 - (100-5) INSTALL 2.5" MIN. FIRE WATER LINE PER WPWSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
 - (100-6) INSTALL 8" GATE VALVE PER WPWSS 02665 D.
 - (100-7) INSTALL 8" X 8" TEE
 - (100-8) INSTALL 8" C900 DR18 WATER STUB AND TEMPORARILY PLUG FOR USE IN FUTURE PHASING.
 - (100-9) INSTALL 8" X 8" X 6" REDUCING TEE AND VALVE AND PLUG FOR HYDRANT IN FUTURE PHASING.
 - (100-10) INSTALL 6" C900 DR18 WATER MAIN LINE AT 6' MIN COVER.
 - (100-11) INSTALL 6" GATE VALVE PER WPWSS 02665 D.
 - (100-12) INSTALL 10" OR LARGER DR-26 C900 CASING. EXTEND 5' BEYOND EDGE OF OIL OR EXISTING UTILITY.
 - (200-1) CONNECT TO EXISTING 8" SANITARY SEWER STUB. FIELD VERIFY LOCATION.
 - (200-2) INSTALL 48" TYPE A MANHOLE WITH FRAME AND COVER PER DETAIL ON DETAILS 2 AND WPWSS 02700.
 - (200-3) INSTALL 8" SDR35 OR GREATER SANITARY SEWER PIPE AT MINIMUM 0.48% SLOPE.
 - (200-4) INSTALL 6" SANITARY SEWER SERVICE PER DETAIL ON DETAILS 1 AND WPWSS STD. DWG. NO. 02700-04. SEE PLUMBING WASTE MAIN FLOOR PLAN FOR CONTINUATION.
 - (200-5) INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPWSS STD. DWG. NO. 02700-06.

TRENCHING AND UTILITY GENERAL NOTES:

RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED ON EXISTING/DEMO SHEET.

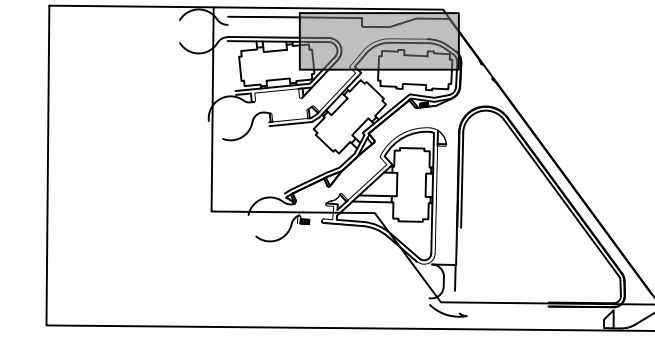
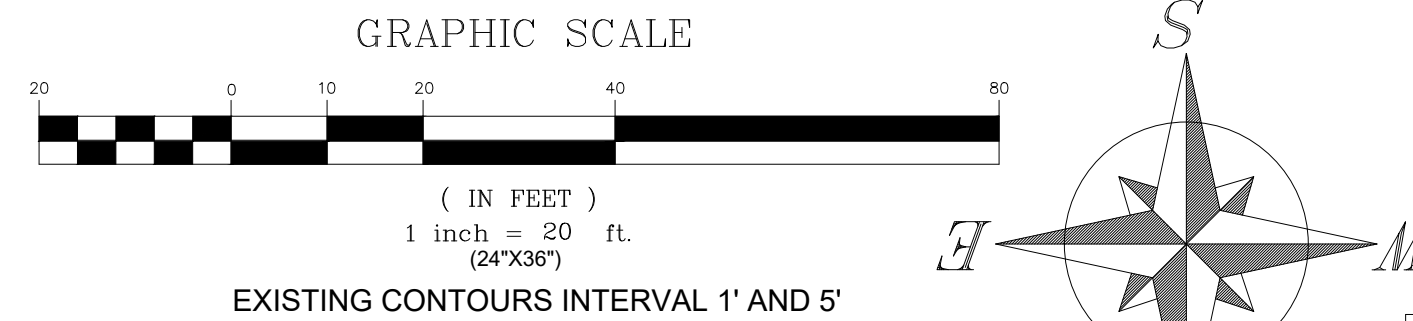
TRENCH AND BACKFILL PER WPWSS STD. DWG. NO. 02220-01 WITH TYPE A BACKFILL PER WPWSS 02225.

RESTRAIN ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES WITH THRUST BLOCKS PER WPWSS STD. DWGS. NO. 02665-02, 02665-03, 02665-04.

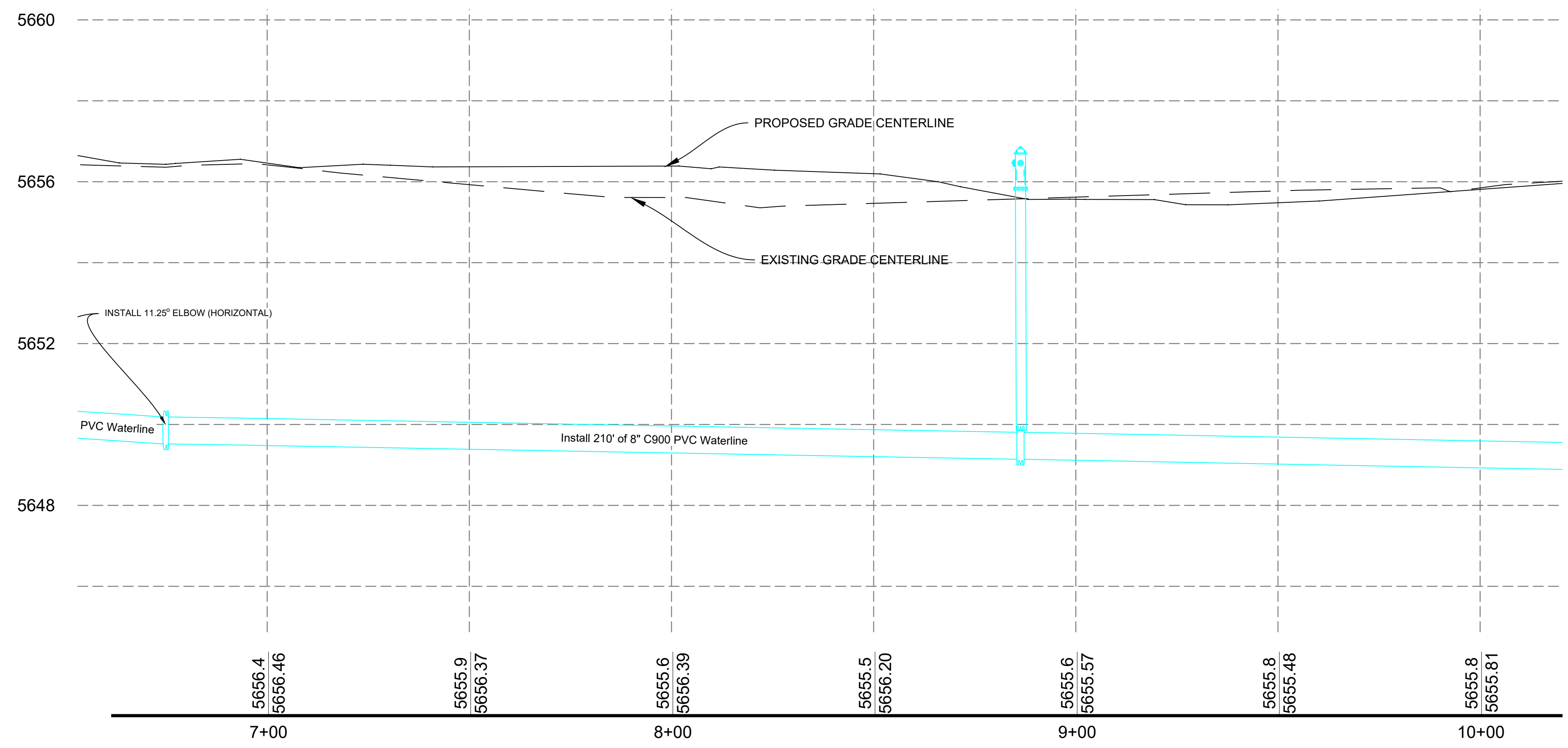
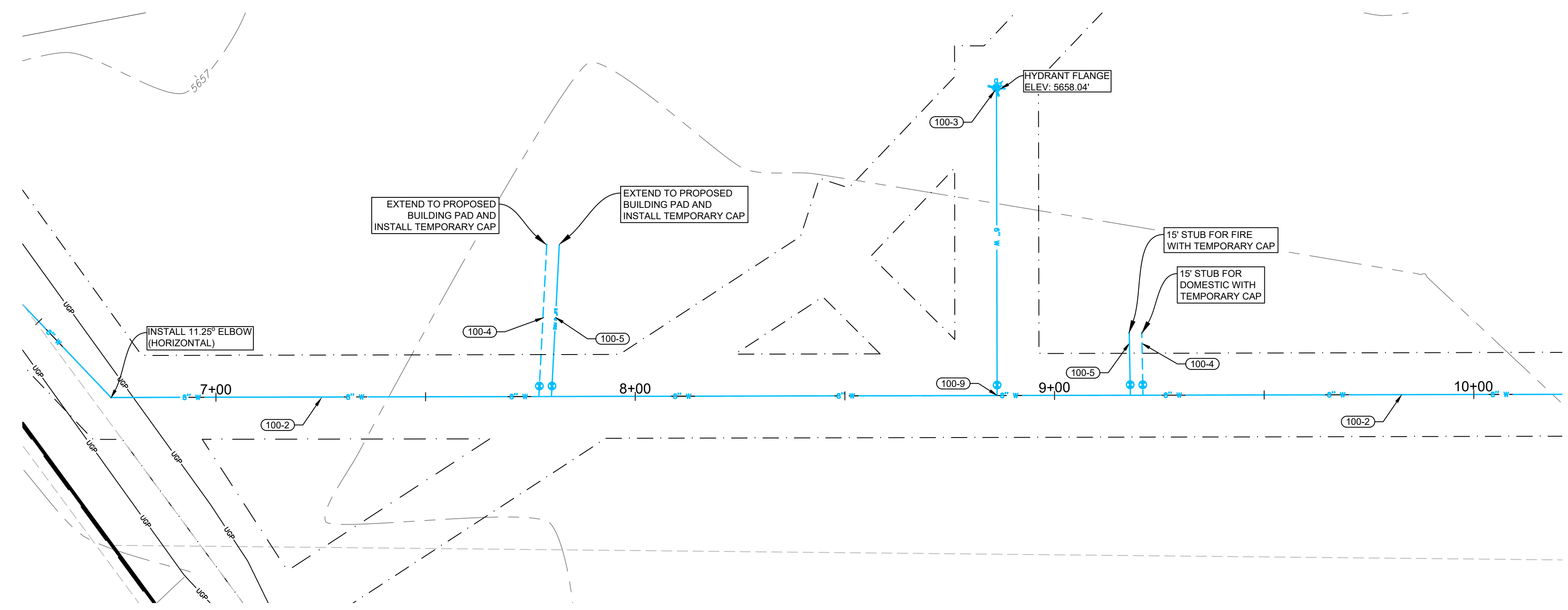
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WATER PLAN AND PROFILE 6 FOR: THE FLATS AT ALPINE JUNCTION



LEGEND	
EXST / PROP	
	FIRE HYDRANT VALVE
	WATER METER
	CATCH BASIN
	STRM MANHOLE
	SAN SWR MANHOLE
	POWER POLE
	LIGHT POLE
	PROPERTY LINE
	EASEMENT LINE
	STREET RIGHT-OF-WAY
	SAW CUT LINE
	RD CENTER 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
	CONTOURS
	DEMO
	GRADE BREAK
	BUILDING
	LANDSCAPING
	CONCRETE
	ASPHALT
	GRAVEL
	OPEN WATER
	PHASE 2
	PHASE 3



HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2' (10X VERTICAL EXAGGERATION)

UTILITY NOTES:

- 100-1 CONNECT TO EXISTING 8" WATER MAIN WITH 8"x8"x8" TEE. FIELD VERIFY LOCATION.
- 100-2 INSTALL 8" C900 DR18 PVC WATER MAIN LINE AT 6' MIN COVER.
- 100-3 INSTALL FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER WPWSS STD. DWG. NO. 02645-01.
- 100-4 INSTALL 2" COMMERCIAL WATER SERVICE PER WPWSS STD. DWG. NO. 02665-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
- 100-5 INSTALL 2.5" MIN. FIRE WATER LINE PER WPWSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
- 100-6 INSTALL 6" GATE VALVE PER WPWSS 02665 D.
- 100-7 INSTALL 8" X 8" TEE
- 100-8 INSTALL 8" C900 DR18 WATER STUB AND TEMPORARILY PLUG FOR USE IN FUTURE PHASING.
- 100-9 INSTALL 8" X 8" X 6" REDUCING TEE AND VALVE AND PLUG FOR HYDRANT IN FUTURE PHASING.
- 100-10 INSTALL 6" C900 DR18 WATER MAIN LINE AT 6' MIN COVER.
- 100-11 INSTALL 6" GATE VALVE PER WPWSS 02665 D.
- 100-12 INSTALL 10" OR LARGER DR-26 C900 CASING. EXTEND 5' BEYOND EDGE OF OIL OR EXISTING UTILITY.
- 200-1 CONNECT TO EXISTING 8" SANITARY SEWER STUB. FIELD VERIFY LOCATION.
- 200-2 INSTALL 48" TYPE A MANHOLE WITH FRAME AND COVER PER DETAIL ON DETAILS 2 AND WPWSS 02700.
- 200-3 INSTALL 8" SDR35 OR GREATER SANITARY SEWER PIPE AT MINIMUM 0.48% SLOPE.
- 200-4 INSTALL 6" SANITARY SEWER SERVICE PER DETAIL ON DETAILS 1 AND WPWSS STD. DWG. NO. 02700-04. SEE PLUMBING WASTE MAIN FLOOR PLAN FOR CONTINUATION.
- 200-5 INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPWSS STD. DWG. NO. 02700-06.

TRENCHING AND UTILITY GENERAL NOTES:

RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED ON EXISTING/DEMO SHEET.
TRENCH AND BACKFILL PER WPWSS STD. DWG. NO. 02220-01 WITH TYPE A BACKFILL PER WPWSS 02225.
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MARCH 2, 2023
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JUNE 13, 2022
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Alpine Flats West Side of U.S. HWY 26 Alpine WY 83128	
WATER PLAN & PROFILE 6	
Issue	DESCRIPTION

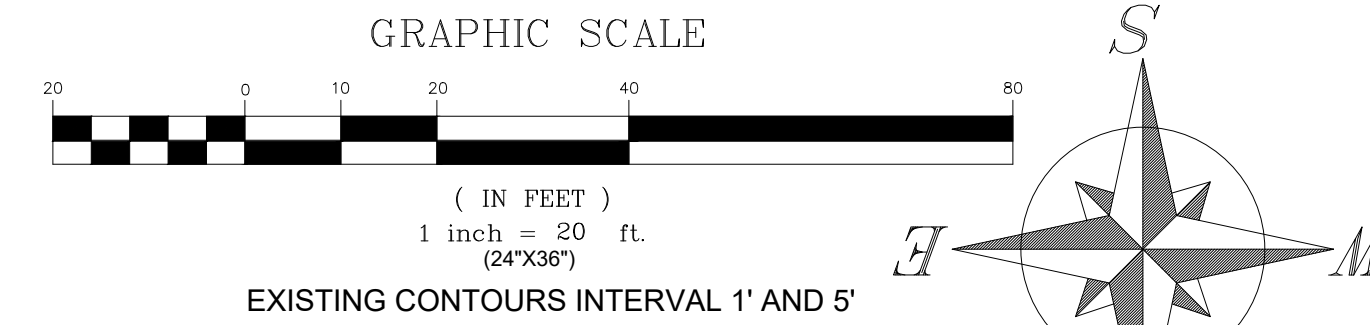
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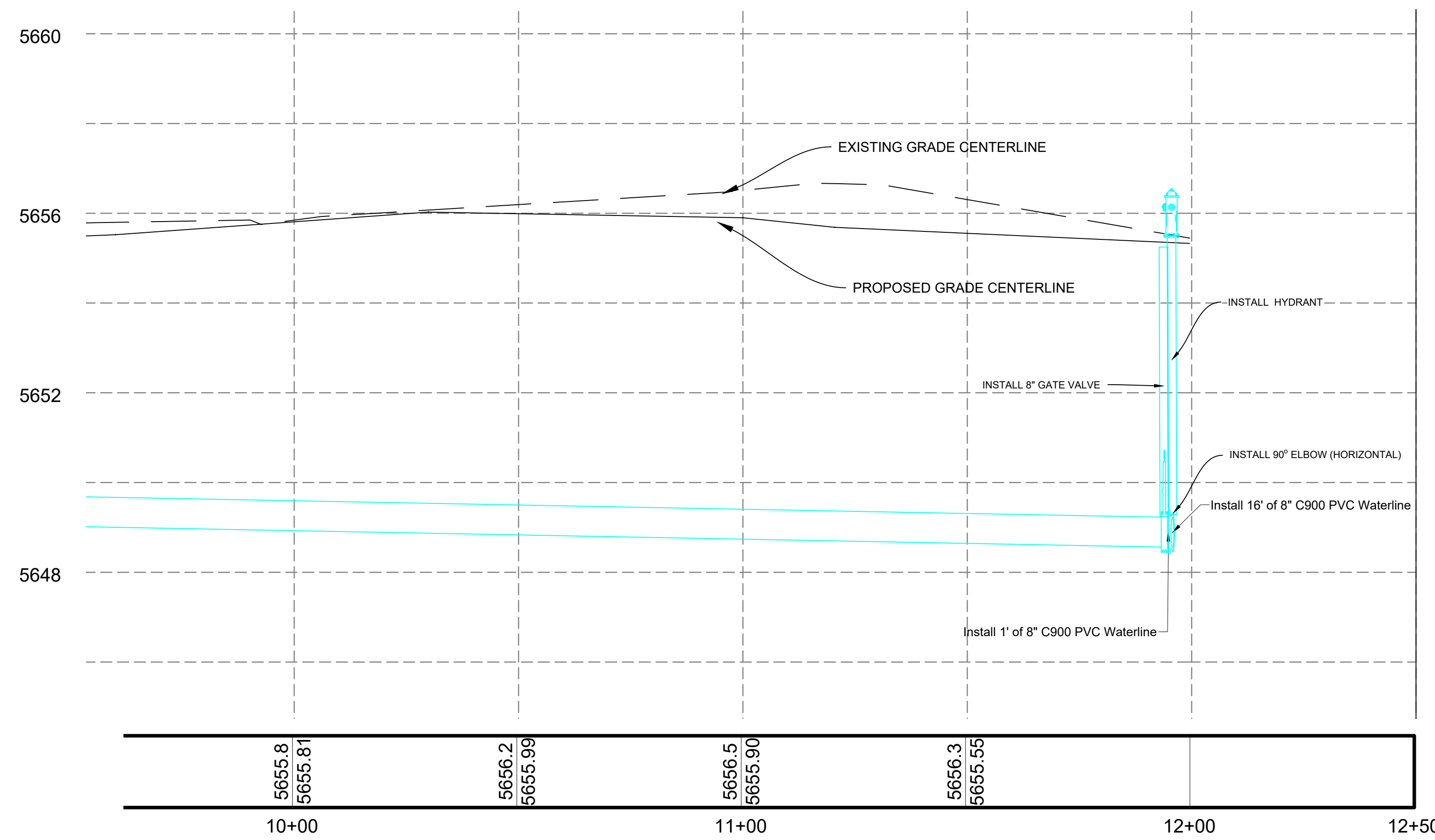
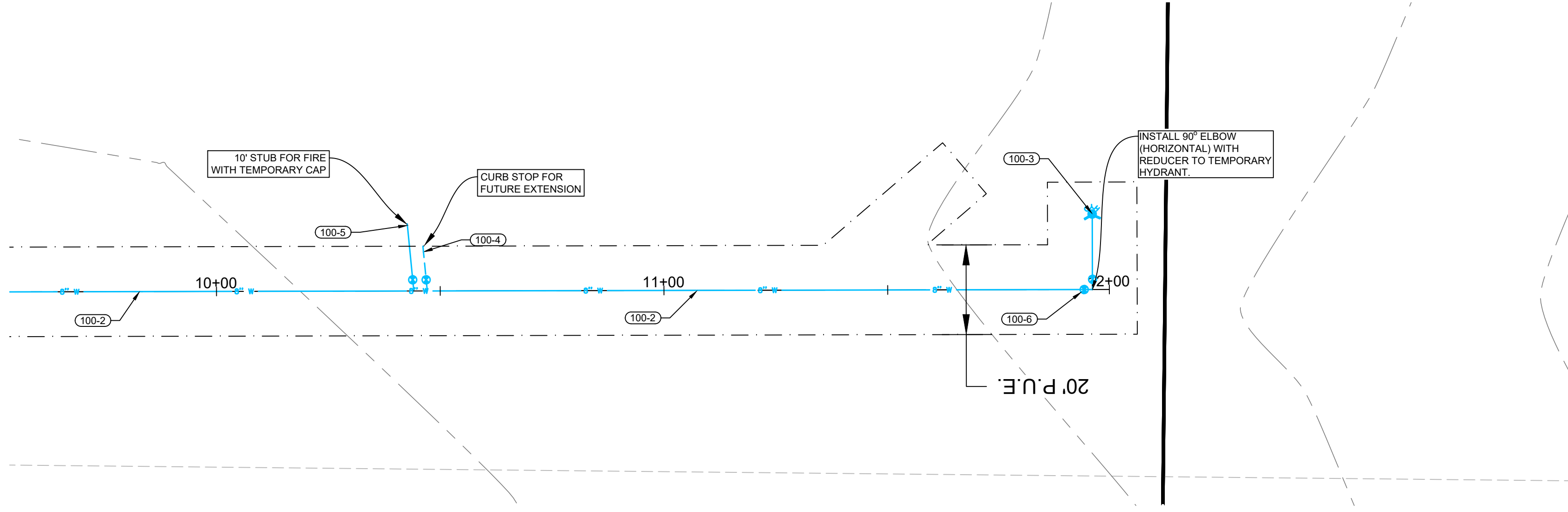
WATER PLAN AND PROFILE 7 FOR: THE FLATS AT ALPINE JUNCTION



LEGEND

EXST / PROP

- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CATCH BASIN
- STRM MANHOLE
- SAN SWR MANHOLE
- POWER POLE
- LIGHT POLE
- PROPERTY LINE
- EASEMENT LINE
- STREET RIGHT-OF-WAY
- SAW CUT LINE
- RD CENTER LINE
- FENCE LINE
- CROSS ACCESS EASEMENT
- WATER SERVICE
- STRM SWR LINE
- SAN SWR LINE
- SAN SWR SERVICE
- OVERHEAD POWER
- UNDERGRND POWER
- COMMUNICATION LINE
- GAS LINE
- CONTOURS
- DEMO
- GRADE BREAK
- BUILDING
- LANDSCAPING
- CONCRETE
- ASPHALT
- GRAVEL
- OPEN WATER
- PHASE 2
- PHASE 3



HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2' (10X VERTICAL EXAGGERATION)

- #### UTILITY NOTES:
- 100-1 CONNECT TO EXISTING 8" WATER MAIN WITH 8"x8"x8" TEE. FIELD VERIFY LOCATION.
 - 100-2 INSTALL 8" C900 DR18 PVC WATER MAIN LINE AT 6" MIN COVER.
 - 100-3 INSTALL FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER WPWSS STD. DWG. NO. 02645-01.
 - 100-4 INSTALL 2" COMMERCIAL WATER SERVICE PER WPWSS STD. DWG. NO. 02665-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
 - 100-5 INSTALL 2.5" MIN. FIRE WATER LINE PER WPWSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
 - 100-6 INSTALL 8" GATE VALVE PER WPWSS 02665 D.
 - 100-7 INSTALL 8" X 8" TEE
 - 100-8 INSTALL 8" C900 DR18 WATER STUB AND TEMPORARILY PLUG FOR USE IN FUTURE PHASING.
 - 100-9 INSTALL 8" X 8" X 6" REDUCING TEE AND VALVE AND PLUG FOR HYDRANT IN FUTURE PHASING.
 - 100-10 INSTALL 6" C900 DR18 WATER MAIN LINE AT 6" MIN COVER.
 - 100-11 INSTALL 6" GATE VALVE PER WPWSS 02665 D.
 - 100-12 INSTALL 10" OR LARGER DR-36 C900 CASING. EXTEND 5' BEYOND EDGE OF OIL OR EXISTING UTILITY.
 - 200-1 CONNECT TO EXISTING 8" SANITARY SEWER STUB. FIELD VERIFY LOCATION.
 - 200-2 INSTALL 48" TYPE A MANHOLE WITH FRAME AND COVER PER DETAIL ON DETAILS 2 AND WPWSS 02700.
 - 200-3 INSTALL 8" SDR35 OR GREATER SANITARY SEWER PIPE AT MINIMUM 0.48% SLOPE.
 - 200-4 INSTALL 6" SANITARY SEWER SERVICE PER DETAIL ON DETAILS 1 AND WPWSS STD. DWG. NO. 02700-04. SEE PLUMBING WASTE MAIN FLOOR PLAN FOR CONTINUATION.
 - 200-5 INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPWSS STD. DWG. NO. 02700-06.

TRENCHING AND UTILITY GENERAL NOTES:

RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED ON EXISTING/DEMO SHEET.

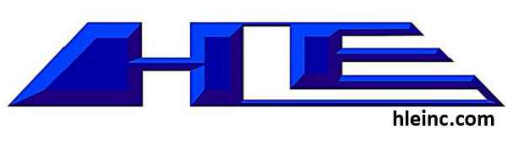
TRENCH AND BACKFILL PER WPWSS STD. DWG. NO. 02220-01 WITH TYPE A BACKFILL PER WPWSS 02225.

RESTRAIN ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES WITH THRUST BLOCKS PER WPWSS STD. DWGS. NO. 02665-02, 02665-03, 02665-04.

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Mike Joy
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MARCH 2, 2023
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Alpine Flats
West Side of U.S. HWY 26 Alpine WY 83128

WATER PLAN & PROFILE 7

Issue	ID	DATE	DESCRIPTION

20-535

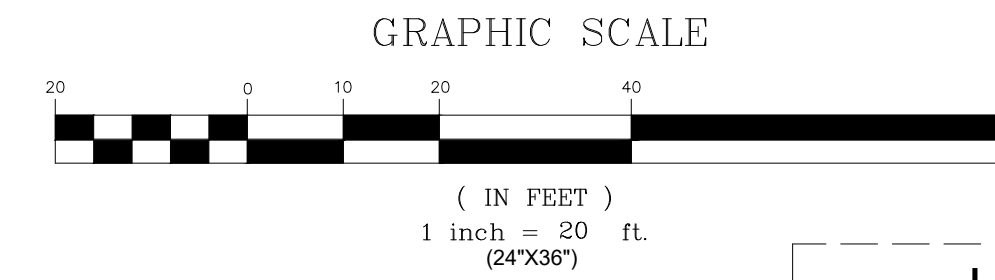
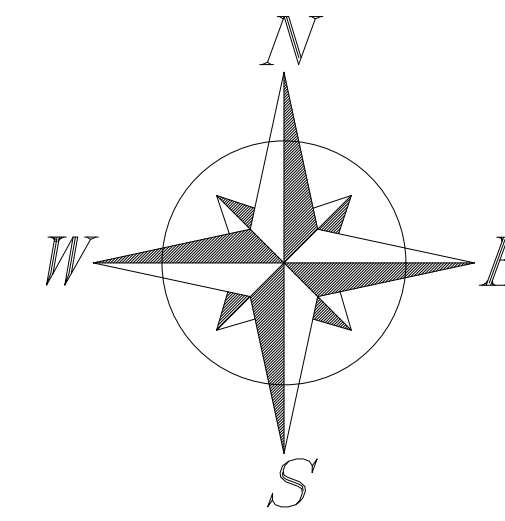
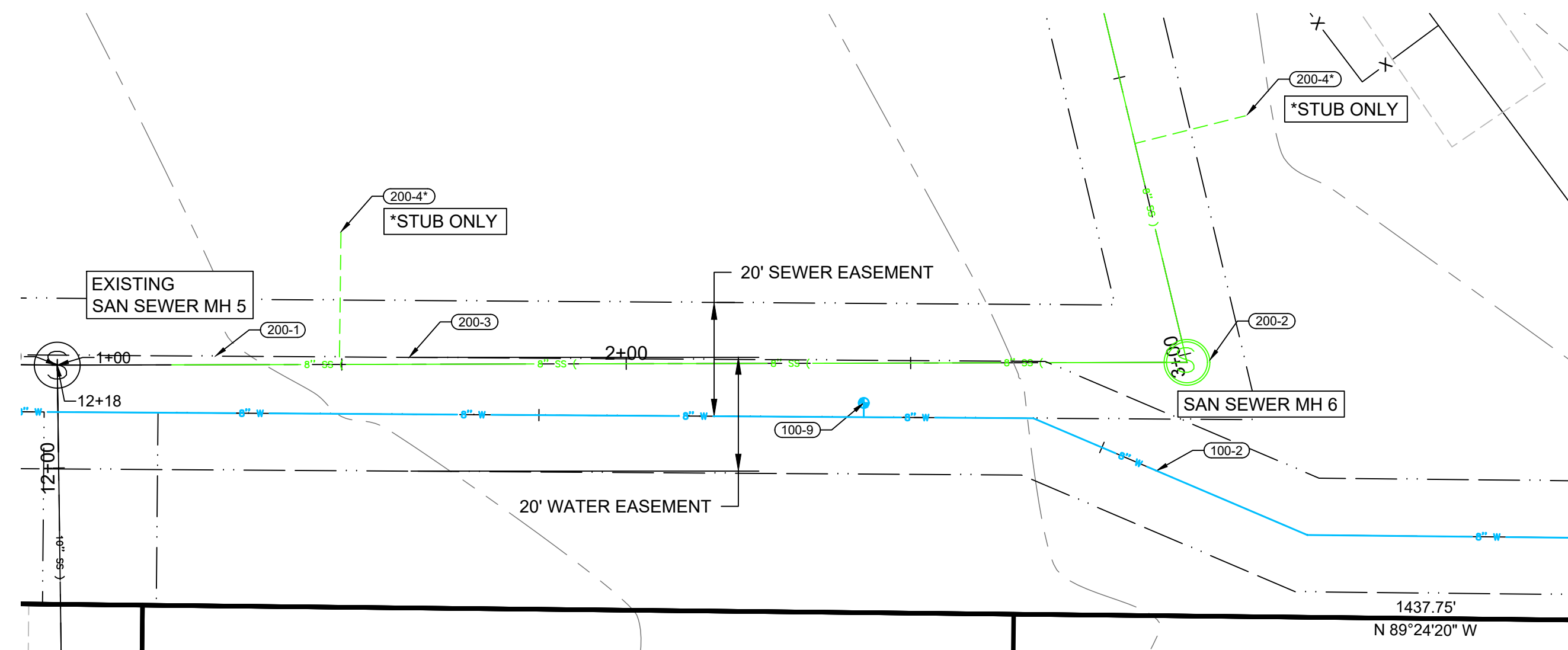
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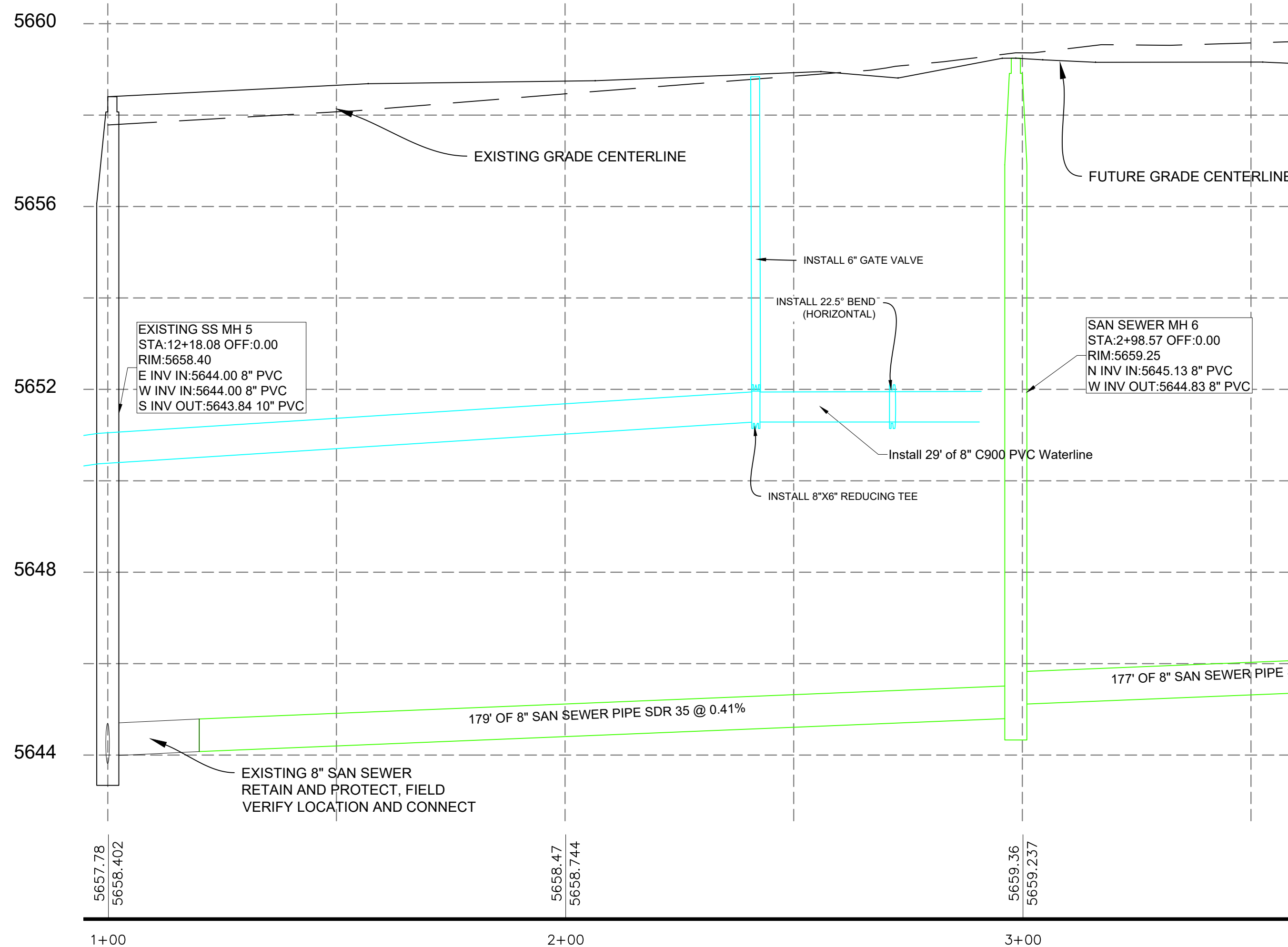
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SEWER PLAN AND PROFILE 1 FOR: THE FLATS AT ALPINE JUNCTION



LEGEND	
EXIST / PROP	
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	CATCH BASIN
	STRM MANHOLE
	SAN SWR MANHOLE
	POWER POLE
	LIGHT POLE
	PROPERTY LINE
	EASEMENT LINE
	STREET RIGHT-OF-WAY
	SAW CUT LINE
	RD CENTER LINE
	FENCE LINE
	CROSS ACCESS EASEMENT
	WATER LINE
	WATER SERVICE
	STRM SWR LINE
	SAN SWR LINE
	SAN SWR SERVICE
	OVERHEAD POWER
	UNDERGROUND POWER
	COMMUNICATION LINE
	GAS LINE
	CONTOURS
	DEMCO
	GB - GRADE BREAK
	BUILDING
	LANDSCAPING
	CONCRETE
	ASPHALT
	GRAVEL
	OPEN WATER
	PHASE 2
	PHASE 3



HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2' (10X VERTICAL EXAGGERATION)

UTILITY NOTES:

- (100-1) CONNECT TO EXISTING 8" WATER MAIN WITH 8"x8" TEE. FIELD VERIFY LOCATION.
- (100-2) INSTALL 8" C900 DR18 PVC WATER MAIN LINE AT 6' MIN COVER.
- (100-3) INSTALL FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER WPWSS STD. DWG. NO. 02645-01.
- (100-4) INSTALL 2" COMMERCIAL WATER SERVICE PER WPWSS STD. DWG. NO. 02665-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
- (100-5) INSTALL 2.5" MIN. FIRE WATER LINE PER WPWSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
- (100-6) INSTALL 8" GATE VALVE PER WPWSS 02665 D.
- (100-7) INSTALL 8" X 8" TEE
- (100-8) INSTALL 8" C900 DR18 WATER STUB AND TEMPORARILY PLUG FOR USE IN FUTURE PHASING.
- (100-9) INSTALL 8" X 8" X 6" REDUCING TEE AND VALVE AND PLUG FOR HYDRANT IN FUTURE PHASING.
- (100-10) INSTALL 6" C900 DR18 WATER MAIN LINE AT 6' MIN COVER.
- (100-11) INSTALL 6" GATE VALVE PER WPWSS 02665 D.
- (100-12) INSTALL 10" OR LARGER DR-26 C900 CASING. EXTEND 5' BEYOND EDGE OF OIL OR EXISTING UTILITY.
- (200-1) CONNECT TO EXISTING 6" SANITARY SEWER STUB. FIELD VERIFY LOCATION.
- (200-2) INSTALL 48" TYPE A MANHOLE WITH FRAME AND COVER PER DETAIL ON DETAILS 2 AND WPWSS 02700.
- (200-3) INSTALL 8" SDR35 OR GREATER SANITARY SEWER PIPE AT MINIMUM 0.48% SLOPE.
- (200-4) INSTALL 6" SANITARY SEWER SERVICE PER DETAIL ON DETAILS 1 AND WPWSS STD. DWG. NO. 02700-04. SEE PLUMBING WASTE MAIN FLOOR PLAN FOR CONTINUATION.
- (200-5) INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPWSS STD. DWG. NO. 02700-06.

TRENCHING AND UTILITY GENERAL NOTES:

- RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED ON EXISTING/DEMO SHEET.
- TRENCH AND BACKFILL PER WPWSS STD. DWG. NO. 02220-01 WITH TYPE A BACKFILL PER WPWSS 02225.
- RESTRAIN ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES WITH THRUST BLOCKS PER WPWSS STD. DWGS. NO. 02665-02, 02665-03, 02665-04.

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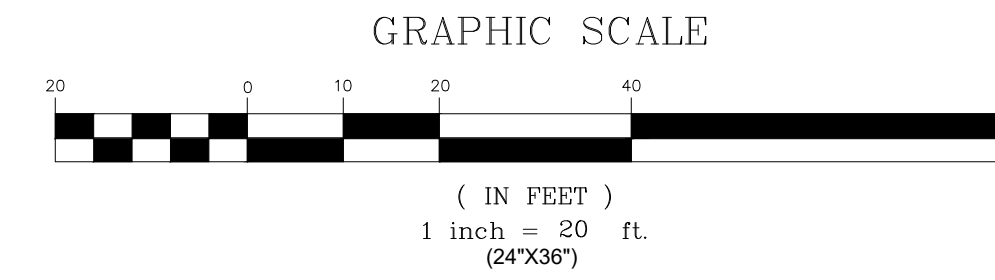
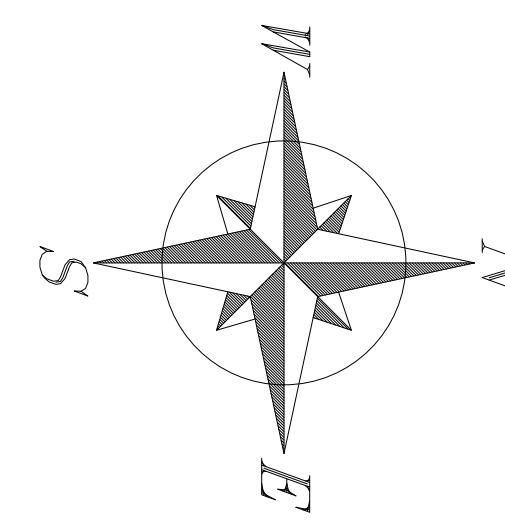
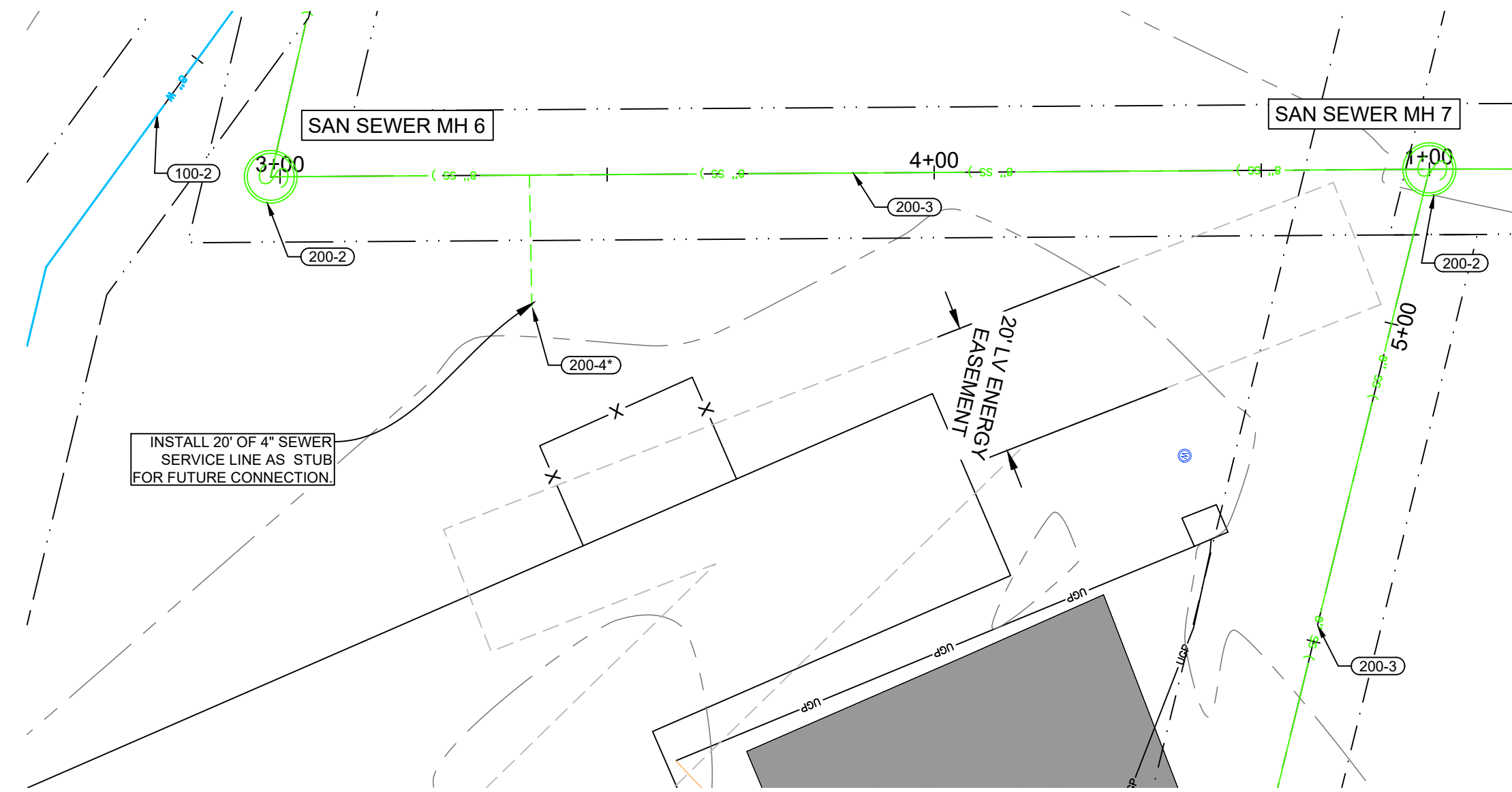
Alpine Flats	
West Side of U.S. HWY 26 Alpine WY 83128	
SEWER PLAN & PROFILE 1	
Issue	DESCRIPTION

20-535

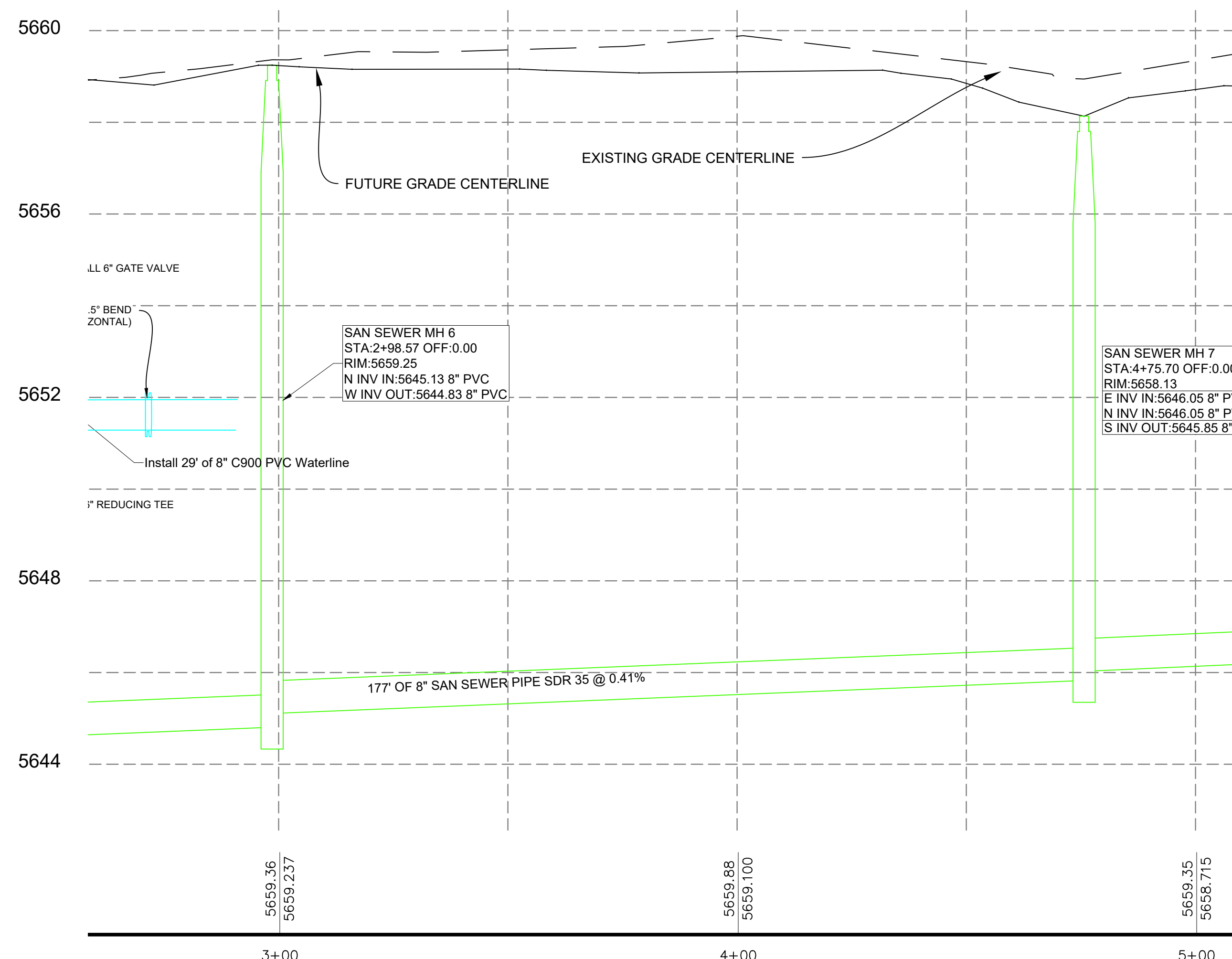
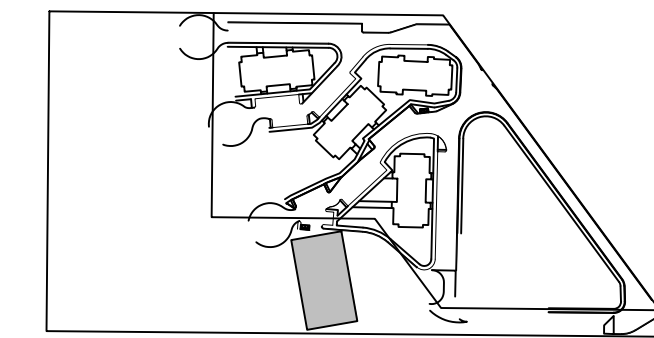
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SEWER PLAN AND PROFILE 2 FOR: THE FLATS AT ALPINE JUNCTION



LEGEND	
EXST / PROP	
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	CATCH BASIN
	STRM MANHOLE
	SAN SWR MANHOLE
	POWER POLE
	LIGHT POLE
	PROPERTY LINE
	EASEMENT LINE
	STREET RIGHT-OF-WAY
	SAW CUT LINE
	RD CENTER LINE
	FENCE LINE
	CROSS ACCESS EASEMENT
	WATER LINE
	WATER SERVICE
	STRM SWR LINE
	SAN SWR LINE
	SAN SWR SERVICE
	OVERHEAD POWER
	UNDRGRND POWER
	COMMUNICATION LINE
	GAS LINE
	CONTOURS
	DEMO
	GRADE BREAK
	BUILDING
	LANDSCAPING
	CONCRETE
	ASPHALT
	GRAVEL
	OPEN WATER
	PHASE 2
	PHASE 3



HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2' (10X VERTICAL EXAGGERATION)

- UTILITY NOTES:**
- 100-1 CONNECT TO EXISTING 8" WATER MAIN WITH 8"X8" TEE. FIELD VERIFY LOCATION.
 - 100-2 INSTALL 8" C900 DR18 PVC WATER MAIN LINE AT 6' MIN COVER.
 - 100-3 INSTALL FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER WPWSS STD. DWG. NO. 02645-01.
 - 100-4 INSTALL 2" COMMERCIAL WATER SERVICE PER WPWSS STD. DWG. NO. 02665-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
 - 100-5 INSTALL 2.5" MIN. FIRE WATER LINE PER WPWSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
 - 100-6 INSTALL 8" GATE VALVE PER WPWSS 02665 D.
 - 100-7 INSTALL 8" X 8" TEE
 - 100-8 INSTALL 8" C900 DR18 WATER STUB AND TEMPORARILY PLUG FOR USE IN FUTURE PHASING.
 - 100-9 INSTALL 8" X 8" X 6" REDUCING TEE AND VALVE AND PLUG FOR HYDRANT IN FUTURE PHASING.
 - 100-10 INSTALL 6" C900 DR18 WATER MAIN LINE AT 6' MIN COVER.
 - 100-11 INSTALL 6" GATE VALVE PER WPWSS 02665 D.
 - 100-12 INSTALL 10" OR LARGER DR-26 C900 CASING. EXTEND 5' BEYOND EDGE OF OIL OR EXISTING UTILITY.
 - 200-1 CONNECT TO EXISTING 8" SANITARY SEWER STUB. FIELD VERIFY LOCATION.
 - 200-2 INSTALL 48" TYPE A MANHOLE WITH FRAME AND COVER PER DETAIL ON DETAILS 2 AND WPWSS 02700.
 - 200-3 INSTALL 8" SDR35 OR GREATER SANITARY SEWER PIPE AT MINIMUM 0.48% SLOPE.
 - 200-4 INSTALL 6" SANITARY SEWER SERVICE PER DETAIL ON DETAILS 1 AND WPWSS STD. DWG. NO. 02700-04. SEE PLUMBING WASTE MAIN FLOOR PLAN FOR CONTINUATION.
 - 200-5 INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPWSS STD. DWG. NO. 02700-06.

TRENCHING AND UTILITY GENERAL NOTES:

RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED ON EXISTING/DEMO SHEET.

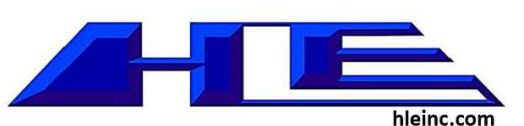
TRENCH AND BACKFILL PER WPWSS STD. DWG. NO. 02220-01 WITH TYPE A BACKFILL PER WPWSS 02225.

RESTRAIN ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES WITH THRUST BLOCKS PER WPWSS STD. DWGS. NO. 02665-02, 02665-03, 02665-04.

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Alpine Flats West Side of U.S. Hwy 26 Alpine WY 83128	
SEWER PLAN & PROFILE 2	
Issue	DESCRIPTION

20-535

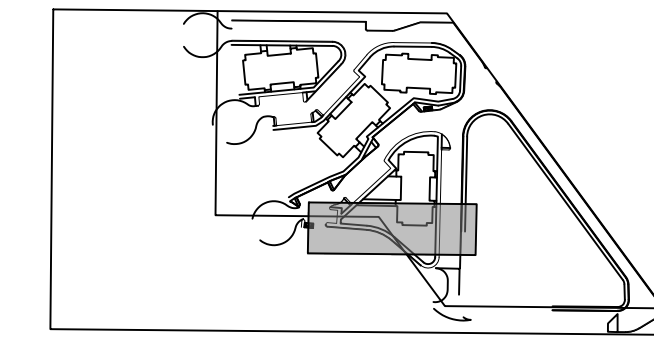
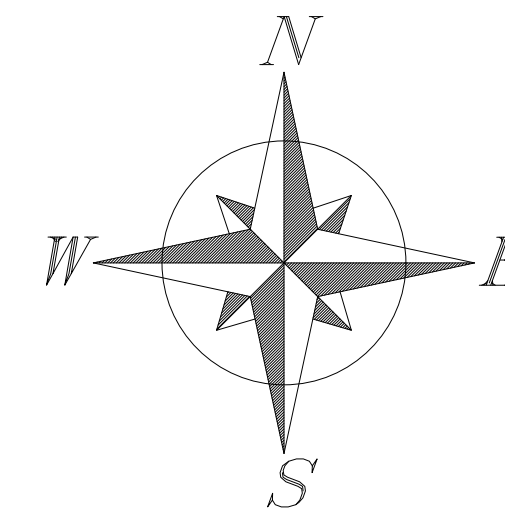
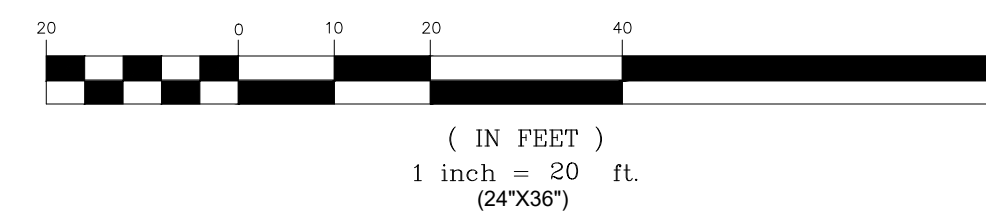
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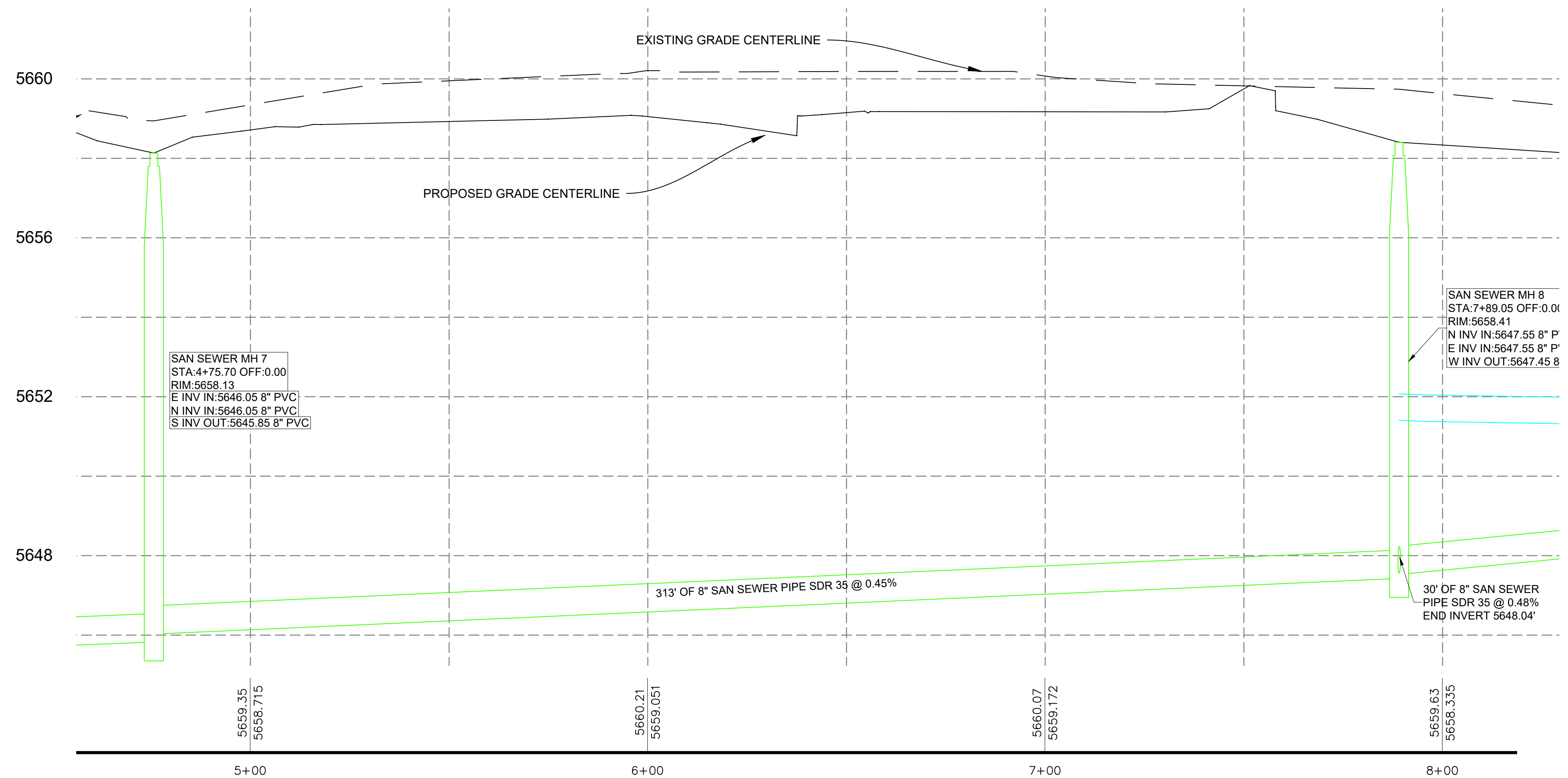
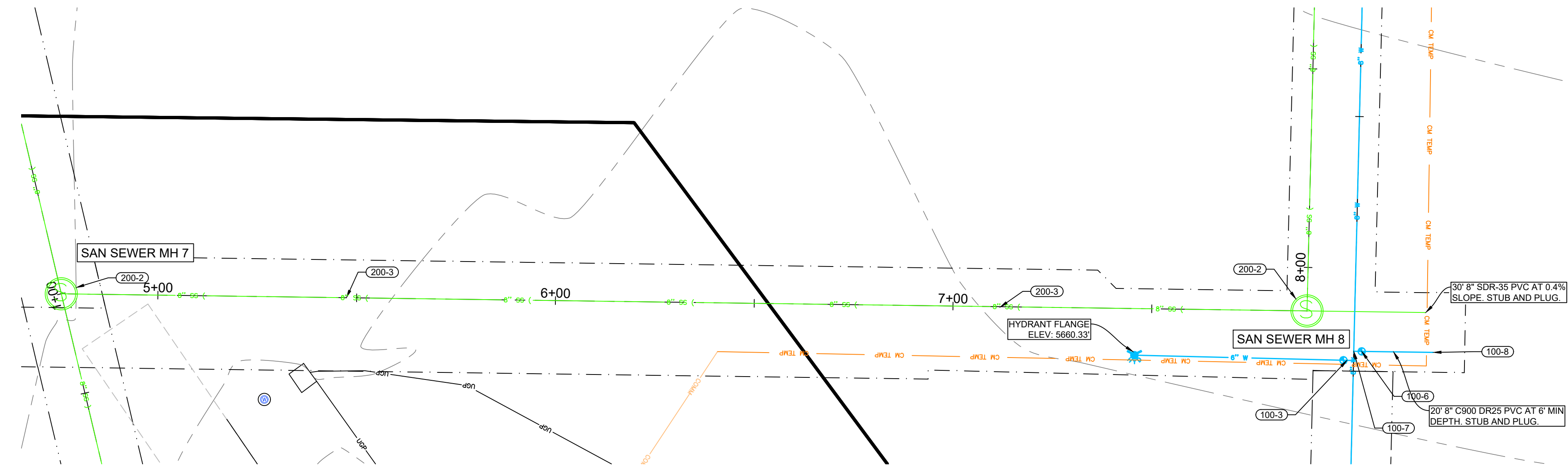
SEWER PLAN AND PROFILE 3

THE FLATS AT ALPINE JUNCTION

GRAPHIC SCALE



LEGEND	
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	CATCH BASIN
	STRM MANHOLE
	SAN SWR MANHOLE
	POWER POLE
	LIGHT POLE
	PROPERTY LINE
	EASEMENT LINE
	STREET RIGHT-OF-WAY
	SAW CUT LINE
	RD CENTER LINE
	FENCE LINE
	CROSS ACCESS EASEMENT
	WATER LINE
	WATER SERVICE
	STRM SWR LINE
	SAN SWR LINE
	SAN SWR SERVICE
	OVERHEAD POWER
	UNDRGRND POWER
	COMMUNICATION LINE
	GAS LINE
	CONTOURS
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	GRADE BREAK
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	LANDSCAPING
	CONCRETE
	ASPHALT
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	OPEN WATER
	PHASE 2
	PHASE 3



HORIZONTAL SCALE 1"=20'
 VERTICAL SCALE 1"=2' (10X VERTICAL EXAGGERATION)

UTILITY NOTES:

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- (100-4) INSTALL 2" COMMERCIAL WATER SERVICE PER WPWSS STD. DWG. NO. 02665-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
- (100-5) INSTALL 2 1/2" MIN. FIRE WATER LINE PER WPWSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
- (100-6) INSTALL 8" GATE VALVE PER WPWSS 02665 D.
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- (200-5) INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPWSS STD. DWG. NO. 02700-06.

TRENCHING AND UTILITY GENERAL NOTES:

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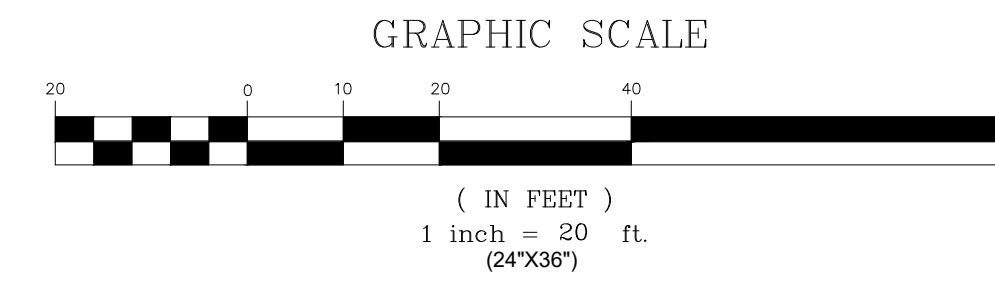
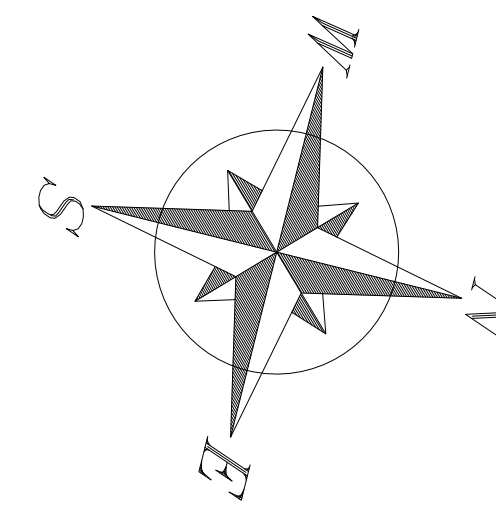
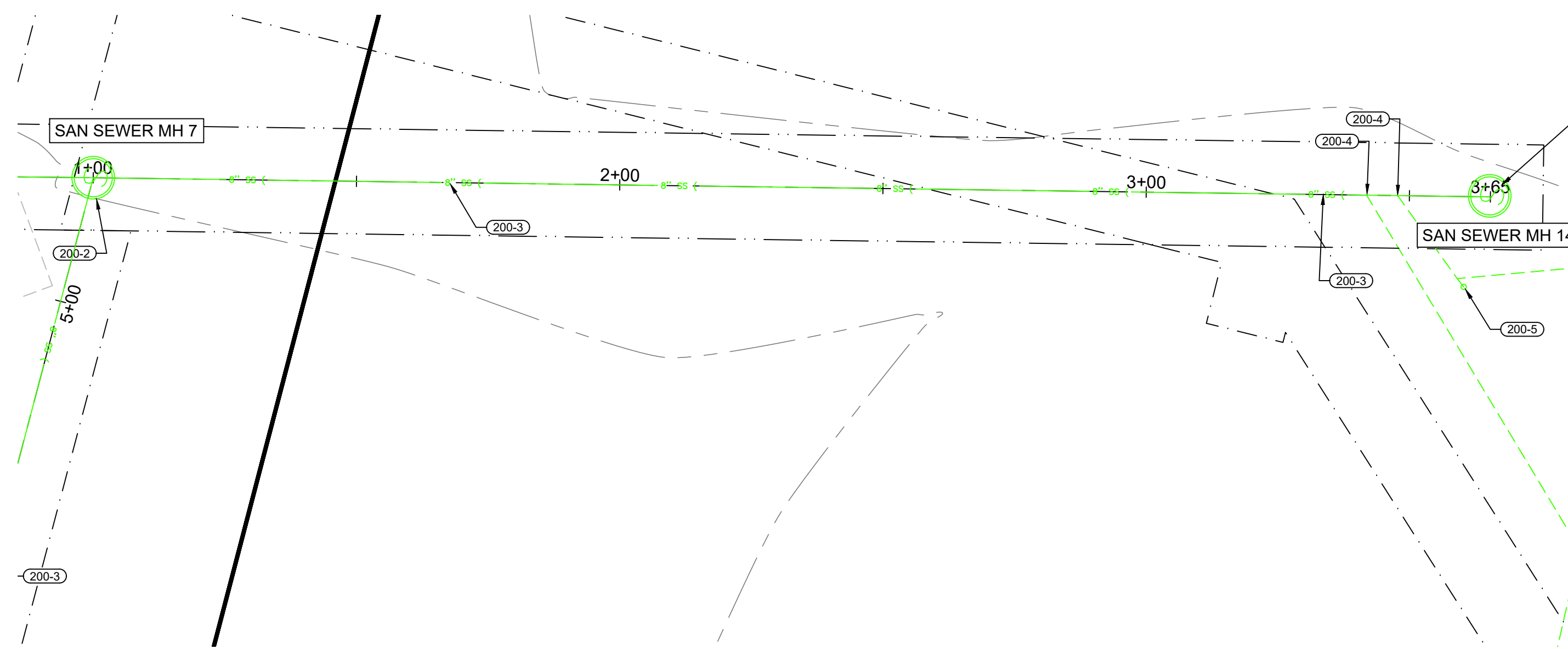
Alpine Flats West Side of U.S. Hwy 26 Alpine WY 83128	
SEWER PLAN & PROFILE 3	
Issue	DESCRIPTION

20-535

C19
 SHEET # OF 25

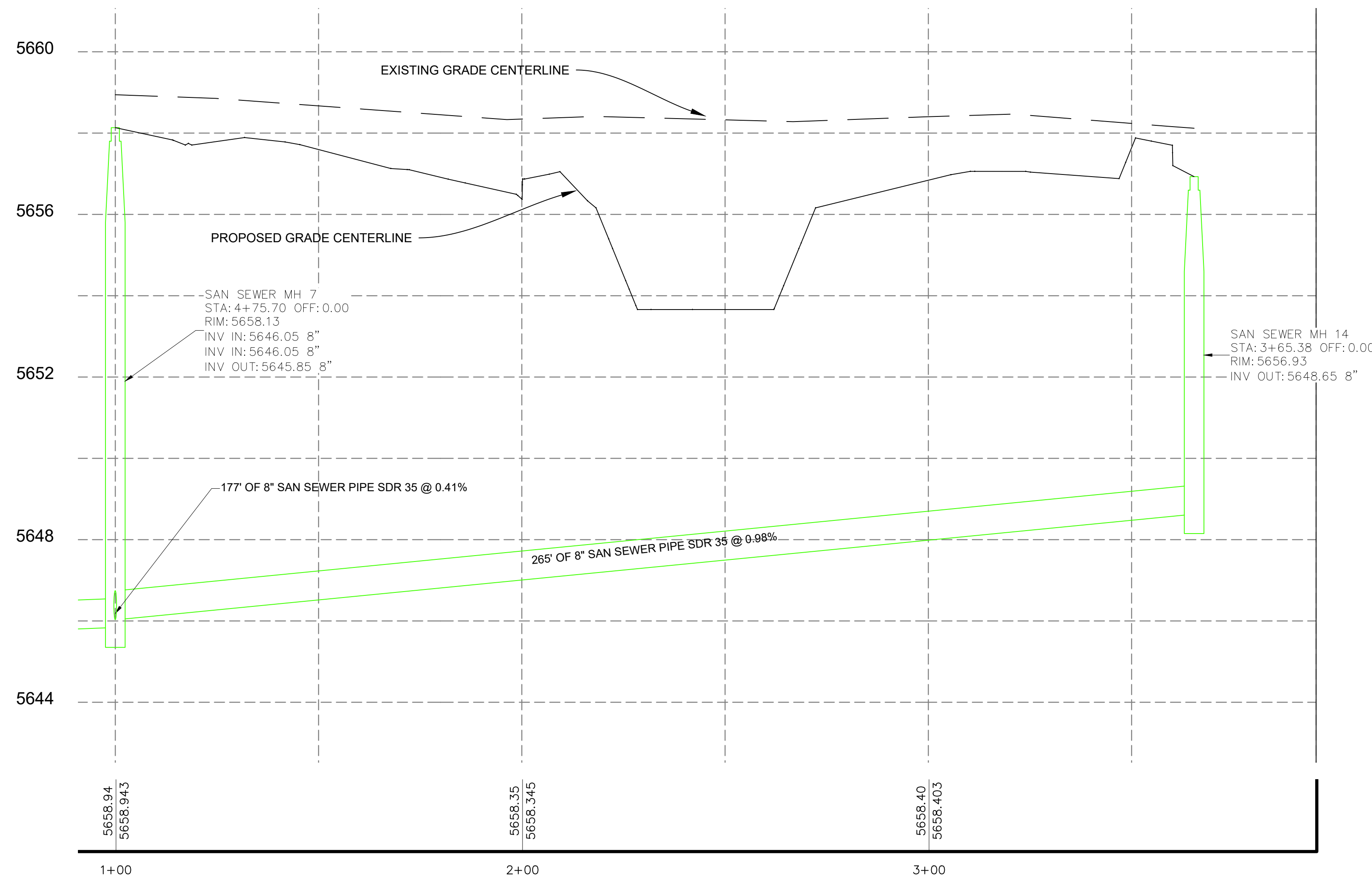
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SEWER PLAN AND PROFILE 5



LEGEND	
EXIST / PROP	
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	CATCH BASIN
	STRM MANHOLE
	SAN SWR MANHOLE
	POWER POLE
	LIGHT POLE
	PROPERTY LINE
	EASEMENT LINE
	STREET RIGHT-OF-WAY
	SAW CUT LINE
	RD CENTER LINE
	FENCE LINE
	CROSS ACCESS EASEMENT
	WATER LINE
	12" WTR SERVICE
	12" STRM SWR SERVICE
	8" SAN SWR SERVICE
	OVERHEAD POWER
	UNDERGROUND POWER
	COMMUNICATION LINE
	GAS LINE
	DEMO
	CONTOURS
	GB - GRADE BREAK
	BUILDING
	LANDSCAPING
	CONCRETE
	ASPHALT
	GRAVEL
	OPEN WATER
	PHASE 2
	PHASE 3

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HORIZONTAL SCALE 1"=20'
VERTICAL SCALE 1"=2' (10X VERTICAL EXAGGERATION)

UTILITY NOTES:

- (100-1) CONNECT TO EXISTING 8" WATER MAIN WITH 8"x8"x8" TEE. FIELD VERIFY LOCATION.
- (100-2) INSTALL 8" C900 DR18 PVC WATER MAIN LINE AT 6" MIN COVER.
- (100-3) INSTALL FIRE HYDRANT ASSEMBLY AND 6" GATE VALVE PER WPWSS STD. DWG. NO. 02845-01.
- (100-4) INSTALL 2" COMMERCIAL WATER SERVICE PER WPWSS STD. DWG. NO. 02665-01 WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER. SEE PLUMBING SUPPLY MAIN FLOOR PLAN FOR DETAILS.
- (100-5) INSTALL 2.5" MIN. FIRE WATER LINE PER WPWSS/ FIRE CODE WITH TRAFFIC RATED VALVE COVER AND INTERIOR METER AS REQUIRED BY TOWN. SEE FIRE SPRINKLER PLAN FOR CONTINUANCE.
- (100-6) INSTALL 8" GATE VALVE PER WPWSS 02665 D.
- (100-7) INSTALL 8" X 8" TEE
- (100-8) INSTALL 8" C900 DR18 WATER STUB AND TEMPORARILY PLUG FOR USE IN FUTURE PHASING.
- (100-9) INSTALL 8" X 8" X 6" REDUCING TEE AND VALVE AND PLUG FOR HYDRANT IN FUTURE PHASING.
- (100-10) INSTALL 6" C900 DR18 WATER MAIN LINE AT 6" MIN COVER.
- (100-11) INSTALL 6" GATE VALVE PER WPWSS 02665 D.
- (100-12) INSTALL 10" OR LARGER DR-26 C900 CASING. EXTEND 5' BEYOND EDGE OF OIL OR EXISTING UTILITY.
- (200-1) CONNECT TO EXISTING 8" SANITARY SEWER STUB. FIELD VERIFY LOCATION.
- (200-2) INSTALL 48" TYPE A MANHOLE WITH FRAME AND COVER PER DETAIL ON DETAILS 2 AND WPWSS 02700.
- (200-3) INSTALL 8" SDR35 OR GREATER SANITARY SEWER PIPE AT MINIMUM 0.48% SLOPE.
- (200-4) INSTALL 6" SANITARY SEWER SERVICE PER DETAIL ON DETAILS 1 AND WPWSS STD. DWG. NO. 02700-04. SEE PLUMBING WASTE MAIN FLOOR PLAN FOR CONTINUANCE.
- (200-5) INSTALL 6" TRAFFIC RATED SEWER CLEANOUT PER WPWSS STD. DWG. NO. 02700-06.

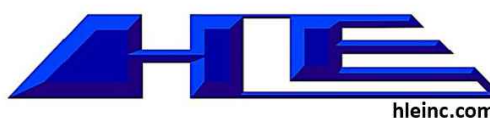
TRENCHING AND UTILITY GENERAL NOTES:

RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE NOTED ON EXISTING/DEMO SHEET.
TRENCH AND BACKFILL PER WPWSS STD. DWG. NO. 02220-01 WITH TYPE A BACKFILL PER WPWSS 02225.
RESTRAIN ALL VERTICAL AND HORIZONTAL FITTINGS AND VALVES WITH THRUST BLOCKS PER WPWSS STD. DWGS. NO. 02665-02, 02665-03, 02665-04.

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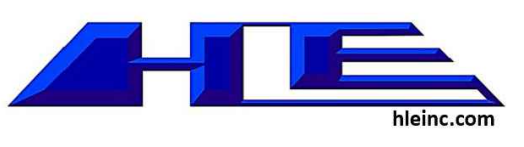
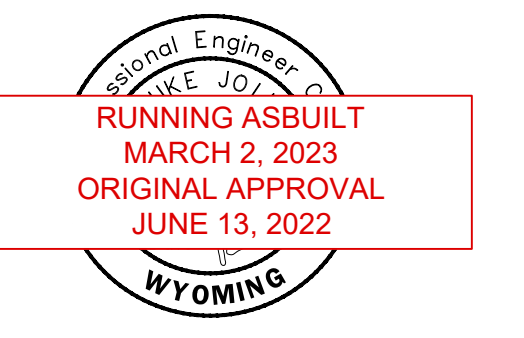
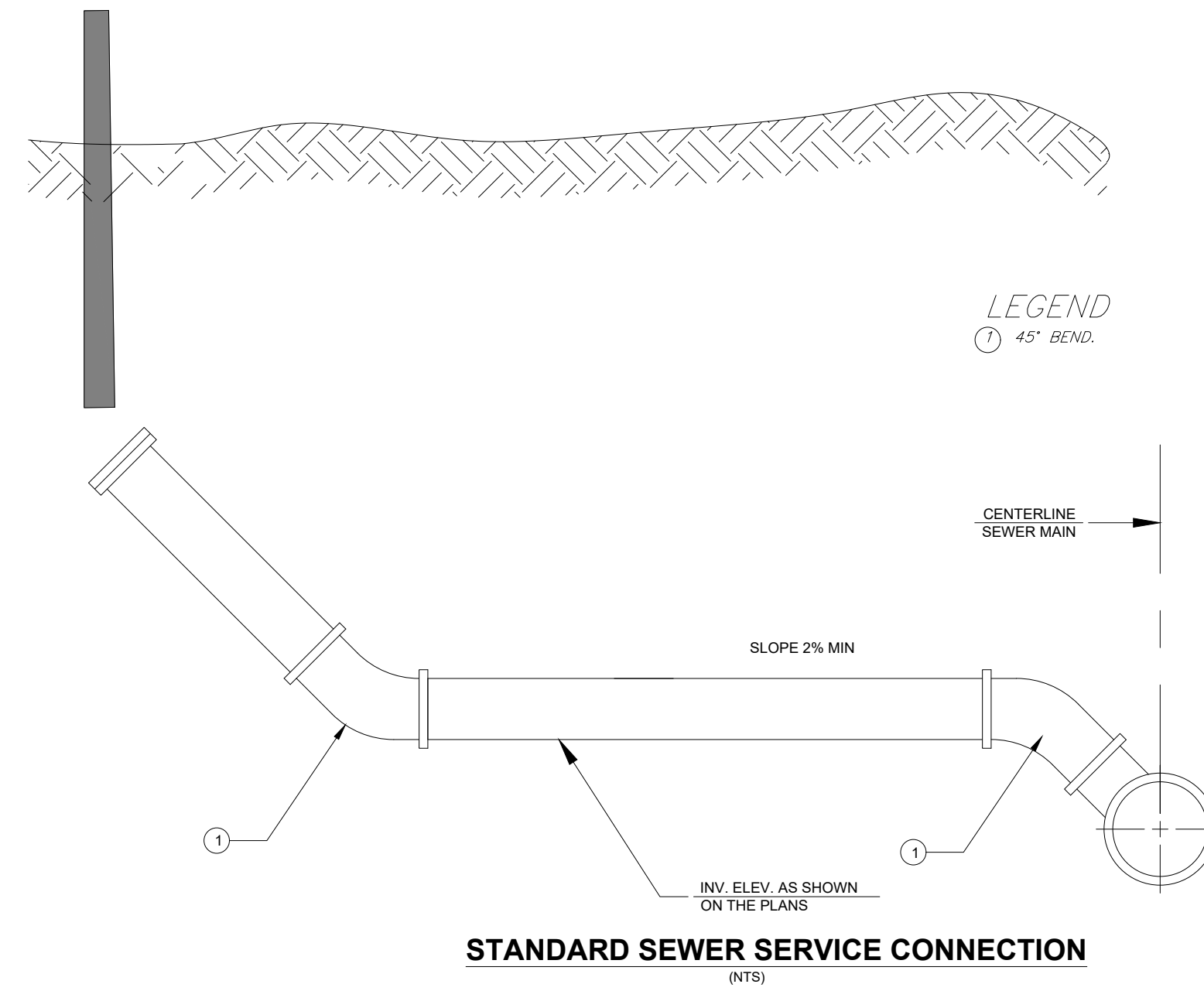
Alpine Flats West Side of U.S. HWY 26 Alpine WY 83128	
SEWER PLAN & PROFILE 5	
Issue	DESCRIPTION

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DETAILS 3 FOR: THE FLATS AT ALPINE JUNCTION



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Alpine Flats	
West Side of U.S. HWY 26 Alpine WY 83128	
DETAILS 1	
Issue	ID DATE DESCRIPTION

20-535

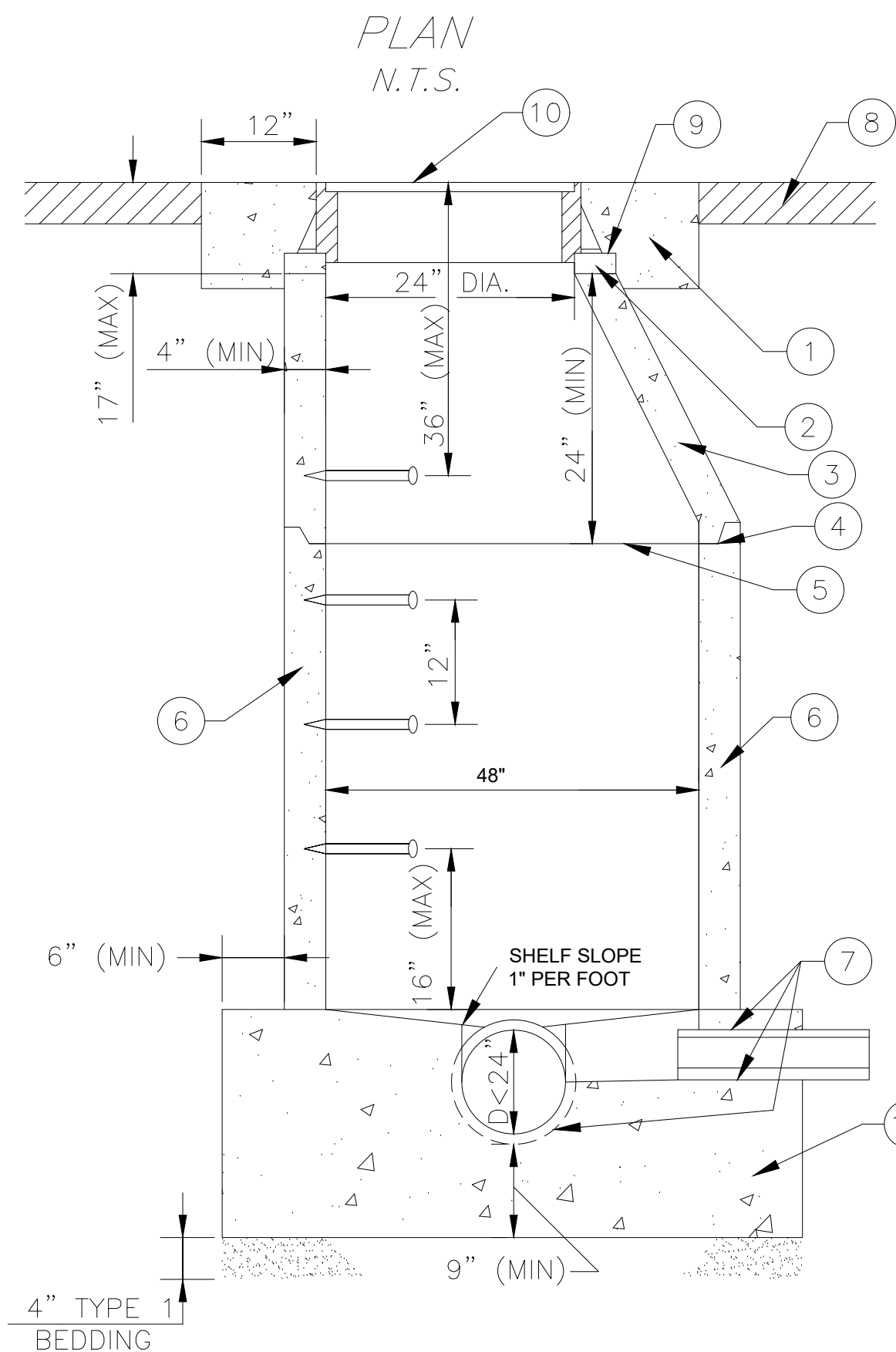
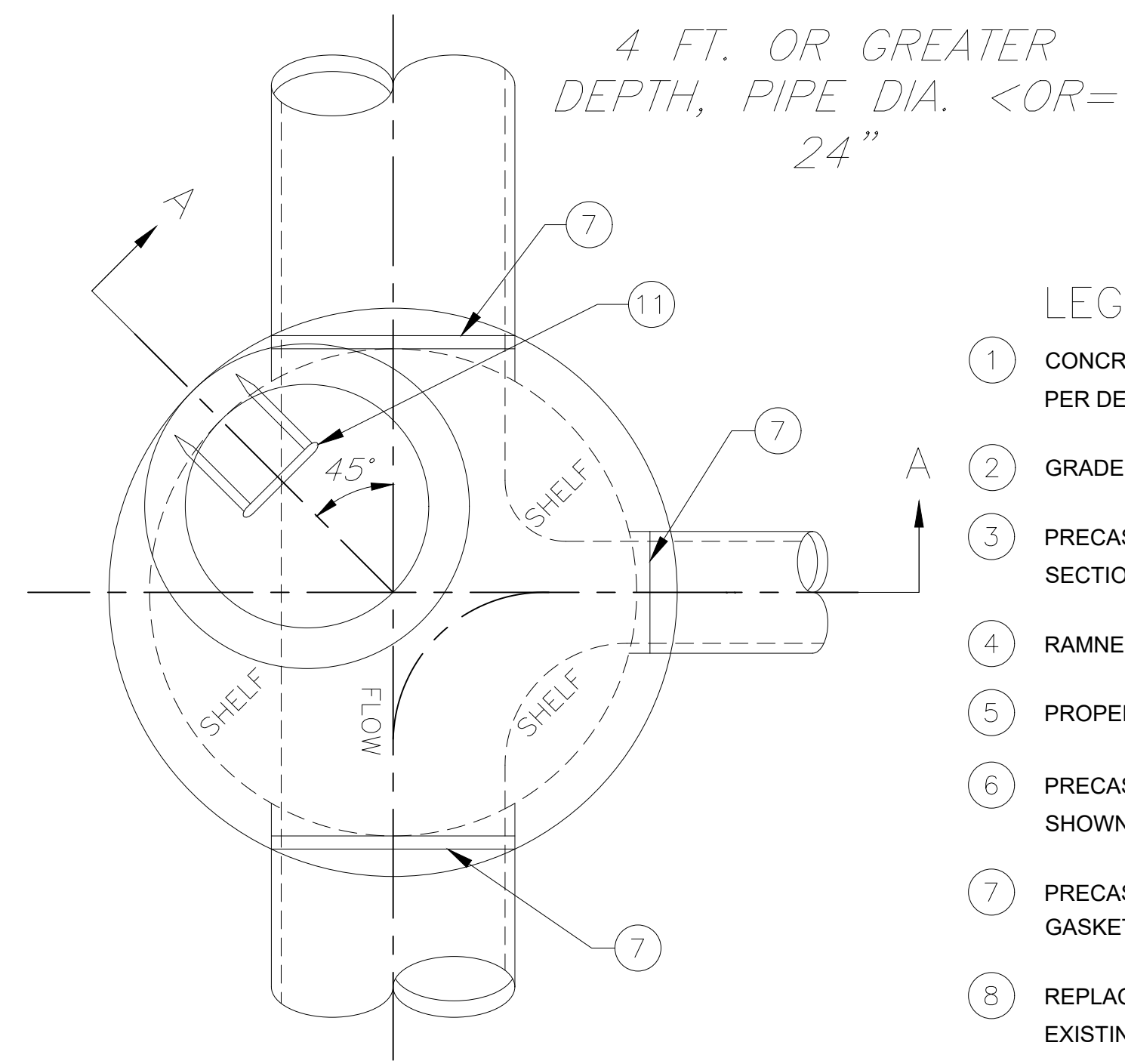
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DETAILS 4 FOR: THE FLATS AT ALPINE JUNCTION

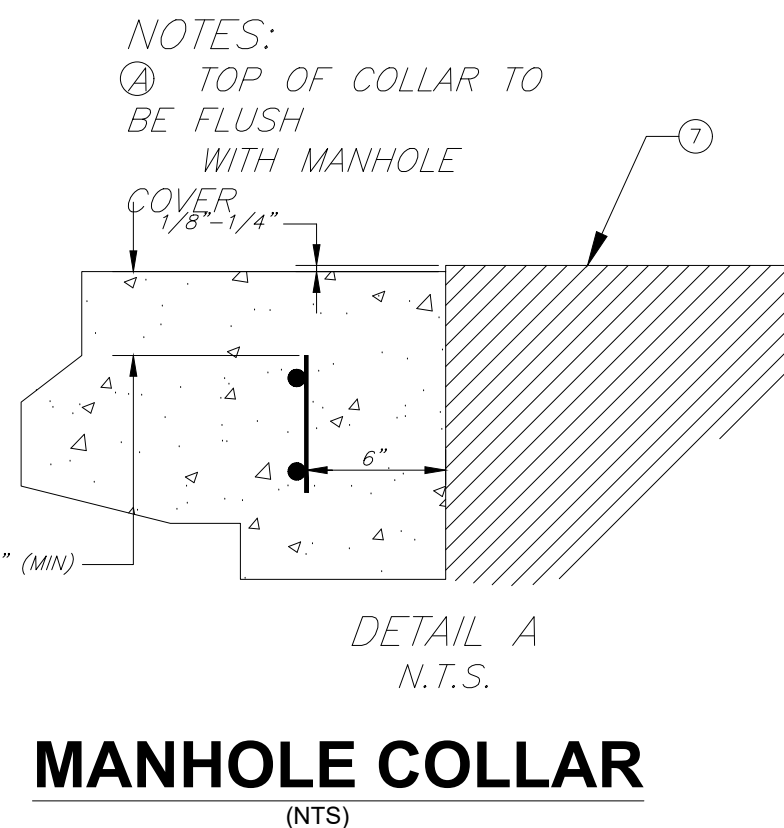
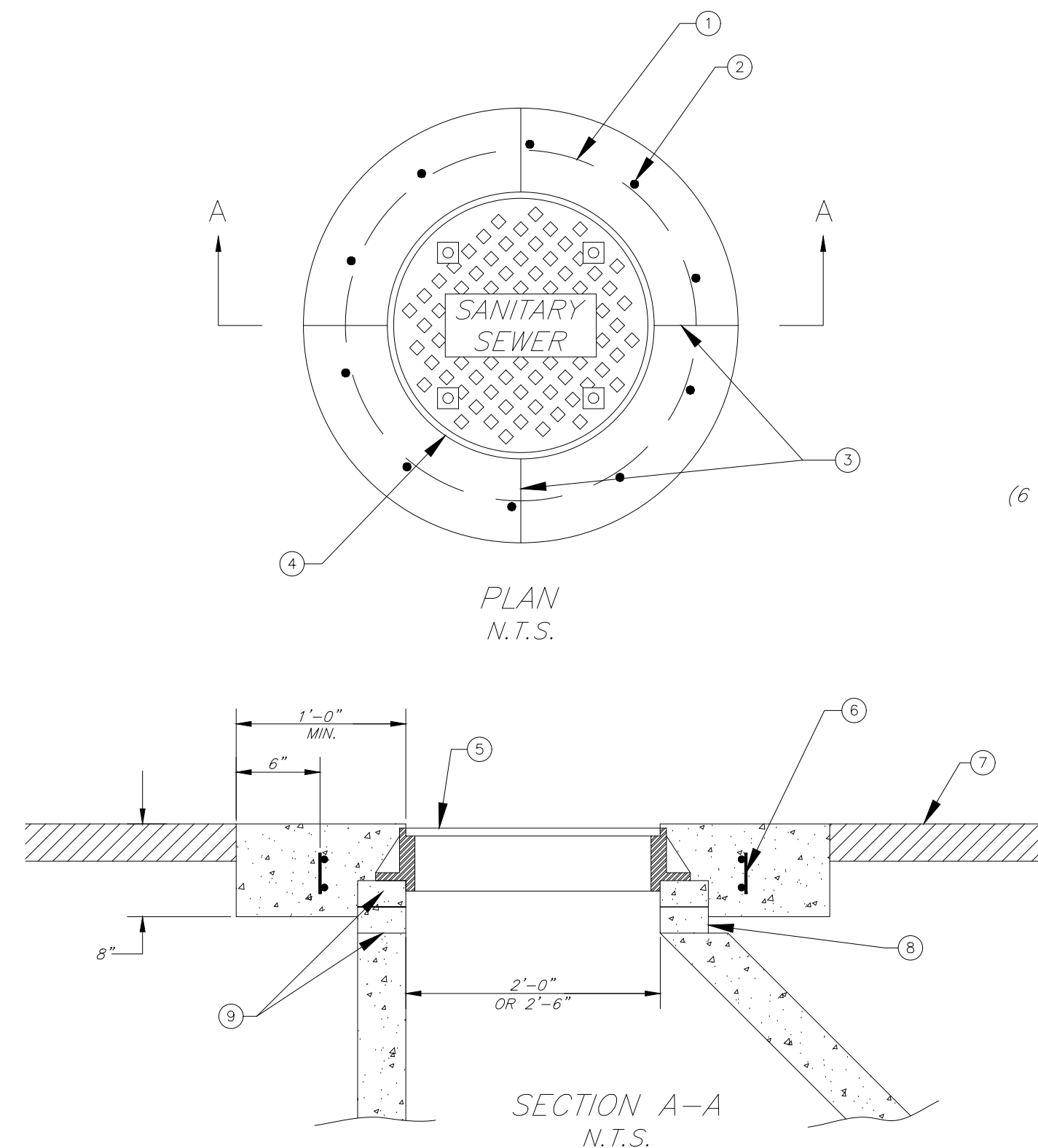


SECTION A-A
N.T.S.

STANDARD MANHOLE TYPE A (NTS)

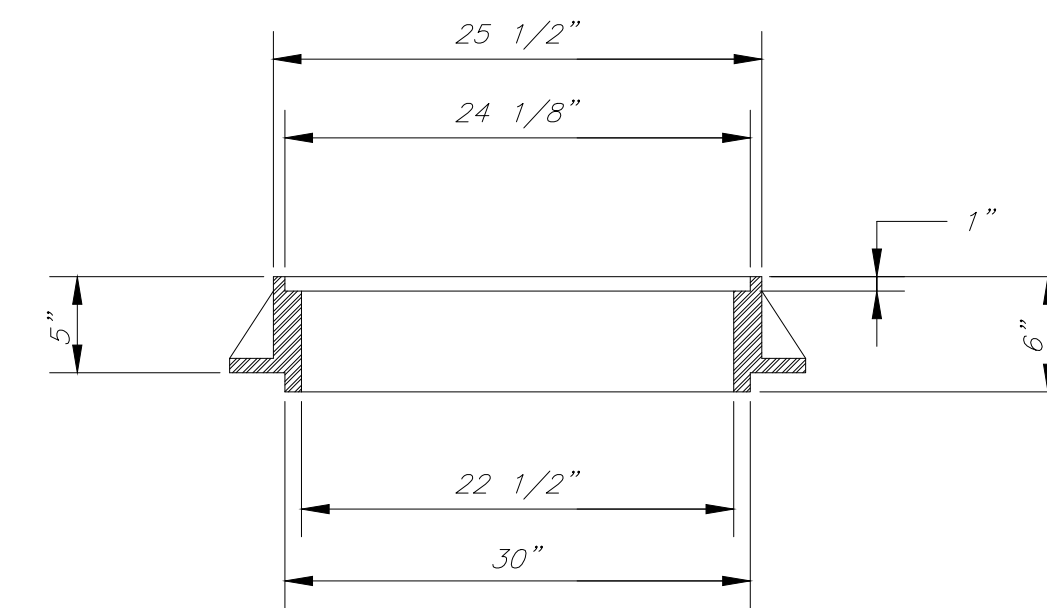
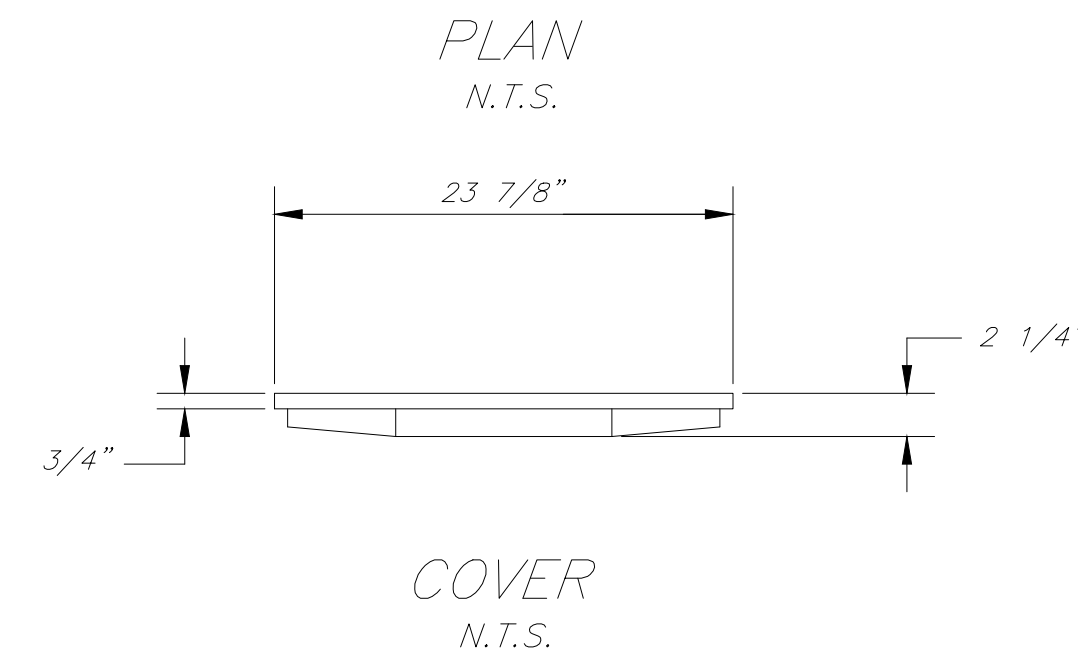
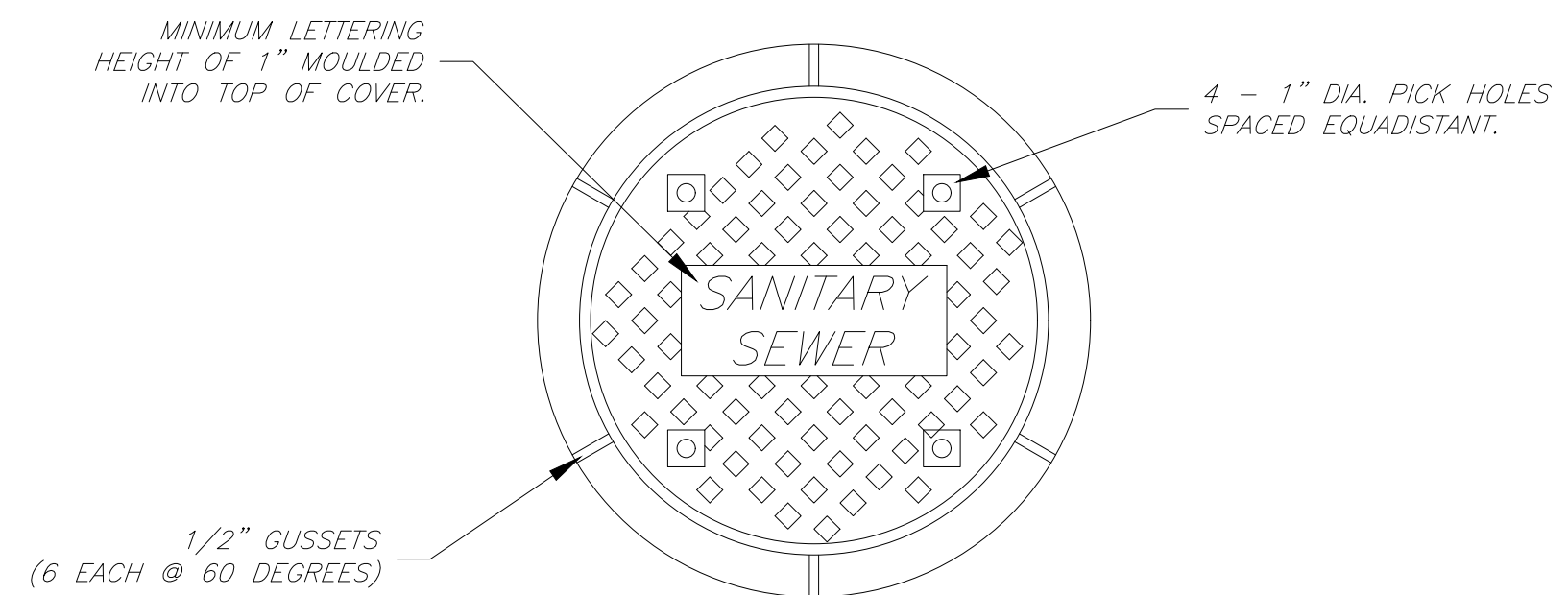
- LEGEND**
- ① CONCRETE COLLAR IN PAVED STREET SECTIONS PER DETAIL.
 - ② GRADE RINGS GROUTED WATERTIGHT IN PLACE.
 - ③ PRECAST MONOLITHIC ECCENTRIC CONE SECTION. (REBAR NOT SHOWN.)
 - ④ RAMNEK OR APPROVED SEALANTS ALL JOINTS.
 - ⑤ PROPERLY ALIGN ALL INTERIOR JOINTS.
 - ⑥ PRECAST CONCRETE MANHOLE (REBAR NOT SHOWN).
 - ⑦ PRECAST GASKETED HUB RING OR RUBBER GASKETED COLLAR-FLEXIBLE AND WATER TIGHT.
 - ⑧ REPLACEMENT SURFACING TO MATCH FLUSH WITH EXISTING SURFACING (AC SHOWN).
 - ⑨ FRAME TO BE GROUTED TO GRADE RINGS.
 - ⑩ FRAME AND COVER PER SD-507.
 - ⑪ MANHOLE STEPS.
 - ⑫ CAST IN PLACE OR PRECAST CONCRETE.

- NOTES:**
- (A) OPTIONAL CAST-IN-PLACE MANHOLE BASE WITH APPROVED PIPE CONNECTIONS MAY BE USED WITH ENGINEERS APPROVAL.
 - (B) PLACE VERTICAL WALL IN UPSTREAM SIDE OF MANHOLE, ROTATED 45 DEGREES.
 - (C) NA
 - (D) MANHOLE FRAME AND COVER:
A. REFER TO DETAIL
B. FRAME AND COVER SHALL BE FLUSH WITH SLOPE OF PAVEMENT.
 - (E) GRADE RINGS NOT TO EXCEED 1-FOOT IN HEIGHT.
 - (F) WHERE PVC PIPE IS UTILIZED, INSTALL A RUBBER RING OR GASKET COLLAR WHERE THE PIPE IS IN CONTACT WITH MANHOLE BASE AND/OR MANHOLE CHANNEL, IN ORDER TO INSURE A WATERTIGHT SEAL.
 - (G) NA
 - (H) PROVIDE MANHOLE CONCRETE REINFORCING TO ACCOMMODATE H-20 TRAFFIC LOADINGS.



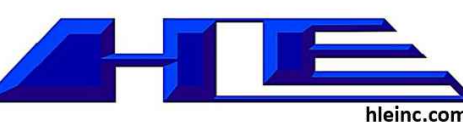
MANHOLE COLLAR (NTS)

- LEGEND**
- ① #4 REBAR HOOPS (2 EACH) SEE SECTION A-A.
 - ② #4 REBAR AT 20" SPACING.
 - ③ SCORES.
 - ④ RIM.
 - ⑤ FRAME AND COVER PER DETAIL ON DETAILS.
 - ⑥ SEE "DETAIL A" FOR REBAR IN COLLAR.
 - ⑦ FINISH GRADE.
 - ⑧ SEE OTHER STANDARD DRAWINGS OF MANHOLES FOR MAXIMUM HEIGHT.
 - ⑨ GROUT BETWEEN RING AND COVER AND GRADE RINGS.



MANHOLE FRAME AND COVER N.T.S.

- NOTES:**
- A MANHOLE FRAMES AND COVERS TO HAVE A TOLERANCE OF 1/4" OR LESS.
 - B COVERS NOT TO BE WARPED. REPLACE ALL THAT RATTLE OR VIBRATE WHEN TRAVELED UPON. MACHINE ALL MATCHING SURFACES.
 - C MINIMUM WEIGHT OF FRAME AND COVER=251 LBS.



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Alpine Flats
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DETAILS 2

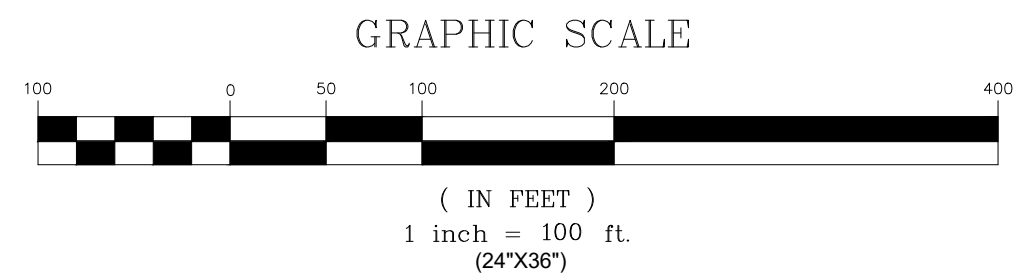
Issue	ID	DATE	DESCRIPTION

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BMP LAYOUT FOR: THE FLATS AT ALPINE JUNCTION



LEGEND

- SILT FENCE
- STORM WATER DRAINAGE
- AREA TO BE DISTURBED
- Catch Basin Inlet Protection
- EXISTING CONTOURS
- STABILIZE CONSTRUCTION ENTRANCE/EXIT
- Wadel Filter Sock
- PROPOSED CONTOURS
- MATERIALS STORAGE AREA & STOCKPILE MANAGEMENT
- SEDIMENTATION AREA
- CONCRETE WASHOUT
- COMBINATION STAGING AREA & VEHICLE EQUIPMENT CLEANING, FUELING AND MAIN.

OFFSITE OPERATONS	
START DATE	END DATE

TO BE FILLED OUT BY CONTRACTOR

SEQUENCE OF MAJOR ACTIVITIES		
ACTIVITY	START DATE	END DATE

TO BE FILLED OUT BY CONTRACTOR

POTENTIAL POLLUTANTS		
CHEMICAL	MSDS #	

TO BE FILLED OUT BY CONTRACTOR

BEST MANAGEMENT PRACTICES NOTES

- This plan should be revised and updated to address changes in site conditions, new or revised government regulations, and additional on-site storm water pollution. Additional erosion control measures may be required.
- All revisions to this plan must be documented on the SWPPP Revision Documentation Form.
- Current versions of the SWPPP, the NOI, and the NOC will be kept on site for the duration of the project. These items will be available for the use of all operators and site personal involved with erosion and sediment controls, and be available to EPA visiting the site. A notice will be posted near the construction entrance during construction, containing the SWPPP, the NOI and the NOC.
- Fugitive dust blowing from the site shall be controlled by spraying water and dust control polymers as needed on dry areas of the site.
- The contractor will be responsible for supervision and inspection of all erosion and sedimentation controls and for ensuring the SWPPP is implemented.
- Prior to beginning earth-moving activities, including clearing and grubbing, all clearing limits, easements, setbacks, sensitive areas and their buffers will be clearly marked to prevent environmental damage both on and off the site.
- If sediment is accidentally transported on to the street it will be removed from the street surface on a daily basis.
- All off-site construction shall be stabilized at the end of the working day.
- All waste material will be collected and stored in a securely lidded dumpster. The dumpster will meet all local and state solid water management regulations.
- Portable sanitary units will be provided for use by all workers for the entire project. Sanitary waste will be collected regularly for the portable units by an approved sanitary waste management contractor.
- All exposed soils will be stabilized with vegetation or covered no more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- Existing and new vegetation will be maintained to the maximum extent practicable to prevent the contamination of storm water with sediment.
- The contractor shall be responsible for adjusting the erosion control measure; due to grade changes during the development of the project.
- Maintain on the site or have readily available sufficient oil and grease absorbing materials to contain and clean up fuel or chemical spills and leaks.
- Adequate energy dissipation, erosion control, and soil stabilization measures will be provided for all point source discharges of storm water, including run-on discharges and outlets for onsite discharges.
- Temporary and permanent swells and small detention ponds will be used as necessary to reduce the velocity of runoff and enhance particle settling.
- Consistent with the general permit requirements, all potential pollutants other than sediment will be handled and disposed of in a manner that does not affect contamination of stormwater.
- Materials used during construction with the potential to impact storm water, will be stored, managed, used, and disposed of in a manner that minimizes the potential for releases to the environment and especially in the storm water.
- If a spill of pollutants threatens storm water at the site, the spill response procedures must be implemented in a timely manner to prevent the release of pollutants.
- All temporary and permanent erosion and sediment control BMPs will be maintained and repaired as needed to assure continued performance of their intended use.
- All temporary erosion control and sediment control BMPs will be removed within 30 days after final site stabilization is achieved or after the temporary BMPs are no longer needed.
- Regardless of recommended maintenance schedule, all control measures and inspections shall be performed within 24 hours following any storm of 0.25 inches or greater. An inspection report shall be kept at all times and should be retained for at least three (3) years from the date the site is stabilized.
- All contractors providing services on the project which may cause storm water pollution will be given a copy of the SWPPP and appropriate training regarding stormwater pollution prevention.

NOTE:

- AFTER ASPHALT PAVING HAS TAKEN PLACE STORM WATER DEVELOPED WILL BE DIRECTED TO DRAINAGE SWALES PER THE APPROVED SITE PLAN AND PERCOLATE IN DESIGNATED AREAS
- INLET PROTECTION TO BE PLACED ON ALL STORM DRAIN INLETS AFTER INSTALLATION THROUGH THE DURATION OF THE PROJECT.

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RUNNING ASBUILT
MARCH 2, 2023
ORIGINAL APPROVAL
JUNE 13, 2022

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Alpine Flats	
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BMP LAYOUT	
Issue	ID DATE DESCRIPTION

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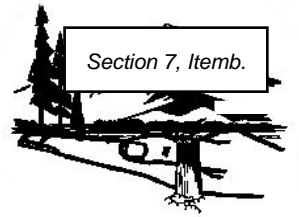
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SHEET # OF 25



Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Mark Gordon, Governor



Todd Parfitt, Director

NOTIFICATION OF COVERAGE

June 13, 2022

Shane Law
269 Soaring Eagle Trail
Wichita Falls, TX 76310

RE: **The Flats at Alpine Junction – 2022-120**
Alpine Junction, WY – Lincoln County

Mr. Law:

The Department of Environmental Quality (DEQ) has reviewed and approved the above application for coverage under the Water Distribution general permits for the facilities that will be generally located in the area of the **N ½ SW ¼, Sections 20, Township 37 North, Range 118 West; Lat: 43.178052, Long: -111.023532**, in accordance with Chapter 3, Section 7 of the Wyoming Water Quality Rules and Regulations (WQRR) and hereby issues this Notice of Coverage (NOC).

This NOC covers the installation of approximately 2,148 l.f. of 8" PVC water main, 4 hydrant assemblies, 1471 l.f. of 8" PVC sewer main, 5 manholes, service laterals, and miscellaneous system improvements.

DEQ authorizes you to construct, install, or modify the facility in accordance with **Chapter 12 of the WQRR**, the general permit, and the materials submitted in your application package. Please note Part V, Standard Permit Conditions, of the general permit, particularly the Right to Access and Reporting Requirements sections. A copy of the general permit is available on the DEQ webpage:

<http://deq.wyoming.gov/wqd/permitting-2/resources/general-permits-2/>.

DEQ requires that all construction, installation, or modifications allowed by this NOC shall be completed by June 12, 2027.

If you have any questions, please contact Bradley E. Ellis, PE at 307-473-3465, bradley.ellis@wyo.gov. or Dale Lee, PE at 307-675-5640, dale.lee@wyo.gov.

Sincerely,

Dale Lee, P.E.
WDEQ/WQD Assistant NE District Engineer

cc: IPS, Cheyenne
Drew Hale, DFO Sundance Properties, LLC (email)
B. Luke Jolley, P.E., HLE, Inc (email)
Kenniss Lutz, Mayor, Town of Alpine (email)

RESOLUTION No. 2023-524

A RESOLUTION CERTIFYING THE SUBMISSION OF AN ANNEXATION PETITION FOR THE DEAD HORSE MEADOWS ANNEXATION, IN ACCORDANCE WITH W.S. § 15-1-403.

WHEREAS, on the 18th day of October, 2023 a Petition for Annexation of eligible territory has been filed with the Town Clerk of the Town of Alpine by Tyler Davis, Managing Partner of Lincoln County Investments LLC – Dead Horse Meadows.

WHEREAS, the Town Clerk has reviewed the petition hereby finds:

- i. The petition is signed and dated by a majority of the landowners of the area sought to be annexed.
- ii. The petition contains:
 - a. A legal description of the area sought to be annexed;
 - b. A request that the described territory be annexed;
 - c. A statement that each signer is an owner of land and a description of his land within the area proposed to be annexed; and
 - d. A map of the area.
- iii. That no signature on the petition is dated one hundred eighty days prior to the date of filing the petition with the Deputy Clerk.
- iv. The Town Clerk determined within 10 days of the receipt of the petition via email that the petition substantially complies with W.S. § 15-1-403.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Town of Alpine that the Town Clerk is authorized to follow the procedure outlined in W.S. § 15-1-402, W.S. § 15-1-404, and W.S. § 15-1-406. Upon receipt of the Engineering Utility Review, the Town Clerk will set a hearing date and time.

This resolution passed and adopted on this 21th day of November 2023.

FOR THE TOWN OF ALPINE:

BY: _____
Eric Green, Mayor

ATTEST:

Monica L. Chenault, Clerk/Treasurer

TOWN OF ALPINE, WYOMING

ORDINANCE 2023-07

AN ORDINANCE OF THE TOWN OF ALPINE, WYOMING PERMITTING TRAFFIC CALMING DEVICES WITHIN THE TOWN OF ALPINE, WYOMING;

WHEREAS, there has been a request by certain citizens of the Town for the installation of “traffic calming devices” on certain roads and rights-of-way within the limits of the Town of Alpine, Wyoming;

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

TITLE _____ – ROADS

Chapter ____ – TRAFFIC CALMING DEVICES

Section 1: Purpose

This article is adopted to establish criteria, construction standards, and procedures for the construction or installation of traffic calming structures or portable speed bumps to reduce speed along a roadway in accordance with transportation engineering principles. This article outlines the procedure for citizen initiative requests. The Town, on its own initiative, after advertisement of notice specifying the location and roads affected and after a public hearing on the matter, may install a speed calming device, if it deems necessary for public safety.

Section 2: Definitions

For purposes of this article the following definition shall apply:

- a. Portable speed control bulge. A bump constructed of durable polyurethane used to reduce vehicle speed and volume on residential streets.
- b. Speed control bulge. A rounded traffic calming device constructed of asphalt used to reduce vehicle speed and volume on residential streets.

Section 3: Determination

Speed control bulges are permanent calming devices that shall only be removed in accordance with Section __ of this article. Whereas, portable speed control bulges are temporary and immediate calming devices that shall be deployed during the months of May through November.

Section 4: Construction Standards

Construction shall conform to the standards established by the Town Engineer and approved by the Director of Public Works.

Section 5: Warrant for Location

Prior to considering any installation of any speed calming device, the Town Engineer must prepare a warrant to certify that the proposed roadway and or location meets the criteria set forth herein, as follows:

- A. Streets that are classified or could be classified as "collector" or "arterial" are not eligible for traffic calming device.
- B. The street shall provide access (via a driveway or on-street parking) to abutting residential properties. Residential properties include multiple dwellings such as apartment complexes.
- C. The street shall not have more than one traffic lane in each direction.
- D. The street shall have a posted speed limit of 25 miles per hour or less.
- E. The traffic calming device should not be located within 50 feet of intersections, in a horizontal curve, on vertical curves where visibility of the device is restricted, or on approaches to these curves.
- F. Department of Public Works must approve the street for installation of traffic calming device.
- G. Traffic calming devices shall not be installed on a portion of any street with a grade in excess of 8%.
- H. Traffic calming devices shall not be installed on any street that is a primary access route for emergency vehicles and would cause, in the judgment of the Town's emergency response providers, unacceptable delay in response time to emergencies.
- I. Storm drainage in the area will be considered for location and design of traffic calming device.
- J. The Town of Alpine shall maintain any traffic calming device or portable speed bump.

Section 6: Neighborhood funding; petition; installation procedures; appeals.

A. Neighborhood-funded installation. The Public Works Department shall process requests for traffic calming device installation in the order received. There is no guarantee that there will be sufficient money budgeted for all of the traffic calming device requests that are processed and approved. Approved projects for traffic calming device shall be funded in the order that they are received when funding becomes available, unless the Alpine Council determines that conditions on a particular street, as demonstrated by speed or accident statistics, require that the street be given greater priority. Petitioners of approved but unfunded locations may choose to retain a contractor and privately finance the traffic calming device installation, pursuant to the Town of Alpine's requirements and specifications. Once a location has been approved, and only after the petitioners have committed in writing to privately fund the installation, the Town will prepare a drawing indicating the number and locations of traffic calming device and warning signs. Construction may begin immediately after the Town's written approval has been received.

B. Traffic Calming Device Petition and Installation Procedures.

(1) The Alpine Council's adopted policies and procedures for the installation of traffic calming device and portable speed bumps will be made available to all interested parties. A representative of a local residential street, who believes the residents on his or her street will support the installation of traffic calming device or portable speed bumps, may submit a petition in writing to the Alpine Clerk's Office. The petition shall include signatures of two-thirds ($2/3^{\text{rds}}$) of the residences immediately adjacent to the proposed traffic calming device or portable speed bumps and two-thirds ($2/3^{\text{rds}}$) of the occupants of the residences on the street requesting the speed hump or portable speed bump. Only one vote will be counted per ownership and per dwelling unit. The sponsor of the petition shall contact every resident of the abutting properties on the subject street. If a resident is against the speed hump or portable speed bump, the word "opposed" will be noted on the petition signature space. If the sponsor is unable to contact a resident, "no contact" will be noted on the petition signature space, with the days and times that contact was attempted. The sponsor must make at least two attempts on separate days to contact a resident.

(2) The Town Clerk (or designee), upon receipt of a completed petition, shall forward the request to the Town Council. The Town Council, upon a vote of its majority, may forward the request to the Public Works Department for the purpose of making a determination as to whether the street in question is eligible for further consideration for the installation of traffic calming device or portable speed bumps based on the criteria in this speed hump/bump policy. The Public Works Department will forward their recommendations to the Town Engineer. The Town Engineer shall prepare a warrant according to this policy.

C. Determination of Eligibility and Appeal. If the Town Engineer's report warrants the installation of a traffic calming device, and upon availability of funds, it shall be scheduled for installation. If it is determined that a street is not eligible for traffic calming device, the Town Engineer shall notify the Town Clerk, who shall notify the representative(s) of the street in writing of the reason why the street is not eligible. The representative(s) of the street will have 15 days to appeal the decision to the Alpine Council. Appeals must be delivered timely, in writing, to the Town Clerk and set forth the basis for the appeal. The Alpine Council will consider the appellants' appeal in light of the speed hump/portable speed bump policy and either affirm, reverse or modify the Department's decision. The decision of the Town Council shall be final.

Section 7: Funding and Priority Ranking for Traffic Calming Device

Traffic calming device requests will be funded in the order received and approved, unless the Town determines that conditions on a particular street, as demonstrated by speed or accident statistics, require greater priority. There is no guarantee that public funding will be available. Approved projects may be privately funded through advance payment for the cost as determined by the Department of Public Works. The work shall be done under Department of Public Works supervision.

Section 8: Removal of Traffic Calming Device

Traffic calming device installed by resident petition pursuant to this policy may be removed either by the Town, upon a determination that the removal is required for public safety reasons, or by petition of 51% (or more) of occupants of residences within the same geographic area as petitioned for the humps, requested. If removal is by petition, the residents shall pay the cost of removal, which sum shall be deposited with the Town prior to the removal.

Section 9: Administration

This article shall be administered by the Town Clerk, who shall establish all required forms and keep records of same.

Section 10: Effective Date. This Chapter shall be in full force and effect immediately upon its passage and publication as by law provided.

PASSED AND APPROVED ON FIRST READING THIS THE 15TH DAY OF AUGUST, 2023

Eric Green, Mayor

ATTEST:

Monica Chenault, Clerk

**PASSED AND APPROVED ON SECOND READING THIS THE 19TH DAY OF
SEPTEMBER 2023**

Eric Green, Mayor

ATTEST:

Monica Chenault, Clerk

**PASSED AND APPROVED ON THIRD READING THIS THE ____ DAY OF
_____, 2023**

Eric Green, Mayor

ATTEST:

Monica Chenault, Clerk

CERTIFICATE OF PUBLICATION

I, **Monica Chenault**, duly authorized Clerk of the Town of Alpine, Wyoming, do hereby certify that a copy of the above Ordinance ____ was published in the Office of the Clerk for 10 days beginning on the ___ day of _____, 2023.

**WITNESS MY HAND AND THE OFFICIAL SEAL OF THE TOWN OF ALPINE,
WYOMING.**

Monica Chenault Clerk

SEAL



TOWN OF ALPINE

RESOLUTION NO. 2023-522

REGULAR COUNCIL WORK SESSIONS SCHEDULE FOR CALENDAR YEAR 2024

A RESOLUTION TO DESIGNATE THE OFFICIAL SCHEDULE OF COUNCIL WORK SESSIONS OF THE TOWN COUNCIL OF THE TOWN OF ALPINE, WYOMING FOR THE CALENDAR YEAR 2024.

BE IT RESOLVED BY THE TOWN COUNCIL, TOWN OF ALPINE, WYOMING, THAT THE FOLLOWING SHALL BE RECOGNIZED AS THE OFFICIAL DESIGNATED SCHEDULE OF DATES AND TIMES AUTHORIZED BY THE TOWN COUNCIL FOR THE CONDUCT OF COUNCIL WORK SESSIONS OF THE TOWN OF ALPINE FOR THE CALENDAR YEAR 2024.

ALL MEETINGS ARE HELD AT THE ALPINE TOWN COUNCIL CHAMBERS LOCATED AT 250 RIVER CIRCLE, ALPINE, WYOMING.

- February 6, 2024, at 7:00 p.m.
- March 5, 2024, at 7:00 p.m.
- April 2, 2024, at 7:00 p.m.
- May 7, 2024, at 7:00 p.m.
- June 4, 2024, at 7:00 p.m.
- August 6, 2024, at 7:00 p.m.
- September 3, 2024, at 7:00 p.m.
- October 1, 2024, at 7:00 p.m.
- November 5, 2024, at 7:00 p.m.
- December 3, 2024, at 7:00 p.m.

PASSED, APPROVED AND ADOPTED this 21st day of November 2023.

Signed:

Eric Green, Mayor

Attest:

Monica L. Chenault, Clerk/Treasurer



TOWN OF ALPINE

RESOLUTION NO. 2023-520

REGULAR COUNCIL MEETING SCHEDULE FOR CALENDAR YEAR 2024

A RESOLUTION TO DESIGNATE THE OFFICIAL SCHEDULE OF REGULAR MEETINGS OF THE TOWN COUNCIL OF THE TOWN OF ALPINE, WYOMING FOR THE CALENDAR YEAR 2024.

BE IT RESOLVED BY THE TOWN COUNCIL, TOWN OF ALPINE, WYOMING, THAT THE FOLLOWING SHALL BE RECOGNIZED AS THE OFFICIAL DESIGNATED SCHEDULE OF DATES AND TIMES AUTHORIZED BY THE TOWN COUNCIL FOR THE CONDUCT OF OFFICIAL BUSINESS OF THE TOWN OF ALPINE FOR THE CALENDAR YEAR 2024.

ALL MEETINGS ARE HELD AT THE ALPINE TOWN COUNCIL CHAMBERS LOCATED AT 250 RIVER CIRCLE, ALPINE, WYOMING.

- January 16, 2024, at 7:00 p.m.;
- February 20, 2024, at 7:00 p.m.;
- March 19, 2024, at 7:00 p.m.;
- April 16, 2024, at 7:00 p.m.;
- May 21, 2024, at 7:00 p.m.;
- June 18, 2024, at 7:00 p.m.;
- July 16, 2024, at 7:00 p.m.;
- August 20, 2024, at 7:00 p.m.;
- September 17, 2024, at 7:00 p.m.;
- October 15, 2024, at 7:00 p.m.;
- November 19, 2024, at 7:00 p.m.; and
- December 17, 2024, at 7:00 p.m.

PASSED, APPROVED AND ADOPTED this 21st day of November 2023.

Signed:

Eric Green, Mayor

Attest:

Monica L. Chenault, Town of Alpine Clerk/Treasurer



Town of Alpine

RESOLUTION NO. 2023 - 525

MUNICIPAL COURT SCHEDULE FOR 2024

A RESOLUTION TO DESIGNATE THE OFFICIAL SCHEDULE OF MUNICIPAL COURT PROCEEDINGS FOR THE TOWN OF ALPINE, WYOMING FOR THE CALENDAR YEAR 2024.

BE IT RESOLVED BY THE TOWN COUNCIL, TOWN OF ALPINE, WYOMING, THAT THE FOLLOWING SHALL BE RECOGNIZED AS THE OFFICIAL DESIGNATED SCHEDULE OF DATES AND TIMES AUTHORIZED BY THE TOWN COUNCIL FOR THE PROCEEDINGS OF THE MUNICIPAL COURT OF THE TOWN OF ALPINE FOR THE CALENDAR YEAR 2024.

THE MUNICIPAL COURT IS HELD AT THE ALPINE TOWN COUNCIL CHAMBERS LOCATED AT 250 RIVER CIRCLE, ALPINE, WYOMING.

- January 10, 2024, at 10:30 a.m.
- February 14, 2024, at 10:30 a.m.
- March 13, 2024, at 10:30 a.m.
- April 10, 2024, at 10:30 a.m.
- May 15, 2024, at 10:30 a.m.
- June 12, 2024, at 10:30 a.m.
- July 10, 2024, at 10:30 a.m.
- August 14, 2024, at 10:30 a.m.
- September 11, 2024, at 10:30 a.m.
- October 9, 2024, at 10:30 a.m.
- November 13, 2024, at 10:30 a.m.
- December 11, 2024, at 10:30 a.m.

PASSED, APPROVED AND ADOPTED this 21st day of November 2023.

Signed:

Eric Green, Mayor

Attest:

Monica L. Chenault, Town of Alpine Clerk/Treasurer

Town of Alpine, Wyoming - Resolution No. 2023-526

A RESOLUTION by the Governing Body of the Town of Alpine, Wyoming creating the Alpine, Wyoming Public Education Committee.

WHEREAS the Governing Body of the Town of Alpine, Wyoming believes that the proper education and training of children and adults is fundamental to the formation of a healthy and prosperous community and nation; and

WHEREAS, the current Mayor and Council of the Town of Alpine, Wyoming, as well as past administrations, have worked to encourage private, state and county educational providers to build and operate youth and adult education programs and facilities, even going as far as to set aside a parcel of real property for the building of such facilities; and

WHEREAS, it is self - evident that as the fastest growing municipality within the state of Wyoming, the need to provide educational facilities and opportunities to the citizens of the Town of Alpine, Wyoming increases exponentially with every new citizen and family of citizens who choose to establish their homes in Alpine, Wyoming; and

WHEREAS, the Governing Body of the Town of Alpine, Wyoming recognizes the burden imposed on children of grade school, middle school and high school age to journey at a minimum of 30 miles roundtrip and up to 70 miles roundtrip every school day and recognizes that this travel is not beneficial to the valuable time needed for parent and child relationships.

WHEREFORE BE IT RESOLVED by the Governing Body of the Town of Alpine, Wyoming that a committee of volunteers be established from among the citizens of the Town of Alpine, Wyoming, chosen by the Mayor and Council, for the purpose of organizing, promoting, lobbying and creating more sustainable education options, including but not limited to the creation of a separate school district within Lincoln County, Wyoming if so feasible, within the Town of Alpine, Wyoming; and

BE IT RESOLVED that said committee shall consist of no less than three (3) members, said members being charged with the duty and responsibility to meet no less than on a quarterly basis for the purposes outlined in this Resolution, and that said committee members nominate one (1) person from their body to consult with and report to the Governing Body of the Town of Alpine, Wyoming; and

BE IT RESOLVED that said committee shall be henceforth known as the ALPINE, WYOMING PUBLIC EDUCATION COMMITTEE.

RESOLVED AND PASSED this ___ Day of November 2023.

Vote:

___ Yes; ___ No; ___ Absent; ___ Abstain

Town of Alpine

Attest:

Section 7, Itemh.

Monica L. Chenault, Clerk/Treasurer

2022 – FINAL CHANGE
Approved on 9/27/2022
2023 – Additional
Amendment/Changes

PART 1 - GENERAL PROVISIONS

ARTICLE 1.1 ADMINISTRATION

Section 1-101. Title

This ordinance shall be known, cited and referred to as the Land Use and Development Code of the Town of Alpine, Wyoming, or the Alpine Land Use and Development Code.

Section 1-102. Intent

The procedures, regulations, and development standards contained within the Land Use and Development Code have been established to protect and promote the public health, safety, and welfare of the people of Alpine, Wyoming and to accomplish the following objectives:

- Facilitate implementation of the Alpine Municipal Master Plan which serves to guide and manage the future growth of the community;
- Enhance the aesthetic quality of the community and sustain its physical, social, and economic vitality;
- Maintain and enhance property values;
- Sustain a diversified economic base that promotes investment and employment opportunities for the residents of Alpine;
- Conserve natural resources;
- Safeguard the public welfare through the regulation of the design, construction, and use of structures, and the implementation of the International Building Code; and,
- Promote the development of a safe and efficient circulation system within the community.

Section 1-103. Organization of the Land Use and Development Code

The Land Use and Development Code is a compilation of the rules and regulations governing land use and development within the Town of Alpine. The Development Code establishes procedures for the application, review and approval of proposed land uses, the administration of zoning, as well as the review, inspection and approval of authorized site development and building construction.

This ordinance is organized by parts which identify a general subject area, e.g., zoning regulations. Each part in the ordinance comprises a series of articles that represent various sub-topics, e.g., zoning district regulations. Each article is further broken down into a number of sections, e.g., single family residential district.

The Land Use and Development Code include development standards for parking lots, signs, fencing, landscaping, vehicular parking, and other site and facility development features. Performance standards, e.g., hours of operation, which specify the conditions under which an activity shall operate, are also included for some types of land uses in the zoning regulations (Part 2). **Part 3.**

Some of the words, phrases, and terms used in the Land Use and Development Code have specific meanings that are defined within a definitions article found in each part of the Code. When used within the Land Use and Development Code, the word “shall” or “will” requires mandatory action. The words “may” and “should” are discretionary.

Section 1-104. Planning and Zoning Commission

Keep as 3 Members

(a) Creation of the Alpine Planning and Zoning Commission:

- (1) A Planning and Zoning Commission shall be created by the Alpine Town Council pursuant to the requirements outlined in W.S. 15-1-604 and W.S. 15-1-605.
- (2) The Planning and Zoning Commission shall consist of two (2) residents of the Town of Alpine, as well as one (1) resident of the unincorporated area of Lincoln County. If the out-of-Town position cannot be filled within sixty (60) days of the opening an in Town person may fill the opening until the end of that calendar year. If the out-of-Town position still cannot be filled the appointed person may remain for an additional calendar year.
- (3) Appointments shall be for a period of three (3) years and shall be staggered. In the first year that appointments are made, one (1) commissioner shall be appointed for a one (1) year period, two (2) commissioners for a two (2) year period, and two (2) commissioners for a three (3) year period. After the first year, the replacing commissioner for the initial one year term shall be appointed for three (3) years. After the second year, the replacing commissioners for the initial two (2) year term shall be appointed for three (3) years. In this manner, one (1) or two (2) commissioners shall be eligible for appointment each year.

Example:

Appointments in 2009
 Appointments A and B: one-year term – January 2009 through December 2009
 Appointment C: two-year terms – January 2009 through December 2010
 Appointments D and E: three-year terms – January 2009 through December 2011

Appointments in 2010
 Appointments A and B: three-year term – January 2010 through December 2012

Appointments in 2011
 Appointments B and C: three-year terms – January 2011 through December 2013

Appointments in 2012
 Appointments D and E: three-year terms – January 2012 through December 2014

- (4) A Chair and Vice Chair of the Planning and Zoning Commission shall be selected by the Commission to serve for a period of one (1) year, or until their successors have been selected.
- (5) The Planning and Zoning Commission may appoint a Secretary to the Commission.
- (6) Upon its receipt of written allegations of wrongdoing or improper conduct and the holding of a public hearing, the Town Council may remove any member of the Planning and Zoning Commission for reasonable cause such as lack of meeting attendance, wrongdoing, or improper conduct.
- (7) The Planning and Zoning Commission shall meet once a month (during November – April) and twice a month (during May – October), or as needed, at times and places which may be determined by resolution of the Commission. Special meetings may be called at any time by the Chair, or, in his absence, by the Vice Chair.
- (8) A simple majority of the Planning and Zoning Commission shall constitute a quorum for the transaction of business.
- (9) The Commission may adopt rules of procedure for conducting its business. Copies of all rules or regulations adopted by the Commission shall be forwarded to the Town

Council, who shall also adopt the rules and regulations. The Commission shall then transmit all adopted rules and regulations to the Zoning Administrator who shall make them readily accessible to the general public.

(b) Scope of Responsibility:

The Planning and Zoning Commission shall have the following responsibilities:

- (1) Evaluate requests for proposed amendments to the Alpine community land use plan; any planned unit development projects whether located inside Town limits or outside of Town limits, the Twon will have the right to review the land development for infrastructure needs and proposed zone changes.
- (2) Hear concerns of the general public concerning any proposed land action.
- (3) Make recommendations to the Alpine Town Council regarding proposed amendments to the Alpine Land Use and Development Code, any planned unit development projects, and zone changes.
- (4) Initiate amendments to the Alpine community land use plan and make recommendations to the Alpine Town Council.
- (5) Recommend revisions to the Alpine Zoning Ordinance to the Alpine Town Council.
- (6) Provide guidance and direct the activities of the Zoning Administrator and Building Official/Inspector.
- (7) Periodically update the municipal master plan, seek insight from the community, and recommend the revised master plan for adoption by the Alpine Town Council.
- (8) Regulate and enforce compliance with the adopted Alpine Land Use and Development Code.

Section 1-105. Board of Adjustment

(a) Creation of Alpine Board of Adjustment:

- (1) The Mayor of Alpine, with consent of the Alpine Town Council, shall appoint the five (5) members of the Alpine Planning and Zoning Commission as the Alpine Board of Adjustment, in accordance with the requirements outlined in W.S. 15-1-605.
- (2) The Alpine Town Council may remove any member from the Alpine Board of Adjustment for reasonable cause, e.g., lack of attendance, wrongdoing, or misconduct, and following a public hearing, concerning the removal under consideration. Vacancies shall be filled for the unexpired portion of a term.
- (3) The Alpine Board of Adjustment shall select one (1) of their members as chair and one (1) as vice chair. Both the chairman and vice chair shall serve one (1) year, or until their successors have been selected. The Alpine Board of Adjustment may appoint a Secretary to the Board.
- (4) The Alpine Board of Adjustment shall meet as needed, at times and places which shall be determined by resolution of the Board of Adjustment. Special meetings may be called at any time by the Chair, or, in his absence, by the Vice Chair.
- (5) A simple majority of the Board of Adjustment shall constitute a quorum for the transaction of business.
- (6) The Alpine Board of Adjustment shall adopt rules of procedure for conducting its business, which are consistent with Part 4, - Part 5 Appeals and Enforcement, of the Alpine Land Use

and Development Code. Copies of all rules or regulations adopted by the board, as well as minutes of its proceedings, shall be maintained by the Board of Adjustment and be available to the public for their review.

(b) Authority and Scope of Responsibility:

The Alpine Board of Adjustment shall have the following powers and jurisdiction:

- (1) Hear and make decisions concerning appeals of orders, decisions, determinations, and interpretations made by the Zoning Administrator and/or Building Official.
- (2) Hear and decide appeals where it is alleged that there is an error of law in any order, requirement, decision, or determination made by the Zoning Administrator and/or Building Official in their enforcement of the Alpine Land Use and Development Code.
- (3) Interpret the provisions of this ordinance in a manner that promotes the recommendations and policies of the adopted Alpine Municipal Master Plan.
- (4) Permit the reconstruction of a nonconforming building upon a property, which has been damaged by casualty, act of God, or public enemy, when the Board of Adjustment finds some compelling public necessity requiring continuance of a non-conforming use.
- (5) Authorize an increase in the land area occupied by a legal, existing, nonconforming use on an existing zone lot, or the floor area occupied by a legal, nonconforming use in an existing structure, subject to terms and conditions that are established by the Board of Adjustment.
- (6) Authorize variances when an applicant can demonstrate that the strict application of anyone (1) of the following requirements of the Alpine Land Use and Development Code would:
 - (a) Be contrary to the public interest;
 - (b) Result in unnecessary hardship; and
 - (c) Deprive an applicant or resident of the reasonable use of his or her land or structure.
- (7) Subject to the limitations established in **Part 4, Part 5** Appeals and Enforcement, of the Alpine Land Use and Development Code, the Alpine Board of Adjustment, by majority vote, may reverse, affirm, or modify the order, requirement, decision or determination which is appealed. To that end, the Board of Adjustment shall have all of the powers of the Zoning Administrator and Building Official and may attach stipulations to any decision.

Section 1-106. Architectural Review and Design Committee

Remove this Section

**Town Council to Determined if they want to
appoint this Committee.**

**This warrants further review and discussion,
For Policies and/or Procedures**

Correct Numbers

Remove this Section
See Above Notes
Correct Numbers

Section 1-107. Zoning Administrator

- (a) Designation of Alpine Zoning Administrator:
 - (1) A Zoning Administrator shall be designated by the Mayor of the Town of Alpine with consent of the Alpine Town Council from within the current employee staffing.
 - (2) The Zoning Administrator shall report to the chair of the Alpine Planning and Zoning Commission.
 - (3) If a Zoning Administrator is not appointed the Planning & Zoning Commission shall act as such.

- (b) Scope of Responsibility:
The Zoning Administrator shall have the following responsibilities which may be amended by the Planning & Zoning Commission and then ratified by the Town Council:
 - (1) Evaluate requests and make recommendations for proposed amendments to the Alpine community land use plan, planned unit development projects, proposed zone changes, variances, and building permits.
 - (2) Hear concerns of the general public concerning any proposed land action and present to Alpine Planning & Zoning Commission for determination.
 - (3) Evaluate and make recommendations concerning any properties in the Town of Alpine where a potential violation of the Alpine Zoning Ordinance is suspected or known to be present to the Alpine Planning & Zoning Commission.
 - (4) Provide information to the Board of Adjustment concerning any order, requirement, decision, or determination that is made by the Alpine Planning and Zoning Commission, the Zoning Administrator, or the Building Official.
 - (5) Prepare and propose desirable changes to the Alpine Land Use and Development Code which may be necessary to improve the management of land use development within the community. All such changes shall be subject to the amendment procedures outlined in **Article 202 Article 2.2** - General Development Review and Approval Process, of this ordinance.
 - (6) Maintain a community land use database and regularly update Alpine Zoning map.

- (7) Complete any land use studies which may be necessary to monitor future compliance and effectiveness of the Alpine Land Use and Development Code.
- (8) Maintain records and files for all land use and building permit applications.

Section 1-108. Building Official – Building Inspector

- (a) Appointment of Building Official:
 - (1) A Building Official shall be appointed by the Mayor of the Town of Alpine with consent of the Alpine Town Council.
 - (2) The Building Official shall report to the Planning & Zoning Commission.
- (b) Scope of Responsibility:
The Building Official shall have the following responsibilities:
 - (1) Review building permit applications and related documentation.
 - (2) Inspect any properties in the Town of Alpine where any new construction, building renovations, or alterations are being made.
 - (3) Inspect any properties in the Town of Alpine where a potential violation of the Alpine Zoning Ordinance is suspected or known to be present.
 - (4) Coordinate inspection findings with applicants, developers, construction contractors, and other appropriate parties.
 - (5) Issue cease and desist orders, as deemed necessary.
 - (6) Provide information to the Board of Adjustment concerning any order, requirement, decision, or determination that is made by the Building Official.

Section 1-109. Legal Rulings

Any legal rulings that may be made against one or more specific provisions within the Alpine Land Use and Development Code shall not negate the applicability, requirements, and enforceability of other ordinance provisions that are not affected by such rulings.

Section 1-110. Severability

If any section, subsection, or clause of the Alpine Land Use and Development Code shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining chapters, sections, subsections, and clauses shall not be affected.

2022 – FINAL CHANGES
Approved on 10/11/2022

PART 2 - PROCEDURES

ARTICLE 2.1 GENERAL PROVISIONS

Section 2-101. Purpose

Part 2 of the Alpine Land Use and Development Code outlines the procedures for filing and processing applications for the development of lands in the Town of Alpine. These procedures are intended to establish a consistent and transparent process for the evaluation and approval of applications for land subdivisions, land use plan amendments, planned unit development projects, zone changes, variances, as well as building and sign permits.

The process of reviewing private and public land use proposals is the method used by the Town of Alpine to:

- (a) Ensure the public health, safety, and welfare of Town residents; and
- (b) Evaluate the consistency of proposed land uses with the community land use plan contained in the Town of Alpine Municipal Master Plan.

ARTICLE 2.2 GENERAL DEVELOPMENT REVIEW AND APPROVAL PROCESS

Section 2-201. General Requirements

- (a) No development or construction activity is permitted until all applicable development approvals are issued by the Town of Alpine in accordance with Part 2 of the Alpine Land Use and Development Code.
- (b) Development approvals are required for all development projects to ensure compliance with codes and standards adopted by the Town of Alpine, as well as consistency with the Town of Alpine Municipal Master Plan.
- (c) General land use application requirements are summarized in Table 2-1 and described more fully in later sections of Part 2.
- (d) Decisions by the Alpine Planning and Zoning Commission, Alpine Board of Adjustments, and Alpine Town Council concerning applications for land use plan map amendments, planned unit developments, zone changes, variances, subdivisions, buildings and signs shall be transmitted to applicants in writing. Approvals may contain specific stipulations or conditions which modify the original application. Denials of any application shall be accompanied with documentation of the rationale used by the Alpine Planning and Zoning Commission, Alpine Board of Adjustments, and/or the Alpine Town Council to make its determination.
- (e) Any construction activity shall be subject to inspections by the Town of Alpine Building Official, or its designated representative, until the Certificate of Occupancy or Certificate of Completion has been issued.
- (f) All completed land use permit applications, must contain documented approval of the landowner(s) of the subject property.
- (g) Upon inspection and final approval of all construction that is authorized via municipal building permits, the Town of Alpine shall issue a Certificate of Occupancy to the owner(s).

- (h) No new building shall be used or occupied until a Certificate of Occupancy and/or a Temporary Certificate of Occupancy has been issued by the Town of Alpine.

TABLE 2-1 LAND USE DEVELOPMENT APPLICATION REQUIREMENTS TOWN OF ALPINE					
<i>Land Use Permit</i>	<i>Information Accompanying Application Form</i>	<i>Public Hearing</i>	<i>Notice Prior to Public Hearing</i>	<i>Decision Process</i>	<i>Appeals</i>
Land Use Plan Amendment	Rationale for plan amendment; proposed changes in land use plan map designations	Planning and Zoning Commission	30 days	Planning and Zoning Commission makes recommendation to Town Council for final action	District Court as outlined in Part 5
Planned Unit Development	Conceptual site plan of proposed land use development; proposed changes in zoning designations; legal property description; authorization of landowner	Planning and Zoning Commission	30 days	Planning and Zoning Commission makes recommendation to Town Council for final action	District Court as outlined in Part 5
Zone Change	Conceptual site plan of proposed land use development; proposed changes in zoning designations; legal property description; authorization of landowner	Planning and Zoning Commission	30 days	Planning and Zoning Commission makes recommendation to Town Council for final action	District Court as outlined in Part 5
Variance	Plot plan, description and rationale for deviation from ordinance	Board of Adjustment	30 days	Board of Adjustment makes final decision.	Town Council
Subdivision Approval	Generally include master plan report, preliminary plat, and final plat drawings. But, variable requirements for simple, minor and major subdivisions.	Planning and Zoning Commission	30 days	Planning and Zoning Commission makes recommendation to Town Council for final action	District Court as outlined in Part 5

- (i) The Alpine Town Clerk and/or their representative shall not issue a business license to any business being conducted in any building or temporary structure (constructed or placed after the effective date of the ordinance) that does not comply with any provision of the Alpine Land Use and Development Code.

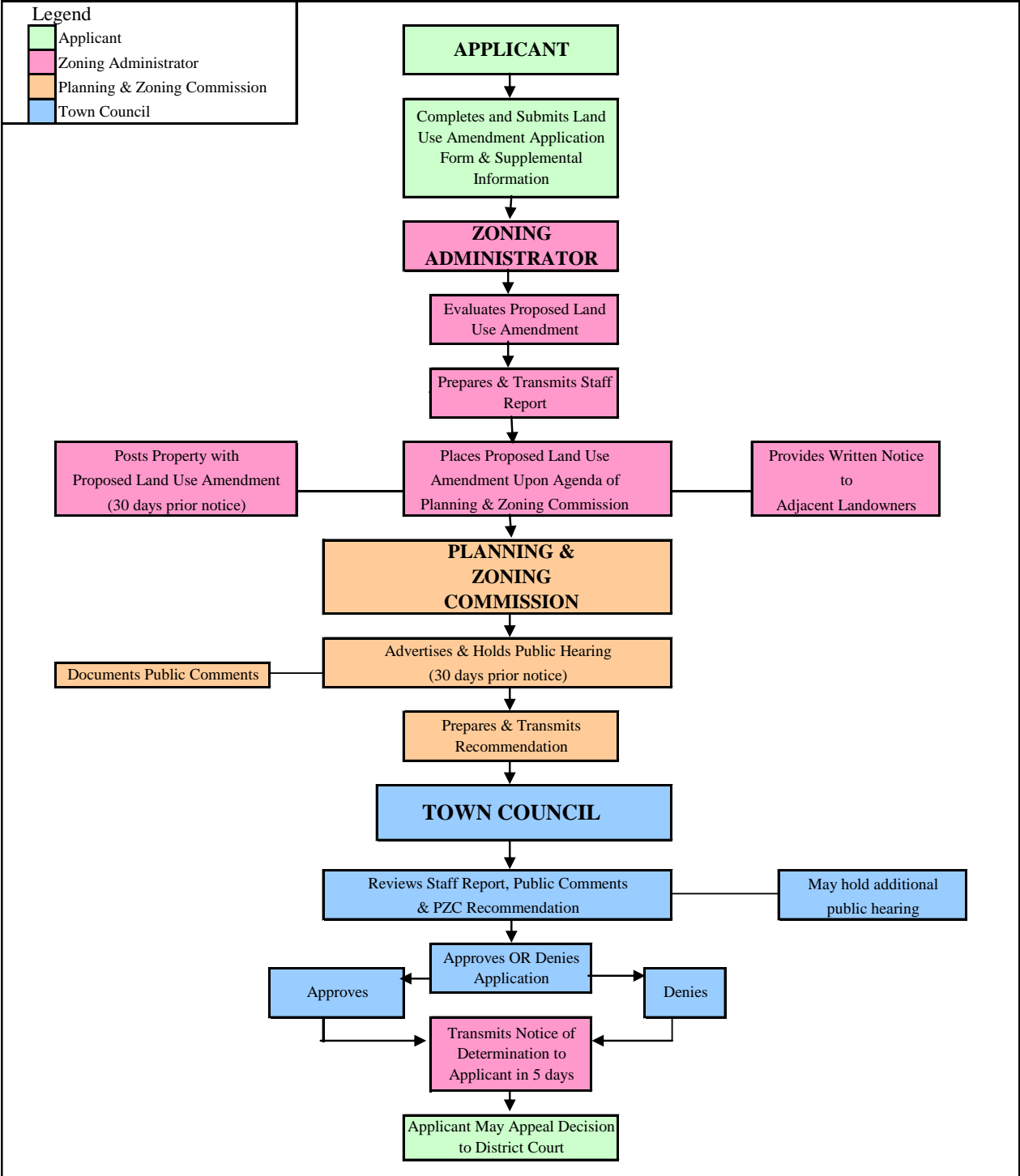
Section 2-202. General Evaluation Criteria

- (a) The development review process shall generally involve the Town of Alpine’s consideration and evaluation of, at least, the following issues:
 - (1) Consistency of proposed land uses with the community land use plan map contained in the Alpine Municipal Master Plan.

- (2) Consistency of proposed land uses to permit uses, minimum lot sizes, densities, and accessory uses outlined in the Alpine Zoning Ordinance (Part 3) and related Alpine Zoning Map.
- (3) Potential project stipulations or conditions for a land use plan map amendment, zone change, variance or subdivision that may be required to ensure the compatibility of the project with adjacent land uses and protect the health, safety and welfare of the general public.
- (4) Long-term operation and maintenance of subdivisions, multi-use residential complexes, community facilities, public facilities, and on-site amenities.
- (5) Conformance of proposed buildings and structures to required building setbacks, building heights, and signage limitations outlined in the Alpine Land Use and Development Code.
- (6) Conformance of proposed buildings and structures to building code requirements adopted by the Town of Alpine and outlined in Parts 3 and 4 of the Alpine Land Use and Development Code.
- (7) Conformance of proposed land uses to vehicular parking requirements outlined in Parts 3 and 4 of the Alpine Land Use and Development Code.
- (8) Connection of primary structures to municipal water and sewer systems.
- (9) Conformance of proposed site development to onsite drainage, snow storage and landscaping requirements outlined in Parts 3 and 4 of the Alpine Land Use and Development Code.

Section 2-203. Land Use Plan Amendment Process

- (a) A proposed amendment to the adopted community land use plan map contained within the Alpine Municipal Master Plan may be initiated by the Alpine Planning and Zoning Commission, Alpine Town Council, or other residents of the Town of Alpine, (Figure 2-1).
- (b) Applicants must complete a land use amendment form that shall request, at least, the following information:
 - (1) Name, address, telephone number, e-mail address, and fax number of the applicant.
 - (2) Proposed changes in land use plan map designations.
 - (3) Rationale for the proposed land use amendment.
 - (4) A scaled illustration depicting the location of the proposed land use amendment.
- (c) The Zoning Administrator shall evaluate the merits, disadvantages, and potential impacts of the proposed land use amendment upon community residents, municipal infrastructure, community land use relationships, and the economy of Alpine. Subsequently, the Zoning Administrator shall prepare and transmit a documented staff report containing these analyses and related recommendations to the Alpine Planning and Zoning Commission.
- (d) The Zoning Administrator shall as soon as practical, place the proposed land use amendment upon the agenda of the Alpine Planning and Zoning Commission.
- (e) Before any decision is reached by the Alpine Planning and Zoning Commission.
 - (1) The Zoning Administrator shall post a copy of the proposed land use amendment upon the property where the zone change is requested. This public notice shall be made, at least, thirty (30) days before the proposed land use amendment is considered publicly by the Alpine Planning and Zoning Commission.



Town of Alpine
Land Use & Development Code

Land Use Plan
Amendment Process

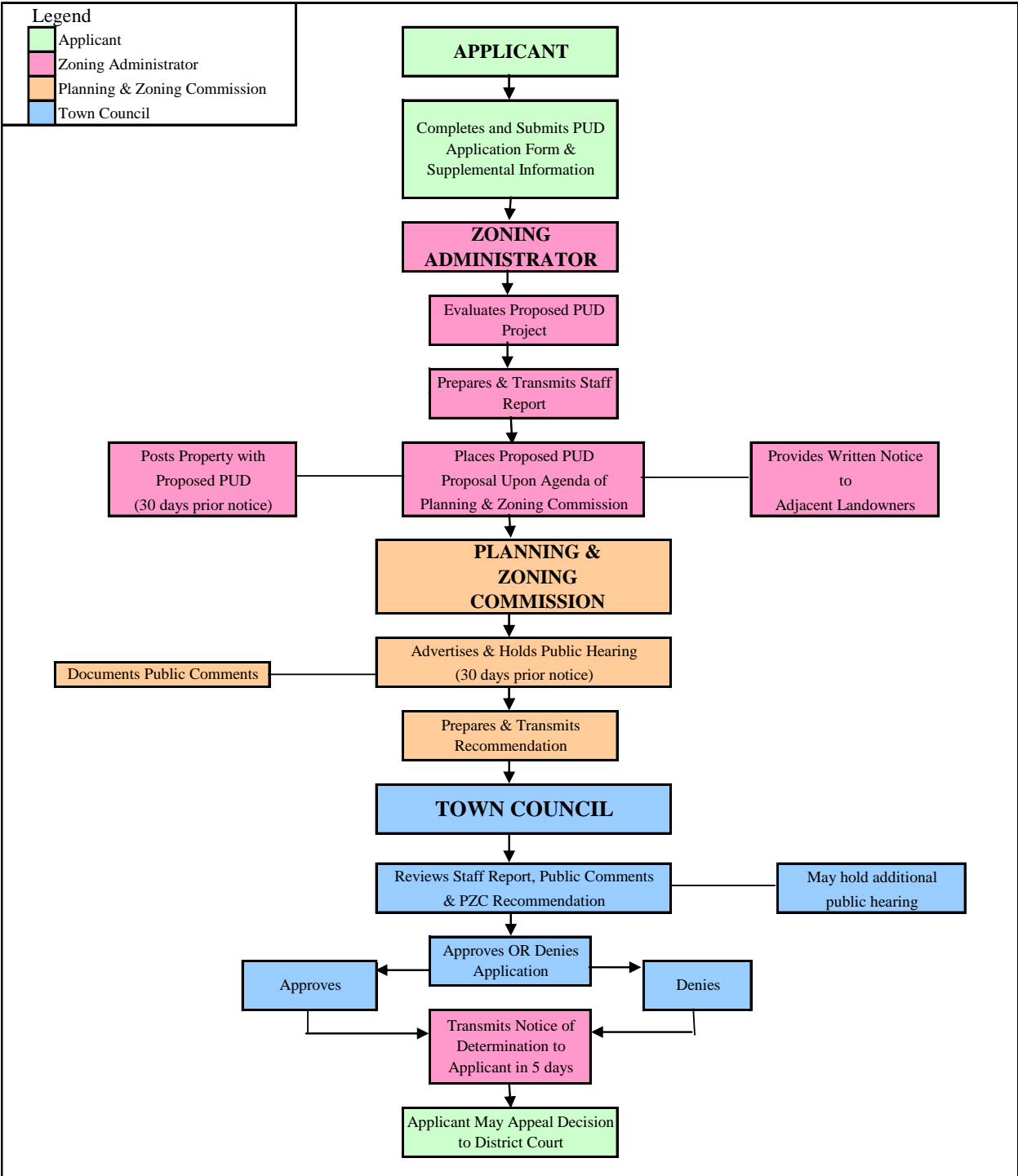
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Website: www.pedersenplanning.com

Figure 2-1

- (2) The Zoning Administrator shall provide written notice to all owners of property within five hundred (500) feet of the property or properties under consideration for a land use amendment. The written notice shall also include the date, time and place when the proposed land use amendment will be considered by the Alpine Planning and Zoning Commission.
- (3) The Alpine Planning and Zoning Commission shall hold one (1) public hearing at a public facility within the Town of Alpine. Town residents and the general public shall receive at least thirty (30) days notice of the public hearing. Public notice shall be advertised in one (1) newspaper of general circulation throughout Lincoln County. Public comments received during the meeting shall be documented for subsequent reference during the land use plan amendment process.
- (f) Upon consideration of a staff report from the Zoning Administrator for public comment, the Alpine Planning and Zoning Commission shall make a written recommendation to the Alpine Town Council. The recommendation shall state the rationale for its decision.
- (g) The Town Council shall review the staff report from the Zoning Administrator, for public comments, and the recommendation of the Alpine Planning and Zoning Commission. In the course of its review, the Town Council may hold an additional public hearing to provide an expanded opportunity for public comment.
- (h) The Town Council shall approve, approve with conditions, or deny the proposed land use amendment by ordinance. In the event that further information is required by the Town Council to complete its evaluation, the Town Council may table the proposed land use amendment until desired information is obtained and reviewed by the Town Council.
- (i) The Zoning Administrator shall issue a written notice of determination to the applicant within five (5) business days of the decision of the Town Council. The notice shall indicate the decision made and, when appropriate, stipulations that may accompany the approval of a specific application.
- (j) Any appeal of the decisions by the Alpine Town Council may be reviewed by the District Court pursuant to Rule 12 of the Wyoming Rules of Appellate Procedure.

Section 2-204. Planned Unit Development Process

- (a) The purpose of the planned unit development process (Figure 2-2) is to:
 - (1) Permit and encourage the development of a combination of land uses that would not be possible via the permitted uses authorized within each zoning district where there is a demonstrable benefit to the town.
 - (2) Permit and encourage the creative design of new residential areas that may vary from residential subdivisions of standard lot sizes and standard street systems; and
 - (3) Permit the creative design of new buildings associated with residential, commercial, industrial, community facility and public facility land uses; open space areas; bicycle and pedestrian access; vehicular access and parking; and landscaping which may vary, in part, from the development and building standards outlined in Parts 2 and 3 of the Alpine Land Use and Development Code.



Town of Alpine
Land Use & Development Code

Planned Unit
Development Process

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Figure 2-2

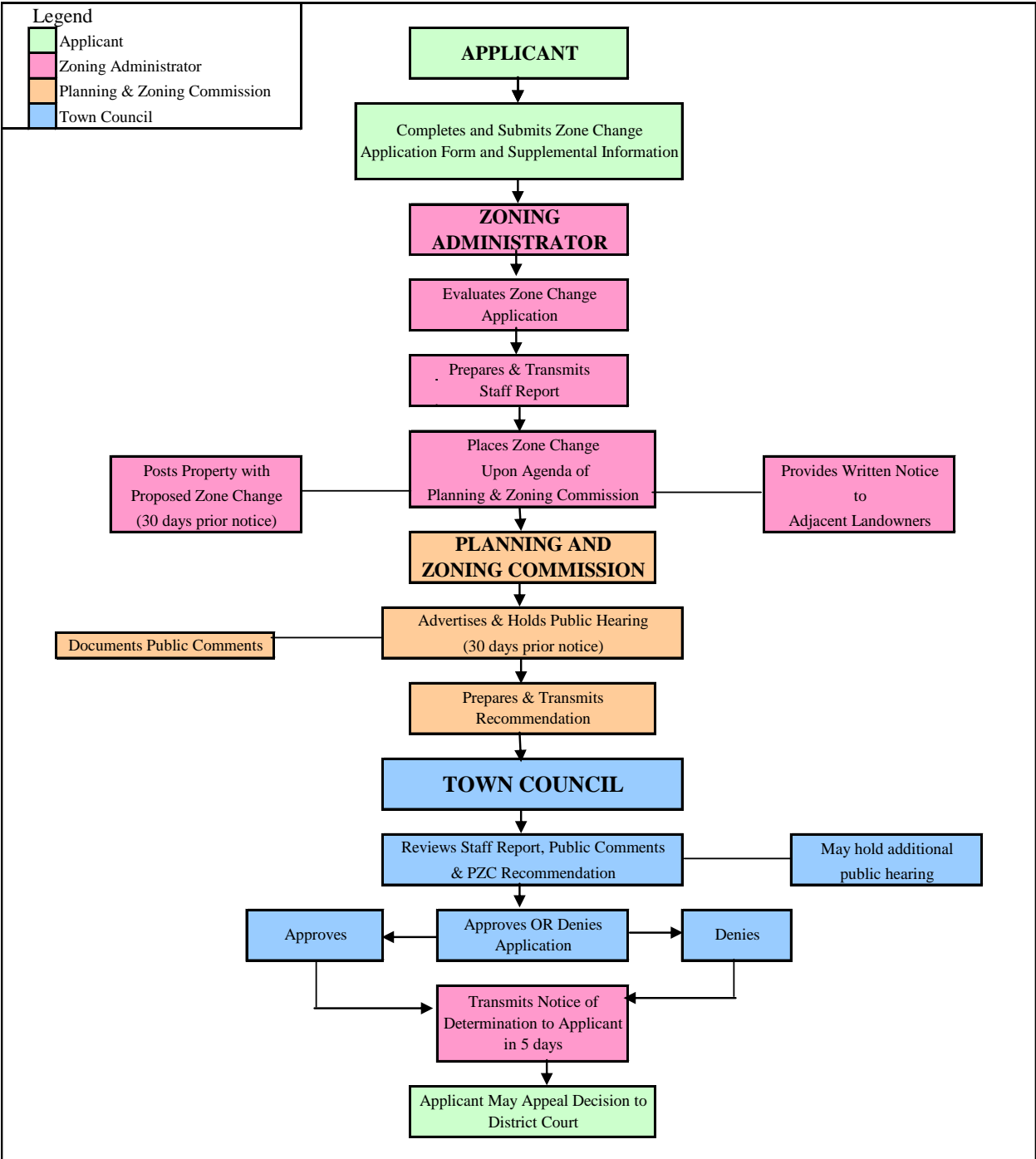
- (b) Owners and/or prospective developers of one or more lots or parcels, which comprise more than one (1) acre of land area, may make application for a planned unit development in any single family residential, multi-unit residential, mixed residential and commercial, or general commercial zoning district. Owners may gain somewhat greater flexibility in site design and development in exchange for a more detailed site, building plan review, development stipulations, and impact fees.
- (c) Applicants must complete a planned unit development application form that shall request at least the following information:
 - (1) Name, address, telephone number, e-mail address, and fax number of the applicant.
 - (2) When the applicant is not the landowner, the applicant shall furnish a written letter from the landowner, which authorizes the application and endorses the proposed project.
 - (3) Name, address, telephone number and e-mail address of the person or company responsible for preparation of the conceptual site plan, which supports the application.
 - (4) Legal description and total land area of the lands incorporated into the proposed planned unit development.
 - (5) Impact fees shall be assessed at time of application. Before final approval impact fees must be paid.
- (d) Applicants shall also provide the following additional information, which shall supplement a completed application form.
 - (1) Location map of project site and properties immediately adjacent to the proposed planned unit development.
 - (2) A scaled illustration of the existing properties within the proposed planned unit development site. This illustration shall locate all existing utility systems, easements, roads and streets, drainage areas and facilities, existing zoning, existing buildings, and topography.
 - (3) A conceptual site plan of the proposed land use development concept.
 - (4) A schedule for the proposed development project.
 - (6) A project narrative describing proposed land uses, proposed site design and construction criteria, as well as any proposed covenants and restrictions of record.
 - (7) A description of the benefits that shall be provided to the town.
- (e) The Zoning Administrator shall make a careful plan review of the proposed development project. The Zoning Administrator, or his or her authorized representative, shall evaluate the merits, disadvantages, and potential impacts of the proposed project upon adjoining land uses, municipal infrastructure, vehicular and pedestrian access, drainage and snow storage, public health and safety, and community land use relationships. Subsequently, the Zoning Administrator shall prepare and transmit a documented staff report containing these analyses and related recommendations to the Alpine Planning and Zoning Commission.
- (f) The Zoning Administrator shall as soon as practical, place the proposed planned unit development application on the agenda of the Alpine Planning and Zoning Commission.
- (g) Before any decision is reached by the Alpine Planning and Zoning Commission:
 - (1) The Zoning Administrator shall post a copy of the proposed planned unit development application upon the property where the planned unit development is requested. This public

notice shall be made, at least, thirty (30) days before the planned unit development application is considered publicly by the Alpine Planning and Zoning Commission.

- (2) The Zoning Administrator shall provide written notice to all owners of property within five hundred (500) feet of the property or properties under consideration for a planned unit development. The written notice will also include the date, time and place when the proposed planned unit development shall be considered by the Alpine Planning and Zoning Commission.
- (3) The Alpine Planning and Zoning Commission shall hold one (1) public hearing at a public facility within the Town of Alpine. Town residents and the general public will receive at least thirty (30) days notice of the public hearing. Public notice shall be advertised in one (1) newspaper of general circulation throughout Lincoln County. Public comments received during the meeting shall be documented for subsequent reference during the zone change process.
- (h) Upon consideration of a staff report from the Zoning Administrator, and public comment, the Alpine Planning and Zoning Commission shall make a written recommendation to the Alpine Town Council. The recommendation shall state the rationale for its decision. When necessary, the recommendation from the Alpine Planning and Zoning Commission may include project stipulations that may be imposed to mitigate potential impacts upon neighboring properties and the general community.
- (i) The Town Council shall review the staff report from the Zoning Administrator, for public comments, and the recommendation of the Alpine Planning and Zoning Commission. In the course of its review, the Town Council may hold an additional public hearing to provide an expanded opportunity for public comment.
- (j) The Town Council shall approve, approve with conditions, or deny the proposed planned unit development project by ordinance. In the event that further information is required by the Town Council to complete its evaluation, the Town Council may table its consideration of the proposed planned unit development project until desired information is obtained and reviewed by the Town Council.
- (k) The Zoning Administrator shall issue a written notice of determination to the applicant within five (5) business days of the decision of the Town Council. The notice shall indicate the decision made and, when appropriate, stipulations that may accompany the approval of a specific application.
- (l) No statement of covenants and restrictions shall be filed at the Lincoln County Courthouse until the Alpine Town Council first approves the planned unit development by Ordinance.
- (m) Any appeal of the decisions by the Alpine Town Council may be reviewed by the district court pursuant to Rule 12 of the Wyoming Rules of Appellate Procedure.

Section 2-205. Zone Change Process

- (a) The purpose of the zone change process (Figure 2-3) is to provide landowners and/or prospective developers with the potential opportunity to modify zoning district boundaries depicted on the Alpine Zoning map. This process is required for those landowners and/or prospective developers who wish to establish land uses on one (1) or more lots or land parcels that are inconsistent with the permitted land uses authorized under existing zoning.
- (b) Owners and/or prospective developers of any lots or parcels may make application for a zone change in any zoning district.



Town of Alpine
Land Use & Development Code

Zone Change Process

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Figure 2-3

- (c) Applicants must complete a zone change application form that shall request at least the following information:
 - (1) Name, address, telephone number, e-mail address, and fax number of the applicant.
 - (2) When the applicant is not the landowner, the applicant shall furnish a written notarized letter from the landowner which authorizes the application and endorses the proposed zone change.
 - (3) Name, address, telephone number and e-mail address of the person or company responsible for preparation of the conceptual site plan supporting the application.
 - (4) Legal description and total land area of the lands proposed for a zone change.

- (d) Applicants shall also provide the following additional information, which shall supplement a completed application form.
 - (1) Location map of the lots or land parcels being considered for a zone change.
 - (2) A conceptual site plan of the proposed land use development concept.
 - (3) A development schedule for proposed land use.
 - (4) A description of how the zone change shall impact the surrounding area.

- (e) The Zoning Administrator, or his or her authorized representative, shall make a careful plan review of the proposed zone change and related land use development proposal. The Zoning Administrator, or his or her authorized representative, shall evaluate the merits, disadvantages, and potential impacts of the proposed zone change upon adjoining land uses, municipal infrastructure, public health and safety, and community land use relationships. Subsequently, the Zoning Administrator shall prepare and transmit a documented staff report containing these analyses and related recommendations to the Alpine Planning and Zoning Commission.

- (f) The Zoning Administrator shall as soon as practical, place the proposed zone change application on the agenda of the Alpine Planning and Zoning Commission.

- (g) Before any decision is reached by the Alpine Planning and Zoning Commission:
 - (1) The Zoning Administrator shall post a copy of the proposed zone change upon the property where the zone change is requested. This public notice shall be made, at least, thirty (30) days before the zone change is considered publicly by the Alpine Planning and Zoning Commission.
 - (2) The Zoning Administrator shall provide written notice to all owners of property within five hundred (500) feet of the property or properties under consideration for a proposed zone change. The written notice shall also include the date, time and place when the proposed zone change shall be considered by the Alpine Planning and Zoning Commission.
 - (3) The Alpine Planning and Zoning Commission shall hold one (1) public hearing at a public facility within the Town of Alpine. Town residents and the general public shall receive at least thirty (30) days notice of the public hearing. Public notice shall be advertised in one (1) newspaper of general circulation throughout Lincoln County. Public comments received during the meeting shall be documented for subsequent reference during the zone change process.

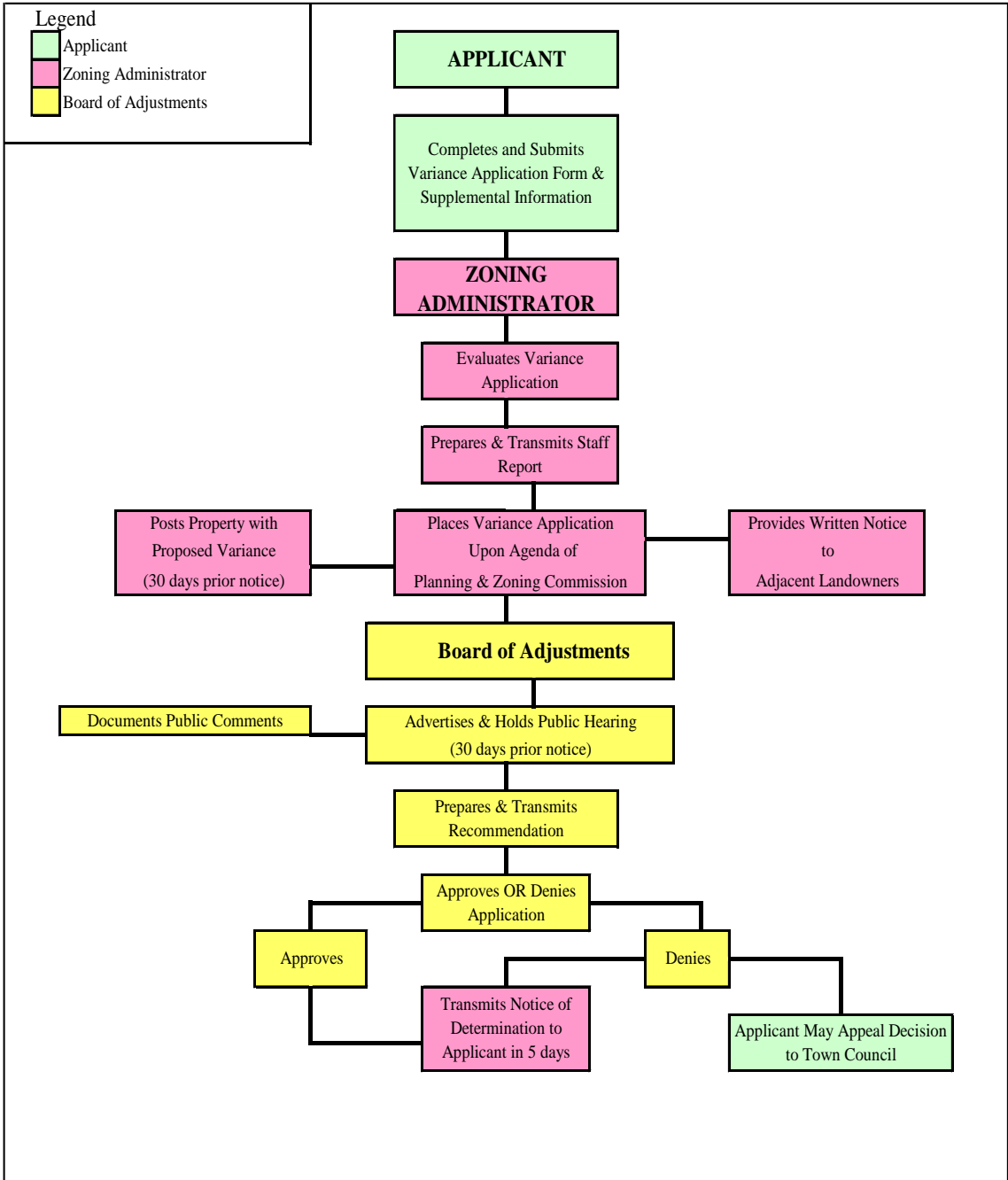
- (h) Upon consideration of a staff report from the Zoning Administrator for public comment, the Alpine Planning and Zoning Commission shall make a written recommendation to the Alpine Town Council.

The recommendation shall state the rationale for its decision. When necessary, the recommendation from the Alpine Planning and Zoning Commission may include project stipulations or conditions that may be imposed to mitigate potential impacts upon neighboring properties and the general community.

- (i) The Town Council shall review the staff report from the Zoning Administrator for public comments, and the recommendation of the Alpine Planning and Zoning Commission. In the course of its review, the Town Council may hold an additional public hearing to provide an expanded opportunity for public comment.
- (j) The Town Council shall approve, approve with conditions **or modifications**, or deny the proposed zone change by **the third reading**. In the event that further information is required by the Town Council to complete its evaluation, the Town Council may table the proposed zone change until desired information is obtained and reviewed by the Town Council. **The Approved Zone change will be adopted by ordinance after the passing of the third and final ordinance reading.**
- (k) The Zoning Administrator shall issue a written notice of determination to the applicant within five (5) business days of the decision of the Town Council. The notice shall indicate the decision made and, when appropriate, stipulations that may accompany the approval of a specific application.
- (l) Any appeal of the decisions by the Alpine Town Council may be reviewed by the district court pursuant to Rule 12 of the Wyoming Rules of Appellate Procedure.

Section 2-206. Variance Process

- (a) The purpose of the variance process (Figure 2-4) is to modify the strict application of the requirements of the Alpine Zoning Ordinance. A variance can be granted by the Alpine Board of Adjustments where it can be shown that unusual site or building characteristics, extraordinary circumstances, or other relevant factors, prevent a landowner from using a lot or land parcel for purposes permitted in the zoning district where the property is located.
- (b) Each authorized variance shall apply to a specific use or structure and shall continue in perpetuity regardless of future changes in land ownership.
- (c) Owners and/or prospective developers of any lots or parcels may make application for a variance in any zoning district.
- (d) Applicants must complete a variance application form that shall request at least the following information:
 - (1) Name, address, telephone number, e-mail address, and fax number of the applicant.
 - (2) When the applicant is not the landowner, the applicant shall furnish a written, notarized letter from the landowner, which authorizes the application and endorses the proposed variance.
 - (3) Legal description and total land area of the land and/or the total floor area of the building(s) where the proposed variance would be located.
- (e) Applicants shall also provide the following additional information, which shall supplement a completed application form.
 - (1) Location map of the lots or land parcels being considered for a variance.
 - (2) A plot plan of the site and buildings where the proposed variance would occur.



Town of Alpine
Land Use & Development Code

Variance Process

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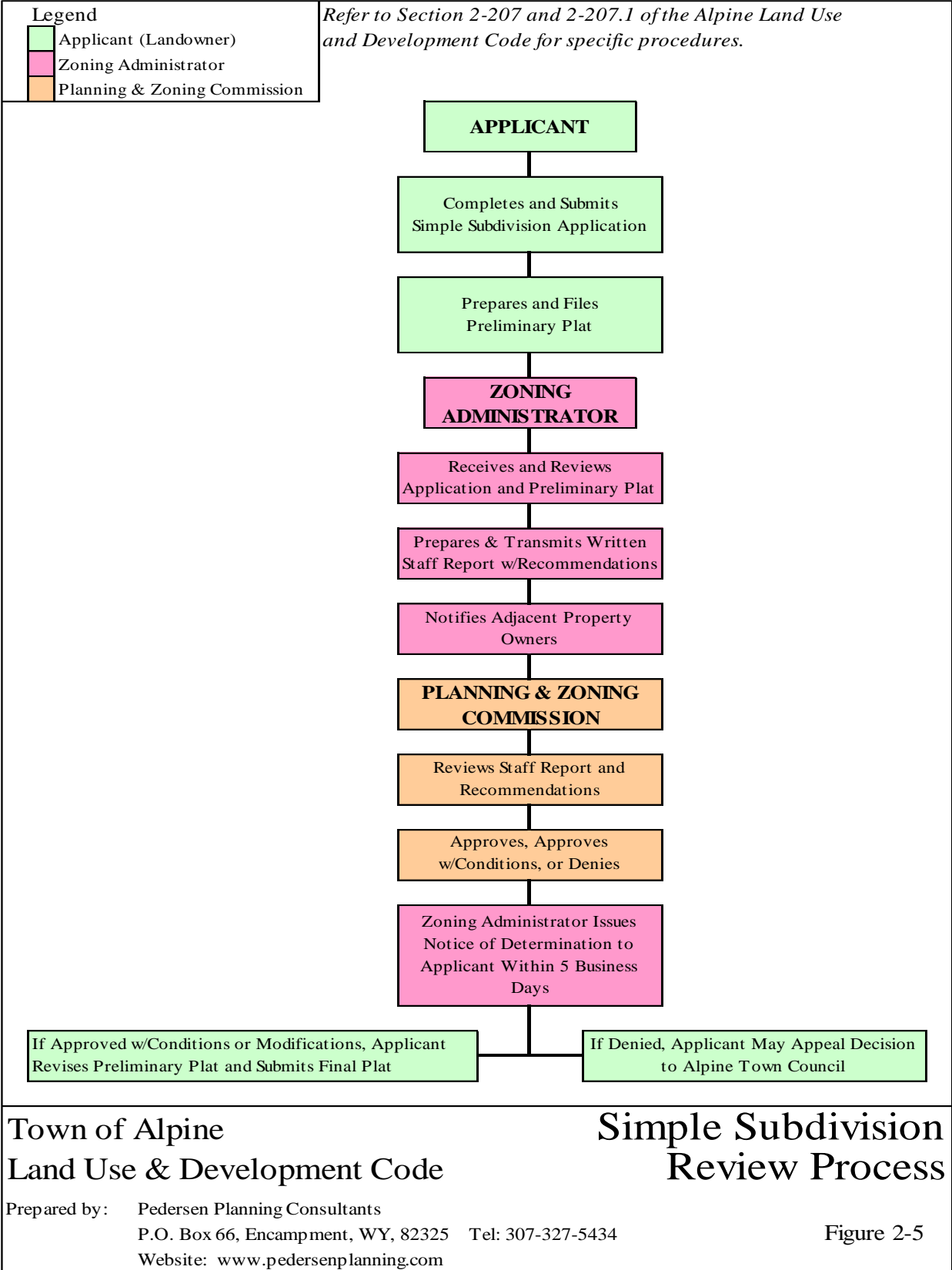
Figure 2-4

- (3) The limitations in the dimensions of the lot and/or buildings under consideration that prevent the applicant from developing or pursuing the type of land uses permitted in the zoning district where the property is located.
- (f) The Zoning Administrator, or his or her authorized representative, shall make a review of the proposed variance in the context of the three considerations outlined in Section 2-206 (j). This evaluation and a related recommendation shall be documented and transmitted to the Alpine Board of Adjustments.
- (g) The Zoning Administrator shall, as soon as practical, place the proposed variance on the agenda of the Alpine Board of Adjustments.
- (h) Before any decision is reached by the Alpine Board of Adjustments:
 - (1) The Zoning Administrator shall post a copy of the proposed variance upon the property where the variance is requested. This public notice shall be made, at least, thirty (30) days before the proposed variance is considered publicly by the Alpine Board of Adjustments.
 - (2) The Zoning Administrator shall provide written notice to all owners of property within five hundred (500) feet of the property or properties under consideration for a variance. The written notice shall also include the date, time and place when the proposed variance shall be considered by the Alpine Board of Adjustments.
 - (3) The Alpine Board of Adjustments shall hold one (1) public hearing at a public facility within the Town of Alpine. Town residents and the general public shall receive at least thirty (30) days notice of the public hearing. Public notice shall be advertised in one (1) newspaper of general circulation throughout Lincoln County. Public comments received during the meeting will be documented for subsequent reference during the variance process.
- (i) Upon consideration of a staff report from the Zoning Administrator, for public comments made during a scheduled public hearing concerning the proposed variance, the Alpine Board of Adjustments shall make its decision concerning the variance request. Any affirmative decision may contain specific stipulations which may modify the specific variance request.
- (j) In determining whether to approve, approve with conditions, or deny a variance application, the Alpine Board of Adjustments shall use and address the following considerations. No variance shall be authorized unless the Alpine Board of Adjustments determines that it is pursuant to §15-1-608 of the Wyoming State Statutes, no adjustment in the strict application of any provision of an ordinance may be granted unless:
 - (1) There are special circumstances or conditions, fully described in the board’s findings, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood, and have not resulted from any act of the applicant subsequent to the adoption of the ordinance;
 - (2) For reasons fully set forth in the board’s findings, the circumstances or conditions are such that the strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of the land or building, the granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose; and
 - (3) The granting of the adjustment is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - (4) The special circumstances or conditions have not resulted from any act of the applicant that was intended to circumvent the Land Use and Development Code;

- (k) A notice of determination of the Alpine Board of Adjustments will be prepared by the Zoning Administrator and transmitted to the applicant within five (5) business days of the decision of the Board of Adjustments. The notice of determination shall state the rationale for approval or disapproval for the proposed variance and outline any required stipulations to any approved variance application.
- (l) Any appeal of the decisions by the Alpine Board of Adjustments shall be made to the Alpine Town Council.

Section 2-207. Subdivision Process

- (a) The intent of the subdivision review and approval process is to encourage the development of attractive neighborhoods, commercial areas, and public spaces that shall represent healthy and safe places to live and work.
- (b) The Town of Alpine shall establish separate review and approval processes for simple, minor and major lands subdivisions (Figures 2-5, 2-6 and 2-7).
- (c) Simple subdivision requirements shall apply to subdivisions that:
 - (1) create only one (1) additional lot or parcel; or,
 - (2) consolidate one (1) or more lots; or,
 - (3) change a boundary line between two (2) adjoining lots or parcels; or,
 - (4) change a subdivision plat to correct errors in legal descriptions or monument locations; and,
 - (5) require no change in zoning.
- (d) Minor subdivision requirement shall apply to subdivision that:
 - (1) create two (2) to five (5) lots or parcels;
 - (2) may or may not conform to existing zoning; and,
 - (4) shall not require the construction of new municipal streets, the extension of municipal water and wastewater systems, or the development of other public improvements.
- (e) Major subdivision requirements shall apply to subdivisions that:
 - (1) create six (6) or more lots or parcels;
 - (2) may or may not conform to existing zoning; and,
 - (3) shall require the construction of new municipal streets, the extension of municipal water and wastewater systems, or the development of other public improvements; and,
 - (4) generate significant impacts upon existing public improvements and facilities.

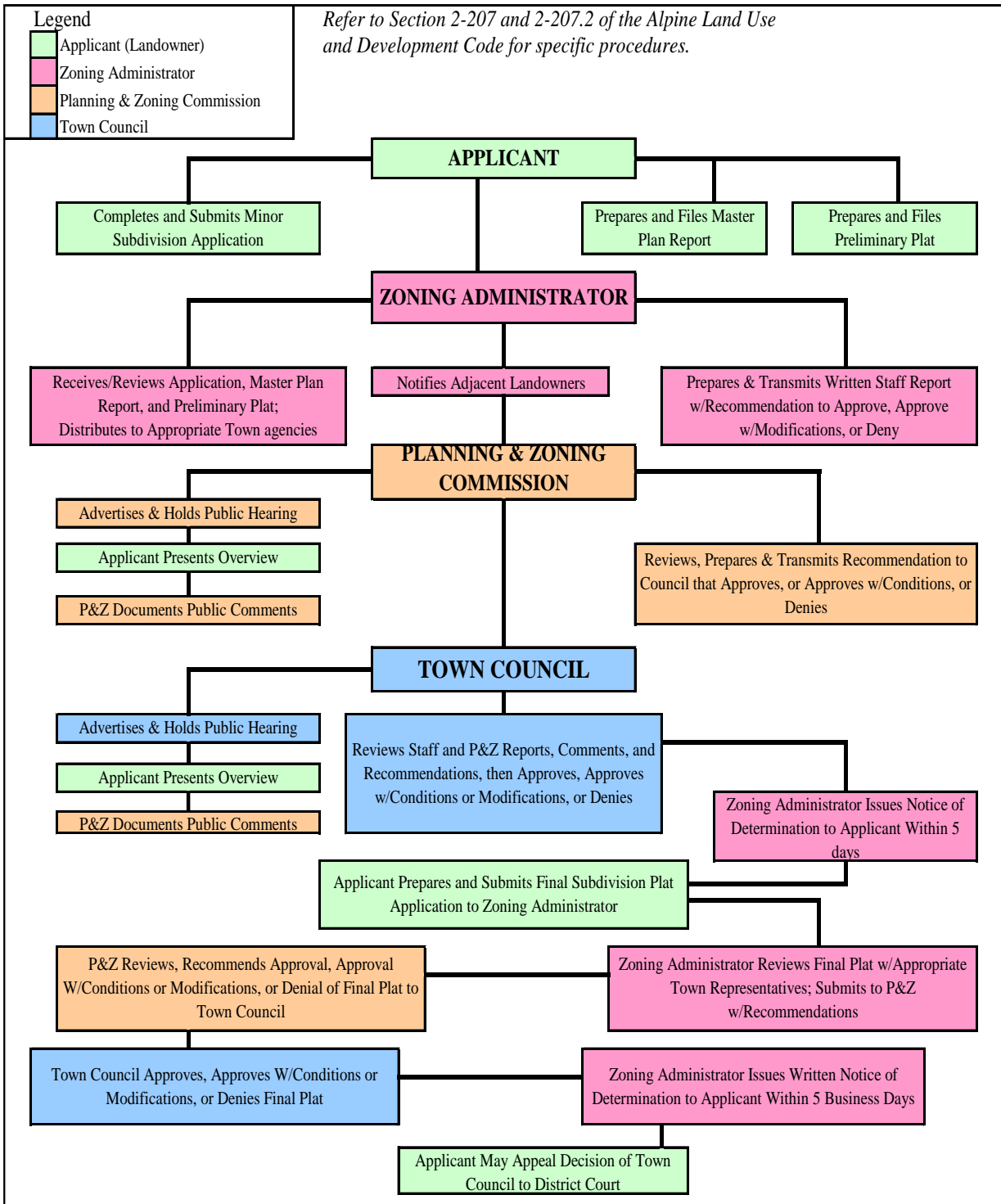


**Town of Alpine
Land Use & Development Code**

**Simple Subdivision
Review Process**

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Figure 2-5

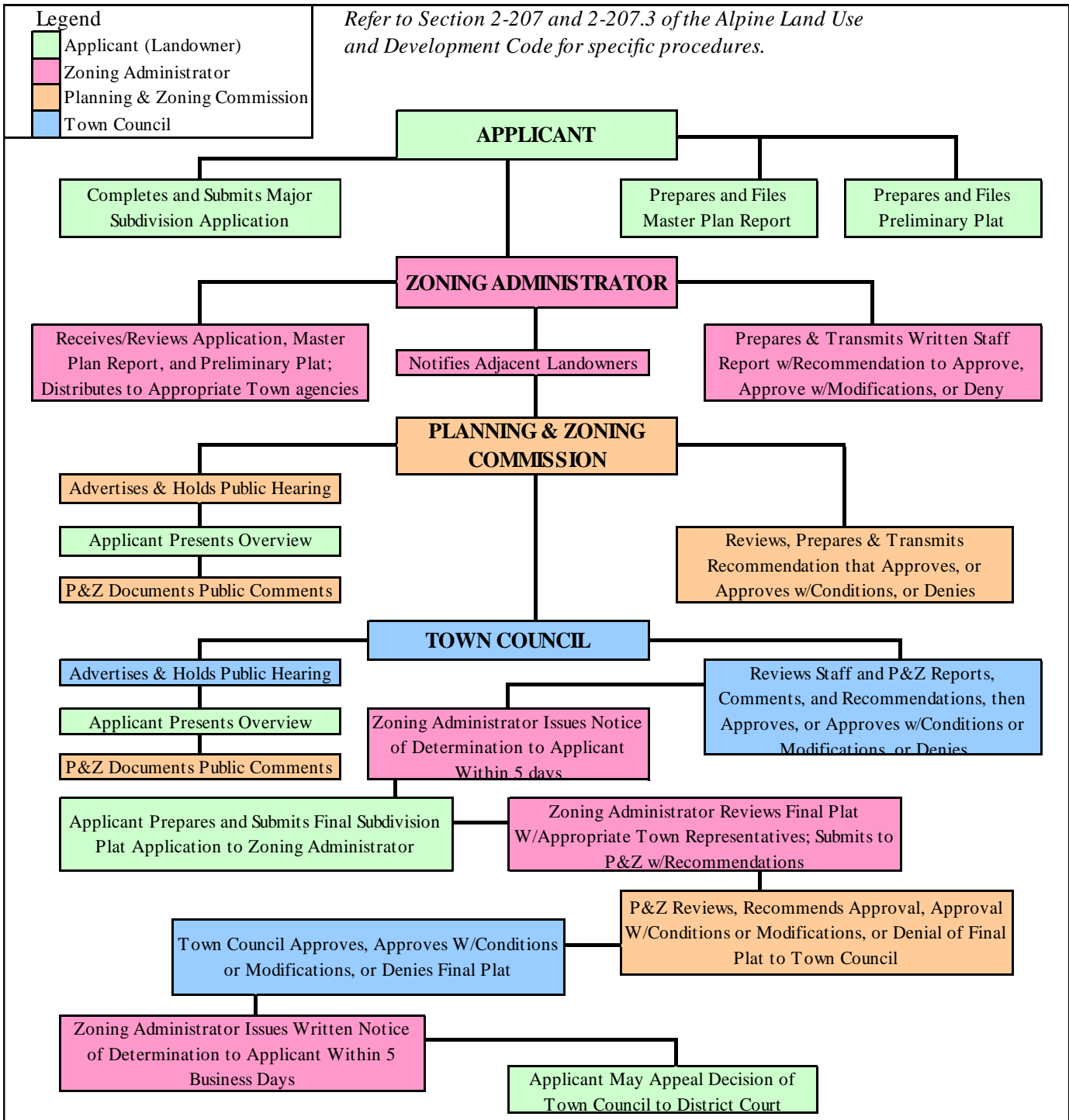


Town of Alpine
Land Use & Development Code

Minor Subdivision
Review Process

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Figure 2-6



Town of Alpine
Land Use & Development Code

Major Subdivision
Review Process

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Figure 2-7

Section 2-207.1 Simple Subdivision Review and Approval Process (Figure 2-5)

- (a) The landowner and/or his designated representative shall meet with the Zoning Administrator in a pre-application conference. The intent of this conference is to gain a mutual understanding of:
- (1) the scope of the proposed project and the applicant's specific development objectives;
 - (2) the applicant's anticipated project schedule;
 - (3) approvals required by the Town of Alpine before any development can occur;
 - (4) the documents, plans, drawings, fees, and other materials that shall be needed to process a complete subdivision application; and,
 - (5) potential issues associated with the subdivision.
- (b) Applicant shall complete and file a simple subdivision application form, and related filing fees, to the Zoning Administrator. The simple subdivision application shall include, the name, address, telephone number and e-mail address of the owner(s) and applicant, a legal description of the property to be subdivided, and a copy of the deed and easements pertaining to the property. The owner(s) of the property, or his legal representative, shall authorize the subdivision application via his or her signature on the application.
- (c) Applicant shall prepare and file a preliminary plat with the Zoning Administrator that contains, at least, the following information:
- (1) Proposed name of subdivision, the size of property to be subdivided (in acres), and the size of the lot or parcel being created;
 - (2) Name and address of the subdivision applicant, professional engineer or professional land surveyor registered in the State of Wyoming who prepared the plat, and owners of subject property;
 - (3) Location and boundaries of the subdivision that are tied to two (2) legal survey monuments;
 - (4) Date of drawing preparation and all subsequent revisions, as well as a scale (not less than one {1} inch = two hundred {200} feet) and north arrow;
 - (5) Boundary lines of subdivision, the location and dimensions of all existing streets, alleys, trails, paths, easements, watercourses and irrigation ditches, and structures on and within two hundred (200) feet of the subdivision;
 - (6) Location of existing water distribution and wastewater collection lines on and within two hundred (200) feet of the subdivision;
 - (7) Two (2) foot contours where ground slopes are less than ten (10) percent and five (5) foot contours where ground slopes exceed ten (10) percent.
- (d) The Zoning Administrator shall review the application and preliminary plat for completeness and conformance to the procedural requirements outlined in Part 2 of the Alpine Land Use and Development Code, as well as the plat's consistency with subdivision development standards and design criteria outlined in Part 3 of the Alpine Land Use and Development Code. Based upon this review, the Zoning Administrator shall provide a written staff report to the Alpine Planning and Zoning Commission that confirms the completeness of the subdivision application, the receipt of required filing fees, and no requirements for a change in zoning. If necessary, this report may also recommend possible modifications to the plat or provide rationale for denial of the subdivision application.
- (e) The Zoning Administrator shall notify, in writing, all landowners of properties that are located within five hundred (500) feet of the proposed simple subdivision.

- (f) The Alpine Planning and Zoning Commission shall review and discuss the recommendations of the Zoning Administrator. Although no public hearing will be required all notified property owners shall have fifteen (15) business days to submit their comments. Subsequently, the Alpine Planning and Zoning Commission shall approve, approve with conditions or modifications, or deny the proposed subdivision.
- (g) The Zoning Administrator shall issue a written notice of determination to the applicant within five (5) business days of the decision of the Alpine Planning and Zoning Commission. The notice shall indicate the decision made and, when appropriate, conditions that may accompany the approval of a specific application, or reasons why the application was denied.
- (h) If approved by the Alpine Planning and Zoning Commission, the preliminary plat of the simple subdivision shall be deemed and accepted as a final plat. If approved with modifications, the preliminary plat shall be revised and filed by the applicant as a final plat with the Zoning Administrator.
- (i) Any appeal of the decisions by the Alpine Planning and Zoning Commission shall be made to the Alpine Town Council.
- (j) If the approved final plat is not recorded within one (1) year from the date of plat approval, or upon expiration of any time extension that may have been granted by the Planning & Zoning Commission the approval of such plat shall expire. Should the applicant thereafter desire to record the final plat, a new application for a new simple subdivision shall be required.

Section 2-207.2 Minor Subdivision Review and Approval Process (Figure 2-6)

- (a) The landowner and/or his designated representative shall meet with the Zoning Administrator, in a pre-application conference. The intent of this conference is to gain a mutual understanding of:
 - (1) the scope of the proposed project and the applicant’s specific development objectives;
 - (2) the applicant’s anticipated project schedule;
 - (3) approvals required by the Town of Alpine before any development can occur;
 - (4) the documents, plans, drawings, fees, and other materials that shall be needed to process a complete subdivision application; and,
 - (5) potential issues associated with the subdivision.
- (b) Applicant shall complete and file a minor subdivision application form, and related filing fees, with the Zoning Administrator. The minor subdivision application form shall include, the name and address of the owner(s) and applicant, a legal description of the property to be subdivided, a copy of the deed and easements pertaining to the property, existing zoning designations associated with the property, and the intended use of the subdivision. The owner(s) of the property, or his legal representative, shall authorize the subdivision application via his or her signature on the application.
- (c) Applicant shall complete and file three (3) hardcopies and one (1) digital copy of a master plan report for the proposed subdivision with the Zoning Administrator. The master plan shall address what municipal services the subdivision intends to use, as well as the potential impact of the proposed subdivision upon the Town of Alpine and the community. The master plan, which shall contain a combination of technical narrative, statistical tables, and illustrations, will address, at least, the following issues:
 - (1) The purpose of the subdivision and proposed land uses.
 - (2) A development schedule for proposed land uses.

- (3) The number of lots being created and, if applicable, the zoning designations requested for each lot.
 - (4) Planned water system, as well as anticipated average day and maximum day water demand.
 - (5) Planned wastewater system, as well as anticipated average daily flows.
 - (6) Planned points of access to municipal roads, Lincoln County roads, and U.S. Highway 89, as well as anticipated average and peak day traffic volumes
 - (7) Planned storm water management plan and anticipated storm water flows for ten (10) year storm event.
 - (8) Planned snow storage areas.
 - (9) Planned easements and facilities to accommodate access to, or the extension of, the Town of Alpine's planned community trail system.
 - (10) Landscape Plan.
- (d) Applicant shall prepare and file three (3) hardcopies and one (1) digital copy of a preliminary plat with the Zoning Administrator that contains, at least, the following information:
- (1) Proposed name of subdivision, the size of property to be subdivided (in acres), and the size of the lots or parcels being created;
 - (2) Name and address of the subdivision applicant, professional engineer or professional land surveyor registered in the State of Wyoming who prepared the plat, and owners of subject property;
 - (3) Location and boundaries of the subdivision that are tied to two (2) legal survey monuments;
 - (4) Date of drawing preparation and all subsequent revisions, as well as a scale (not less than one {1} inch = two hundred {200} feet) and north arrow;
 - (5) Boundary lines of subdivision, the location and dimensions of all existing streets, alleys, trails, paths, easements, watercourses and irrigation ditches, and structures on and within two hundred (200) feet of the subdivision;
 - (6) Location of existing water distribution and wastewater collection lines on and within two hundred (200) feet of the subdivision;
 - (7) Two (2) foot contours where ground slopes are less than ten (10) percent and five (5) foot contours where ground slopes exceed ten (10) percent.
- (e) The Zoning Administrator shall review the application, master plan report and preliminary plat for completeness and conformance to the procedural requirements outlined in Part 2 and Part 3 of the Alpine Land Use and Development Code. The master plan report shall also be distributed to the Alpine Public Works Director, Town Engineer, Town Surveyor and Alpine Fire District for their review. These municipal representatives shall provide written comments to the Zoning Administrator.
- (f) The Zoning Administrator shall provide a written staff report to the Alpine Planning and Zoning Commission and the Alpine Town Council.
- (1) The written staff report shall confirm the completeness of the subdivision application, the receipt of required filing fees, and potential changes in zoning. Based upon comments received from the Alpine Public Works Director, Town Engineer, Town Attorney and Alpine Fire District, this report shall concurrently 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.
- (2) The staff report shall also recommend approval of the subdivision as proposed, approval with some possible modifications to the preliminary plat, or provide rationale for denial of the preliminary plat and, when applicable, the related re-zoning request.
- (g) The Zoning Administrator shall notify, in writing, all landowners of properties that are located within five hundred (500) feet of the proposed minor subdivision.
 - (h) A public hearing shall be required during a regular or special meeting of the Planning and Zoning Commission. The time and place of the hearing shall be advertised in a regional newspaper serving Star Valley, at least, thirty (30) days in advance of the hearing. During the public hearing, the applicant will provide a brief overview of the proposed subdivision and, when applicable, the related re-zoning request. Subsequently, the Alpine Planning and Zoning Commission shall receive public comments concerning the proposed subdivision.
 - (i) Based upon its evaluation of the master plan, preliminary plat, review comments from municipal representatives, the staff report, and public comments, the Alpine Planning and Zoning Commission shall discuss the merits, disadvantages, and potential issues associated with the proposed subdivision and, when applicable, the related re-zoning request. In the event that further information is desired by the Planning and Zoning Commission, any decision of the Planning and Zoning Commission may be tabled until members of the Planning and Zoning Commission have had sufficient opportunity to review and evaluate any new information.
 - (j) The Alpine Planning and Zoning Commission shall recommend approval, approval with conditions or modifications, or denial of the proposed subdivision to the Alpine Town Council. The decision to approve or deny the preliminary subdivision plat and any related re-zoning request shall be concurrent.
 - (k) A public hearing shall be required during a regular or special meeting of the Alpine Town Council. The time and place of the hearing shall be advertised in a regional newspaper serving Star Valley, at least, thirty (30) days in advance of the hearing. During the public hearing, the applicant shall provide a brief overview of the proposed subdivision. Subsequently, the Alpine Town Council shall receive public comments concerning the proposed subdivision and, when applicable, the related re-zoning request.
 - (l) The Alpine Town Council shall review and discuss comments from various municipal representatives, the recommendations of the Zoning Administrator and the recommendations of the Planning and Zoning Commission. Subsequently, the Alpine Town Council shall approve, approve with conditions or modifications, or deny the preliminary subdivision plat and, when applicable, the proposed re-zoning request. In the event that further information is desired by the Town Council, any decision of the Town Council may be tabled until members of the Town Council have had sufficient opportunity to review and evaluate any new information.
 - (m) The Zoning Administrator shall issue a written notice of determination to the applicant within five (5) business days of the decision of the Alpine Town Council. The notice shall indicate the decision made and, when appropriate, conditions that may accompany the approval of the preliminary subdivision plat and, when applicable, related re-zoning request, or reasons why the plat and re-zoning requests were denied.

- (n) The applicant shall prepare and file three (3) hardcopies and one (1) digital copy of a final subdivision plat application, and related filing fees, with the Zoning Administrator. The final subdivision plat application shall include the final subdivision plat, a signed copy of a subdivision improvement agreement, a payment of all design costs for public improvements, and performance security.
- (o) The final plat shall conform to the approved preliminary plat, as well as incorporate revisions or modifications requested by the Town of Alpine. Any deviation from the approved preliminary plat shall require additional review and approval by the Alpine Planning and Zoning Commission and Alpine Town Council.
- (p) The performance surety shall be in an amount that reflects one hundred twenty-five (125) percent of the anticipated cost of improvements in the approved subdivision plan and shall be sufficient to cover all promises and conditions contained in the subdivision improvement agreement. **The issuer of any performance bond shall be subject to the approval of the Alpine Town Attorney.**
- (q) The Zoning Administrator shall review the final plat to confirm the completeness of the final plat subdivision application and its consistency with subdivision development standards and design criteria outlined in Part 4 of the Alpine Land Use and Development Code. This review may include some additional coordination with the Alpine Public Works Director, Town Engineer, and other municipal representatives. If the final plat is determined to be complete and consistent with development standards, the Zoning Administrator will transmit a copy of the final subdivision plat application and any related recommendations to the Alpine Planning and Zoning Commission for their consideration.
- (r) The Alpine Planning and Zoning Commission shall recommend approval, approval with conditions or modifications, or denial of the final subdivision plat to the Alpine Town Council.
- (s) Upon receipt of the Planning and Zoning Commission recommendation, the Alpine Town Council shall approve, approve with conditions or modifications, or deny the final subdivision plat application.
- (t) The Zoning Administrator shall issue a written notice of determination to the applicant within five (5) business days of the decision of the Alpine Town Council. The notice shall indicate the decision made and, when appropriate, conditions that may accompany the approval of the final subdivision application, or reasons why the application was denied.
- (u) Any appeal of the decisions by the Alpine Town Council may be reviewed by the district court pursuant to Rule 12 of the Wyoming Rules of Appellate Procedure.
- (v) If the approved final plat is not recorded within one (1) year from the date of plat approval, or upon expiration of any time extension that may have been issued, the approval of such plat shall expire. Should the applicant thereafter desire to record the final plat, a new application for a new minor subdivision shall be required.

Section 2-207.3 Major Subdivision Review and Approval Process (Figure 2-7)

- (a) A Development Agreement shall be required in which the developer shall agree to reimburse the Town expenses for review of permitting the development and provide letters of credit of bonds where applicable.
- (b) The landowner and/or his designated representative shall meet with the Zoning Administrator in a pre-application conference. The intent of this conference is to gain a mutual understanding of:
 - (1) The scope of the proposed project and the applicant’s specific development objectives;
 - (2) The applicant’s anticipated project schedule;
 - (3) Approvals required by the Town of Alpine before any development can occur;

- (4) The documents, plans, drawings, fees, and other materials that shall be needed to process a complete subdivision application, performance surety or letter of credit, and;
 - (5) Potential issues associated with the subdivision.
- (c) Applicant shall complete and file a major subdivision application form, and related filing fees, to the Zoning Administrator. The major subdivision application form shall include, the name, address, telephone number and e-mail address of the owner(s) and applicant, a legal description of the property to be subdivided, a copy of the deed and easements pertaining to the property, existing zoning designations associated with the property, and the intended use of the subdivision. The owner(s) of the property, or his legal representative, shall authorize the subdivision application via his or her signature on the application.
- (d) Applicant shall complete and file three (3) hardcopies and one (1) digital copy of a master plan report for the proposed subdivision with the Zoning Administrator. The master plan shall address what municipal services the subdivision intends to use, as well as the potential impact of the proposed subdivision upon the Town of Alpine and the community. The master plan, which shall contain a combination of technical narrative, statistical tables, and illustrations, shall address, at least, the following issues:
- (1) The purpose of the subdivision and proposed land uses.
 - (2) A development schedule for proposed land uses.
 - (3) The number of lots being created and, if applicable, the zoning designations requested for each lot, and densities associated with residential and commercial land uses.
 - (4) Suitability of soils to support future land use expansion.
 - (5) Compatibility of proposed land uses with adjacent land uses.
 - (6) When applicable, the potential need for new housing in the context of anticipated housing demands for Alpine.
 - (7) Planned water system, as well as anticipated average day and maximum day water demand.
 - (8) Planned wastewater system, as well as anticipated average daily flows.
 - (9) Planned points of access to municipal roads, Lincoln County roads, and U.S. Highway 89, anticipated average and peak day traffic volumes.
 - (10) Vehicular circulation plan.
 - (11) Planned storm water management plan and anticipated storm water flows for ten (10) year storm event.
 - (12) Snow storage areas.
 - (13) Landscaping plan.
 - (14) Planned easements and facilities to accommodate access to, or the extension of, the Town of Alpine's planned community trail system.
 - (15) When applicable, planned covenants, contracts or deed restrictions that may be associated with a common interest development.
- (e) Applicant shall prepare and file three (3) hardcopies and one (1) digital copy of a preliminary plat with the Zoning Administrator that contains, at least, the following information:
- (1) Proposed name of subdivision, the size of property to be subdivided (in acres), and the size of the lots or parcels being created;

- (2) Name and address of the subdivision applicant, professional engineer or professional land surveyor registered in the State of Wyoming who prepared the plat, and owners of subject property;
 - (3) Location and boundaries of the subdivision that are tied to two (2) legal survey monuments;
 - (4) Date of drawing preparation and all subsequent revisions, as well as a scale (not less than one {1} inch = two hundred {200} feet) and north arrow;
 - (5) Boundary lines of subdivision, the location and dimensions of all existing streets, alleys, trails, paths, easements, watercourses and irrigation ditches, and structures on and within two hundred (200) feet of the subdivision;
 - (6) Location of existing water distribution and wastewater collection lines on and within two hundred (200) feet of the subdivision;
 - (7) Two (2) foot contours where ground slopes are less than ten (10) percent and five (5) foot contours where ground slopes exceed ten (10) percent.
- (f) The Zoning Administrator shall review the application, master plan report and preliminary plat for completeness and conformance to the procedural requirements outlined in Part 2 and Part 3 of the Alpine Land Use and Development Code. The master plan report shall also be distributed to the Alpine Public Works Director, Town Engineer, Town Surveyor and Alpine Fire District for their review. These municipal representatives shall provide written comments to the Zoning Administrator.
- (g) The Zoning Administrator shall provide a written staff report to the Alpine Planning and Zoning Commission and Alpine Town Council.
- (1) The written staff report shall confirm the completeness of the subdivision application, the receipt of required filing fees, and potential changes in zoning. Based upon comments received from the Alpine Public Works Director, Town Engineer and Alpine Fire District, this report shall concurrently 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 3 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;
 - (ee) When applicable, potential land use management issues that may arise with the establishment of planned covenants, contracts or deed restrictions via common-interest development.
 - (2) The written staff report shall also recommend approval of the subdivision as proposed, approval with some possible modifications to the preliminary plat, or provide rationale for denial of the preliminary plat and, when applicable, the related re-zoning request.
- (h) The Zoning Administrator shall notify, in writing, all landowners of properties that are located within five hundred (500) feet of the proposed major subdivision.
- (i) A public hearing shall be required during a regular or special meeting of the Planning and Zoning Commission. The time and place of the hearing shall be advertised in a regional newspaper serving Star Valley, at least, thirty (30) days in advance of the hearing. During the public hearing, the applicant will provide a brief overview of the proposed subdivision and, when applicable, the related re-zoning

request. Subsequently, the Alpine Planning and Zoning Commission shall receive public comments concerning the proposed subdivision.

- (j) Based upon its evaluation of the master plan, preliminary plat, review comments from municipal representatives, the staff report, and public comments, the Alpine Planning and Zoning Commission shall discuss the merits, disadvantages, and potential issues associated with the proposed subdivision and, when applicable, the related re-zoning request. In the event that further information is desired by the Planning and Zoning Commission, any decision of the Planning and Zoning Commission may be tabled until members of the Planning and Zoning Commission have had sufficient opportunity to review and evaluate any new information.
- (k) The Alpine Planning and Zoning Commission shall recommend approval, approval with conditions or modifications, or denial of the proposed subdivision to the Alpine Town Council. The decision to approve or deny the preliminary subdivision plat and any related re-zoning request shall be concurrent.
- (l) A public hearing shall be required during a regular or special meeting of the Alpine Town Council. The time and place of the hearing shall be advertised in a regional newspaper serving Star Valley, at least, thirty (30) days in advance of the hearing. During the public hearing, the applicant shall provide a brief overview of the proposed subdivision. Subsequently, the Alpine Town Council shall receive public comments concerning the proposed subdivision and, when applicable, the related re-zoning request.
- (m) The Alpine Town Council shall review and discuss comments from various municipal representatives, the recommendations of the Zoning Administrator, and the recommendations of the Planning and Zoning Commission. Subsequently, the Alpine Town Council shall approve, approve with conditions or modifications, or deny the preliminary subdivision plat and, when applicable, the proposed re-zoning request. In the event that further information is desired by the Town Council, any decision of the Town Council may be tabled until members of the Town Council have had sufficient opportunity to review and evaluate any new information.
- (n) The Zoning Administrator shall issue a written notice of determination to the applicant within five (5) business days of the decision of the Alpine Town Council. The notice shall indicate the decision made and, when appropriate, conditions that may accompany the approval of the preliminary subdivision plat and, when applicable, related re-zoning request, or reasons why the plat and re-zoning requests were denied.
- (o) The applicant shall prepare and file three (3) hardcopies and one (1) digital copy of a final subdivision plat application, and related filing fees, with the Zoning Administrator. The final subdivision plat application shall include the final subdivision plat, a signed copy of a subdivision improvement agreement, a payment of all design costs for public improvements, and performance surety.
- (p) The final plat shall conform to the approved preliminary plat, as well as incorporate revisions or modifications requested by the Town of Alpine. Any deviation from the approved preliminary plat shall require additional review and approval by the Alpine Planning and Zoning Commission and Alpine Town Council.
- (q) The performance surety shall be in an amount that reflects one hundred twenty-five (125) percent of the anticipated cost of improvements in the approved subdivision plan and shall be sufficient to cover all promises and conditions contained in the subdivision improvement agreement. The issuer of any performance security shall be subject to the approval of the Alpine Town Attorney. A performance bond shall also be set in place. The amount of the performance bond shall be equal to the amount of money necessary for the completion of all infrastructure and landscaping costs of the proposed subdivision. Portions of the bond may be released to developers as stages are completed.
- (r) The Zoning Administrator shall review the final plat to confirm the completeness of the final plat subdivision application and its consistency with subdivision development standards and design criteria outlined in Part 4 of the Alpine Land Use and Development Code. This review may include some

additional coordination with the Alpine Public Works Director, Town Engineer, and other municipal representatives. If the final plat is determined to be complete and consistent with development standards, the Zoning Administrator will transmit a copy of the final subdivision plat application and any related recommendations to the Alpine Planning and Zoning Commission for their consideration.

- (s) The Alpine Planning and Zoning Commission shall recommend approval, approval with conditions or modifications, or denial of the final subdivision plat to the Alpine Town Council.
- (t) Upon receipt of the Planning and Zoning Commission recommendation, the Alpine Town Council shall approve, approve with conditions or modifications, or deny the final subdivision plat application.
- (u) The Zoning Administrator shall issue a written notice of determination to the applicant within five (5) business days of the decision of the Alpine Town Council. The notice shall indicate the decision made and, when appropriate, conditions that may accompany the approval of the final subdivision application, or reasons why the application was denied.
- (v) Any appeal of the decisions by the Alpine Town Council may be reviewed by the district court pursuant to Rule 12 of the Wyoming Rules of Appellate Procedure.
- (w) If the approved final plat is not recorded within one (1) year from the date of plat approval, or upon expiration of any time extension that may have been issued, the approval of such plat shall expire. Should the applicant thereafter desire to record the final plat, a new application for a new major subdivision shall be required.

Section 2-208 Development Fees

- (a) Processing Fees are based on an average cost for the Planning & Zoning Administrator, Planning and Zoning Commission, Board of Adjustment, Town Council, Town Engineer, Town Building Official, Town Clerk, and Planning and Zoning Secretary.
- (b) Person requesting permit shall also pay for any and all advertising separately. Advertising costs shall be billed directly to the client along with any and all other out of the ordinary expenses.
- (c) Fees are established by Town Ordinance; (refer to the most current version of the Town of Alpine Building Department Fee Schedule). **All fees are due at time of submittal. All fees are non-refundable. There will be no waiver of fees.**
- (d) Deposits and/or performance bonds shall be required by the Town of Alpine, Planning & Zoning Commission for the landscaping and parking requirements along with the associated building and/or improvements. The deposit shall be determined by the insurance/bonding company in an amount not to exceed One Hundred Twenty-Five (125) percent of the anticipated costs of all improvements for the project. The deposit and/or performance bond(s) shall be held by the Town and shall be refunded when project is completed and/or inspected. If the total project is not completed in a timely manner as agreed upon by the Planning & Zoning Commission and owner, the deposit shall not be refunded.
- (e) Plats must be filed with Lincoln County within (1) year with a one (1) time, one (1) year extension. If the project is not completed within two (2) years, applicant shall have to start the process over with all new fees, filings, meetings, etc.
- (f) Applications are valid for ninety (90) days, from submittal date; with a one (1) time, ninety (90) day extension upon showing of justifiable cause. If the missing items are not submitted within the allowed time frame, the applicant shall have to start the process over with all new fees, filings, etc.
- (g) Fees do not reflect the cost of the Town engineer, attorney, or surveyor’s reviews (those are considered out of the ordinary expenses). These costs shall be assessed on a case-by-case basis based on the time spent during the review process.

- (h) Planned Unit Development Applications shall be determined on a case-by-case basis, number of lots, etc.
- (i) No approval shall be granted and/or formalized **until all fees have been paid in full.**

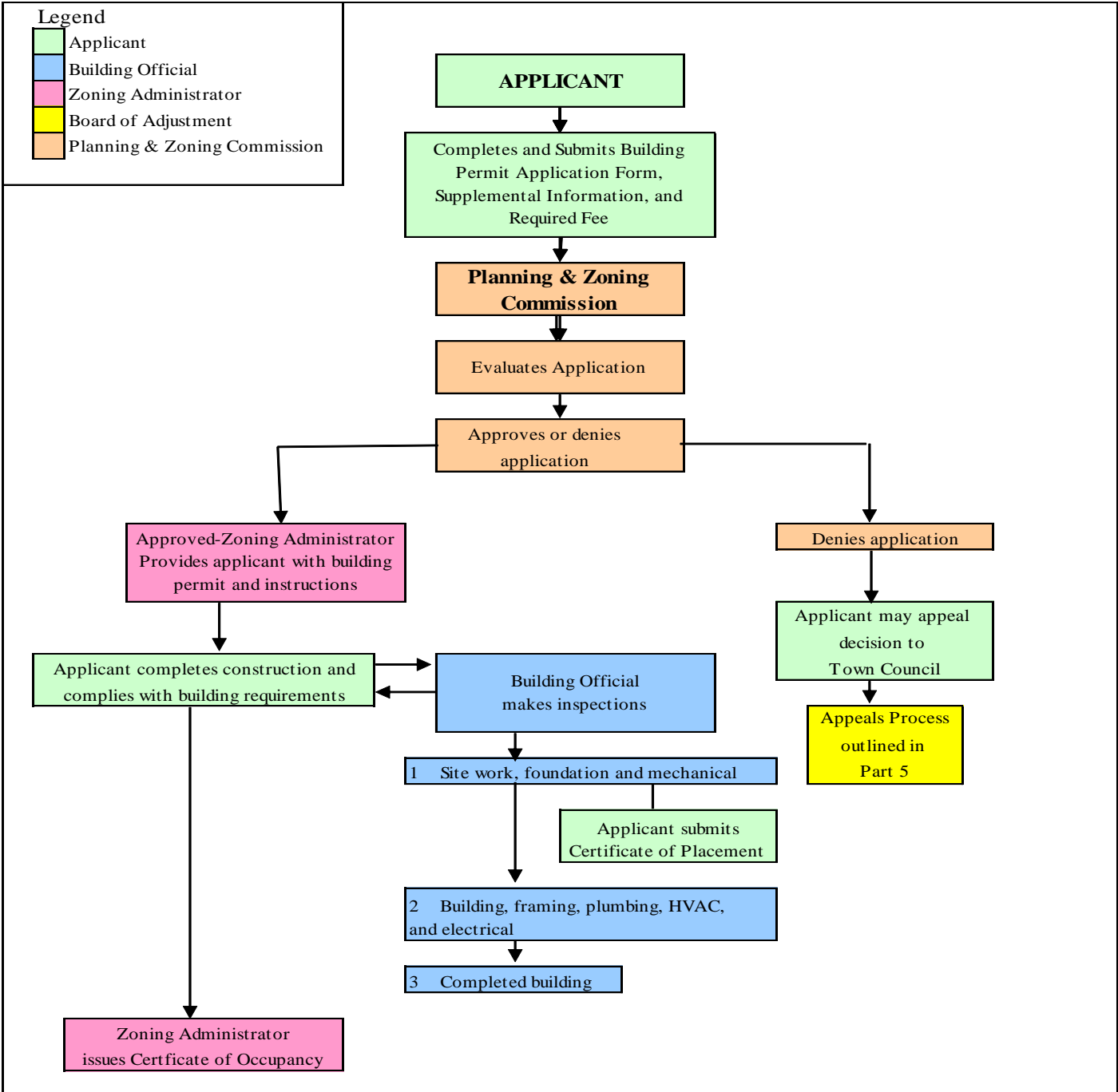
ARTICLE 2.3 BUILDING PERMIT REQUIREMENTS

Section 2-301. Building Permit Requirements

- (a) No construction, alteration or expansion of any site, building or structure shall be initiated or completed by any private landowner, contractor, or a public agency before receiving an approved building permit application from the Town of Alpine (Figure 2-8).
1. Before any site work or construction commences, the Town of Alpine Building Permit/Posting shall be displayed at the front of the lot.
- (b) A building permit is required for all of the following:
- (1) Any new buildings:
 - a. Building that contains equal to or greater than three hundred (300) square feet, will be issued under **Residential, Commercial**, Addition and/or Garage Permits.
 - b. Anything under three hundred (300) square feet, shall be issued under affidavits; refer Affidavit Process, located under Section 2-303.
 - c. **Sanitary facilities shall be provided during construction, remodeling, or demolition activities in accordance with the International Plumbing Code. Such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to PSAI Z4.3**
 - (2) Additions to all existing structures (Such as carports, shed roofs, etc.);
 - (3) Remodel with structural changes to or in an existing structure;
 - (4) Utility line installations and replacements, and other mechanical improvements;
 - (5) The demolition or relocation of an existing building and/or shed on an existing property;
 - (6) A change in the type of occupancy of a building;
 - (7) Accessory buildings with or without a permanent foundation, with square footage greater than three hundred (300) square feet, with or without roof eave heights greater than ten (10) feet;
- (c) The Town of Alpine shall make available a building permit application and/or affidavit forms to applicants that shall require, at least, the following information from the applicant:
- (1) Name of applicant;
 - (2) Authorization by landowner (if not the applicant);
 - (3) Mailing address;
 - (4) Contact information for telephone, fax, and e-mail address;
 - (5) Legal description and size of land parcel where proposed construction shall take place;
 - (6) Scope of proposed site and facility improvements;
 - (7) Existing zoning designation and related permitted uses;
 - (8) A site/plot plan indicating the general location of proposed buildings and the distances from the property line to the front, back and sides of proposed buildings;
 - (9) Three (3) sets of **scaled** construction drawings (see application checklist) that illustrate the *foundation, floor plan, typical wall section, roof system, building elevations, exterior material specifications, as well as electrical, plumbing, radon and HVAC systems*. All

construction drawings for structures submitted with a permit application shall be designed, stamped and certified by a civil or structural engineer licensed in the State of Wyoming; (Stamped engineering is required on structures greater than three hundred (300) square feet in size.) {See permit checklist for complete details};

- (10) Three (3) sets of a scaled site/plot plan that depict the location of, proposed vehicular access, the finish grade of the project site, septic system or sewer connection location, water and/or sewer connection locations, denoting all above ground and below ground utilities to be located on the property, vehicle parking, setbacks, onsite drainage facilities and snow storage areas. {See permit checklist for complete details}.
- (11) Three (3) sets of other construction documents and/or other data that the applicant may consider relevant to the building permit application shall be submitted with the building permit application. **All construction documents and/or other requested documents shall be stamped and certified by a civil or structural engineer licensed in the State of Wyoming; (Stamped engineering is required on all structures greater than three hundred (300) square feet in size.)**
- (12) **One (1) digital copy will be submitted of the complete plan set, site plan, along with all the associated construction documents shall be filed at the time of application submittal.**



Town of Alpine
Land Use & Development Code

Building Permit Process

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

Figure 2-8

Section 2-302. Minor Construction Permit

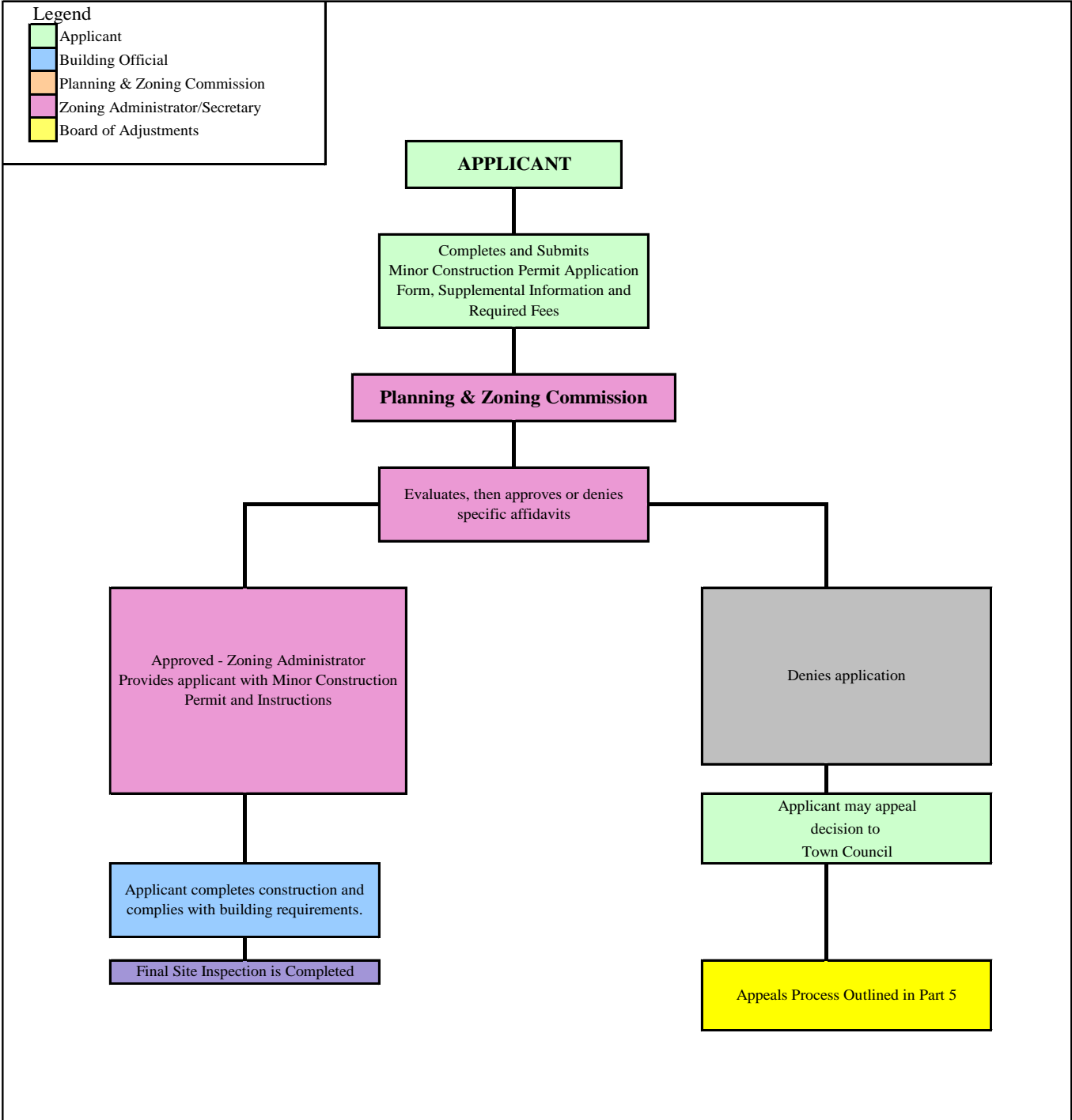
(a) A minor construction permits shall not require a Wyoming Engineered Stamp; **UNLESS OTHERWISE INDICATED.**

(b) A minor construction permit (Figure 2-9) shall be required for:

- (1) Storage Sheds, with or without a permanent foundation {more than three hundred (300) square feet in floor area, but no larger than four hundred (400) square feet}, constructed with or without plumbing and/or electricity.
- (2) The following roofing applications:
 - i. Replacement of **any or all** roofing materials;
 - ii. Addition of any roofing layers;
 - iii. Change in any under sheeting materials;
- (3) Construction of any attached or detached decks, must follow the Town of Alpine adopted International Building and Residential Code:
 - i. Addition of stairs to an existing deck;
 - ii. Change in dimensions and/or alterations to any existing deck
- (4) Plumbing improvements on commercial facilities.
- (5) Electrical improvements on commercial facilities.
- (6) Replacement of doors and/or windows when rough opening of header is increased in width or height. Note - A Wyoming Certified Engineered stamped drawing shall be required. Engineered stamped shall be certified by a civil or structural engineer licensed in the State of Wyoming.
- (7) **Utility improvements or changes. Including, but not limited to, fireplaces, wood stoves and/or heating appliances (propane) installations; after the initial construction/building process.**
- (8) **Demolition of an existing building/structure and/or storage shed over three hundred (300) square feet, on an existing property.**

(c) The Town of Alpine shall make available a minor construction permit application form to applicants that shall require, at least, the following information from the applicant:

- (1) Name of applicant;
- (2) Authorization by landowner (if not the applicant);
- (3) Mailing address;
- (4) Contact information for telephone, fax, and e-mail address;
- (5) Legal description and size of land parcel where proposed construction shall take place;
- (6) Scope of proposed site and facility improvements;
- (7) Existing zoning designation and related permitted uses;
- (8) A site/plot plan indicating the general location of proposed improvements and the distances from the property line to the front, back and sides of proposed buildings.



Town of Alpine
Land Use & Development Code

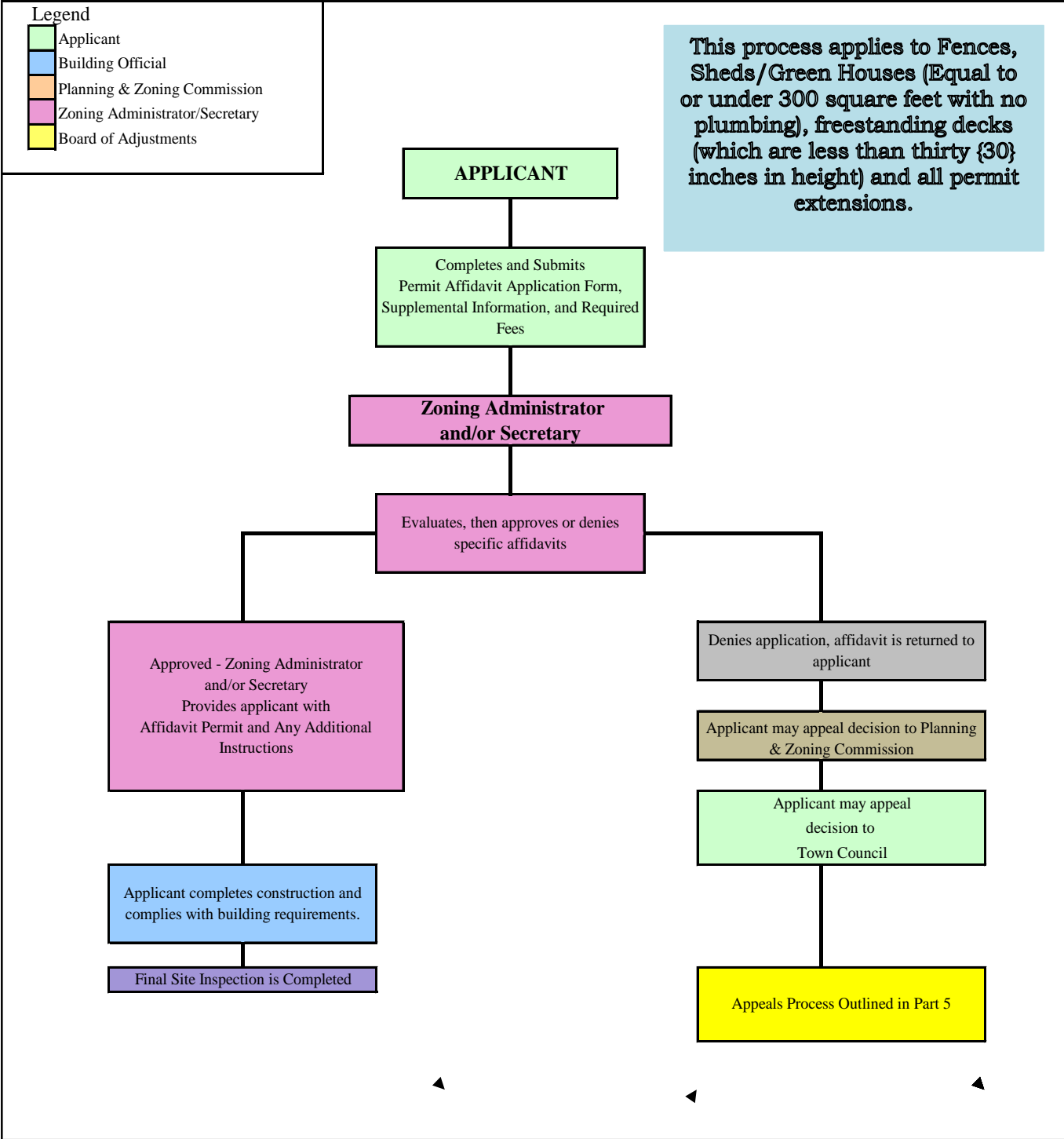
Minor Construction
Permit Process

Prepared by: Town of Alpine
PO Box 3070, Alpine, WY 83128

Figure 2-9

Section 2-303. Affidavit Process – Some affidavits could have a turnaround time of three {3} business days.

- (a) An affidavit permit (Figure 2-10) shall be required for:
- (1) Construction of perimeter fences.
 - (2) Construction of sheds/green houses equal to or under Three Hundred (300) square feet, may be constructed with electricity, but no plumbing or kitchen elements.
 - (3) Construction of freestanding decks (less than thirty {30} inches in height) must follow the Town of Alpine adopted International Building and Residential Codes: **This affidavit could have a turnaround time of three {3} business days.**
 - (4) Construction of any **and all** attached decks, must follow the Town of Alpine adopted International Building and Residential Codes; **This affidavit could have a turnaround time of three {3} business days.**
 - (5) Location of any new propane tanks after the initial construction of a primary structure. (Tanks will be inspected by the Town Building Inspector.)
 - (6) Permit Extensions for previously approved Building Permits, **provided no changes and/or alterations have been made to the permitted project.**
- (b) The Town of Alpine shall make available a affidavit application form to applicants that shall require, at least, the following information from the applicant:
- (1) Date of Application;
 - (2) Name of Applicant;
 - (3) Authorization by landowner (if not the applicant);
 - (4) Mailing address;
 - (5) Contact information for telephone, fax, and e-mail address;
 - (6) Legal description of the land parcel where proposed construction shall take place;
 - (7) Physical description of the land parcel where proposed construction shall take place;
 - (8) Type of Project and/or scope of the proposed site and facility improvements;
 - (9) Name of Contractor;
 - (10) Existing zoning designation and related permitted uses;
 - (11) A site/plot plan indicating the general location of proposed improvements and the distances from the property line to the front, back and sides of proposed buildings, etc.



Town of Alpine
Land Use & Development Code

Affidavit Process

Prepared by: Town of Alpine
PO Box 3070, Alpine, WY 83128

Figure 2-10

Section 2-304. Required Building and Site Inspections

- (a) Any authorized construction activity shall be subject to inspections by the Town of Alpine Building Official, or its designated representative, during the construction process.
- (b) **Conformance to the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Fire Code and National Electrical Code standards shall be ensured throughout the required inspection process.**
- (c) Upon completion of the forming of **any** foundation of the structure, a Certificate of Placement shall be issued and submitted to the Zoning Administrator of the Town of Alpine. The Certificate of Placement verifies the location of the structure and the compliance, or lack of compliance, with the plot/site plan submitted with the approved building permit application. **The Certificate of Placement shall be completed by a land surveyor, licensed in the State of Wyoming that is retained by the building owner; the certificate is to be submitted to the Town office prior to moving forward with the project.**
- (d) The Municipal Building Official shall make at the following stages:
 - (1) Concrete forms, re-bar, reinforcing rods or pins are in place prior to the placement of concrete for concrete slab foundations or concrete footings.
 - (2) When concrete forms are in place for foundation/stem walls prior to the placement of concrete.
 - (3) When exterior damp/water proofing has been completed, {prior to foundation backfilling}.
 - (4) Foundation vents are in place for crawlspace foundations, all mechanical piping and conduit is in place (including radon mitigation), all fittings are properly connected, and all work is adequately supported prior to the placement of utilities, e.g., sewer line, within a concrete foundation.
 - (5) When all building framing, plumbing, mechanical (ventilation and air conditioning {HVAC}) is completed and properly nailed, bolted or secured. **Prior to any coverings, e.g., Tyvek, roof coverings and/or insulation.**
 - (6) Exterior nailing of roof and walls.
 - (7) Insulation inspection prior to covering of walls and/or ceilings.
 - (8) Sheet rock inspection, prior to taping and/or mudding.
 - (9) When all construction work is completed, (plumbing, mechanical, etc).
- (e) The Town of Alpine shall inspect all improvements, authorized via an issued construction permit, following the construction of all proposed improvements.
- (f) **Any inspections that need to be repeated by the Building Inspector/Official are subject to additional costs to be paid at the property owners expense. Failure to notify the town/inspector of a required inspection; shall result in fines, and/or penalties issued to the property owner; with the removal of work to be uncovered for all items to be inspected properly, at their own expense.**

NOTE**STATE TO COMPLETE ALL ELECTRICAL INSPECTIONS**

Section 2-305. Temporary Certificate of Occupancy

A Temporary Certificate of Occupancy shall be issued upon completion of all the building construction, specific to all life safety items addressed and identified. A Temporary Certificate of Occupancy shall be valid for a period of one (1) year from the date of issuance. The temporary certificate shall be issued until all landscaping, vehicular parking, storage, and snow storage requirements are completed, as per the applicant’s site plan requirements, or to at least to the minimum standards of the Land Use and Development Code Regulations. **Applicant is to notify the Town office once all requirements have been met.** If applicant does not complete the requirements within the established timeframe, violations, penalties and/or remedies shall be enforced, as per Article 5.3 Subsection 5-302.

Section 2-306. Issuance of Certificate of Occupancy

Once all required building inspections have been made and approved by the Municipal Building Official, the Town of Alpine shall issue a Certificate of Occupancy to the applicant. The Certificate of Occupancy represents a formal notification by the Town of Alpine that the building can **legally be occupied** by the applicant. The Certificate of Occupancy shall be signed by the Town of Alpine Building Inspector/Official.

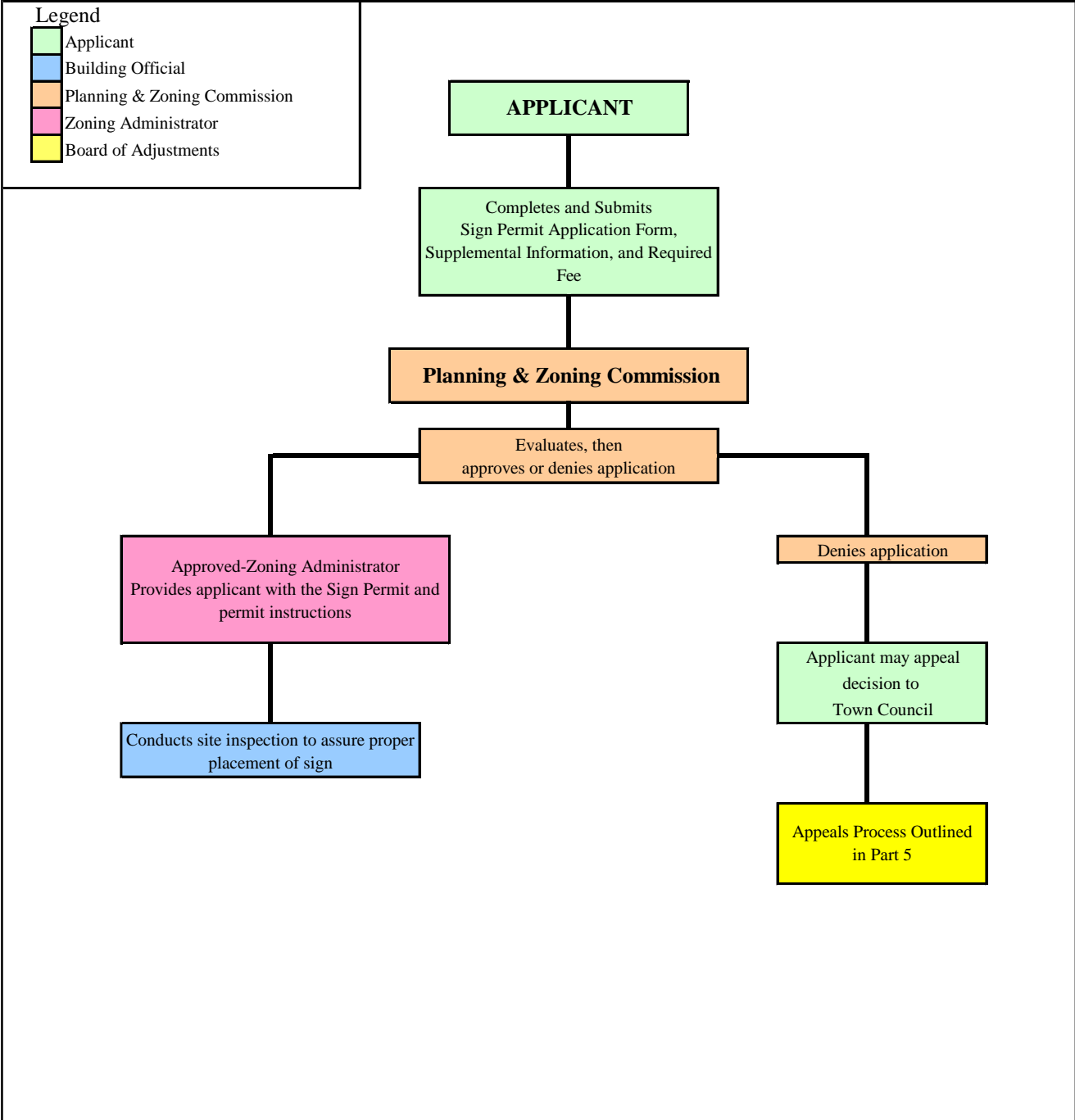
Section 2-307. Issuance of Certificate of Completion

Once all required building inspections have been made and approved by the Municipal Building Official, the Town of Alpine shall issue a Certificate of Completion to the applicant. The Certificate of Completion represents a formal notification by the Town of Alpine that requirements of the addition, garage, minor construction and remodeling permits, and sign permits has been met. The Certificate of Completion shall be signed by the Town of Alpine Building Inspector/Official.

ARTICLE 2.4 SIGN PERMIT PROCESS

Section 2-401. Sign Permit Process

- (a) A sign permit (Figure 2-11) will be required for:
 - (1) New signs.
 - (2) Sign Dimension Amendments and/or enlargements.
 - (3) Directional Signage.
- (b) Temporary Signs, such as: Banner Installations. See Table 4-12;
 - (1) All others identified in Table 4-12 do not required permit and/or affidavit application. **Note** specific timelines and/or requirements are identified in Table 4-12.
- (c) The Town of Alpine shall make available an application form to applicants that shall require, at least, the following information:
 - (1) Name of applicant;
 - (2) Authorization by landowner (if not the applicant);
 - (3) Mailing address;
 - (4) Contact information for telephone, fax, and e-mail address;
 - (5) Legal description and size of land parcel where proposed construction shall take place;
 - (6) Scope of proposed site and facility improvements;
 - (7) Existing zoning designation and related permitted uses;
 - (8) A site/plot plan indicating the general location of all utility locations, any improvements existing (i.e., buildings) on the subject property, vehicle parking, onsite drainage facilities and snow storage areas, as it relates to the sign installation.
- (d) A final sign inspection shall be conducted by the Town of Alpine Building Official, or a designated representative, in order to assure permit compliance, if the designated sign is not at the approved location, applicant will be required to move sign to the permitted location.



Town of Alpine
Land Use & Development Code

Sign Permit Process

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

Figure 2-11

ARTICLE 2.5 BUILDING APPLICATION PROCESSING SCHEDULE

Section 2-501. Building Application Processing Schedule

- (a) Processing fees for building applications, permits and affidavit applications are based on an average cost for the Planning and Zoning Administrator, Planning and Zoning Commission, Town Engineer, Town Building Official, Town Attorney, Town Clerk, and the Planning and Zoning Secretary.
- (b) After the application process has been completed and before a building permit is issued, all water and sewer **new** connect fees **must be paid in full. All Fees**
- (c) Fees are established by Town Ordinance; (refer to the most current version of the Town of Alpine Building Department Fee Schedule). **All fees (Building Permit, Water/Sewer Connection Fees) are due at time of submittal. All fees are non-refundable. There will be no waiver of fees.**
- (d) Applications are valid for ninety (90) days, from submittal date; with a one (1) time, ninety (90) day extension upon showing of justifiable cause. If the missing items are not submitted within the allowed time frame, the applicant shall have to start the process over with new fees, filings, etc.
- (e) Issued Commercial permits are good for one (1) year with a one (1) time, one (1) year extension upon showing of justifiable cause. If project is not completed within two (2) years, applicant shall have to start the process over with all new fees, filings, meetings, etc.
- (f) Issued Residential permits are good for one (1) year with two (2), one (1) year extensions (available) upon showing of justifiable cause. If project is not completed within three (3) years, applicant shall have to start the process over with all new fees, filings, meetings, etc. This will be evaluated on a year-by-year basis.
- (g) Issued Remodel, Addition and Garage permits are good for one (1) year with two (2), one (1) year extensions (available) upon showing of justifiable cause. If project is not completed within three (3) years, applicant shall have to start the process over with all new fees, filings, meetings, etc. This will be evaluated on a year-by-year basis.
- (h) Issued Affidavits are good for six (6) months with one (1) allowable six (6) month extension (available) upon showing of justifiable cause.
- (i) If any of the above fees do not fully cover the total costs of processing any application, additional fees may be assessed on a case-by-case basis.
- (j) If a person commences building development or remodeling for which a permit is required without having first obtained a permit, they are in violation of this Land Use and Development Code. **Such person shall pay twice the fee for said permit, costs associated with the Town's investigation of the violation, any hearings to abate, and including reasonable attorney, engineer, inspector and surveyor's fees.** The payment of such fees shall not relieve the person from fully complying with the requirements of the Land Use and Development Code, nor does it automatically secure the permit or preclude a violation for a given infraction. *The provisions of this article do not apply to emergency work, {as identified in Article 3.3 – Section 3-303 – Facility Repairs} only if there is or would have been an unreasonable delay in obtaining the permit.*
- (k) Permit fees are transferable as long as the application and/or the permit has not expired.

2023 – PROPOSED CHANGES
APPROVED ON 1/10/2023
2023 – ADDITIONAL
AMENDMENTS/CHANGES
2023 – ADDITIONAL
AMENDMENTS/CHANGES

PART 3 - ZONING ORDINANCE

ARTICLE 3.1 GENERAL PROVISIONS

Section 3-101. Short Title

Part 3 of the Alpine Land Use and Development Code shall be known, cited and referred to as the Alpine Zoning Ordinance.

Section 3-102. Purpose

The Alpine Zoning Ordinance has been prepared and adopted to encourage an orderly development pattern within the Town of Alpine, Wyoming. The Alpine Zoning Ordinance represents an important planning tool that will be used by the Town of Alpine to help implement its Community Land Use Plan. The Town of Alpine Municipal Master Plan, which was adopted by the Alpine Town Council on December 19, 2006, contains, in part, a general community land use plan (recommended option 3) that expresses a vision for future land uses within the community.

Section 3-103. Authority

This Ordinance is adopted in accordance with the authority vested in the Town Council of the Town of Alpine, Wyoming, by Wyoming Statutes 15-1-601 through 15-1-611.

Section 3-104. Applicability of Ordinance

This ordinance shall apply to all private and public lands within the corporate limits of the Town of Alpine, Wyoming. All land use development projects will be subject to the required land use development review and approval process that is outlined in Article 2.2 of the Alpine Land Use and Development Code.

Existing land uses, buildings, and structures authorized by the Town of Alpine before the enactment of this ordinance will be considered legal land uses even if such uses are contrary to the current Alpine Zoning Ordinance.

Restrictive covenants or agreements associated with land subdivisions or other land sales will not supersede the Alpine Zoning Ordinance. Further, the Town of Alpine will not use the Alpine Zoning Ordinance as a tool for enforcing private restrictive covenants or agreements.

Section 3-105. Zoning Districts

In order to carry out the provisions of this ordinance, the municipality is divided into the following zoning districts:

R-1	Single-Family Residential District
R-2	Multi-Unit Residential District
MRC	Mixed Residential and Commercial District
C	Commercial District
LI	Light Industrial District
PCF	Public and Community Facilities District
RC	Recreation and Conservation District

Section 3-106. Zoning Map

The Alpine Zoning Map (Appendix A) depicts the location and boundaries of zoning districts that were established by the Alpine Town Council at the time of ordinance adoption.

ARTICLE 3.2 DISTRICT REGULATIONS

Section 3-201. General

- a) The following regulations outline the type of land uses permitted within various zoning districts established under Section 3-105 of this ordinance. Permitted land uses are also subject to various requirements such as the type of allowable structures, setbacks, building height, signage, fencing, vehicular parking **requirements and snow storage identification**.
- b) Prior to the issuance of a building permit, some permitted uses also require a more detailed plan review by the Commission to ensure that specific project issues are adequately addressed by the owner(s) of the project. In some cases, stipulations or conditions may be attached to a building permit to address the specific concerns of the Alpine Planning and Zoning Commission.

Section 3-202. R-1 Single-Family Residential District

- (a) Intent and Purpose of District: This zoning district designation is intended to encourage the development and maintenance of low-density residential areas. These regulations are intended to provide a diverse and compatible housing stock, limit the density of the resident population, provide adequate open space around buildings and accessory structures, provide accessibility to community utility systems and community open space areas, as well as encourage a safe and attractive living environment for community residents.
- (b) Permitted Uses:
Structures are limited to stick-built, manufactured, or modular units.
 - (1) One (1) single-family dwelling unit.
 - (2) One (1) family or non-family household will primarily occupy the single-family dwelling unit. However, owners may provide room and board for up to three (3) persons who are not related by blood or marriage; provided there is no separate kitchen **unit** attached or detached to the primary and/or accessory structure.
 - (3) Bed-and-breakfast operation in the principal residence on the property that is operated by the property owner.
 - (4) Home occupations operated by the occupants of a single-family residence and not more than two (2) non-household employees.
 - (5) Childcare home service authorized by the Wyoming Department of Family Services that is operated by the occupants of a single-family residence and not more than two (2) non-household employees.
 - (6) Structures supporting regional and community utility systems.
 - (7) Primary structures will be constructed out of new materials. The relocation and/or moving in of old or used buildings are prohibited.
- (c) Residential Building Standards:
 - (1) Required building standards for residential structures in the “R-1” residential district are presented in Part 4, **Section 501** of the Alpine Land Use and Development Code.

(2) All buildings in the “R-1” Single-Family Residential District will require a plan review by the Town Building Official – **Building Inspector**, the Planning & Zoning Commission, and/or their representative, prior to the issuance of a building permit.

(d) Minimum Lot Area:

20,000 square feet in the following subdivisions: Alpine Estates #2;
Forest Meadows;
Grey’s River Valley; and,
Alpine Estates #1.

15,000 square feet in the following subdivisions: Grey’s River Village #1;
Lakeview Estates, 6th Addition;
Bridger Homes; and,
Alpine Meadows.

10,000 square feet in the following subdivisions: River View Meadows;
Lakeview Estates, 3rd and 7th Additions;
Palis Park, 2nd Addition; and,
Grey’s River Village #2.

9,900 square feet in all other subdivisions.

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

(1) 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.**

(2) 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.**

(3) 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.**

(4) Properties with less than ten thousand (10,000) square feet will be allowed to have a front yard setback of twenty (20) feet and side yard and rear yard setbacks of ten (10) feet, for primary residential structures. 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 ten (10) feet 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.**

- (5) Corner Lots and Irregular Lots will have all street front setback guidelines and remaining sides will be considered side setbacks.
- (6) Any deviations from setback requirements will require a plan review and approval of a variance unless a lesser setback is identified in the recorded plat of the approved residential subdivision.

(f) Maximum Building Height:

- (1) Primary residential structures will be thirty-five (35) feet or less in height.
- (2) The height of detached accessory structures will be twenty-six (26) feet or less, this height restriction is applicable to structures that are set back from the property line of not less than fifteen (15) feet from the side property line and not less than twenty (20) feet from the rear property line. All detached accessory structures will be placed behind the front plane of the existing residential structure.
 - aa. Detached accessory structures of with a total square footage equal to or under Three Hundred (300) square feet and are placed within the allowable ten (10) foot rear setback and ten (10) foot side setback; will have a height restriction of fourteen (14) feet in height or less. Special consideration for setback is made for properties that have a total square footage under Ten Thousand (10,000) square feet.
- (3) Roof eaves for non-sprinkled buildings will be twenty-eight (28) feet or less; measuring the pitch end of the roof eaves, from the finished grade elevation.

(g) Vehicular Parking and Storage:

- (1) A minimum of ~~four hundred (400)~~ **six hundred (600)** square feet of off-street parking will be provided for each single-family dwelling unit; either by driveways associated with the dwelling unit, and/or private garages. The parking area will not extend into the municipal street right-of-way.
- (2) Recreational vehicles (RVs), **recreational watercrafts** and travel trailers shall be parked as not to obstruct the view of traffic and must follow guidelines set forth by the Covenants, Conditions and Restrictions (CCRs) established by the residential unit and/or subdivision, if applicable. **All These** vehicles, **boats and/or trailers** are to be parked on the property owners, **private property.**
- (3) **Recreational vehicles (RVs) and/or travel trailers used during construction or maintenance activities; these vehicles are to be parked on the private property that the activity is taking place on and will be removed promptly when construction and/or the maintenance has been completed.**
- (4) Parking of any vehicle which has a gross vehicle weight (GVW) of greater than twenty-six thousand (26,000) pounds, is prohibited along any public street that adjoins an “R-1” District, except for the following:
 - (aa) Vehicles temporarily parked (**less than** twenty four {24} hours) for loading or unloading passengers, materials, and merchandise.

Discussion for Town Council to Ask Attorney – about the wording in red, regarding Subdivision CCR’s

(bb) Vehicles temporarily parked (less than twenty four {24} hours) engaged in performing a service activity on the residential lot and/or parcel of land in which the service is being performed (less than twenty four {24} hours).

(cc) One (1) vehicle that is owned, operated and licensed by the resident of the property on where it is parked **and must follow guidelines set forth by the Covenants, Conditions and Restrictions (CCRs) established by the residential unit and/or subdivision, if applicable.** Vehicle ~~must be~~ ~~will be~~ parked as not to obstruct the view of traffic and must be parked on resident’s private property.

(5) One (1) unlicensed or inoperable vehicle will be permitted within the confines of any residential lot.

(h) Fencing:

(1) Fences shall be no more than four (4) feet high between the **front building line and the front property line.** Structural posts associated with this fencing will be situated on the interior side of the fence.

(2) Perimeter fences along side or rear property lines shall be no more than **seven (7)** ~~six (6)~~ feet high and not constructed on top of property lines. Structural posts associated with all perimeter fences will be situated on the interior side of the fence.

(3) Electric and barbed wire fencing is **prohibited** except for seasonal fencing around gardens.

(4) Fencing and walls may be placed within drainage and utility easements, locates will be required by utility companies. **If fencing or walls are damaged due to utility improvements, repairs, snow removal, etc., owner will accept full responsibility for any and all costs for repairs.**

(5) Construction fences are allowed during initial construction of a primary structure. It will be constructed on the property of the primary building site. The permit is issued along with the Residential Building Permit. The Certificate of Occupancy will not be issued until the construction fence is removed.

(6) Snow fences are allowed between the months of October and May of the following year. A snow fence will not impede the removal of snow from the public rights of way, must maintained and preferably of a neutral or black color.

(i) Accessory Uses and Buildings:

(1) Accessory buildings such as pole barns, garages, workshops and sheds of any sort. **These structures will only be permitted on the same lot with an existing primary residential structure.**

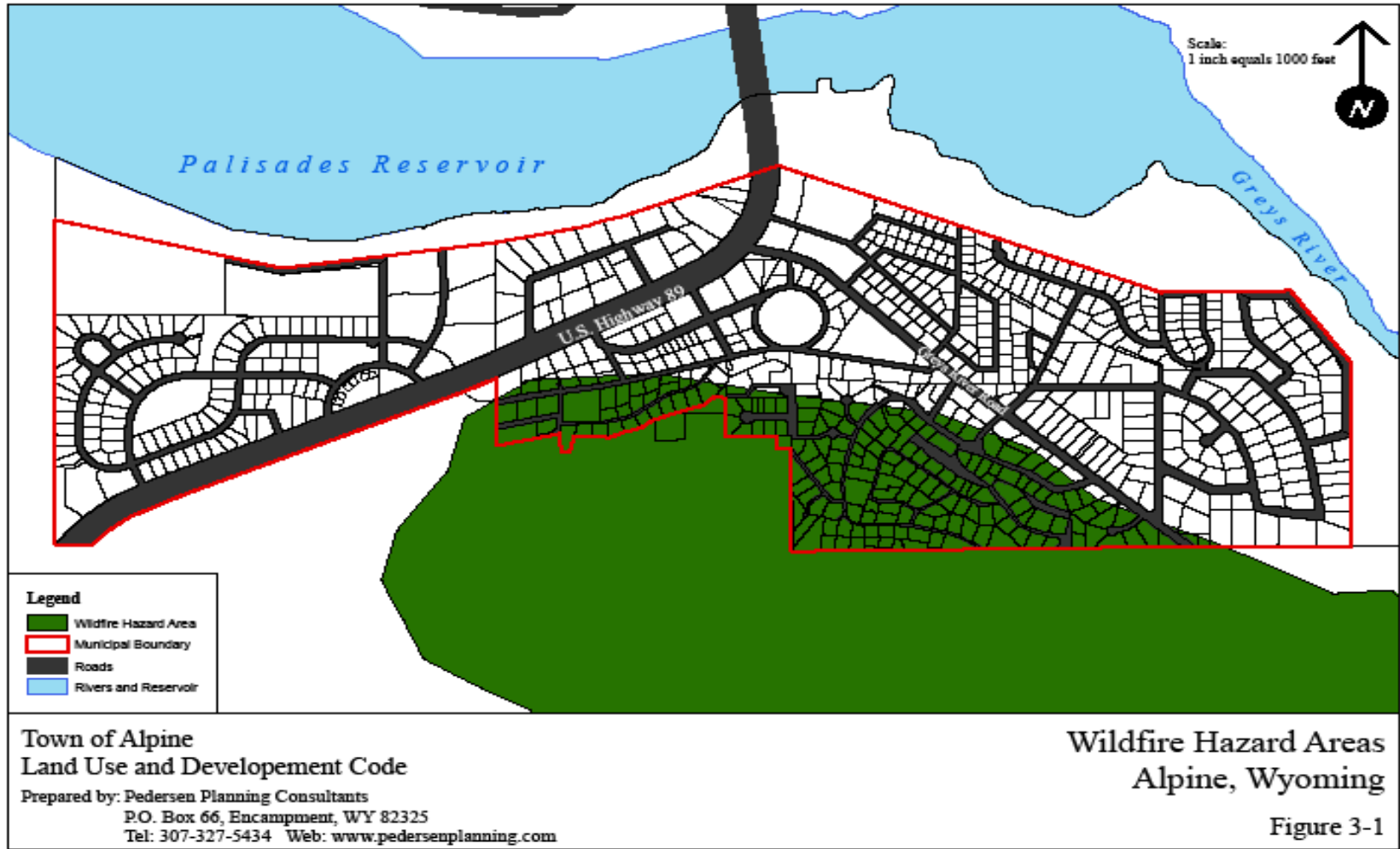
(2) Accessory buildings will be no larger than allowed by setbacks and will contain no more than a total of twelve hundred (1200) square feet of floor area, this regulation will apply for properties that have a total amount of land under 0.70 acres.

(3) Properties that have a total land area of 0.70 acres or greater can have an accessory building that could contain no more than a total of two thousand (2000) square feet of floor area.

(4) Steel Shipping Containers and/or Cargo/Semi Trailer Containers are **prohibited** in this zoning district.

(j) Authorized Signs: Sign Standards for the “R-1” Single-Family Residential District are presented in Part 4 Development Standards, **see Section 4-801 and 4-802.**

- (k) Fuel Storage Tanks: Class I and Class II liquids in above ground tanks is prohibited unless temporarily stored in licensed and operative commercially used vehicles in an accumulative amount over one hundred fifty (150) gallons.
- (l) Fire Protection:
 - (1) Homeowners will prepare a defensible space plan for residential properties located in potential wildfire hazard areas (Figure 3-1). The defensible space plan will address how the homeowner will manage vegetation within a one hundred (100) foot radius of the home, or the maximum radius allowed within the residential property owned by the homeowner.
 - (2) The defensible space plan will be reviewed and approved by an authorized representative of the Alpine Fire District and submitted with any building permit application.



Section 3-203. R-2 Multi-Unit Residential District

- (a) Intent and Purpose of District: The purpose of this district is to encourage the development of duplexes, townhouses, apartments and other multi-unit residential facilities which can provide housing for both short and long-term residents. The “R-2” Multi-Unit Residential District regulations are intended to ensure that new multi-unit housing structures are developed with reasonable building heights and setbacks, adequate vehicular parking, landscaping and/or other screening, and attractive signage to ensure their compatibility with adjoining single-family residential districts, as well as their accessibility to community utility systems and community recreational facilities.
- (b) Permitted Uses:
- Structures are limited to stick-built, manufactured or modular units.**
- (1) Residential duplexes, apartment units, townhouses or multi-unit complexes.
 - (2) One (1) family or non-family household will primarily occupy the single-family dwelling unit. However, owners may provide room and board for up to three (3) persons who are not related by blood or marriage; **provided** there is no separate kitchen attached or detached to the primary and/or accessory structure.
 - (3) Assisted-living and/or nursing home facilities.
 - (4) Structures supporting regional and community utility systems.
 - (5) Home occupations operated by the occupants of a multi-family residential unit and not more than two (2) non-household employees.
 - (6) Primary structures will be constructed out of new or recycled materials. The relocation and/or moving in of old or used structures are prohibited.
- (c) Residential Building Standards:
- (1) Required building standards for residential structures in the “R-2” residential district are presented in Part 4, **Section 504** of the Alpine Land Use and Development Code.
 - (2) All buildings in the “R-2” Multi-Unit Residential District will require a plan review of the Town Building Official – **Building Inspector**, the Planning & Zoning Commission, and/or their representative, prior to the issuance of a building permit.
- (d) Architectural Guidelines: Architectural Guidelines for the “R-2” Multi-Unit Zoning District are presented in Part 4 Development Standards. See Section 4-504(f).
- (e) Minimum Lot Area:
- 10,000 - square feet per unit in Palisade Heights subdivision;
 7,000 - square feet per unit in Palis Park subdivision;
 7,500 - square feet per unit in all other subdivisions.
- (f) Minimum Setbacks:
- (1) 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.**
 - (2) 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.**

- (3) **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.**
- (4) Properties with less than ten thousand (10,000) square feet will be allowed to have a front yard setback of twenty (20) feet and side yard and rear yard setbacks of ten (10) feet, for primary residential structures. 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 ten (10) feet 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.**
- (5) Corner Lots and Irregular Lots will have all street front setback guidelines and remaining sides will be considered side setbacks.
- (6) Any deviations from setback requirements will require a plan review and approval of a variance unless a lesser setback is identified in the recorded plat of the approved subdivision.

(g) **Maximum Building Height:**

- (1) Primary residential structures will be thirty-five (35) feet or less in height.
- (2) The height of detached accessory structures will be twenty-six (26) feet or less, this height restriction is applicable to structures that are set back from the property line of not less than fifteen (15) feet from the side property line and not less than twenty (20) feet from the rear property line. All detached accessory structures will be placed behind the front plane of the existing multi-unit residential structure.
- aa. Detached accessory structures of with a total square footage equal to or under Three Hundred (300) square feet and are placed within the allowable ten (10) foot rear setback and ten (10) foot side setback; will have a height restriction of fourteen (14) feet in height or less. Special consideration for setback is made for properties that have a total square footage under Ten Thousand (10,000) square feet.
- (3) Roof eaves for non-sprinkled buildings will be twenty-eight (28) feet or less from the finished grade elevation.

(h) **Vehicular Parking and Storage:**

- (1) A minimum of six hundred (600) square feet of off-street parking will be provided for each dwelling unit located on the property; parking requirements will be met through construction and use of centralized vehicular parking areas, driveways associated with each dwelling unit,

and/or private garages. The parking area will not extend into the municipal street right-of-way.

- (2) Centralized vehicular parking areas will be designed and constructed in accordance with the vehicular parking standards outlined in Part 4, Article 4.6 of the Alpine Land Use and Development Code. The parking area and/or driveways will not extend from the edge of pavement or improved road surface of any municipal street. In the event that no improved road surface exists, the parking area will extend from the edge of the municipal street right-of-way.
- (3) One (1) designated parking space will be required for each single bedroom dwelling unit. Multi-bedroom, multi unit residential buildings will require a minimum of two (2) parking spaces per unit. Multi-unit residential buildings containing more than four (4) dwelling units will also have one (1) designated guest parking space for every two (2) dwelling units; these parking spaces will be located on the property.
- (4) Recreational vehicles (RVs), recreational watercrafts and travel trailers shall be parked as not to obstruct the view of traffic and must follow guidelines set forth by the Covenants, Conditions and Restrictions (CCRs) established by the residential unit and/or subdivision, if applicable. All These vehicles, boats and/or trailers are to be parked on the property owners, private property.
- (5) Recreational vehicles (RVs) and/or travel trailers used during construction or maintenance activities; these vehicles are to be parked on the private property that the activity is taking place on and will be removed promptly when construction and/or the maintenance has been completed.
- (6) Additional parking spaces within a centralized parking area will be provided to park recreational vehicles (RVs) and travel trailers. These vehicles are to be parked on the property owners, private property.
- (7) Parking of any vehicle, which has a gross vehicle weight (GVW) of greater than twenty-six thousand (26,000) pounds, is prohibited along any public street that adjoins an “R-2” District, except for the following:
 - (aa) Vehicles temporarily parked (less than twenty four {24} hours) for loading or unloading passengers, materials, and merchandise.
 - (bb) Vehicles temporarily parked (less than twenty four {24} hours) engaged in performing a service activity on the residential lot and/or parcel of land in which the service is being performed (less than twenty four {24} hours).
 - (cc) Vehicles used in association with construction or maintenance activities; this vehicle is to be parked on the private property that the activity is taking place on and will be removed when construction and/or the maintenance has been completed.
 - (dd) One (1) vehicle that is owned, operated and licensed by the resident of the property on where it is parked. Vehicle will be parked as not to obstruct the view of traffic and must be parked on resident’s private property.
- (8) **No** unlicensed or inoperable vehicles will be permitted on any multi-residential lot.

(i) Fencing:

- (1) Fences shall be no more than four (4) feet high between the front building line and front property line. Structural posts associated with this fencing will be situated on the interior side of the fence.
- (2) Perimeter fences along side or rear property lines shall be no more than seven (7) ~~six (6)~~ feet high and not constructed on top of property lines. Structural posts associated with all perimeter fences will be situated on the interior side of the fence.
- (3) Electric and barbed wire fencing is **prohibited** except for seasonal fencing around gardens.

- (4) Fencing and walls may be placed within drainage and utility easements, locates will be required by utility company. **If fencing or walls are damaged due to utility improvements, repairs, snow removal, etc., owner will accept full responsibility for any and all costs for repairs.**
- (5) Construction fences are allowed during initial construction of a primary structure. It will be constructed on the property of the primary building site. The permit is issued along with the Residential Building permit. The Certificate of Occupancy will not be issued until the construction fence is removed.
- (6) Snow fences are allowed between the months of October and May of the following year. A snow fence will not impede the removal of snow from the public rights of way, must be maintained and preferably of a neutral or black color.

(j) Accessory Uses and Buildings:

- (1) Accessory buildings such as pole barns, garages, workshops and sheds of any sort. **These structures will only be permitted on the same lot with an existing primary residential structure.**
- (2) Accessory buildings will be no larger than allowed by setbacks and will contain no more than a total of twelve hundred (1200) square feet of floor area.
- (3) Steel Shipping Containers and/or Cargo/Semi Trailer Containers are **prohibited** in this zoning district.

(k) Authorized Signs: Sign Standards for the “R2” Multi-Unit Residential District are presented in Part 4 Development Standards, **see Section 4-801 and 4-802.**

(l) Fuel Storage Tanks: Class I and Class II liquids in above ground tanks is prohibited unless temporarily stored in licensed and operative commercially used vehicles in an accumulative amount over one hundred fifty (150) gallons.

(m) Fire Protection: All buildings that reach the maximum allowable building height for this zoning district will be required to install automatic sprinkler systems. The installation of these systems will be made in accordance with National Fire Protection Association requirements outlined in NFPA 13.

Section 3-204. MRC Mixed Residential and Commercial District

(a) Intent and Purpose of District:

This district is intended to accommodate a combination of residential multi-unit housing, retail commercial facilities, commercial offices, and other commercial services within selected areas of the community that are immediately accessible to primary roadways and near other residential districts in the community. The purpose of the “MRC” District is to establish viable commercial expansion areas that can serve and be accessible to the entire community, as well as those residing in multi-unit housing within the “MRC” District. It is envisioned that multi-unit residential uses will, in some cases, be combined with approved commercial uses within one structure.

(b) Permitted Uses:

Structures are limited to stick-built, manufactured or modular units.

- (1) Residential duplexes, apartment units, townhouses, multi-unit complexes, or mixed commercial-residential buildings.
- (2) One (1) family or non-family household will primarily occupy the single-family dwelling unit. However, owners may provide room and board for up to three (3) persons who are not related by blood or marriage; **provided** there is no separate kitchen attached or detached to the primary and/or accessory structure.

- (3) Bed-and-breakfast operation in the principal residence on the property that is operated by the property owner.
 - (4) Home occupations operated by the occupants of a multi-family residential unit and not more than two (2) non-household employees.
 - (5) Commercial retail stores and commercial offices.
 - (6) Banks and other financial institutions.
 - (7) Eating and drinking establishments such as cafes and restaurants; not including mobile food dispensaries.
 - (8) Visitor accommodations such as motels and lodges.
 - (9) Conference facilities.
 - (10) Commercial entertainment facilities such as theatres.
 - (11) Medical and veterinary clinics.
 - (12) Assisted-living and/or nursing home facilities.
 - (13) Cabinet, plumbing, welding, and fabrication shops.
 - (14) Structures supporting regional and community utility systems.
 - (15) Primary structures will be constructed out of new materials. The relocation and/or moving in of old or used buildings are **prohibited**.
- (c) Residential and Commercial Building Standards:
- (1) Required building standards for residential structures in the “MRC” District are presented in Part 4, **Section 505** of the Alpine Land Use and Development Code.
 - (2) All buildings in the “MRC” Mixed Residential and Commercial District will require a plan review of the Town Building Official – **Building Inspector**, the Planning & Zoning Commission, and/or their representative, prior to the issuance of a building permit.
 - (3) Residential and Commercial structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof will hold or release snow and where roof drainage will occur. No snow shall deposit on adjacent properties.
- (d) Architectural Standards and Guidelines: Architectural standards and guidelines for the “MRC” Mixed Residential and Commercial Zoning District are presented in Part 4 Development Standards. See Section 4-505.
- (e) Minimum Lot Area:
- 300 - square feet in Original Town Plat (Grid);
 - 4,000 - square feet in Lake View Estates Tract C for Lost Elk Townhomes only;
 - 8,000 - square feet in Lakeview Estates, Tracts A, B, and C;
 - 8,700 - square feet in Strout Subdivision;
 - 9,000 - square feet in Palis Park Subdivision;
 - 10,800 - square feet in Greys River Cove Subdivision;
 - 34,850 - square feet in Palisades Heights;
 - 1.0 acre on lots 184-186 in Alpine Meadows Subdivision; and
 - 1.0 acre on all other mixed residential and commercial properties.
- (f) Minimum Setbacks:
- (1) 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.**

- (2) **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.**
- (3) **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.**
- (4) Properties with less than ten thousand (10,000) square feet will be allowed to have a front yard setback of twenty (20) feet and side yard and rear yard setbacks of ten (10) feet, for primary residential structures. 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 ten (10) feet 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.**
- (5) Corner Lots and Irregular Lots will have all street front setback guidelines and remaining sides will be considered side setbacks.
- (6) Any deviations from setback requirements will require a plan review and approval of a variance unless a lesser setback is identified in the recorded plat of the approved residential subdivision.

(g) **Maximum Building Height:**

- (1) Multi-unit residential structures in the “MRC” Mixed Residential and Commercial District ~~can~~ **will** be thirty-five (35) feet or less in height.
- (2) Multi-Unit Residential and Commercial building structures **in the “MRC” Mixed Residential and Commercial District can** ~~will~~ be forty-five (45) feet or less. **Buildings with a mixture of residential and commercial use must have a minimum amount of thirty-three (33%) percent of the building use allocated for the commercial businesses. The Residential/Commercial buildings in this zoning will not exceed three (3) stories.**
- (3) Commercial building structures **in the “MRC” Mixed Residential and Commercial District can** ~~will~~ be forty-five (45) feet or less. **Buildings with a mixture of residential and commercial use must have a minimum amount of thirty-three (33%) percent of the building use allocated for the commercial businesses. The Residential/Commercial buildings in this zoning will not exceed three (3) stories.**

- (4) The height of detached accessory structures will be twenty-six (26) feet or less, this height restriction is applicable to structures that are set back from the property line of not less than fifteen (15) feet from the side property line and not less than twenty (20) feet from the rear property line. All detached accessory structures will be placed behind the front plan of the existing residential/commercial structure.
 - aa. Detached accessory structures of with a total square footage equal to or under Three Hundred (300) square feet and are placed within the allowable ten (10) foot rear setback and ten (10) foot side setback; will have a height restriction of fourteen (14) feet in height or less. Special consideration for setback is made for properties that have a total square footage under Ten Thousand (10,000) square feet.
- (5) Roof eaves for non-sprinkled buildings will be twenty-eight (28) feet or less from the finished grade elevation.

(h) Vehicular Parking and Storage:

- (1) **A minimum of six hundred (600) square feet of off-street parking will be provided for each dwelling unit located on the property,** parking requirements for multi-unit residential structures will be met through the construction and use of centralized vehicular parking areas, driveways associated with each dwelling unit, and/or private garages.
- (2) Recreational vehicles (RVs), **recreational watercrafts** and travel trailers shall be parked as not to obstruct the view of traffic and must follow guidelines set forth by the Covenants, Conditions and Restrictions (CCRs) established by the residential unit and/or subdivision, if applicable. **All ~~These~~ vehicles, boats and/or trailers** are to be parked on the property owners, **private property.**
- (3) **Recreational vehicles (RVs) and/or travel trailers used during construction or maintenance activities; these vehicles are to be parked on the private property that the activity is taking place on and will be removed promptly when construction and/or the maintenance has been completed.**
- (3) Mixed Residential Commercial buildings require at least one (1) designated parking space will be required for each single bedroom dwelling unit and a minimum of two (2) parking spaces per multi bedroom unit. “MRC” buildings containing more than four (4) dwelling units will also have one (1) designated guest parking space for every two (2) dwelling units. **In addition, designated parking spaces for the mixed residential/commercial buildings will provide for additional parking spaces as outlined in Table 3-1 – Minimum Off-Street Parking Requirements.**
- (4) Off-street parking areas supporting commercial facilities or mixed residential-commercial facilities will consist of designated parking spaces and/or centralized parking areas within the building site. The minimum number of required off-street parking spaces will be calculated by the Zoning Administrator and/or Planning & Zoning Commission based upon the criteria presented in Table 3-1.
- (4) Structures that include a combination of residential and commercial facilities will meet the cumulative requirements for both multi-unit residential structures and commercial facilities.
- (5) Centralized vehicular parking areas will be designed and constructed in accordance with the vehicular parking standards outlined in Part 4, Article 4.6 of the Alpine Land Use and Development Code. The parking area and/or driveways will extend from the edge of pavement or improved road surface of any municipal street. In the event that no improved road surface exists, the parking area will extend from the edge of the municipal street right-of-way.

- (6) Parking of any vehicle, which has a gross vehicle weight (GVW) of greater than twenty-six thousand (26,000) pounds, is prohibited along any public street that adjoins an “MRC” District, except for the following:
 - (aa) Vehicles temporarily parked (**less than** twenty four {24} hours) for loading or unloading passengers, materials, and merchandise.
 - (bb) Vehicles temporarily parked (less than twenty four {24} hours) engaged in performing a service activity on the residential lot and/or parcel of land in which the service is being performed (less than twenty four {24} hours).
 - (cc) Vehicles used in association with construction or maintenance activities; this vehicle is to be parked on the private property that the activity is taking place on and will be removed when construction and/or the maintenance has been completed.
 - (dd) One (1) vehicle that is owned, operated and licensed by the resident of the property on where it is parked. Vehicle will be parked as not to obstruct the view of traffic and must be parked on resident’s private property.
- (7) No unlicensed or inoperable vehicle will be permitted on any multi-residential lot.
- (8) Shared Parking is permitted provided the Planning and Zoning Commission has received, reviewed and approved the written contract agreement between landowners. The agreement will be recorded in the Lincoln County Registration of Deeds and is in effect for as long as this ordinance requires.
- (9) All commercial overnight street parking is prohibited.

TABLE 3-1 MINIMUM OFF-STREET PARKING REQUIREMENTS MRC DISTRICT	
<i>Type of Use</i>	<i>Standard</i>
Multi-Unit Residential	2 parking spaces per dwelling unit; multi-unit buildings with more than 4 dwelling units will also have one guest parking space for every two dwelling units
Motel/Hotel	1 parking space per guest room
Inns or Lodges	1 per guest room; 35% of total seating capacity of associated café & restaurant operations
Medical and Veterinary Clinics	1 per 400 square feet of floor space
Commercial Offices	1 per 400 square feet of retail floor space
Cafes and Restaurants (including fast-food outlets with seating)	Number of parking spaces will equal 35% of total seating capacity
Fast-food Outlets (with no seating)	1 per number of employees for average work shift
Retail Stores	1 per 400 square feet of retail floor space
Self-Storage Facilities	1 per every 2,000 square feet of storage space
Commercial Services	1 per 400 square feet of retail floor space
Service and Repair Establishments	4 per service bay plus 1 per employee.
Cabinet, plumbing, welding, and steel fabrication shops	One parking space every 800 square feet of floor space plus 1 per employee.
Commercial Recreational Facilities	1 parking space for 25% of the total number of customers that can be served at any given time
Mixed Residential and Commercial Building	Cumulative parking requirements for both multi-unit residential structures and commercial facilities

- (i) Fencing:
 - (1) Fences shall be no more than four (4) feet high between the front building line and front property line. Structural posts associated with this fencing will be situated on the interior side of the fence.
 - (2) Perimeter fences along side or rear property lines shall be no more than **seven (7)** ~~six (6)~~ feet high for residential lots and no more than eight (8) feet high for commercial lots. Fences will not be constructed on top of property lines. Structural posts associated with all perimeter fences will be situated on the interior side of the fence.
 - (3) Electric and barbed wire fencing is **prohibited** below six (6) feet.
 - (4) Fencing and walls may be placed within drainage and utility easements, locates will be required by utility company. **If fencing or walls are damaged due to utility improvements, repairs, snow removal, etc., owner will accept full responsibility for any and all costs for repairs.**
 - (5) Construction fences are allowed during initial construction of a primary structure. It will be constructed on the property of the primary building site. The permit is issued along with the Residential Building permit. The Certificate of Occupancy will not be issued until the construction fence is removed.
 - (6) Snow fences are allowed between the months of October and May of the following year. A snow fence will not impede the removal of snow from the public rights of way, must maintained and preferably of a neutral or black color.
- (j) Accessory Uses and Buildings:
 - (1) Accessory buildings such as pole barns, garages, workshops and sheds of any sort. **These structures will only be permitted on the same lot with an existing primary residential structure.**
 - (2) Accessory buildings will be no larger than allowed setbacks and will contain no more than a total of twelve hundred (1200) square feet of floor area.
 - (3) Steel Shipping Containers and/or Cargo/Semi Trailer Containers are **prohibited** in this zoning district.
- (k) Authorized Signs: Sign Standards for the “MRC” Mixed Residential and Commercial District are presented in Part 4 Development Standards, **see Section 4-801, 4-802 and 4-803.**
- (l) Fuel Storage Tanks: Class I and Class II liquids in above ground tanks is prohibited unless temporarily stored in licensed and operative commercially used vehicles in an accumulative amount over one hundred fifty (150) gallons.
- (m) Fire Protection: All buildings that reach the maximum allowable building height for this zoning district will be required to install automatic sprinkler systems. The installation of these systems will be made in accordance with National Fire Protection Association requirements outlined in NFPA 13.

Section 3-205. C Commercial District

- (a) Intent and Purpose of District: This district is intended to provide and encourage potential locations for commercial retail facilities, commercial offices, and other commercial services. The Commercial District regulations are intended to provide adequate vehicular parking, setbacks, landscaping and/or other screening to ensure the compatibility of commercial establishments with adjoining land uses, as well as their accessibility to community utility systems and community open space areas.

- (b) Permitted Uses:
All structures are limited to stick-built, manufactured or modular units.
- (1) Visitor accommodations such as motels, hotels, inns, lodges, bed-and-breakfast facilities and RV campgrounds.
 - (2) Medical and veterinary clinics.
 - (3) Commercial offices and office complexes.
 - (4) Banks and other financial institutions.
 - (5) Eating and drinking establishments including cafes and restaurants; including mobile food dispensaries.
 - (6) Commercial retail establishments such as agricultural supply stores, convenience stores, mercantile stores, gas stations, automobile part stores, computer stores, grocery stores, hardware stores, pharmacies, automated teller machine operations, barber shops and hair salons, boot and shoe repair shops, and building supply centers.
 - (7) Commercial contracting establishments, such as; rental facilities, landscaping services and supplies, excavation equipment and vehicles associated with said businesses.
 - (8) Service and repair establishments such as video production, self-storage facilities, auto repair shops, auto lubrication services and car wash facilities.
 - (9) Cabinet, plumbing, welding, and fabrication shops.
 - (10) Conference center facilities.
 - (11) Commercial entertainment facilities such as theatres.
 - (12) Structures supporting regional and community utility systems.
 - (13) Structures will be constructed out of new or recycled materials. The relocation and/or moving in of old or used structures are **prohibited**.
- (c) Commercial Building Standards:
- (1) Required building standards for commercial structures in the “C” Commercial District are presented in Part 4, **Section 505** of the Alpine Land Use and Development Code.
 - (4) All buildings in the “C” Commercial District will require a plan review of the Town Building Official – **Building Inspector**, the Planning & Zoning Commission, and/or their representative, prior to the issuance of a building permit.
 - (5) Residential and Commercial structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof will hold or release snow and where roof drainage will occur.
- (d) Architectural Guidelines: Architectural guidelines for the “C” Commercial Zoning District are presented in Part 4 Development Standards of the Land Use and Development Code.
- (e) Minimum Lot Area:
- 8,000 - square feet in Palisades Heights;
 - 8,500 - square feet in Lakeview Estates, Tract C; and, Lakeview Estates, 7th Addition;
 - 10,000 - square feet in Lakeview Estates, 2nd Addition; and Grey’s River Valley;
 - 11,000 - square feet in Kilroy Addition;
 - 13,000 - square feet in Palis Park, 3rd Addition;
 - 16,000 - square feet in Riverview Meadows Subdivision;

- (f) **Minimum Setbacks:**
- (1) **Front Yard:** Commercial buildings will be located, at least, twenty-five (25) feet from the front property line. Detached accessory buildings will not be located beyond the front line of any primary commercial structure. **Both street frontages of corner lots shall be considered front yards.**
 - (2) **Side Yard:** Commercial buildings a Zero Setback will be allowed; however property owners are required to make available space to accommodate parking and snow storage/removal. When a lot adjoins a lot in an MRC zoning district the set back shall be ten (10) feet from the property line. When a lot adjoins a R-2 or R-1 zoning districts the setback shall be fifteen (15) feet from the 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) 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 ten (10) 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.**
 - (3) **Rear Yard:** Commercial buildings a Zero Setback will be allowed; however property owners are required to make available space to accommodate parking and snow storage/removal. When a lot adjoins a lot in an MRC zoning district the set back shall be ten (10) feet from the property line. When a lot adjoins a R-2 or R-1 zoning districts the setback shall be fifteen (15) feet from the 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) 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 ten (10) 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.**
 - (4) Properties with less than ten thousand (10,000) square feet will be allowed to have a front yard setback of twenty (20) feet and side yard and rear yard setbacks of ten (10) feet, for primary structures. 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 ten (10) feet 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.**
 - (5) Corner Lots and Irregular Lots will have all street front setback guidelines and the remaining sides will be considered side setbacks.
 - (6) Any deviations from setback requirements will require a plan review and approval of a variance unless a lesser setback is identified in the recorded plat of the approved subdivision.
- (g) **Maximum Building Height:**
- (1) Commercial buildings will not exceed three (3) stories or forty-five (45) feet in height.
 - (2) The height of detached storage/accessory structures will be thirty-five (35) feet or less, all detached accessory structures will be placed behind the front plane of the existing commercial structure. This height restriction is applicable to structures that are set back from the property line of not less than fifteen feet from the side property line and not less than twenty feet from the rear property line.

- aa. Detached accessory structures, with a total square footage of less than Three Hundred (300) square feet and are placed within the allowable ten (10) foot rear setback and ten (10) foot side setback shall have a height restriction of fourteen (14) feet in height or less.
- (3) Roof eaves for non-sprinkled buildings will be twenty-eight (28) feet or less from the finished grade elevation.

(h) Vehicular Parking and Storage:

- (1) Off-street parking areas will consist of designated parking spaces and/or centralized parking areas within the commercial building site. The minimum number of required off-street parking spaces will be calculated by the Zoning Administrator and/or Planning and Zoning Commission based upon the criteria presented in Table 3-2 (Below).

TABLE 3-2 MINIMUM OFF-STREET PARKING REQUIREMENTS COMMERCIAL FACILITIES	
<i>Type of Commercial Use</i>	<i>Standard</i>
Motel/Hotel	1 parking space per guest room
Inns or Lodges	1 per guest room; 35% of total seating capacity of associated cafe & restaurant operations.
Medical and Veterinary Clinics	1 per 400 square feet of floor space
Commercial Offices	1 per 400 square feet of retail floor space
Cafes and Restaurants (including fast-food outlets with seating)	Number of parking spaces will equal 35% of total seating capacity
Fast-food Outlets (with no seating)	1 per number of employees for average work shift
Retail Stores	1 per 400 square feet of retail floor space
Self-Storage Facilities	1 per every 2,000 square feet of storage space
Commercial Services	1 per 400 square feet of retail floor space
Service and Repair Establishments	4 per service bay plus 1 per employee.
Cabinet, plumbing, welding, and steel fabrication shops	One parking space every 800 square feet of floor space plus 1 per employee.
Commercial Recreational Facilities	1 parking space for 25% of the total number of customers that can be served at any give time

- (2) Centralized vehicular parking areas will be designed and constructed in accordance with the vehicular parking standards outlined in Article 4.6 of the Alpine Land Use and Development Code. The parking area and/or driveways will extend from the edge of pavement or improved road surface of any municipal street. In the event that no improved road surface exists, the parking area will extend from the edge of the municipal street right-of-way.
- (3) Recreational vehicles (RVs), **recreational watercrafts** and travel trailers shall be parked as not to obstruct the view of traffic and must follow guidelines set forth by the Covenants, Conditions and Restrictions (CCRs) established by the residential unit and/or subdivision, if applicable. **All These** vehicles, **boats and/or trailers** are to be parked on the property owners, **private property**.
- (4) **Recreational vehicles (RVs) and/or travel trailers used during construction or maintenance activities; these vehicles are to be parked on the private property that the activity is taking place on and will be removed promptly when construction and/or the maintenance has been completed.**

- (5) Shared Parking is permitted provided the Planning and Zoning Commission has received, reviewed and approved the written contract agreement between landowners. The agreement will be recorded in the Lincoln County Registration of Deeds and is in effect for as long as this ordinance requires.
- (6) Parking of any vehicle, which has a gross vehicle weight (GVW) of greater than twenty-six thousand (26,000) pounds, is prohibited along any public streets; except for the following:
 - (aa) Vehicles temporarily parked (**less than** twenty four {24} hours) for loading or unloading passengers, materials, and merchandise.
 - (bb) Vehicles temporarily parked (less than twenty four {24} hours) engaged in performing a service activity on the commercial lot and/or parcel of land in which the service is being performed (less than twenty four {24} hours).
 - (cc) Vehicles used in association with construction or maintenance activities; this vehicle is to be parked on the commercial property that the activity is taking place on and will be removed when construction and/or the maintenance has been completed.
- (7) All overnight street parking is prohibited.
- (i) Fencing:
 - (1) Fences shall be no more than four (4) feet high between the front building line and front property line. Structural posts associated with this fencing will be situated on the interior side of the fence.
 - (2) Perimeter fences along side or rear property lines shall be no more than eight (8) feet high for commercial lots. Fences will not be constructed on top of property lines. Structural posts associated with all perimeter fences will be situated on the interior side of the fence.
 - (3) Electric and barbed wire fencing is **prohibited** below six (6) feet.
 - (8) Fencing and walls may be placed within drainage and utility easements, locates will be required by utility company. **If fencing or walls are damaged due to utility improvements, repairs, snow removal, etc., owner will accept full responsibility for any and all costs for repairs.**
 - (9) Construction fences are allowed during initial construction of a structure. It will be constructed on the property of the primary building site. The Certificate of Occupancy will not be issued until the construction fence is removed.
- (j) Accessory Uses and Buildings:
 - (1) Storage/Accessory buildings will be permitted with a primary commercial structure on a commercial lot. These structures will only be permitted on the same lot with a primary commercial structure.
 - (2) Storage/Accessory buildings will be **no larger** than allowed by the setbacks, vehicular parking and landscaping requirements.
 - (3) Steel Shipping Containers and/or Cargo/Semi Trailer are allowed in this zoning district, so long as they are placed behind the primary structure and meet the allowable setback requirements. Stacking of containers is prohibited.
- (k) Authorized Signs:
 - (1) Sign standards for the “C” Commercial Zoning District are presented in Part 4 Development Standards, **see Section 4-801 and 4-803.**
- (l) Fire Protection:
 - (1) All buildings that reach the maximum allowable building height for this zoning district will be required to install automatic sprinkler systems. The installation of these systems

will be made in accordance with National Fire Protection Association requirements outlined in NFPA 13.

- (2) A defensible space plan will be prepared for commercial properties located in potential wildfire hazard areas (Figure 3-1). The defensible space plan will address how the landowner will manage vegetation within a one hundred (100) foot radius of the commercial facility, or the maximum radius allowed within the property owned by the landowner.
 - a. The defensible space plan will be reviewed and approved by an authorized representative of the Alpine Fire District and submitted with any building permit application.

Section 3-206. LI Light Industrial District

(a) Intent and Purpose of District: This district is intended to encourage the development of smaller manufacturing facilities which produce finished products and/or parts from previously prepared materials. The Light Industrial District is also to provide area within the community for the storage and distribution of finished products, the storage of heavy equipment, industrial service and repair operations, as well as laboratory and administrative facilities supporting light industrial operations. The Light Industrial District regulations are intended to provide adequate vehicular parking, setbacks, landscaping and/or other screening to ensure compatibility with adjoining land uses, as well as accessibility to community utility systems and community open space areas.

(b) Permitted Uses:

All structures are limited to stick-built, manufactured or modular units.

- (1) Manufacturing of finished products, or parts, including processing, fabrication, assembly, treatment, packaging, canning and/or bottling, incidental storage, as well as the wholesale distribution of such products.
- (2) Light industrial parks.
- (3) Regional warehouse and distribution facilities.
- (4) Construction and maintenance equipment yards.
- (5) Cabinet, plumbing, welding, and fabrication shops.
- (6) Industrial service and repair operations.
- (7) Storage yards for heavy equipment and industrial materials.
- (8) Truck terminals.
- (9) Solid waste collection or transfer facilities.
- (10) Eating/drinking establishments, specific to the distribution business, which could include: cafes/restaurants tap and/or tasting rooms, branded merchandise.
- (11) Mobile food dispensaries.
- (12) Structures supporting regional and community utility systems.
- (13) Structures will be constructed out of new or recycled materials. The relocation and/or moving in of old or used structures are **prohibited**.

(c) Light Industrial Building Standards:

- (1) Required building standards for light industrial structures in the “LI” Light Industrial District are presented in Part 4, Section 506 of the Alpine Land Use and Development Code.
- (2) All buildings in the “LI” Light Industrial District will require a plan review by the Building Official – **Building Inspector**, Zoning Administrator, or his or her representative, prior to the issuance of a building permit.
- (d) Architectural Guidelines: Architectural Guidelines for the “LI” Light Industrial Zoning District are presented in Part 4, **Section 507** of the Land Use and Development Code.
- (e) Minimum Lot Area: 0.9 acre in Alpine Meadows Subdivision.
- (f) Minimum Setbacks:
 - (1) Front Yard: Industrial buildings will be located, at least, twenty-five (25) feet from the front property line. Detached accessory buildings will not be located beyond the front line of any primary light industrial structure. **Both street frontages of corner lots shall be considered front yards.**
 - (2) Side Yards: Primary 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.**
 - (3) Rear Yard: Primary 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.**
 - (4) Properties with less than ten thousand (10,000) square feet will be allowed to have a front yard setback of twenty (20) feet and side yard and rear yard setbacks of ten (10) feet, for primary residential structures. 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 ten (10) feet 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.**
 - (5) Corner Lots and Irregular Lots will have all street front setback guidelines and remaining sides will be considered side setbacks.
 - (6) Any deviations from setback requirements will require a plan review and approval of a variance unless a lesser setback is identified in the recorded plat of the approved subdivision.

- (g) Maximum Building Height:
- (1) Industrial buildings will not exceed three (3) stories or forty-five (45) feet.
 - (2) The height of detached accessory structures will be twenty-six (26) feet or less, this height restriction is applicable to structures that are set back from the property line of not less than fifteen (15) feet from the side property line and not less than twenty (20) feet from the rear property line.
 - aa. Detached accessory structures, with a total square footage equal to or under Two Hundred (200) square feet and are placed within the allowable five (5) foot rear setback and five (5) foot side setback shall have a height restriction of fourteen (14) feet in height or less.
 - (3) Roof eaves for non-sprinkled buildings will be twenty-eight (28) feet or less from the finished grade elevation.
- (h) Vehicular Parking and Storage:
- (1) Off-street parking areas will consist of designated parking spaces and/or centralized parking areas within the building site. The minimum number of required off-street parking spaces will be calculated by the Zoning Administrator based upon the criteria presented in Table 3-3.
 - (2) Centralized vehicular parking areas will be designed and constructed in accordance with the vehicular parking standards outlined in Article 4.6 of the Alpine Land Use and Development Code. The parking area and/or driveways will extend from the edge of the pavement or improved road surface of any municipal street. In the event that no improved road surface exists, the parking area will extend from the edge of the municipal street right-of-way.

TABLE 3-3 MINIMUM OFF-STREET PARKING REQUIREMENTS LIGHT INDUSTRIAL FACILITIES	
<i>Type of Light Industrial Use</i>	<i>Standard</i>
Manufacturing	1 parking space for each person employed, or intended to be employed, on the largest work shift.
Warehouse and Distribution Facilities	1 parking space for every 1,000 square feet of floor area.
Construction and Maintenance Equipment Yards	1 parking space for each two persons employed.
Cabinet, plumbing, welding, and steel fabrication shops	1 parking space every 800 square feet of floor space plus 1 per employee.
Industrial Service and Repair Operations	1 parking space for each two persons employed.
Truck Terminals	1 parking space for every semi truck and trailer anticipated during peak use of the truck terminal. 1 automobile parking space for each 2 persons employed.
Solid Waste Collection or Transfer Facilities	1 parking space for each 2 persons employed.
Light Industrial Parks	1 parking space for each employee.

- (3) Parking of any vehicle, which has a gross vehicle weight (GVW) of greater than twenty-six thousand (26,000) pounds, is prohibited along any public streets; except for the following:
 - (aa) Vehicles temporarily parked (**less than** twenty four {24} hours) for loading or unloading passengers, materials, and merchandise.

(bb) Vehicles temporarily parked (less than twenty four {24} hours) engaged in performing a service activity on the commercial lot and/or parcel of land in which the service is being performed (less than twenty four {24} hours).

(cc) Vehicles used in association with construction or maintenance activities; this vehicle is to be parked on the commercial property that the activity is taking place on and will be removed when construction and/or the maintenance has been completed.

(4) All overnight street parking is prohibited

(i) Fencing:

(1) Fences shall be no more than four (4) feet high between the front building line and front property line. Structural posts associated with this fencing will be situated on the interior side of the fence.

(2) Perimeter fences along side or rear property lines shall be no more than eight (8) feet high and not constructed on top of property lines. Structural posts associated with all perimeter fences will be situated on the interior side of the fence.

(3) Electric and barbed wire fencing is prohibited below six (6) feet.

(4) Fencing and walls may be placed within drainage and utility easements, locates will be required by utility company. If fencing or walls are damaged due to utility improvements, repairs, snow removal, etc., owner will accept full responsibility for any and all costs for repairs.

(5) Fencing is required where “L-1” is adjacent to “R-1”, “R-2”, “MRC”, “PCF” or “RC” lots.

(j) Accessory Uses and Buildings:

(1) Offices, storage buildings, repair and maintenance shops and other structures directly associated with the operation of a light industrial complex, facility, or operation are permitted. These uses will only be permitted on the same lot with a primary light industrial structure.

(2) Accessory buildings will be no larger than allowed by setbacks.

(3) Steel Shipping Containers and/or Cargo/Semi Trailer are allowed in this zoning district, so long as they are placed behind the primary structure and meet the allowable setback requirements. Stacking of containers is prohibited.

(k) Authorized Signs: Sign Standards for the “LI” Light Industrial Zoning District are presented in Part 4 Development Standards, [see Section 4-801 and 4-803](#).

(l) Fire Protection:

All buildings that reach the maximum allowable building height for this zoning district will be required to install automatic sprinkler systems. The installation of these systems will be made in accordance with National Fire Protection Association requirements outlined in NFPA 13.

Section 3-207. PCF Public and Community Facilities District

(a) Intent and Purpose of District: The purpose of this district is to encourage and provide area for the development of municipal, county, state, federal, and quasi-public facilities. This district is also intended to encourage the development of churches, community visitor centers, private membership clubs, and other privately-owned facilities that are generally available for public use.

(b) Permitted Uses:

All structures are limited to stick-built, manufactured or modular units.

- (1) Government administrative facilities
 - (2) Public works shops and equipment base yards
 - (3) Public multi-purpose facilities
 - (4) Public safety facilities for law enforcement, fire suppression and/or Fire Station, and emergency medical services, and/or Ambulance Station.
 - (5) Public schools, educational facilities, and related administrative offices
 - (6) Public recreation centers, public parks and playgrounds, community trails for pedestrians, bikes and snow machines, and other recreational facilities
 - (7) Public medical clinics
 - (8) Public libraries and other cultural facilities
 - (9) Public conference centers
 - (10) Churches and other places of worship
 - (11) Visitor centers
 - (12) Childcare centers and early childhood development facilities
 - (13) Museums and exhibition halls
 - (14) Private membership club facilities
 - (15) Bus transportation facilities
 - (16) Private recreational or educational facilities that is accessible to the general public
 - (17) Community trails for bikes, pedestrians and snow machines
 - (18) Solid waste collection and transfer facilities
 - (19) Structures supporting regional and community utility systems
 - (20) Primary structures will be constructed out of new materials. The moving in of old or used buildings are prohibited.
- (c) Public Facility Building Standards:
- (1) Required building standards for structures in the Public and Community Facilities District are presented in Part 4, Section 508 of the Alpine Land Use and Development Code.
 - (2) All buildings in the Public and Community Facilities District will require a plan review of the Town Building Official – Building Inspector, the Planning & Zoning Commission, and/or their representative, prior to the issuance of a building permit.
 - (3) Public Facility structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof will hold or release snow and where roof drainage will occur.
- (d) Architectural Guidelines: Architectural guidelines for the “PCF” Public and Community Facilities Zoning District are presented in Part 4 Development Standards.
- (e) Landscaping Requirements: At least ten (10) percent of each public or private facility site, or complex, will be landscaped and maintained with grasses, shrubs, and/or trees to increase compatibility with adjoining land uses, increase the attractiveness of the site, and enhance the

general aesthetics of the community. This requirement may be made within setback areas, designated easements.

(f) Minimum Lot Area: None.

(g) Minimum Setbacks:

(1) Front Yard: Public and community facility structures will be located, at least, twenty-five (25) feet from the front property line. Detached accessory buildings will not be located beyond the front line of any primary public or community facility. **Both street frontages of corner lots shall be considered front yards.**

(2) 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 Two Hundred (200) square feet, can have a setback of not less than five (5) feet from side property lines. Detached accessory buildings/structures, with a total square footage of over Two Hundred 200 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.**

(3) 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 Two Hundred (200) square feet, can have a setback of not less than five (5) feet from rear property lines. Detached accessory buildings/structures, with a total square footage of over Two Hundred (200) square feet, will have a setback of not less than twenty (20) feet 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.**

(4) Properties with less than ten thousand (10,000) square feet will be allowed to have a front yard setback of twenty (20) feet and side yard and rear yard setbacks of ten (10) feet, for primary residential structures. Detached accessory buildings/structures, equal to or under Two Hundred (200) square feet, can have a setback of not less than five (5) feet from rear property lines. Detached accessory buildings/structures, with a total square footage of over Two Hundred (200) square feet, will have a setback of not less than ten (10) feet 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.**

(5) Any deviations from setback requirements will require a plan review and approval of a variance unless a lesser setback is identified in the recorded plat of the approved subdivision plat.

(h) Maximum Building Height:

(1) Public and community facilities will not exceed three (3) stories or forty-five (45) feet.

(2) The height of detached accessory structures will be twenty-six (26) feet or less, this height restriction is applicable to structures that are set back from the property line of not less than ten (10) feet from the side property line and not less than ten (10) feet from the rear property line.

aa. Detached accessory structures, with a total square footage of equal to or under Two Hundred (200) square feet and are placed within the allowable five (5) foot rear setback and five (5) foot side setback shall have a height restriction of fourteen (14) feet in height or less.

- (3) Roof eaves for non-sprinkled buildings will be twenty-eight (28) feet or less from the finished grade elevation.
- (i) Accessory Uses and Buildings:
- (1) Office and storage buildings directly associated with the operation of public and community facilities are permitted. These uses will only be permitted on the same lot with a primary public or community facility, or on an adjacent lot associated with the primary public or community facility.
 - (2) Accessory buildings will contain no more than six hundred (600) square feet of floor area.
 - (3) Steel Shipping Containers and/or Cargo/Semi Trailer are allowed in this zoning district, so long as they are placed behind the primary structure and meet the allowable setback requirements. Stacking of containers is prohibited.
- (j) Fencing:
- (1) Fences shall be no more than four (4) feet high between the front building line and front property line. Structural posts associated with this fencing will be situated on the interior side of the fence.
 - (2) Perimeter fences along side or rear property lines shall be no more than eight (8) feet high and not constructed on top of property lines. Structural posts associated with all perimeter fences will be situated on the interior side of the fence.
 - (3) Electric and barbed wire fencing is **prohibited** below six (6) feet.
 - (4) Fencing and walls may be placed within drainage and utility easements, locates will be required by utility company. **If fencing or walls are damaged due to utility improvements, repairs, snow removal, etc., owner will accept full responsibility for any and all costs for repairs.**
 - (5) Construction fences are allowed during initial construction of a structure. It will be constructed on the property of the primary building site. The Certificate of Occupancy will not be issued until the construction fence is removed.
- (k) Vehicular Parking and Storage:
- (1) Off-street parking areas will consist of designated parking spaces and/or centralized parking areas within the building site. The minimum number of required off-street parking spaces will be calculated by the Zoning Administrator and/or Planning and Zoning Commission based upon the criteria presented in Table 3-4.
 - (2) Centralized vehicular parking areas will be designed and constructed in accordance with the vehicular parking standards outlined in Article 4.6 of the Alpine Land Use and Development Code. The parking area and/or driveways will extend from the edge of the pavement or improved road surface of any municipal street. In the event that no improved road surface exists, the parking area will extend from the edge of the municipal street right-of-way.
 - (3) Shared Parking is permitted provided the Planning and Zoning Commission has reviewed and approved the written contract agreement between landowners. The agreement will be recorded in the Lincoln County Registration of Deeds and is in effect for as long as this ordinance requires.
 - (4) No unlicensed or inoperable vehicle will be permitted on any public or community facility lot unless the vehicle is used for training purposes approved by the Alpine Planning & Zoning Commission.

- (5) Parking of any vehicle, which has a gross vehicle weight (GVW) of greater than twenty-six thousand (26,000) pounds, is prohibited along any public street; except for the following:
 - (aa) Vehicles temporarily parked (**less than** twenty four {24} hours) for loading or unloading passengers, materials, and merchandise.
 - (bb) Vehicles temporarily parked (less than twenty four {24} hours) engaged in performing a service activity on the commercial lot and/or parcel of land in which the service is being performed (less than twenty four {24} hours).
 - (cc) Vehicles used in association with construction or maintenance activities; this vehicle is to be parked on the commercial property that the activity is taking place on and will be removed when construction and/or the maintenance has been completed.
- (6) All overnight street parking is prohibited.
- (l) Authorized Signs: Sign Standards for the Public and Community Facilities District are presented in Part 4 Development Standards, see **Section 4-801 and 4-803**.
- (m) Fuel Storage Tanks: Class I and Class II liquids in above ground tanks is prohibited unless temporarily stored in licensed and operative commercially used vehicles in an accumulative amount over one hundred fifty (150) gallons.
- (n) Fire Protection: All buildings that reach the maximum allowable building height for this zoning district will be required to install automatic sprinkler systems. The installation of these systems will be made in accordance with National Fire Protection Association requirements outlined in NFPA 13.

TABLE 3-4 MINIMUM OFF-STREET PARKING REQUIREMENTS PUBLIC AND COMMUNITY FACILITIES	
<i>Type of Public or Community Facility Use</i>	<i>Standard</i>
Government administrative facilities	1 parking space per 400 square feet of floor space
Public works centers and base yards	1 parking space for each person employed on largest work shift.
Public multi-purpose facilities	The number of parking spaces will equal 35 percent of the total seating capacity.
Public safety facilities for law enforcement, fire protection, and emergency medical services	To be determined by Zoning Administrator and Planning and Zoning Commission during project review.
Educational facilities, and related administrative offices	The number of parking spaces will include 1 parking space for each employee, school bus parking to accommodate peak bus traffic or loading zones, parking spaces for 50 percent of anticipated school enrollment for high schools, and visitor parking adequate to support events at the facility.
Public recreation centers and recreational facilities	The number of parking spaces will equal 35 percent of the peak number of adult recreational users during any one period.
Public medical clinics	1 parking space for each employee, 1 reserved parking space for each anticipated paramedic van or ambulance serving the facility in one 8-hour period, 2 reserved parking spaces for law enforcement, 1 parking space for the maximum number of patients served by the facility at any given time.
Public libraries	1 parking space for each employee; 1 parking space for each anticipated facility user during an anticipated peak hour of facility use.

TABLE 3-4 MINIMUM OFF-STREET PARKING REQUIREMENTS PUBLIC AND COMMUNITY FACILITIES (CONTINUED)	
Public cultural facilities	The number of parking spaces will equal 35 percent of the total seating capacity
Public conference facilities	The number of parking spaces will equal 35 percent of the total seating capacity
Operations centers, administrative offices, and facilities supporting quasi-public utilities	1 parking space per 200 square feet of floor space for administrative areas and workshop areas. 2 parking spaces at each facility, e.g., water storage tank.
Solid waste collection and transfer facilities	1 parking space for employee(s) working at solid waste site; one parking space/loading area for incoming trucks used for collection and transfer.
Structures supporting regional and community utility systems.	1 parking space for maintenance personnel.
Churches and other places of worship	The number of parking spaces will equal 35 percent of the seating capacity of the primary sanctuary at each church.
Museums	1 parking space for each two persons employed. 1 parking space for every two visitors during peak hour of visitation.
Private membership club facilities	1 parking space for every 1.5 persons as rated by the maximum capacity of the building defined by the fire code.
Community visitor centers	1 parking space for every employee, as well as 10 spaces for visitors.
Other private or educational facilities accessible to the general public	1 parking space for every two persons employed. The Total parking spaces for facility users will equal 50 percent of the peak user capacity.

Section 3-208. RC Recreation and Conservation District

- (a) Intent and Purpose of District: The purpose of this district is intended to encourage the conservation of sensitive natural resources and enhance the aesthetics of the community via the provision of community parks and other open space. The intent of this district also includes the development of recreational facilities to support outdoor recreational activities such as walking, biking, cross-country skiing, snowmobiling, and picnicking. The recreation and conservation district regulations are established to ensure compatibility with adjoining land uses, as well as accessibility to residential and commercial areas.

- (b) Permitted Uses:
All structures are limited to stick-built, manufactured or modular units.
 - (1) Outdoor public parks, pavilions, outdoor cooking and picnic facilities, and recreational equipment.
 - (2) Pedestrian, bicycle, cross-country ski, and snow machine trails.
 - (3) Outdoor courts for basketball, volleyball, tennis, and other activities.
 - (4) Hockey rinks and ice-skating facilities.
 - (5) Recreational areas for soccer, baseball, football, skateboarding, and other outdoor recreational activities.
 - (6) Historical sites and related interpretation facilities.
 - (7) Wellhead protection areas.
 - (8) Undeveloped lands.
 - (9) Primary structures will be constructed out of new materials. The moving in of old or used buildings are prohibited.

- (c) Recreation and Conservation Building Standards:
- (1) Required building standards for all structures in the Recreation and Conservation District are presented in Part 4, of the Alpine Land Use and Development Code.
 - (2) All buildings in the Recreation and Conservation District will require a plan review of the Town Building Official – **Building Inspector**, the Planning & Zoning Commission, and/or their representative, prior to the issuance of a building permit.
 - (3) Recreation and Conservation structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof will hold or release snow and where roof drainage will occur.
- (d) Architectural Guidelines: Architectural guidelines for the Recreation and Conservation District are presented in Part 4 Development Standards.
- (e) Landscaping Requirements: At least ten (10) percent of each recreational and conservation lot will be landscaped and maintained with grasses, shrubs, and/or trees to increase the compatibility with adjoining land uses, increase the attractiveness of the residential site or complex, and enhance the general aesthetics of the community. This requirement may be satisfied within setback areas, designated easements, or any portion of the site.
- (f) Minimum Lot Area: None.
- (g) Minimum Setbacks:
- (1) Twenty-five (25) feet from adjoining properties and land uses in other zoning districts. Detached accessory buildings/structures, with a total square footage equal to or under Two Hundred (200) square feet, can have a setback of not less than five (5) feet from side property lines. Detached accessory buildings/structures, with a total square footage of over Two Hundred (200) square feet, will have a setback of not less than twenty-five (25) feet from side and rear property lines.
 - (2) 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 Two Hundred (200) square feet, can have a setback of not less than five (5) feet from side property lines. Detached accessory buildings/structures, with a total square footage of over Two Hundred (200) square feet, will have a setback of not less than fifteen (15) feet from side property lines.
 - (3) 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 Two Hundred (200) square feet, can have a setback of not less than five (5) feet from rear property lines. Detached accessory buildings/structures, with a total square footage of over Two Hundred (200) square feet, will have a setback of not less than twenty (20) feet from rear property lines.
 - (4) Properties with less than ten thousand (10,000) square feet will be allowed to have a front yard setback of twenty (20) feet and side yard and rear yard setbacks of ten (10) feet, for primary residential structures. Detached accessory buildings/structures, equal to or under Two Hundred (200) square feet, can have a setback of not less than five (5) feet from rear property lines. Detached accessory buildings/structures, with a total square footage of over Two Hundred (200) square feet, will have a setback of not less than ten (10) feet from rear property lines.

(5) Any deviations from setback requirements will require a plan review and approval of a variance unless a lesser setback is identified in the recorded plat of the approved subdivision.

(h) Maximum Building Height:

- (1) Thirty-five (35) feet.
- (2) The height of detached accessory structures will be twenty-six (26) feet or less, this height restriction is applicable to structures that are set back from the property line of not less than twenty-five (25) feet from the side property line and not less than twenty-five (25) feet from the rear property line.
 - aa. Detached accessory structures, with a total square footage of less than Two Hundred (200) square feet and are placed within the allowable five (5) foot rear setback and five (5) foot side setback shall have a height restriction of fourteen (14) feet in height or less.

(i) Vehicular Parking and Storage:

- (1) Off-street parking areas will consist of designated parking spaces and/or centralized parking areas within the building site. The minimum number of required off-street parking spaces will be calculated by the Zoning Administrator based upon the criteria presented in Table 3-5.
- (2) Centralized vehicular parking areas will be designed and constructed in accordance with the vehicular parking standards outlined in Article 4.6 of the Alpine Land Use and Development Code. The parking area and/or driveways will extend from the edge of the pavement or improved road surface of any municipal street. In the event that no improved road surface exists, the parking area will extend from the edge of the municipal street right-of-way.
- (3) No unlicensed or inoperable vehicle will be permitted on any recreational or conservation area facility lot.
- (4) Shared Parking is permitted provided the Planning and Zoning Commission has reviewed and approved the written contract agreement between landowners.

TABLE 3-5 MINIMUM OFF-STREET PARKING REQUIREMENTS RECREATION AND CONSERVATION AREA FACILITIES	
<i>Type of Public or Community Facility Use</i>	<i>Standard</i>
Football, soccer, and baseball fields	The number of parking spaces will equal 35 percent of the anticipated peak number of adult recreational users and spectators during any one period.
Hockey and ice-skating rinks	The number of parking spaces will equal 35 percent of the anticipated peak number of adult recreational users and spectators during any one period.
Basketball, volleyball, and tennis courts	The number of parking spaces will equal 50 percent of the anticipated peak number of adult recreational users and spectators during any one period.
Historical sites and interpretative facilities	None
Structures supporting regional and community utility systems.	1 parking space for maintenance personnel.

- (5) Parking of any vehicle, which has a gross vehicle weight (GVW) of greater than twenty-six thousand (26,000) pounds, is prohibited along any public street; except for the following:
 - (aa) Vehicles temporarily parked (**less than** twenty four {24} hours) for loading or unloading passengers, materials, and merchandise.
 - (bb) Vehicles temporarily parked (less than twenty four {24} hours) engaged in performing a service activity on the commercial lot and/or parcel of land in which the service is being performed (less than twenty four {24} hours).
 - (cc) Vehicles used in association with construction or maintenance activities; this vehicle is to be parked on the commercial property that the activity is taking place on and will be removed when construction and/or the maintenance has been completed.
- (6) All overnight street parking is **prohibited**.
- (j) Fencing:
 - (1) Fences shall be no more than four (4) feet high between the front building line and front property line. Structural posts associated with this fencing will be situated on the interior side of the fence.
 - (2) Perimeter fences along side or rear property lines shall be no more than six (6) feet high and not constructed on top of property lines. Structural posts associated with all perimeter fences will be situated on the interior side of the fence.
 - (3) Electric and barbed wire fencing is **prohibited**.
 - (4) Fencing and walls may be placed within drainage and utility easements, locates will be required by utility company. **If fencing or walls are damaged due to utility improvements, repairs, snow removal, etc., owner will accept full responsibility for any and all costs for repairs.**
 - (5) Construction fences are allowed during initial construction of a structure. It will be constructed on the property of the primary building site. The Certificate of Occupancy will not be issued until the construction fence is removed.
- (k) Accessory Uses and Buildings:
 - (1) Storage buildings, tool sheds, and other structures directly associated with the operation and maintenance of community parks, recreational facilities, historic sites, and conservation areas are permitted. These uses will only be permitted on the same lot with a primary recreational structure or conservation area facility, or on an adjacent lot associated with the primary facility.
 - (2) Accessory buildings will contain no more than six hundred (600) square feet of floor area.
 - (3) Accessory buildings will not be located beyond the front line of any primary recreational structure.
- (l) Authorized Signs: Sign Standards for the “RC” Recreational and Conservation District are presented in Part 4 Development Standards, see Section 4-801 and 4-802.
- (m) Fuel Storage Tanks: Class I and Class II liquids in above ground tanks is prohibited unless temporarily stored in licensed and operative commercially used vehicles in an accumulative amount over one hundred fifty (150) gallons.
- (n) Fire Protection: All buildings that reach the maximum allowable building height for this zoning district will be required to install automatic sprinkler systems. The installation of these systems will be made in accordance with National Fire Protection Association requirements outlined in NFPA 13.

Article 3.3 NONCONFORMING USES AND STRUCTURES

Section 3-301. Nonconforming Uses

- (a) A nonconforming use may be continued on the same land lot or land parcel, as well as within the same floor area, which existed on the date when the use initially became nonconforming, subject to the conditions below.
- (b) If active and continuous operation of a nonconforming use is discontinued for a period of twelve (12) consecutive months, the structure or tract of land shall subsequently be used only for a conforming use. A stated intent to resume operations shall not affect this provision.
- (c) In the event of catastrophic loss, e.g., fire, an existing non-conforming structure may be re-established within twelve (12) months of the date the loss occurred. Any reconstruction of a structure shall be the same dimensions of the structure prior to the catastrophic loss and follow the then current version of the building codes adopted by the Town of Alpine.

Section 3-302. Nonconforming Structures

- (a) A nonconforming structure may be enlarged or expanded an accumulative amount of twenty (20) percent of the existing structure. However, no enlargement or expansion may encroach any further into setbacks than the existing structure encroaches. The cumulative total is the sum of all expansions or enlargements from the date the structure became nonconforming.
- (b) Notwithstanding the limitations stated above, expansions to buildings such as covered wheelchair ramps, lifts and handicap accessible restrooms need to meet the requirements of the Americans with Disabilities Act (ADA) shall be exempt from the twenty (20) percent limitation above.

Section 3-303. Facility Repairs

Emergency (acts of nature), ordinary repairs and maintenance of a nonconforming building shall be permitted, with the appropriate permits on file with the Planning and Zoning Commission, Town of Alpine.

**BRIEFLY REVIEW - NOTES ON SNOW STORAGE SECTION
2023 – ADDITIONAL AMENDMENTS/CHANGES
2023 – ADDITIONAL AMENDMENTS/CHANGES**

PART 4 - DEVELOPMENT STANDARDS

ARTICLE 4.1 GENERAL PROVISIONS

Section 4-101. Intent

The intent of the development standards is to improve the quality of design and construction of future land use development in the Town of Alpine, help sustain property values, as well as enhance the quality of the built environment.

Section 4-102. Scope

The development standards contained in the Alpine Land Use and Development Code contain a combination of building codes, design guidelines, as well as design and construction standards. Guidelines provide design criteria that are recommended by the Town of Alpine, but not required. In contrast, building codes, as well as design construction standards, that are accompanied by the word “shall” are required by the Town of Alpine.

Section 4-103. Applicability

The development standards outlined in Part 4 of the Alpine Land Use and Development Code shall apply to any application for development approval, except as otherwise provided.

ARTICLE 4.2 BUILDING CODES

Section 4-201. Applicable Building Codes

- (a) All buildings and temporary structures built or located within the Town of Alpine from and after November 1, 2006 shall be constructed in accordance with the requirements of the most currently adopted version of the International Building Code or International Residential Code, as published by the International Code Council at the time the building or structure is built or located.
- (b) The construction of all new plumbing and mechanical and systems in the Town of Alpine from and after the adoption of the Alpine Land Use and Development Code shall conform to the most currently adopted version of the following building codes at the time the plumbing or mechanical systems are installed:
 - International Plumbing Code;
 - International Mechanical Code;
 - International Fire Code; or,
 - International Fuel Gas Code.
- (c) The construction of all new electrical systems in the Town of Alpine, from and after the adoption of the Alpine Land Use and Development Code, shall conform to the most current version of the National Electrical Code at the time the electrical systems are installed.

Section 4-202. Potential Conflicts in Definitions

The definitions contained in the International Building Code shall apply in interpretation of International Building Code unless there is a discrepancy between the definitions contained in the International Building Code and the definitions contained in the Alpine Land Use and Development Code. In this case, the definitions contained in the Alpine Land Use and Development Code shall take precedence.

Section 4-203. Exceptions to Adopted Building Codes

- (a) When necessary, potential exemptions to specific standards within any of the adopted building codes may be adopted by the Alpine Town Council and incorporated into the Alpine Land Use and Development Code.

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

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.
- (b) Frontage:
- (1) All lots shall front on a public or private street.
 - (2) A minimum street frontage of sixty (60) feet shall be required for all lots.
- (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).
- (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.
 - (2) Corner lots shall have two (2) front setbacks and two (2) side setbacks.
- (e) Flag Lots:
- (1) The Town of Alpine discourages the creation of flag lots. Flag lots constrain the delivery of emergency services and contribute to an unplanned land use pattern.
 - (2) If determined to be necessary, the flagpole of the lot shall contain, at least, a sixty (60) foot wide right-of-way that connects to a dedicated public street or road. Within this right-of-way, a paved driveway shall be constructed to accommodate vehicular traffic and snow removal. This driveway shall be, at least, thirty (30) feet wide.

Section 4-303. Blocks

- (a) Contiguous Lots: Lots shall be arranged in a contiguous pattern within blocks or abutting a cul-de-sac. For minor subdivisions, all lots shall be contiguous, and any new lots subdivided from a tract that has been previously subdivided shall adjoin the existing lots.
- (b) Block Width:
 - (1) Blocks to the interior of the subdivision shall have sufficient width to provide for two (2) tiers of lots.
 - (2) One (1) tier of required block width is permitted in blocks adjacent to collector of arterial streets or waterways.
 - (3) Not more than two (2) tiers of lots shall be provided for any block.

Section 4-304. Roads and Streets

- (a) Functional Classification: All streets and roads in the Town of Alpine shall be classified by functional type. Such classification shall establish a hierarchy which separates roads by function and intensity of use in order to achieve safety and efficiency in road layout and design. The functional classes applicable to the Town of Alpine include the following types of roadways:
 - (1) Minor Arterials
 - (2) Major Collector
 - (3) Minor Collector
 - (3) Major Local
 - (4) Minor Local
 - (5) Access Easement
- (b) Minimum Planning and Design Standards:
 - (1) All roads and streets in the Town of Alpine shall be designed in conformance to the planning and design standards that are presented in Table 4-1.
 - (2) The road surface types specified for each functional road class shall be the minimum requirements (Table 4-1). Pavement structures shall be the minimum requirements with the following conditions:
 - (aa) Pavement structures shall be designed by a registered Wyoming Civil Engineer and based upon anticipated traffic loads and existing soil conditions.
 - (3) Maximum road grades for any design speed shall conform to those presented as in Table 4-2.
 - (4) Where design standards are not specified, current standards of the American Association of State Highway and Transportation (AASHTO) shall be followed.
 - (5) Signing and striping for new streets shall be in accordance with the Federal Highway Administration (FHWA) Manual on Uniform Traffic Control Devices.
 - (6) No more than two (2) cross streets shall intersect at any intersection.

- (7) **Cul-De-Sac Streets:** Cul-De-Sac streets shall conform to the variable turn-around and width requirements outlined in Appendix D-2, Table D103.4, of the currently adopted International Fire Code.

- (8) **Dead-end streets:**
 - (aa) Dead end streets shall conform to the variable turn-around and width requirements outlined in Appendix D-2, Table D103.4, of the currently adopted International Fire Code.

 - (bb) Temporary ends of street in phased development projects must provide the width and all weather surfaces outlined in Appendix D-2, Table D103.4, but may omit curb and gutter on a turn-around.

 - (cc) A temporary Turn-Around Easement shall be required on the final dedication plat denoting the diameter of the turn-around as temporary until the road is extended at a future date. The dedication of the temporary turn-around must be signed by the property owner, on which the turn-around is located.

TABLE 4-1 MINIMUM PLANNING AND DESIGN STANDARDS ROADS AND STREETS					
<i>Functional Class</i>	<i>Minor Arterials</i>	<i>Collectors</i>		<i>Local</i>	
<i>Design Item</i>		<i>Major</i>	<i>Minor</i>	<i>Major</i>	<i>Minor</i>
Right-of-way Width (feet)	150	120	80	60	60
Typical A.D.T.	Over 5,000	2,000 5,000	500 2,000	200 500	20 200
<i>Design Speed¹ (mph)</i>					
Level terrain	60	40	35	30	25
Rolling terrain	50	30	30	25	20
Mountainous terrain	40	25	25	25	15
Minimum horizontal radius (feet)	See Note ³	See Note ³	See Note ³	140 ²	100 ²
Intersection separation (feet)	2,500	600	300	125	125
Width of travel lanes (feet per lane)	12	12	12	12	12
Width of shoulders (paved) (feet each side)	8	5	4	3	3
Bike lane required to be striped	YES	YES	YES	YES	NO
On-street parking allowed	Note ⁷	Note ⁷	Note ⁷	NO	NO
Surface type	TBD ⁴	TBD ⁴	TBD ⁴	See Note ⁵	See Note ⁶
Notes: 1 Minimum design speed. Except where specified otherwise in this Section, geometric design features shall at a minimum be consistent with the design speeds listed in Table 5-2 for the appropriate type of terrain type. 2 Widening on the inside of sharp curves shall be provided. Additional width equal to 400 divided by the curve radius in feet is recommended. 3 In accordance with ASHTO requirements. 4 TBD means that the road or street surface shall be determined by engineered design analysis considering average daily traffic and onsite soil conditions. 5 Minimum 2 ½-inch asphalt paving over six (6) inch crushed gravel base, as determined by the Alpine Town Council. 6 Minimum six (6) inch gravel surface course as determined by the Alpine Town Council. 7 No on street parking is allowed; refer to the most recent right-of-way and snow removal ordinances.					
Source: Teton County, Wyoming, 2006.					

TABLE 4-2 MAXIMUM ROAD AND STREET GRADES (PER CENT)								
<i>Type of Terrain</i>	<i>Design Speed (Miles per Hour)</i>							
	<i>15</i>	<i>20</i>	<i>25</i>	<i>30</i>	<i>35</i>	<i>40</i>	<i>50</i>	<i>60</i>
Flat ¹	7	7	7	7	7	7	6	5
Rolling ²	10	10	9	9	8	8	7	-
Mountainous ³	10	10	9	9	8	8	-	-

Notes:
¹ Flat terrain refers to those lands within 10-year flood plains, and with slopes of less than 10%.
² Rolling terrain refers to those lands with slopes from 10 to 15%.
³ Mountainous terrain refers to those lands on steep or naturally unstable hillsides, and lands with slopes in excess of 15%.
 For Major and Minor Local Roads, grades may be increased to 150 percent of the values shown above for a distance not to exceed 500 feet.
 Source: Teton County, Wyoming, 2006.

- (c) **Responsibility for Design and Construction:**
 - (1) Minor Arterials and major collectors are the responsibility of the Wyoming Department of Transportation or Lincoln County.
 - (2) The developer of any subdivision shall bear complete responsibility for the design, maintenance and construction of all local streets, roads, and sidewalks that are necessary to accommodate vehicular circulation, pedestrian, and bicycle traffic within a new subdivision until such time that the road is dedicated to the Town of Alpine as a public right-of-way.
 - (3) Roadway design shall be completed by a professional engineer licensed in the State of Wyoming.
 - (4) Roadway construction shall be inspected by competent individuals under the responsible charge of the engineer of record.

- (d) **Approval of Design:** The design of vehicular circulation within a proposed subdivision, as well as shared pedestrian walkways and bikeways, shall be reviewed and approved by the municipal Public Works Director.

Section 4-305. Potable Water System

- (a) **Connection to Municipal Water System:**
 - (1) All construction located within the municipal boundary shall be connected to the municipal water system.
 - (2) Developers of all subdivisions that intend to annex into the Town of Alpine shall be required to design and construct system improvements which may be necessary to connect the subdivision to the municipal water system, and pay impact fees that shall be determined by the Town of Alpine for a proposed subdivision.

- (b) **Hydraulic Capacity:**
 - (1) No subdivision shall be approved that generates average day or peak hour demands and fire flows that exceed the hydraulic capacity of the existing municipal water system. If the completion of a hydraulic capacity analysis is necessary to make this determination, the Town of Alpine shall request this analysis from the municipal engineer.
 - (2) The cost of any required hydraulic capacity analysis shall be borne by the developer of the proposed subdivision.

- (3) Any necessary upgrades to the existing municipal water system, which are determined by the hydraulic capacity analysis, shall be completed at the expense of the developer.
- (c) Distribution System Serving the Subdivision:
- (1) Developers of any subdivision shall design and construct a water distribution system that delivers potable water to each lot and fire hydrant within the subdivision.
- (2) Preliminary and final plats of any subdivision shall depict the location of easements necessary for the long-term operation and maintenance of the water distribution system.
- (3) Where utilities are not provided within a dedicated road right-of-way, easements shall be not less than twenty (20) feet wide.
- (d) Design and Construction Standards:
- (1) Adequately looped water distribution lines serving a subdivision shall include not less than six (6) inch diameter pipe. Final waterline sizing shall be determined by use of a hydraulic computer model of the proposed system run under all conditions of flow with resulting line velocities and residual pressures acceptable to the Town Engineer.
- (2) All water distribution lines in minor and major subdivisions shall be constructed with C-900 or 909 PVC pipe.
- (3) A ¾-inch or larger water taps shall be installed for every residential lot. A one (1) inch or larger water taps shall be installed for every commercial lot. (Refer to the most recent adopted water ordinance.)
- (4) Pressure regulators and in-line dual check valves shall be installed underneath all commercial and light industrial buildings where adequate system pressures are not available.
- (5) Fire hydrants shall be installed along all subdivision roadways in accordance with the requirements outlined in Appendix C of the currently adopted International Fire Code (Table 4-3).
- (6) When necessary, the municipal engineer shall define other appropriate design and construction standards that are not specified in the Alpine Land Use and Development Code.
- (7) Water system designs shall be completed by a professional engineer licensed in the State of Wyoming.
- (8) Water system construction shall be inspected by competent individuals under the responsible charge of the design engineer.

TABLE 4-3 REQUIRED NUMBER AND DISTRIBUTION OF FIRE HYDRANTS SUBDIVISIONS IN THE TOWN OF ALPINE			
<i>Fire-Flow Requirement (gallons per minute)</i>	<i>Minimum Number of Hydrants</i>	<i>Average Spacing Between Hydrants^{1,2,3} (feet)</i>	<i>Maximum Distance from Any Point on Street or Road Frontage to a Hydrant⁴ (feet)</i>
1,750 or less	1	500	250
2,000-2,250	2	450	225
2,500	3	450	225
3,000	3	400	225
3,500-4,000	4	350	210
4,500-5,000	5	300	180
5,500	6	300	180
6,000	6	250	150
6,500-7,000	7	250	150
7,500 or more	8 or more ⁵	200	120
ESTABLISHED STANDARDS MAY VARY; REFER TO THE TOWN WEBSITE FOR THE CURRENT VERSION OF THE INTERNATIONAL FIRE CODE THAT HAS BEEN ADOPTED BY THE TOWN.			
Notes:			
¹ Reduce by 100 feet for dead-end streets or roads.			
² Where streets are provided with median dividers which can be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis up to a fire-flow requirement of 7,000 gallons per minute and 400 feet for higher fire-flow requirements.			
³ Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.			
⁴ Reduce by 50 feet for dead-end streets or roads.			
⁵ One hydrant for each 1,000 gallons per minute or fraction thereof.			
Source: International Fire Code; 2012 Edition			

Section 4-306. Wastewater System

(a) Connection to Municipal Wastewater System:

- (1) All construction located within the municipal boundary shall be connected to the municipal wastewater system as long as the wastewater line is available to the property.
- (2) Developers of all subdivisions that intend to annex into the Town of Alpine shall be required to design and construct system improvements which may be necessary to connect the subdivision to the municipal wastewater system, and pay impact fees that shall be determined by the Town of Alpine for a proposed subdivision.
- (3) Maintenance of the entire service line from a house or commercial facility to the street main, including the mainline tap, shall be the sole responsibility of the property owner. The Town of Alpine shall only maintain the main wastewater collection main along dedicated public easements.
- (4) The lot connection provided by the developer shall include a tap, saddle (if necessary) and the pipe to the property line. The property owner shall be responsible for the actual hook-up to homes and commercial facilities. Any expenses associated with services, materials, or parts necessary to connect to the wastewater collection system shall be borne by the developer or property owner.
- (5) Sewer Connection and User Fees shall be allocated by Equivalent Residential Units (ERU) in accordance to the currently adopted Town Ordinance pertaining to wastewater.

- (b) Hydraulic Capacity:
- (1) No subdivision shall be approved that generates average daily or peak wastewater flows that exceed the allowable hydraulic capacity or pollutant concentration capacity of the existing municipal wastewater system. If the completion of a hydraulic capacity analysis is necessary to make this determination, the Town of Alpine shall request this analysis from the municipal engineer.
 - (2) The cost of any required hydraulic capacity analysis shall be borne by the developer of the proposed subdivision.
 - (3) Any necessary upgrades to the existing municipal wastewater system, which are determined by the hydraulic capacity analysis, shall be completed at the expense of the developer.
- (c) Collection System Serving the Subdivision:
- (1) Developers of any subdivision shall be required to design and construct a wastewater collection system that enables the collection of wastewater from each lot within the subdivision.
 - (2) Preliminary and final plats of any subdivision shall depict the location of easements necessary for the long-term operation and maintenance of the wastewater collection system.
 - (3) Where utilities are not provided within a dedicated road right-of-way, easements shall be not less than twenty (20) feet wide.
- (d) Design and Construction Standards:
- (1) Wastewater collection mains shall be not less than eight (8) inch diameter PVC pipe, ASTM 3034, SDR 35 pipe class.
 - (2) A service line can only service one commercial building or residence unless a variance is authorized by the Town of Alpine. The service line shall be laid upon a four (4) inch bed of sand and covered with four (4) inches of sand. All joints shall be gasketed.
 - (3) Service lines shall be a minimum of four (4) inch in diameter. Service lines shall be constructed with PVC ASTM 3034, SDR 35 pipe. The Town of Alpine recommends that service lines are installed at a grade of ¼ inch per foot (2 percent).
 - (4) Roof downspouts, interior and exterior foundation drains, or sump pumps discharging unpolluted water or other sources of surface runoff or ground water shall not be connected to the wastewater system.
 - (5) A cleanout shall be provided outside of any residence or commercial building. The cleanout shall terminate six (6) inches above ground elevation with an appropriate cap.
 - (6) Grease traps or interceptors shall be installed for all food service facilities in accordance with currently adopted Town Ordinance.
 - (7) Wastewater system designs shall be completed by a professional engineer licensed in the State of Wyoming.
 - (8) Wastewater system construction shall be inspected by competent individuals under the responsible charge of the design engineer.
 - (9) The design and construction standards shall be governed by the currently adopted Town Sewer Ordinance as it they may be changed from time to time.

Section 4-307. Storm Water Management

- (a) Amount of Storm Water Runoff
 - (1) No subdivision shall cause adjacent landowners, water courses, drainage ways, or channels to receive storm water runoff from the subdivision at a higher peak flow rate, or at higher velocities, than would have resulted from the same storm event occurring within the proposed subdivision site in its existing condition.
 - (2) The discharge of storm water into irrigation ditches shall not be permitted without approval from the appropriate owner and the Town of Alpine.
 - (3) Public water shall not be discharged onto or through private property without an easement from appropriate landowners.
- (b) Velocity of Storm Water Runoff: All storm water retention storage, sump storage, and groundwater recharge areas shall be located within the subdivision property. These areas shall be designed to contain and dispose of the estimated runoff from a ten (10) year, twenty four (24) hour storm event.
- (c) Detention Basins:
 - (1) When necessary, detention basins or equivalent management facilities shall be designed and constructed with sufficient capacity to maintain a post-development runoff rate from a subdivision development site that is equal or lower than the pre-development runoff rate. Drainage design shall address the treatment of surface and storm water runoff via both wet-weather and dry-weather discharges.
 - (2) Where runoff from development of a subdivision could generate adverse consequences upon persons, land, or wildlife, storm water detention facilities shall be constructed prior to any earth moving activities associated with site development.

Section 4-308. Snow Storage

- (a) General: Each subdivision shall contain adequate snow storage areas to accommodate snow removed from on-street or off-street parking areas, or the removal of snow from elsewhere on the subdivision property.
- (b) Snow Storage Standards:
 - (1) If an off-site snow repository is not used, an adequate provided within the subdivision property.
 - (aa) The size of the storage area shall be determined in the following manner: Minimum snow storage areas shall represent two and ~~one-half (2.5)~~ **twenty (20%)** percent of the total area dedicated for ~~on-street and~~ off-street parking. **{On street parking is not allowed – Refer to the currently adopted version of the Uniform Act Regulating Traffic for the Town of Alpine}**
 - (2) Adequate drainage of the snow storage area shall be provided to accommodate snowmelt. No snowmelt shall drain onto adjacent land areas.
 - (3) Open space and landscaped areas within the subdivision may be used to accommodate the required snow storage area.

Commission feels 2.5% is not an adequate amount for this region. Commission suggested that Town Council ask for Town Engineer to calculate snow storage amount.

Please refer to Engineering Document for Suggested Snow Storage Calculations

ARTICLE 4.4 RECREATIONAL VEHICLE PARKS

Section 4-401. Minimum Lot Width

The minimum lot width shall be forty (40) feet for each recreational vehicle space.

Section 4-402. Vehicular Parking

- (a) Required Parking Spaces: One (1) parking space shall be required for every recreational vehicle lot. This requirement shall be met through the construction of off-street parking spaces or a centralized vehicular parking area within the recreational vehicle park.
- (b) Vehicular Parking Standards: Recreational vehicular parking spaces shall be constructed to the vehicular parking standards outlined in Article 4.6.

Section 4-403. Utilities

- (a) Electrical Distribution: Each recreational vehicle space shall be provided with an electrical hook-up.
- (b) Water Distribution:
 - (1) Each recreational vehicle space shall be provided with a frost-free hydrant or other fixture that enables connection to a potable water supply that is connected to the Town of Alpine municipal water system.
 - (2) Each fixture shall have an air gap or check valve installed to prevent cross contamination.
- (c) Wastewater Collection: Each lot for a recreational vehicle and dump station shall be provided with a service lateral and related connection to the Town of Alpine municipal wastewater system.
- (d) Solid Waste Disposal: Durable containers on a paved or crushed rock surface shall be provided at outdoor solid waste collection stations within one hundred fifty (150) feet of any recreational vehicle space. Each collection station shall be screened on, at least, three sides with fencing or other material to reduce the visual impact of these facilities. Each collection station shall be located at a point along the internal road network of the recreational vehicle park where solid waste collection trucks can stop and safely collect solid waste materials.

Section 4-404. Open Space and Recreational Area

- (a) Minimum Open Space Area: A minimum of one hundred (100) square feet of recreational open space shall be provided for every recreational vehicle space within the recreational vehicle park. The open space requirement shall be met through the establishment of one (1) or more open space areas within the recreational vehicle park.
- (b) Type of Recreational Opportunities: Open space areas shall include indoor and/or outdoor recreational facilities such as an outdoor playground area, outdoor and/or indoor recreational equipment, outdoor cooking and picnic area, or other recreational amenities.

Section 4-405. Other On-Site Amenities

- (a) **Service Building:**
 - (1) Each recreational vehicle park shall provide a service building if it serves recreational vehicles that do not contain toilet and shower facilities.
 - (2) When required, the service building shall include, at least, a heated service building containing separated shower, toilet, and lavatory facilities for men and women. The number of fixtures required for each recreational vehicle park shall vary with the number of recreational vehicle spaces that are available in the recreational vehicle park, see (Table 4-4).

TABLE 4-4 REQUIRED SHOWER, TOILET, AND LAVATORY FACILITIES RV PARKS SERVING RECREATIONAL VEHICLES WITHOUT TOILETS AND SHOWERS							
<i>Number of RV Spaces</i>	<i>Toilets</i>		<i>Urinals</i>	<i>Lavatories</i>		<i>Showers</i>	
	<i>Men</i>	<i>Women</i>	<i>Men</i>	<i>Men</i>	<i>Women</i>	<i>Men</i>	<i>Women</i>
01-20	1	2	1	1	2	1	2
21-40	1	3	2	1	2	1	2
41-60	1	4	3	1	2	2	3
61-80	2	5	3	2	3	2	3
81-100	2	6	4	2	3	3	4
101+	2	6	4	2	3	3	4
Each building	Requires a minimum of one (1) service or dump sink						

- (b) A laundry area containing washing machines, dryers, and clothes layout tables. The amount of equipment shall vary with the number of recreational vehicle spaces that are available in the recreational vehicle park (Table 4-5).

TABLE 4-5 REQUIRED LAUNDRY FACILITIES RECREATIONAL VEHICLE PARKS			
<i>Number of RV Spaces</i>	<i>Washing Machines</i>	<i>Dryers</i>	<i>Layout Tables</i>
1-50	4	2	2
51-100	8	3	4
100 or more	10	4	5

ARTICLE 4.5 BUILDING DESIGN STANDARDS AND GUIDELINES

Section 4-501. Single Family Residential Dwellings

- (a) Applicability:
 - (1) The design standards outlined in Section 4-501 shall apply to detached single family dwellings, townhomes, or duplexes. Additional design standards for manufactured and modular homes, which are outlined in Sections 4-502 and 4-503, are required to ensure their compatibility with stick-built homes in residential neighborhoods. These design standards shall supersede any standards that may conflict with the most recent version of the International Building Code or International Residential Code that have currently been adopted by the Town of Alpine.
 - (2) General design guidelines outlined in Section 4-501(l) are recommended design criteria that are preferred by the Town of Alpine, but not a requirement of the Alpine Land Use and Development Code.
- (b) Size Limitations: No single-family dwelling unit shall exceed eight thousand (8,000) square feet of gross floor area. No single-family dwelling unit shall be any smaller than allowed by the most recent version of the International Building Code and/or International Residential Code that has been adopted by the Town of Alpine.
- (c) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (d) Building Eave Projections/Overhangs: Shall not extend more than half (1/2) the setback or six (6) feet whichever is less, so long as the structure meets all the established engineering standards.
- (e) Garages: Garages shall be detached from, or attached to, the primary residential structure.
- (f) Windows and Entryways: At least fifteen (15) percent of the area of a street-facing façade shall include windows or main entryways.
- (g) Building Materials: Primary structures shall be constructed out of new or recycled materials. **The relocation of old or used single-family home structures into the Town of Alpine is prohibited.**
- (h) Roof Pitch:
 - (1) Structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (i) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
- (j) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (k) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (l) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.

- (m) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (n) Architectural Guidelines:
- (1) While the color of buildings is a subjective consideration, the Town of Alpine prefers the use of building colors, e.g., earth tones, which are complementary to the surrounding neighborhood environment.
 - (2) While the town does not restrict the use of any exterior material, the Town of Alpine prefers the use of exterior materials that reflect the regional, local and immediate context of the natural environment.
 - (3) Review of proposed exterior materials and colors shall consider the positive and negative impacts on the surrounding buildings and natural environment.
 - (4) In order to maintain a consistent architectural character, any attached building or garage shall use similar building materials, design and colors so that the accessory building blends with the general appearance of the primary dwelling.
 - (5) Any attached structures shall not be greater than thirty-three (33) percent taller than the primary roof structure; up to the maximum allowable height.
 - (6) Adjustments may be considered for sloped or irregular lots.

Section 4-502. Manufactured Homes

- (a) The construction of manufactured homes shall conform to the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §5401 et seq.), the Manufactured Housing Improvement Act of 2000, and all subsequent amendments, as well as manufactured home construction and safety standards outlined in the current regulations of the U.S. Department of Housing and Urban Development (24 CFR, Chapter XX, Part 3280).
- (b) All manufactured homes shall also be subject to the following standards to ensure compatibility with residential neighborhoods:
- (1) Structures shall be attached to a permanent foundation in accordance with Sections AE 500 and AE 600 of Appendix E of the International Residential Code, or the U.S. Department of Housing and Urban Development Handbook, *Permanent Foundations Guide for Manufactured Housing*, 1996.
 - (2) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
 - (3) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
 - (4) Size Limitations: Structures shall have a minimum width of twenty-four (24) feet and contain a minimum total floor area of eight hundred (800) square feet.
 - (5) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.

- (6) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (7) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (8) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (9) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (10) Siding material shall consist of wood or wood products, stucco, brick, rock, lap steel, lap aluminum, or lap vinyl. One (1) or a combination of these materials shall be used to cover the exterior of the housing unit.
- (11) Structures shall contain a roof pitch with roof slope of not less than a four (4)-inch rise for every twelve (12) inches of horizontal run; and follow the currently adopted International Building Code and/or International Residential Code for snow and ice melt.
- (12) The roof structure shall extend not less than eighteen (18) inches from the exterior walls of the building.
- (13) The lower perimeter of the dwelling unit shall be fully enclosed from the lower edge of the dwelling unit to the ground. The material used to enclose the lower perimeter of the dwelling shall be either masonry or the same siding material as on the dwelling proper. Any material used to enclose the lower perimeter of the dwelling unit shall be able to withstand the effects of wind, soil, decay, termites and prevent the entry of rodents.
- (14) An unobstructed access shall be provided along the lower perimeter. The size of the access shall be at least twenty-four by thirty-six (24 x 36) inches.
- (15) No attachments, additions, alterations or modifications to the exterior walls of a manufactured home are allowed except those approved by the manufacturer for the specific unit. All other additions, porches, decks, garage or other add-on attachments must be freestanding and self-supporting with no structural reliance on the manufactured unit itself.
- (16) All towing devices, wheels, and undercarriage support used solely for initial transportation of the home shall be removed from the unit and building site within thirty (30) days of delivery to the site.
- (17) Structures shall contain under-floor areas that are ventilated by an approved mechanical means, or by openings into the under-floor area walls.

Section 4-503. Modular Housing

- (a) Applicability:
 - (1) The design standards outlined in Section 4-503, are required to ensure their compatibility with stick-built homes in residential neighborhoods. These design standards shall supersede any standards that may conflict with the most recent version of International Building Code or International Residential Code that have been currently adopted by the Town of Alpine.

- (2) General design guidelines outlined in Section 4-503(h) are recommended design criteria that are preferred by the Town of Alpine, but not a requirement of the Alpine Land Use and Development Code.
- (b) Modular homes shall be constructed in a factory in accordance with the most currently adopted version of the International Building Code and International Residential Code.
- (c) Size Limitations: No single-family dwelling unit shall exceed eight thousand (8,000) square feet of gross floor area. No single-family dwelling unit shall be any smaller than allowed by the most recent version of the International Building Code and/or International Residential Code that has been adopted by the Town of Alpine.
- (d) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (e) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
- (f) Garages: Garages shall be detached from, or attached to, the primary residential structure.
- (g) Windows and Entryways: At least fifteen (15) percent of the area of a street-facing façade shall include windows or main entryways.
- (h) Building Materials: Primary structures shall be constructed out of new or recycled materials. The relocation of old or used modular home structures into the Town of Alpine is prohibited.
- (i) Roof Pitch:
- (1) Structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (j) All modular homes shall also be subject to the following standards to ensure compatibility with residential neighborhoods:
- (1) Structures shall be attached to a permanent foundation that conforms to the currently adopted International Building Code or International Residential Code; that have been adopted by the Town of Alpine.
- (k) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
- (l) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (m) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (n) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (o) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.

- (p) Architectural Guidelines:
 - (1) While the color of buildings is a subjective consideration, the Town of Alpine prefers the use of building colors, e.g., earth tones, which are complementary to the surrounding neighborhood environment.
 - (2) While the town does not restrict the use of any exterior material, the Town of Alpine prefers the use of exterior materials that reflect the regional, local and immediate context of the natural environment.
 - (3) Review of proposed exterior materials and colors shall consider the positive and negative impacts on the surrounding buildings and natural environment.
 - (4) In order to maintain a consistent architectural character, any attached building or garage shall use similar building materials, design and colors so that the accessory building blends with the general appearance of the primary dwelling.
 - (5) Any attached structures shall not be greater than thirty-three (33) percent taller than the primary roof structure; up to the maximum allowable height.
 - (6) Adjustments may be considered for sloped or irregular lots.

Section 4-504. Multi-Unit Residential Buildings

- (a) Applicability:
 - (1) The design standards outlined in Section 4-504 shall apply to townhomes, multi-unit residential apartment buildings, multi-unit residential condominium buildings, or a complex of multi-unit residential buildings. These design standards shall supersede any standards that may conflict with the most recent version of International Building Code or International Residential Code that have been adopted by the Town of Alpine (see Article 4.2 Building Codes).
 - (2) Architectural guidelines outlined in Section 4-504(o) are recommended design criteria that are preferred by the Town of Alpine, but not a requirement of the Alpine Land Use and Development Code.
- (b) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (c) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
- (d) Garages: Garages shall be detached from, or attached to, the primary residential structure.
- (e) Windows and Entryways: At least fifteen (15) percent of the area of a street-facing façade shall include windows or main entryways.
- (f) Building Materials: Primary structures shall be constructed out of new or recycled materials. **The relocation of old or used multi-unit residential buildings into the Town of Alpine is prohibited.**
- (g) Roof Pitch:
 - (1) Multi-unit residential structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The

choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.

(2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.

(h) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.

(i) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.

(j) Seismic Design: Structures shall be designed to support site class “D” seismic design.

(k) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.

(l) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.

(m) Access and Entryways:

(1) Multi-unit apartment buildings, residential condominium buildings, or multi-unit residential complexes containing forty (40) or more dwelling units shall provide a divided ingress-egress driveway with a landscaped median for all entrances from public streets.

(2) Sidewalks shall be constructed within the interior of any multi-unit or mixed commercial-residential building complex to link multi-unit buildings with other destinations within the complex, e.g., vehicular parking areas, mailboxes, and solid waste disposal area.

(3) If a new multi-unit apartment building, residential condominium building, multi-unit residential complex, or commercial-residential building 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 building to the proposed trail route, municipal park, or recreational facility. The walkway shall be eight (8) feet in width to accommodate use by pedestrians, bicyclists, and cross-country skiers.

(n) Utilities:

(1) All onsite utility lines shall be located underground except where existing overhead lines are present.

(2) Outdoor area lighting shall be provided for security. Such lighting shall be shielded to direct light downward and not into dwelling units within or adjacent to the multi-family building or complex.

(3) Lighting shall be provided to illuminate the intersections of primary interior driveways and building entryways.

(o) Architectural Guidelines:

(1) Design multi-unit buildings to have a multi-faceted exterior form in which articulated facades are combined with window and door placements, as well as other detailing.

(2) Limit flat walls with minimal features.

- (3) While the color of buildings is a subjective consideration, the Town of Alpine prefers the use of building colors, e.g., earth tones, which are complementary to the surrounding neighborhood environment.
- (4) While the town does not restrict the use of any exterior material, the Town of Alpine prefers the use of exterior materials that reflect the regional, local and immediate context of the natural environment.
- (5) Review of proposed exterior materials and colors shall consider the positive and negative impacts on the surrounding building and natural environment.
- (6) In order to maintain a consistent architectural character, any attached building or garage shall use similar building materials, design and colors so that the accessory building blends with the general appearance of the primary dwelling.
- (7) Any attached structures shall not be greater than thirty-three (33) percent taller than the primary roof structure; up to the maximum allowable height.
- (8) Adjustments may be considered for sloped or irregular lots.

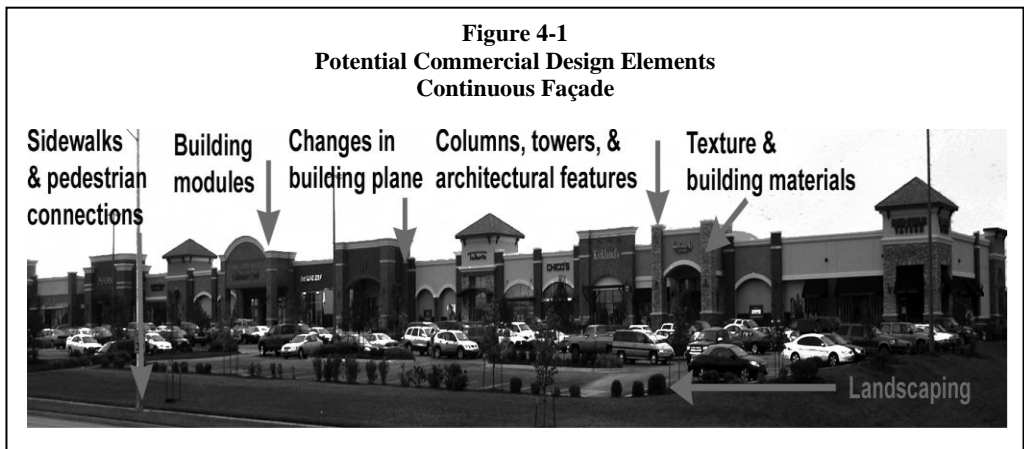
Section 4-505. Commercial and Mixed Commercial-Residential Buildings

- (a) Applicability:
 - (1) The design standards outlined in Section 4-505 shall apply to commercial buildings within the “MRC” Mixed Residential and “C” Commercial District.
 - (2) These design standards shall supersede any standards that may conflict with the most recent version of International Building Code or International Residential Code that has been adopted by the Town of Alpine (see Article 4.2 Building Codes).
- (b) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (c) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
- (d) Building Materials: Primary structures shall be constructed out of new or recycled materials. The relocation of old or used commercial or mixed commercial-residential structures into the Town of Alpine is prohibited. Special consideration may be made for historical buildings.
- (e) Roof Pitch:
 - (1) Commercial or mixed commercial-residential structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (f) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
- (g) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.

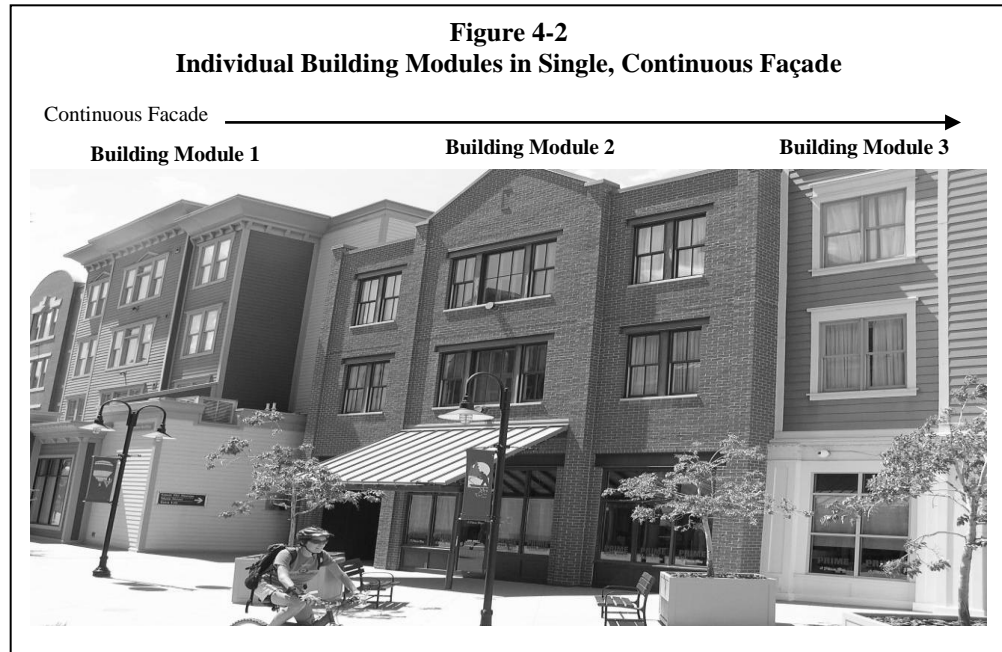
- (h) **Seismic Design:** Structures shall be designed to support site class “D” seismic design.
- (i) **Frost Depth:** Structures shall be designed to support thirty-six (36) inch frost line depth.
- (j) **Radon Mitigation:** Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (k) **Building Structure:** Commercial or mixed commercial-residential buildings exceeding two (2) stories shall incorporate a base, middle, and a cap which are described as follows:
 - (1) The base shall include an entryway with transparent windows.
 - (2) The middle may include windows and/or balconies.
 - (3) The cap shall include the area from the top floor to the roof of the building, and shall include a cornice or a roof overhang.

These structures shall adhere to Section 3-204 and Section 3-205 for the maximum building heights allowable for those zoning districts.

- (j) **Building Façades:** A building façade refers to the exterior side of a building that includes entire building walls, including wall faces, parapets, fascia, windows, doors, canopy, and visible roof structures of one complete building elevation. The following requirements shall be applied to the design of commercial building façades:
 - (1) Distinct modules for a single, continuous façade (see Figure 4-1), e.g., shopping center, shall incorporate visible changes in the façade elevation through the use of wall plane projects, piers, columns, colonnades, arcades or similar architectural features that create a distinct façade elevation.



- (2) The modules for a single, continuous facade shall not exceed an average of thirty (30) feet in width. No individual module shall exceed fifty (50) feet in width (See Figure 4-2).



- (k) Ground Floor Design:
- (1) The primary entrance to all commercial or mixed commercial-residential buildings shall open to a street, plaza, square, walking path, or sidewalk.
 - (2) Pedestrian access from the public sidewalk, street right-of-way, or driveway to the primary commercial structure shall contain an improved surface.
 - (3) The ground floors of all commercial buildings shall encourage and complement pedestrian-scale activity through the use of windows and doors so that commercial uses are visible from and/or accessible to the street frontage.
- (l) Mechanical Equipment: Mechanical equipment, electrical meter and service components, and other utility devices shall be screened from view at the front property line.
- (m) Architectural Guidelines:
- (1) Design multi-unit buildings to have a multi-faceted exterior form in which articulated facades are combined with window and door placements, as well as other detailing.
 - (2) Limit flat walls with minimal features.
 - (3) While the color of buildings is a subjective consideration, the Town of Alpine prefers the use of building colors, e.g., earth tones, which are complementary to the surrounding neighborhood environment.
 - (4) While the town does not restrict the use of any exterior material, the Town of Alpine prefers the use of exterior materials that reflect the regional, local and immediate context of the natural environment.
 - (5) Review of proposed exterior materials and colors shall consider the positive and negative impacts on the surrounding buildings and natural environment.

Section 4-506. Light Industrial Buildings

- (a) Applicability:
- (1) The design standards outlined in Section 4-506 shall apply to light industrial buildings within the Light Industrial District.
 - (2) These design standards shall supersede any standards that may conflict with the most recent version of International Building Code that has been adopted by the Town of Alpine (see Article 4.2 Building Codes).
- (b) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (c) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
- (d) Building Materials: Primary structures shall be constructed out of new or recycled materials. The relocation of old or used light industrial structures into the Town of Alpine is prohibited.
- (e) Roof Pitch:
- (1) Light industrial structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (f) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
- (g) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (h) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (i) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (j) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (k) Architectural Guidelines:
- (1) While the color of buildings is a subjective consideration, the Town of Alpine prefers the use of building colors, e.g., earth tones, which are complementary to the surrounding neighborhood environment.
 - (2) While the town does not restrict the use of any exterior material, the Town of Alpine prefers the use of exterior materials that reflect the regional, local and immediate context of the natural environment.
 - (3) Review of proposed exterior materials and colors shall consider the positive and negative impacts on the surrounding buildings and natural environment.

Section 4-507. Public and Community Facilities

- (a) Applicability:
 - (1) The design standards outlined in Section 4-507 shall apply to public and community facilities within the Public and Community Facilities District.
 - (2) These design standards shall supersede any standards that may conflict with the most recent version of International Building Code that has been adopted by the Town of Alpine (see Article 4.2 Building Codes).
- (b) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (c) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
- (d) Building Materials: Primary structures shall be constructed out of new or recycled materials. The relocation of old or used public and community facilities into the Town of Alpine is prohibited. Special consideration may be made for historical buildings.
- (e) Roof Pitch:
 - (1) Public and Community Facilities structures roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (f) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
- (g) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (h) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (i) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (j) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (k) Architectural Guidelines:
 - (1) While the color of buildings is a subjective consideration, the Town of Alpine prefers the use of building colors, e.g., earth tones, which are complementary to the surrounding neighborhood environment.
 - (2) While the town does not restrict the use of any exterior material, the Town of Alpine prefers the use of exterior materials that reflect the regional, local and immediate context of the natural environment.
 - (3) Review of proposed exterior materials and colors shall consider the positive and negative impacts on the surrounding buildings and natural environment.

Section 4-508. Recreational and Conservation Area Facilities

- (a) Applicability:
 - (1) The design standards outlined in Section 4-508 shall apply to recreational and conservation area facilities within the Recreation and Conservation District.
 - (2) These design standards shall supersede any standards that may conflict with the most recent version of the International Building Code that has been adopted by the Town of Alpine (see Article 4.2 Building Codes).
- (b) Floor Area: Floor area shall be measured from the foundation walls, no portion of concrete, posts and/or piers shall be allowed in the established setback area.
- (c) Building Eave Projections/Overhangs: Shall not extend more than three (3) feet into the setback area.
- (d) Building Materials: Primary structures shall be constructed out of new or recycled materials. **The relocation of old or used recreational and conservation area facilities into the Town of Alpine is prohibited.**
- (e) Roof Pitch:
 - (1) Recreational and Conservation Area facilities roof style shall balance compatibility with the character of the area and snow shed considerations. Where pitched roofs are used, steeper roof pitches are preferred, but flatter pitches are permitted. Provided the engineering standards are met. The choice of roof pitch shall include consideration if and where the roof shall hold or release snow and where roof drainage shall occur.
 - (2) Pitched roofs without a parapet wall require an eighteen (18) inch minimum overhang.
- (f) Wind Speed Design: Structures shall be able to resist a wind speed design of one hundred fifteen (115) miles per hour; Exposure C. Refer to the current adopted version of the IRC by the Town of Alpine.
- (g) Snow Load: Structures shall be able to support a roof snow load of one hundred (100) pounds per square foot and a ground snow load of one hundred forty-three (143) pounds per square foot.
- (h) Seismic Design: Structures shall be designed to support site class “D” seismic design.
- (i) Frost Depth: Structures shall be designed to support thirty-six (36) inch frost line depth.
- (j) Radon Mitigation: Structures shall identify radon control methods or location on building plans. Radon mitigation piping shall be installed as identified in Appendix F, of the International Residential Code (IRC). Refer to the current adopted version of the IRC by the Town of Alpine. It is recommended that property owners have structure tested for radon levels.
- (k) Architectural Guidelines:
 - (1) While the color of buildings is a subjective consideration, the Town of Alpine prefers the use of building colors, e.g., earth tones, which are complementary to the surrounding neighborhood environment.
 - (2) While the town does not restrict the use of any exterior material, the Town of Alpine prefers the use of exterior materials that reflect the regional, local and immediate context of the natural environment.
 - (3) Review of proposed exterior materials and colors shall consider the positive and negative impacts on the surrounding buildings and natural environment.

ARTICLE 4.6 VEHICULAR PARKING STANDARDS

Section 4-601. Intent

The intent of the vehicular parking standards is to establish reasonable parking provisions for the design of vehicular parking facilities in the multi-unit residential (R2), mixed residential commercial (MRC), commercial (C), light industrial (LI), public and community facility (PCF), and recreation conservation (RC) zoning districts. The number of parking spaces required for various land uses is identified within the requirements for each zoning district in Part 3 of the Alpine Land Use and Development Code.

In addition to these standards, the Town of Alpine prefers that vehicular parking areas are constructed behind buildings that they provide parking for. This preferred approach contrasts to vehicular parking areas that are often situated immediately adjacent to a highway, roadway or street access that fronts the building.

Section 4-602. Applicability

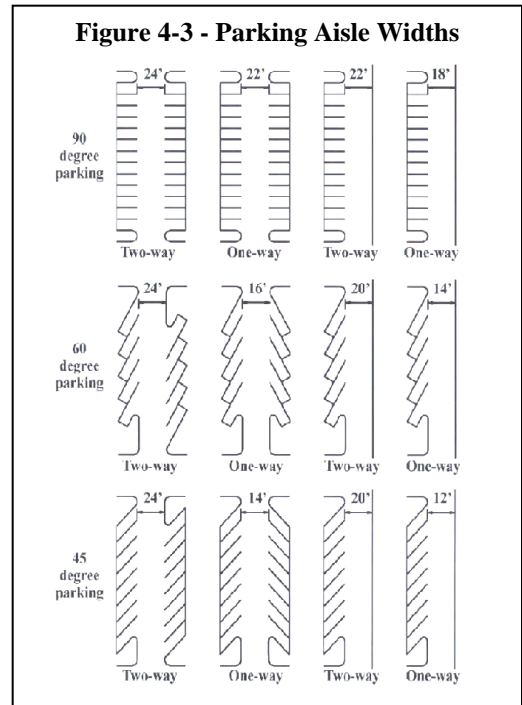
- (a) The provisions of Article 4.6 shall apply at the time a building is constructed, altered, or enlarged, or whenever the use and/or occupant load of a building is changed.
- (b) In the case of mixed land uses, the total number of required vehicular parking spaces shall represent the sum of the parking requirements for the various uses computed separately. Required vehicular parking spaces for one use shall not be considered required parking spaces for any other land use.

Section 4-603. Driveways

- (a) Driveway approaches to any lot shall be constructed in a manner that does not interfere, or create a safety hazard, with pedestrian crosswalks.
- (b) Driveways shall be constructed a minimum of five (5) feet from any obstruction such as a streetlight or utility pole, fire hydrant, traffic signal controller, telephone junction box, etc.
- (c) Driveway entrances shall be designed to accommodate all types of vehicles that may enter the lot, including delivery and service vehicles.
- (d) Driveways shall not be less than ten (10) feet wide and contain a maximum of ten (10) percent horizontal and vertical slope.

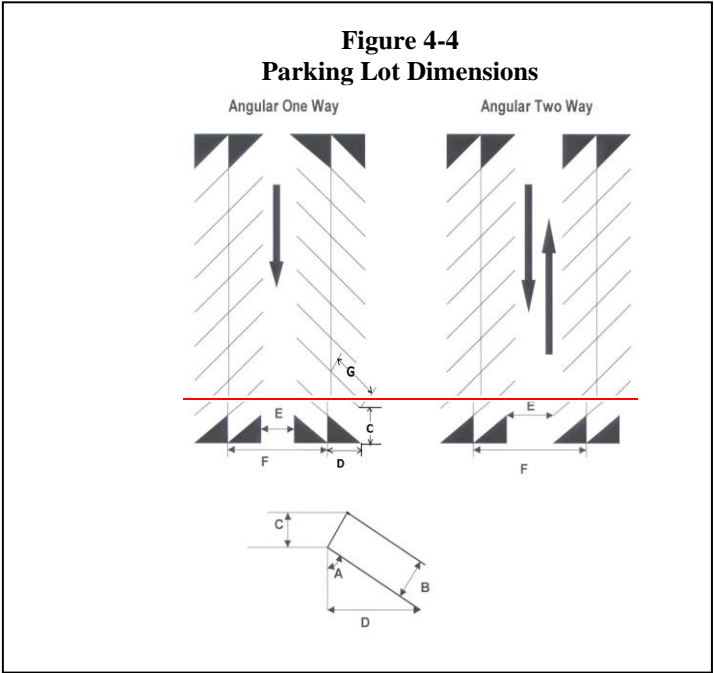
Section 4-604. Access to Vehicular Parking Areas

- (a) All off-street parking spaces shall be accessible without backing into or otherwise re-entering a public right-of-way.
- (b) When an off-street parking area does not abut a public street or highway, an access drive not less than twenty-four (24) feet wide (for two-way traffic) shall connect the parking area with the Public Street or Highway.



Section 4-605. Vehicular Parking Area Design

- (a) Access Drives: Access drives within the driveway right-of-way shall be twenty-four (24) feet for two (2) way traffic and twelve (12) feet for one (1) way traffic (Figure 4-3). For access drives serving thirty (30) or less vehicles and where parking is not provided on either side of the driveway, the width for two (2) way drives can be reduced to twenty-two (22) feet.
- (b) Aisle Widths: Aisle widths shall be dependent upon traffic flow, i.e., one (1) or two (2) way, the angle of parking stalls, and whether or not parking shall be on both sides of the parking aisle (Figure 4-3).
- (c) Parking Spaces: With the exception of parallel parking stalls, all parking spaces, exclusive of access drives or aisles, shall consist of a rectangular area not less than eight and a half (8.5) wide by eighteen (18) feet in length. Parallel parking stalls shall be ten (10) by twenty (20) feet.
- (d) Parking lot dimensions for variable parking angles and traffic flow patterns, i.e., one (1) or two (2) way, shall conform to the dimensions illustrated in Figure 4-4 and Table 4-6.



**TABLE 4-6
MINIMUM DIMENSIONAL STANDARDS FOR VEHICULAR PARKING
ON BOTH SIDES OF THE AISLE**

Angle Parking Angle	Dimensions				One Way Traffic		Two Way Traffic	
	Stall Width (ft)	Curb Length (ft)	Stall Depth (ft)	Stripe Length (ft)	Aisle Width (ft)	Section Width (ft)	Aisle Width (ft)	Section Width (ft)
A	B	C	D	G	E	F	E	F
30°	8.5	17	16.4	32.7	12	44.7	24	56.7
45°	8.5	12	18.7	26.5	14	51.4	24	61.4
60°	8.5	9.8	19.8	22.9	16	55.6	24	63.6
90°	8.5	8.5	18	18	22	58	24	60

Source: University of Houston, 2007.

Section 4-606. Specifications for Development of Vehicular Parking Areas

- (a) Slope: Parking areas shall have a design slope, which does not exceed five (5) percent. However, access ramps or driveways may contain slopes up to ten (10) percent.
- (b) Surfacing Requirements:
- (1) Vehicular parking areas, aisles, and access drives, supporting all land uses shall be an improved surface with the following exception noted in subsection (2).
 - (2) Vehicular parking areas that support single family and two (2) family dwelling units, i.e., detached single family homes, twin-homes and duplexes may be paved or surfaced with gravel, road base or other similar material.
- (c) Paved Area Standards:
- (1) Paved parking areas, aisles and access drives shall be paved with paving blocks, asphalt or other all-weather surface.
 - (2) The paved vehicular parking area shall contain a minimum pavement thickness of two (2) inches and a minimum four (4) inch base.
- (d) Compaction and Drainage:
- (1) Parking areas, aisles and access drives shall be compacted and paved or surfaced in conformity with applicable specifications to provide a durable surface.
 - (2) Parking areas, aisles, and access drives shall be graded and drained to enable the disposal of surface water runoff without damage to adjoining public and private lands, roads, or alleys.
- (e) Marking of Spaces: Land uses which require more than two (2) parking spaces shall have all required spaces clearly marked with paint, or other similar distinguishing material.
- (f) Wheel Stops:
- (1) Wheel stops shall be provided for parking lots with a ground slope of more than three (3) percent. However, the installation of wheel stops is optional for parking stalls oriented at right angles to the direction of the ground slope.
 - (2) Wheel stops are required on the perimeter of parking lots, which are adjacent to walls, fences, or pedestrian walkways.
- (g) Landscaping:
- (1) Where parking facilities are situated adjacent to a street right-of-way, a minimum of five (5) feet of landscaping shall be provided adjacent to the right-of-way line. Driveways, sidewalks and bikeways adjacent to the right-of-way line shall be excluded from this requirement. The landscaped area shall increase to a minimum of ten (10) feet when the parking facility adjoins a State highway. Landscaping shall consist of trees, shrubs, and/or groundcover.
 - (2) At least five (5) percent of the total gross area of a parking facility shall be landscaped with trees, shrubs, and/or groundcover.
- (h) Lighting:
- (1) A lighting system shall be installed to provide illumination over the entire parking area during regular business hours and minimum-security illumination during non-business hours.
 - (2) All lighting in the vehicular parking area shall be shielded and downcast to minimize glare onto adjoining properties and public rights-of-way.

(3) Parking lot lighting shall not exceed an overall average illumination of one and a half (1.5) foot candles.

(i) Fire Hydrant:

(1) There shall be a thirty (30) foot diameter of clearance around all fire hydrants unless otherwise stated by the Alpine Fire District.

Section 4-607. Parking for Handicapped and Disabled Persons

(a) Parking Space Requirements:

(1) All non-residential parking facilities accessible to the general public shall provide accessible parking spaces designated for use by handicapped and disabled persons. The required number of accessible parking spaces for handicapped and disabled persons shall be calculated according to the total number of spaces required for each parking facility (Table 4-7).

TABLE 4-7 NUMBER OF PARKING SPACES REQUIRED FOR HANDICAPPED AND DISABLED PERSONS	
<i>Total Number of Parking Spaces in Vehicular Parking Facility</i>	<i>Number of Required Parking Spaces for Handicapped and Disabled Persons</i>
1-25	1
26-50	2
51-75	3
76-100	4
100-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501 or more	2 percent of total number of parking spaces

Source: United States Access Board, 2007.

(2) When less than five (5) parking spaces are provided, one parking stall shall be fourteen (14) feet wide and striped to provide a nine (9) foot parking area and a five (5) foot loading and unloading area.

(b) Location of Parking Spaces:

(1) Parking spaces for handicapped and disabled persons shall be located as near as practical to a primary entrance, and not be less than fourteen (14) feet wide and striped to accommodate curb cut to access walkways.

(2) The parking space shall be located so that a handicapped or disabled person is not compelled to wheel, or walk, behind parked vehicles.



(3) Pedestrian walkways, which are accessible to the physically handicapped, shall be provided from each handicap parking space to related facilities. When needed, curb cuts or ramps shall also be provided.

- (c) Slope: The surface slopes of parking spaces for handicapped and disabled persons shall be the minimum possible, but not exceed one-quarter inch per foot (2.083% slope) in any direction.
- (d) Marking: The surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blueprint; the identification sign shall be at least three (3) square feet in size.

Section 4-608. Compact Automobile Spaces

- (a) Not more than twenty (20) percent of the parking spaces in a non-residential parking area may be compact parking spaces.
- (b) Compact parking spaces shall have a minimum dimension of fifteen (15) feet long and eight (8) feet wide.

ARTICLE 4.7 OUTDOOR LIGHTING

- (a) Intent: All exterior lighting shall be designed, located and lamped in order to minimize over lighting, energy waste, glare, light trespass, skyglow and/or dark sky compliance.
- (b) General Guidelines:
 - (1) All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
 - (2) Canopy lights, such as service station lighting shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights of way or adjacent properties.
 - (3) Area lights, All area lights are encouraged to be eighty-five degree (85°) full cutoff type luminaries.
- (c) Type of Luminaires: All exterior lighting shall use full cut-off luminaires with the light source downcast and fully shielded (Appendix B, Figures 1 and 2), with the following exceptions:
 - (1) Luminaires that have a maximum output of four hundred (400) lumens per fixture, regardless of number of lamps (equal to one forty {40} watt incandescent light) may be left unshielded provided the luminaire has an opaque top, or is under an opaque structure (Appendix B, Figure 5).
 - (2) Luminaires that have a maximum output of one thousand (1,000) lumens per fixture, regardless of number of lamps (equal to one sixty {60} watt incandescent light) may be partially shielded provided the lamp is not visible, and the luminaire has an opaque top or is under an opaque structure (Appendix B, Figure 3).
 - (3) Floodlights with external shielding provided that no light is directed above a twenty-five (25) degree angle measured from the vertical line from the center of the light extended to the ground, and only if the luminaire does not cause glare or light to shine on adjacent property or public rights-of-way (Appendix B, Figures 6 and 7). Note: Photocells with timers that allow a floodlight to go on at dusk and off by eleven (11) p.m., are encouraged.

- (4) Residential and Commercial Christmas lighting is encouraged from November 1st to February 1st. Christmas lights are encouraged to be turned off by eleven (11) p.m.
 - (5) Sensor activated luminaries, provided that:
 - (aa) they are located in a manner that prevents glare and lighting onto other properties, or into a public right-of-way;
 - (bb) luminaire is set to turn on when activated, and set to turn off within five (5) minutes after activation has ceased; and,
 - (cc) the luminaire shall not be triggered by offsite activity.
 - (6) Vehicular lights and all temporary lighting required by law enforcement, fire protection, and emergency medical service agencies.
 - (7) Lighting of radio, communication and navigation towers.
 - (8) Luminaries supporting the lighting of playing fields, e.g., baseball and soccer, and courts, e.g., tennis and basketball.
- (d) Illuminance and Type of Lamp:
- (1) Streetlights shall be high-pressure sodium, low-pressure sodium, or metal halide, unless it can be demonstrated that another type of light is more efficient.
 - (2) Streetlights along residential streets shall be limited to seventy (70) watt high-pressure sodium (hps) light with a lumen output of sixty-four hundred (6,400).
 - (3) Streetlights at street intersections shall be limited one hundred (100) watts hps, with a lumen output of ninety-five hundred (9,500).
 - (4) Streetlights at major intersections on Wyoming State Highway 89 shall be limited to two hundred fifty (250) watts hps.
 - (5) If a light type other than high-pressure sodium is used, then the equivalent output shall be the limit for the selected type of light.
 - (6) All exterior lighting shall not cause light trespass and shall protect adjacent properties from any glare and/or excessive lighting.
- (e) Street Lighting Placement:
- (1) Streets in residential subdivisions shall have, at least, one light at each intersection. If the spacing between the intersection lights exceeds three hundred twenty (320) feet on a straight street, mid-block lights shall be added to maintain spacing less than or equal to three hundred twenty (320) feet. If the street has a curve, judgment shall be used by the developer to reduce the spacing to less than three hundred twenty (320) feet.
 - (2) Where possible, streetlights shall be staggered on alternate sides of the roadway. For “T” intersections, the light should be located on either corner of the street that ends.
- (f) Guidelines for Selection of Luminaire and Determination of Mounting Heights: As shown in Figures 1 through 7; as well as Tables 1, 2 and 3 located in Appendix B; are provided to facilitate the selection of luminaire and the determination of mounting heights for street lights in subdivisions. These guidelines shall be used by subdivision developers for the planning of streetlight facilities and by the Zoning Administrator and/or Planning and Zoning Commission for review and evaluation of proposed subdivisions. The Town of Alpine does not endorse or discriminate against any manufacturer or company that may be mentioned or shown in these illustrations and related statistical tables.

ARTICLE 4.8 SIGNS

Section 4-801. General

- (a) Intent: The sign standards outlined in Article 4.8 are intended to coordinate the use, placement, physical dimensions, and design of all signs within the Town of Alpine. Signs permits shall only be issued to licensed businesses within the incorporated boundaries.
- (b) **Prohibited Signs**: The following signs shall be prohibited in all zoning districts.
 - (1) Flashing, rotating, blinking signs; signs with moving, rotating or flashing lights, this includes electronically animated signs.
 - (2) Any sign that is erected in a location that causes visual obstruction or interference with motorized vehicular traffic.
 - (3) Mechanical or electrical appurtenances, such as “revolving beacons”, that are designed to compel attention.
 - (4) Any sign (not including its supporting structure) which, after the premises have been vacated for thirty (30) days or more, advertises an activity, business, product, or service that is no longer produced or conducted upon the premises where a sign is located. Note: This provision shall not apply to permanent signs accessory to businesses which are open only on a seasonal basis, provided that there is clear intent to continue operation of the business.
 - (5) Any sign or sign structure which:
 - (aa) Is structurally unsafe;
 - (bb) Constitutes a safety or health hazard to safety or health by reason of inadequate maintenance or dilapidation.
 - (6) All nonconforming signs in existence before the effective date of this Land Use and Development Code may continue to be used provided, they are maintained in a safe manner and are kept in good repair. Maintenance of a nonconforming sign is allowed.

Section 4-802. Sign Standards in Residential Districts

- (a) Applicability: Sign standards in Section 4-802 are applicable to all residential zoning districts, which include:

- R-1 Single-Family Residential District
- R-2 Multi-Unit Residential District
- MRC Mixed Residential and Commercial District

In addition to the following zoning district:

- RC Recreation and Conservation District

- (b) Sign Standards (See Table 4-8):
 - (1) One (1) nameplate identifying the name of the occupant residing within the dwelling unit and/or one (1) address sign indicating the address of the dwelling unit is permitted for each dwelling unit. The nameplate and address may be indicated on one (1) sign. The authorized sign(s) shall be attached to the dwelling unit and be parallel with the wall to

which it is attached. **The signs shall be unlighted.** The total area of each sign shall not exceed four (4) square feet.

TABLE 4-8 SIGN STANDARDS FOR RESIDENTIAL ZONING DISTRICTS* SIGN STANDARDS FOR RECREATION AND CONSERVATION DISTRICT SIGNS PERMITS SHALL ONLY BE ISSUED TO <u>LICENSED</u> BUSINESSES WITHIN THE INCORPORATED BOUNDARIES.			
<i>Type of Sign</i>	<i>Number of Signs</i>	<i>Maximum Area (sq. ft.)</i>	<i>Comments</i>
Nameplate and Address	2	4'	Permit Required; First sign indicates name of building occupant and second sign indicates address; may opt for sign which indicates both name and address; shall be attached to dwelling unit and parallel with wall to which it is attached; unlighted.
Home Occupation Directional Signs	1	6'	Permit Required; indicates name of home occupation; shall be attached to dwelling unit and parallel with wall to which it is attached; not allowed on roof eaves; unlighted.
Home Occupation Sandwich Boards {3' x 4' in total size}	1	12' Per Side	No fee; each Business Property is allowed 1 (one) sandwich board sign, during business hours ONLY ; <u>placement must be on business property.</u>
Temporary Signs: Property for Sale or Rent	1	12'	No fee; indicates sale or rental of property where sign is located; unlighted. MUST be removed within 7 (seven) days of property sell date.
Temporary Signs: Freestanding Election		16'	No fee; MUST be removed within 7 (seven) days after election date.
Temporary Signs: Freestanding yard, garage sale sign or of similar size		16'	No fee; may be displayed for up to 14 days, but must be removed within 24 hours of event
* Residential Zoning Districts include the following: R-1 Single-Family Residential District; R-2 Multi-Unit Residential District, and MRC Mixed Residential and Commercial District.			
Note: All signs must also comply with standards set forth in Section 4-802.			

- (2) One (1) home occupation sign indicating the name of the home occupation taking place within the dwelling unit is permitted for each dwelling property. The sign shall be attached to the dwelling unit and be parallel with the wall to which it is attached. However, no signs shall be installed on roof eaves. The authorized sign shall be unlighted and shall not exceed a total area of six (6) square feet.
- (3) One (1) unlighted sign is permitted to indicate the availability of the rental or sale of the dwelling property where the sign is located. The sign shall not exceed a total area of twelve (12) square feet, may be temporarily placed in residential areas by shall be removed by the landowner and/or occupants of a property with 7 (seven) days of property rental date and/or sell date.
- (4) Freestanding election signs shall not exceed sixteen (16) square feet may be temporarily placed in residential areas but shall be removed by the landowner and/or occupants of a property within seven (7) days after the election date.
- (5) Freestanding yard sale, garage sale or other similar signs, which shall not exceed sixteen (16) square feet; may temporarily be placed in residential areas for up to fourteen (14) days. However, the landowner or occupants of a property shall remove these signs within twenty-four (24) hours after the event has occurred.

Section 4-803. Sign Standards for Commercial, Light Industrial, Public and Community Facility Districts

(a) Applicability: Sign standards in this section are applicable to the following zoning districts:

- MRC Mixed Residential and Commercial District
- C Commercial District
- LI Light Industrial District
- PCF Public and Community Facility District

(b) Measurement of Sign Area and Height:

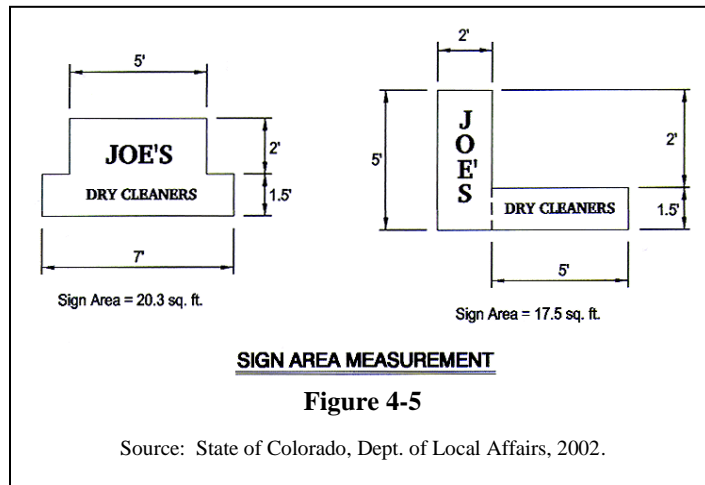
(1) **Sign Surface Area.** The area of a geometric shape enclosing any message, logo, symbol, name, photograph or display face shall be measured using standard mathematical formulas (Figure 4-5). Time and temperature devices shall not be included within the measurement of maximum sign area.

(aa) **Sign Support.** Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.

(bb) **Back-to-Back (Double-Faced) Signs.** Back-to-back signs shall be regarded as a single sign only if mounted on a single structure.

(cc) **Three-Dimensional Signs.** Where a sign consists of one (1) or more three (3) dimensional objects, i.e. balls, cubes, clusters of objects, sculpture, the sign area shall be measured as their maximum projection upon a vertical plane.

(dd) **Wall Signs.** If a sign is attached to a wall, only that portion of the wall onto which the sign face or letters are placed shall be calculated in the sign area.



(2) **Sign Height.** The height of a sign shall be measured from the highest point of a sign to the ground surface beneath it (Figure 4-6). When landscape berms are used in conjunction with signage, the height of the sign shall be measured from the mean elevation of the fronting street.

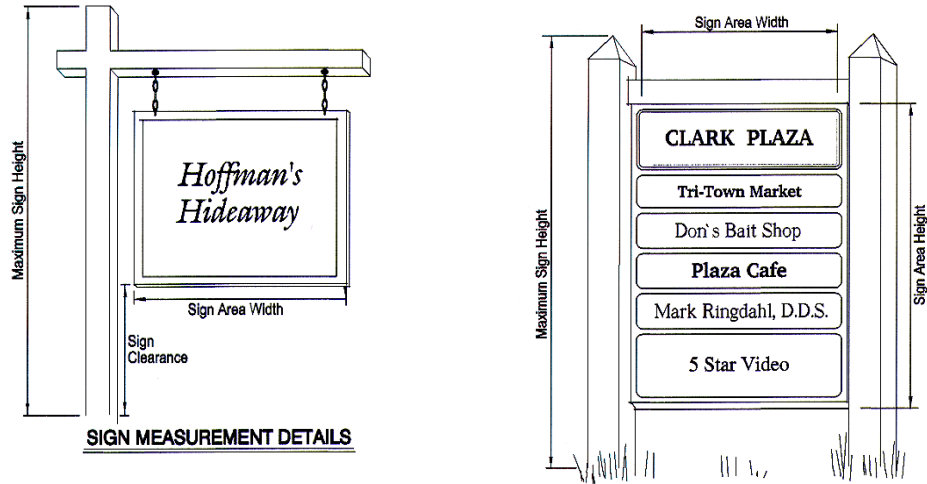


Figure 4 - 6

Source: State of Colorado, Dept. of Local Affairs, 2002.

(c) General Design Guidelines:

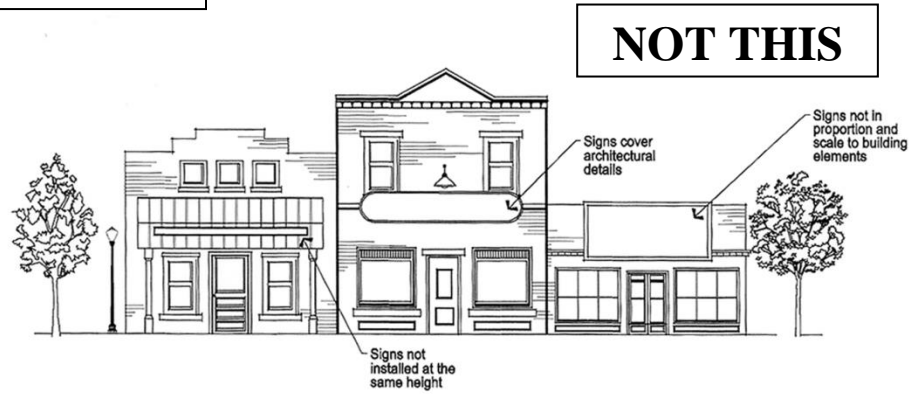
- (1) Signs shall make a positive contribution to the general appearance of the street and commercial area in which they are located.
- (2) Signs shall be made by a professional sign company or other qualified individual.
- (3) The scale of signs shall be appropriate for the building on which they are placed and the area where they are located. Building signs shall be harmonious in scale and proportion with the building facade they are mounted to.
- (4) Sign location and placement.
 - (aa) Signs shall not visually overpower or obscure architectural features (Figure 4-7).
 - (bb) Coordinate the sign with the architectural design and overall color scheme of the building and landscaping of the site or building frontage. Signs shall be designed to complement or enhance the other signs for a building.

Figure 4-7
Sign Location and Placement

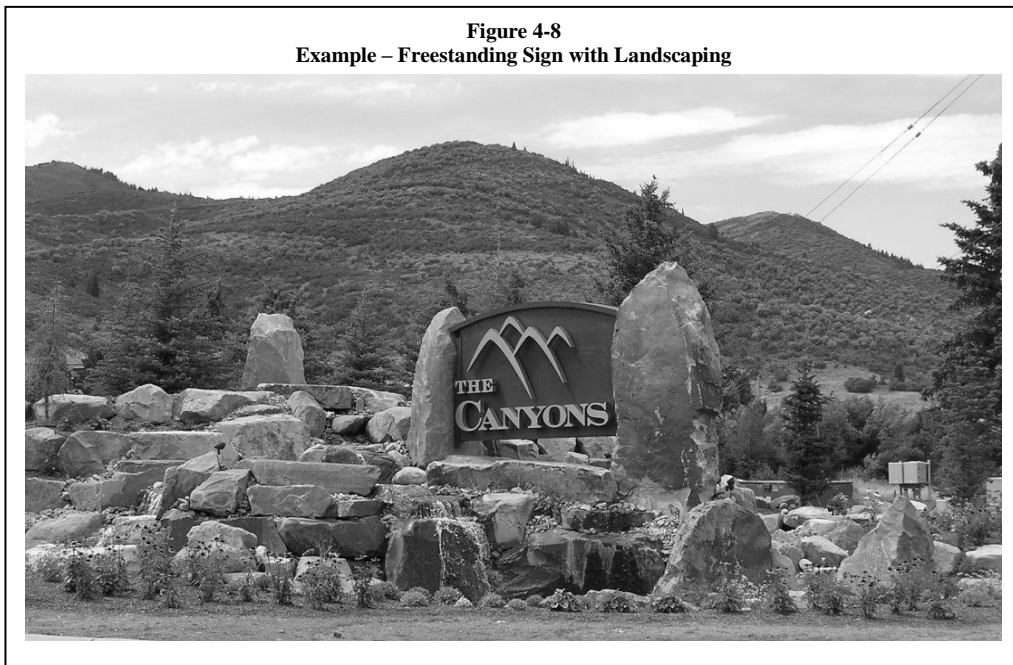


Source: State of Colorado, Dept. of Local Affairs, 2002.

**Figure 4-7 - Continued
Sign Location and Placement**



Source: State of Colorado, Dept. of Local Affairs, 2002.

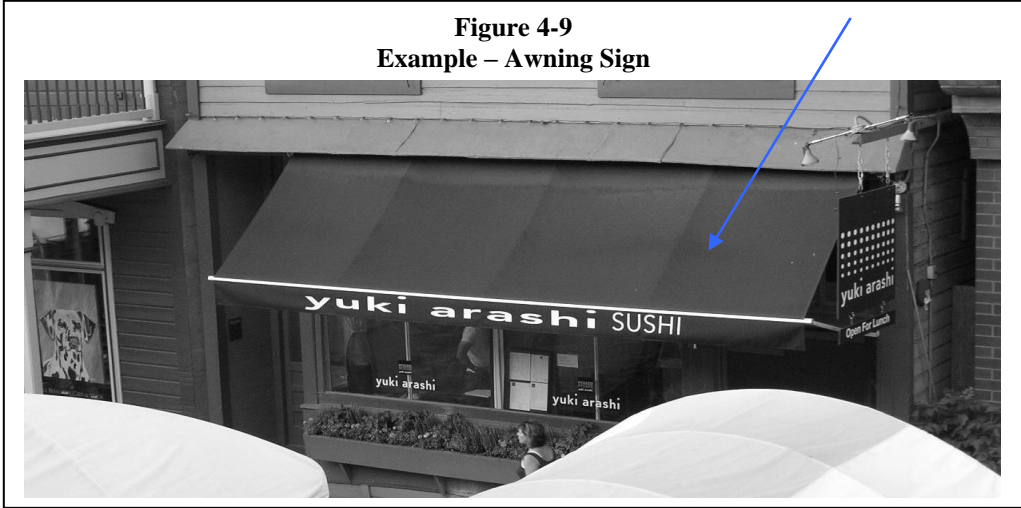


**Figure 4-8
Example – Freestanding Sign with Landscaping**

- (5) Freestanding Signs shall be landscaped at their base in a way harmonious with the landscape concept for the whole site. Landscaping shall form an attractive, dense cluster at the base of the sign that is equally attractive in winter and summer (Figure 4-8).
- (6) Sign Illumination.
- (aa) All lighting shall be down lit or back lit.
- (bb) Sign illumination shall complement, not overpower, the overall composition of the site.
- (d) Sign Standards for Mixed Residential Commercial District
- (1) Each business establishment may construct and/or install two (2) square feet of signage for every lineal foot of commercial building frontage, with a cap of one hundred-fifty (150) square feet.
- (2) Signage may include one or more types of signs that are authorized for this zoning district. The type, number, and size of signs authorized in this district are summarized in Table 4-9.
- (2) All sign design, construction, and installation shall also conform to sign standards outlined in Section 4-803(g).
- (e) Sign Standards for Commercial District
- (1) Each business establishment/property may construct and/or install two and a half (2.5) square feet of signage for every lineal foot of commercial building frontage, with a cap of two hundred (200) square feet.
- (2) Commercial Properties in excess of four (4) acres shall be allowed to construct and/or install four and a half (4.5) square feet of business building signage for every lineal foot of primary (anchor store) commercial building frontage.
- Only one (1) freestanding sign is allowed per primary street frontage, except that one (1) additional freestanding sign shall be allowed for properties with four hundred (400) feet or more of street frontage. Approved freestanding signs are strongly encouraged to have the primary (anchor) commercial building signage above and include any additional multi-tenant signage below.
 - Multi-tenant signage not to exceed eight (8) square feet per business. Total multi-tenant signage not to exceed a total of sixty-four (64) square feet.
- (4) Signage may include one or more types of signs that are authorized for this zoning district. The type, number, and size of signs authorized in this district are summarized in Table 4-10.
- (5) All sign design, construction, and installation shall also conform to sign standards outlined in Section 4-803(g).
- (f) Sign Standards for Light Industrial District
- (1) Each business establishment may construct and/or install two (2) square feet of signage for every lineal foot of commercial building frontage.
- (2) Signage may include one (1) or more types of signs that are authorized for this zoning district. The type, number, and size of signs authorized in this district are summarized in Table 4-11.
- (3) All sign design, construction, and installation shall also conform to sign standards outlined in Section 4-803(g).

- (g) Sign Standards for Public and Community Facilities
 - (1) Each business establishment may construct and/or install two (2) square feet of signage for every lineal foot of commercial building frontage.
 - (2) Signage may include one (1) or more types of signs that are authorized for this zoning district. The type, number, and size of signs authorized in this district are summarized in Table 4-9.
 - (3) All sign design, construction, and installation shall also conform to sign standards outlined in Section 4-803(g).

- (h) Standards for Specific Types of Signs:
 - (1) Awning Sign. An awning sign is a sign which is painted, stitched, sewn or stained onto the exterior of an awning (Figure 4-9). An awning is a movable shelter supported entirely from the exterior wall of a building and composed of non-rigid materials except for the supporting framework.
 - (aa) Location. Awning signs may be placed only on awnings that are located on first- and second story building frontages, including those fronting a sidewalk pedestrian walkway. No awning sign shall project beyond, above or below the face of an awning.
 - (bb) Maximum area and height. No structural element of an awning shall be located less than eight (8) feet above finished grade. Awnings on which awning signs are mounted may extend over a public right-of-way no more than seven (7) feet from the face of a supporting building. No awning, with or without signage, shall extend above the roof line of any building.
 - (cc) Lighting. Awnings shall not be internally illuminated. Lighting directed downwards that does not illuminate the awning is allowed.



**TABLE 4-9
MRC – MIXED RESIDENTIAL COMMERCIAL DISTRICT
SIGN STANDARDS**

Type of Sign	Number of Signs Allowed	Maximum Area (sq. ft.)	Sign Height (feet)		Location and Placement	Lighting	Other Criteria
			Min	Max			
Awning	1 per business	N/A	8	Roof line	Only first and second story bldg fronts	Internal lighting not allowed. Downward lighting permitted underneath awning.	Shall not project beyond, above, or below the face of an awning;
Canopy	1 per business	N/A	8	Roof line	None	N/A	Length of canopy may extend to full length of supporting wall.
Window	1 per business	25% of window area	N/A	N/A	Window that adjoins a public right-of-way	Sign may contain internal lighting.	Posters temporary placed in windows exempt from development standards.
Projecting or Suspended	1 per business	6	N/A	See Other Criteria	Shall be placed only on ground floor façade, except for businesses located above ground level w/direct exterior pedestrian access.	Downward Lighting may illuminate sign.	Sign shall not extend higher than wall of single story building or bottom of second story windows. Not permitted in conjunction with wall-mounted or pole signs. Supports and brackets shall be compatible with the design and scale of the sign.
Wall	N/A	N/A	N/A	25' from sidewalk or other finished grade.	Building wall	Sign may contain internal lighting.	Wall sign shall only identify an individual business, a commercial building, or commercial building complex by name or trademark. No portion of sign, including cut-out letters, shall project more than twelve (12) inches from the wall surface.
Freestanding	1 per Business	50	10	15'	Only on a site frontage adjoining a public street or walkway.	Downward Lighting may illuminate sign.	Sign shall be mounted on one or more posts, or have a solid monument-type base. Posts shall not have a diameter greater than twelve (12) inches. Pole signs should not be so large as to obscure the patterns of front facades and yards.
Time and/or Temperature	1 per business	10	N/A	4 (monument) 12 (pole-mounted)	Only on commercial or industrial properties that adjoin a public street.	Sign may contain internal lighting.	
Freestanding Reader Board	None	N/A	N/A	N/A	N/A	N/A	Not allowed.

**TABLE 4-10
C – COMMERCIAL DISTRICT
SIGN STANDARDS**

Type of Sign	Number of Signs Allowed	Maximum Area (sq. ft.)	Sign Height (feet)		Location and Placement	Lighting	Other Criteria
			Min	Max			
Awning	1 per business	N/A	8'	Roof line	Only first and second story building fronts.	Internal lighting not allowed. Downward lighting permitted underneath awning.	Shall not project beyond, above, or below the face of an awning.
Canopy	1 per business	N/A	8'	Roof line	None	N/A	Length of canopy may extend to full length of supporting wall.
Window	1 per business	25% of window area	N/A	N/A	Window that adjoins a public right-of-way	Sign may contain internal lighting.	Posters temporary placed in windows exempt from development standards.
Projecting or Suspended	1 per business	6'	N/A	6'	Shall be placed only on ground floor façade, except for businesses located above ground level w/direct exterior pedestrian access.	Downward lighting may illuminate sign.	Sign shall not extend higher than wall of single story building or bottom of second story windows. Not permitted in conjunction with wall-mounted or pole signs. Supports and brackets shall be compatible with the design and scale of the sign.
Wall	N/A	N/A	N/A	25' from sidewalk or other finished grade.	Building wall.	Sign may contain internal lighting.	Wall sign shall only identify an individual business, a commercial building, or commercial building complex by name or trademark. No portion of sign, including cut-out letters, shall project more than 12 inches from the wall surface.
Freestanding	1 per business property	75'	10'	18'	Only on a site frontage adjoining a public street or walkway.	Sign may contain internal lighting.	Sign shall be mounted on one or more posts, or have a solid monument-type base. Posts shall not have a diameter greater than twelve (12) inches. Pole signs should not be so large as to obscure the patterns of front facades and yards.
----- Multi Business ----- 400 feet or more of street frontage	2 per business property	75' - 25% for each additional tenant cap of 100 sq. ft. total	-----	-----			

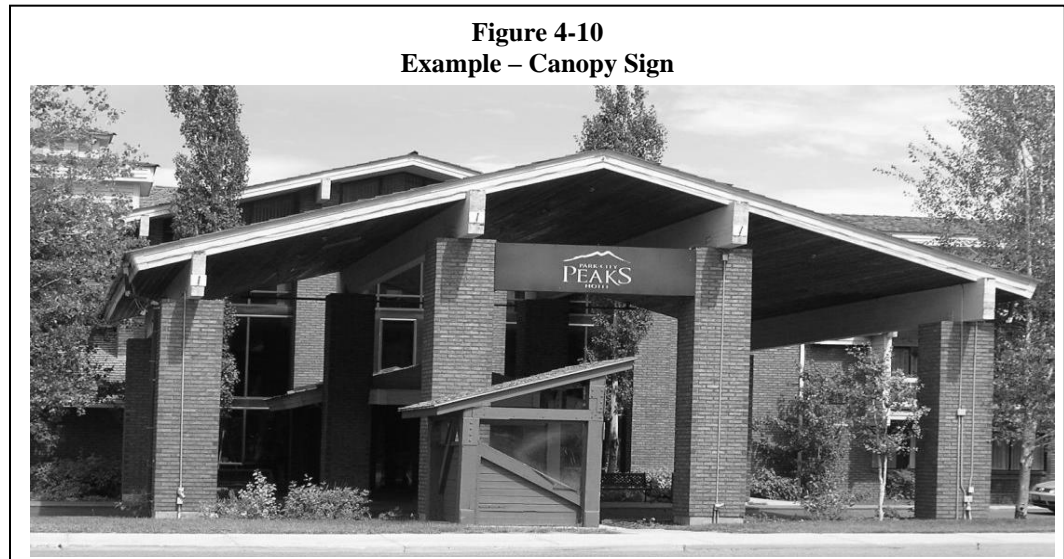
TABLE 4-10 (CONTINUED)
C – COMMERCIAL DISTRICT
SIGN STANDARDS

<i>Type of Sign</i>	<i>Number of Signs Allowed</i>	<i>Maximum Area (sq. ft.)</i>	<i>Sign Height (feet)</i>		<i>Location and Placement</i>	<i>Lighting</i>	<i>Other Criteria</i>
			Min	Max			
Monument	1 per business	50'	N/A	6'	Only along a site frontage adjoining a public street.	External downward lighting may illuminate sign.	Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of sign.
Off-Premise or Off-Site	N/A	20'	2	6'	Only on commercial or industrial properties that adjoin a public street.	External downward lighting may illuminate sign.	Shall not interfere with pedestrian or vehicular traffic safety.
Standard Brand-Name	2 per business	8'	N/A	4' (monument) 12 (pole-mounted)	Only on commercial or industrial properties that adjoin a public street.	Sign may contain internal lighting.	Sign shall advertise brand-name product or service which is sold on the premises of a commercial or industrial business.
Time and/or Temperature	1 per business	10'	N/A	4' (monument) 12 (pole-mounted)	Only on commercial or industrial properties that adjoin a public street.	Sign may contain internal lighting.	
Freestanding Reader Board	None	N/A	N/A	N/A	N/A	N/A	Not Allowed
Permanent Banners {This includes Flag Banners}	3 Per Property	50'	N/A	22' for Flag Banners		External downward lighting may illuminate sign.	Sign shall advertise brand-name product or service which is sold on the premises of a commercial or industrial business. Shall not interfere with pedestrian or vehicular traffic safety.

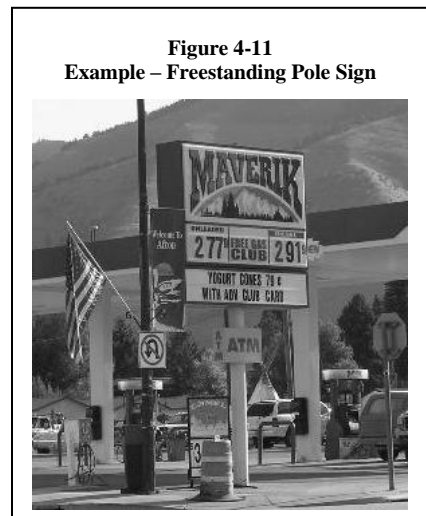
**TABLE 4-11
LI – LIGHT INDUSTRIAL DISTRICT
SIGN STANDARDS**

<i>Type of Sign</i>	<i>Number of Signs Allowed</i>	<i>Maximum Area (sq. ft.)</i>	<i>Sign Height (feet)</i>		<i>Location and Placement</i>	<i>Lighting</i>	<i>Other Criteria</i>
			Min	Max			
Wall	N/A	N/A	N/A	25' from sidewalk or other finished grade.	Building wall	Sign may contain internal lighting.	Wall sign shall only identify an individual business, a commercial building, or commercial building complex by name or trademark. No portion of sign, including cut-out letters, shall project more than 12 inches from the wall surface.
Freestanding	1 per business	64'	10'	15'	Only on a site frontage adjoining a public street or walkway.	Sign may contain internal lighting.	Sign shall be mounted on one or more posts, or have a solid monument-type base. Posts shall not have a diameter greater than twelve (12) inches. Pole signs should not be so large as to obscure the patterns of front facades and yards.
Monument	1 per business	20'	N/A	6'	Only along a site frontage adjoining a public street.	External downward lighting may illuminate sign.	Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign.
Off-Premise or Off-Site	N/A	20'	2'	6'	Only on commercial or industrial properties that adjoin a public street.	External downward lighting may illuminate sign.	Shall not interfere with pedestrian or vehicular traffic safety.
Standard Brand-Name	2 per business	8'	N/A	4' (monument) 12 (pole-mounted)	Only on commercial or industrial properties that adjoin a public street.	Sign may contain internal lighting.	Sign shall advertise brand-name product or service which is sold on the premises of a commercial or industrial business.
Time and/or Temperature	1 per business	10'	N/A	4' (monument) 12 (pole-mounted)	Only on commercial or industrial properties that adjoin a public street.	Sign may contain internal lighting.	
Reader Board	None	N/A	N/A	N/A	N/A	N/A	Not Allowed

- (2) **Canopy Sign.** A canopy sign is a sign permanently affixed to a roofed shelter that is attached to and supported by building columns extending from the ground, or by a combination of a building and columns (Figure 4-10).
 - (aa) **Maximum area and height.** Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11. In addition, no canopy, with or without signage, shall extend above the roof line of any building. No canopy sign shall project above the top of the canopy upon which it is mounted. However, such signs may project horizontally from the face of a canopy the distance necessary to accommodate the letter thickness and required electrical equipment, but not more than twelve (12) inches (measured from the bottom of the sign).



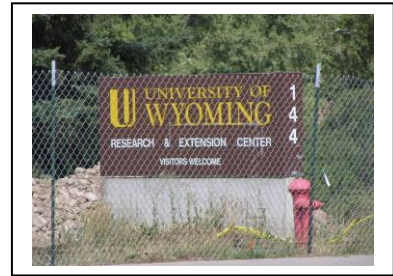
- (3) **Free-Standing Sign.** A freestanding sign is a sign which is supported by one or more columns, uprights, poles or braces extended from the ground (Figure 4-11).
 - (aa) **Location.** The sign may be located only on a site frontage adjoining a public street. No freestanding sign in any zoning district can be erected closer than the allowable setback, nor closer than is serviceable to any building.
 - (bb) **Maximum area and height.** Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.
 - (cc) **Sign mounting.** The sign shall be mounted on one (1) or more posts, or have a solid monument-type base. Posts shall not have a diameter greater than twelve (12) inches.
 - (dd) **Pole signs.** Pole signs should not be so large as to obscure the patterns of front facades and yards.
 - (ee) **Lighting.** Sign may contain internal lighting.



(4) **Monument Sign.** A monument sign is a permanent sign where the entire bottom of the sign is affixed to the ground, but not to a building.

(aa) Location. The sign may be located only along a site frontage adjoining a public street.

(bb) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.



(cc) Design. The design of a monument sign shall be consistent with the overall scale of the building. The design and placement of the sign shall not obstruct traffic safety and related sight distance areas. Monument signs shall contain only the name and/or address of the business which it identifies.

(dd) Landscaping requirements. Landscaping shall be provided at the base of the supporting structure equal to twice the area of one (1) face of the sign. For example, twenty (20) square feet of sign area equals forty (40) square feet of landscaped area. The Planning and Zoning Commission may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project.

(ee) External downward lighting may be used to illuminate sign.

(5) **Off-Premise Sign.** An off-premise sign, also known as off-site signs, are generally prohibited, except for the following types of signs.

(aa) An identification sign that identifies a specific business district, e.g., future business park. However, business district identification signs shall not interfere with pedestrian or vehicular traffic safety.

(bb) A church or civic club off-premise sign that is intended to direct people to a church or civic club and provides the date and times of meetings. However, such signs shall not interfere with pedestrian or vehicular traffic safety, or be authorized for any organization that is not a “non-profit” organization.

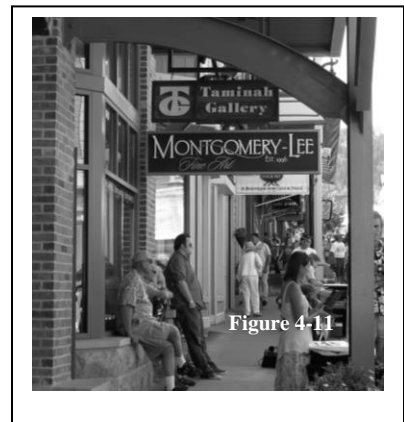
(cc) A contract has been reviewed by the P&Z Commission between property owner(s) where the sign shall be located and the owner of the business advertising. The sign shall be included in the total allotment for the business advertising and the owner of the property where the sign is located.

(dd) Off-premise signs shall be located only on commercial properties that adjoin a public street.

(ee) External downward lighting may be used to illuminate sign.

(6) **Projecting Sign.** A projecting sign is any sign supported by a building wall that projects horizontally, at least, twelve (12) inches or more beyond the surface of the building to which the sign is attached (Figure 4-11).

(aa) Location. Projecting signs shall be placed only on a ground floor facade, except for businesses located above the ground level with direct exterior pedestrian access. Projecting signs shall be mounted to generally align with other projecting signs that may be located in the same block.

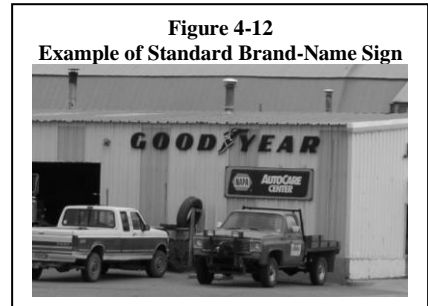


(bb) Maximum area and height. Projecting signs shall not be higher than the wall from which the sign projects if attached to a single story building, or the height of the bottom of any second story window if attached to a multi-story building. Projecting signs shall have eight (8) feet clearance, and may not extend more than four (4) feet from the building wall except where the sign is an integral part of an approved canopy or awning. The size of projecting signs is limited to three (3) feet wide and six (6) square feet.

(cc) Sign structure. Sign supports and brackets shall be compatible with the design and scale of the sign.

(dd) Downward lighting may be used to illuminate sign.

- (7) **Standard Brand-Name Sign.** A standard brand-name sign is any sign devoted to the advertising of any standard brand-name commodity or service which is not the principal commodity or service being sold or rendered on the premises, or not a part of the name or business concern involved (Figure 4-12).



(aa) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.

(bb) Sign may contain internal lighting.

- (8) **Time and/or Temperature Sign.** A time and/or temperature sign is any sign intended to be displayed for a limited period of time and capable of being viewed from any public right-of-way, vehicular parking area or neighboring property (Figure 4-13).

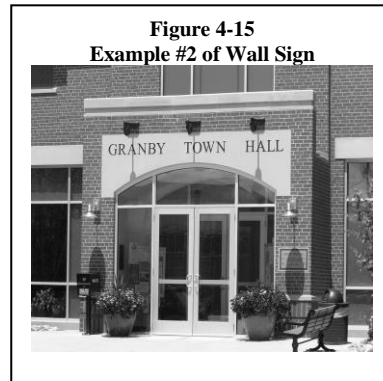
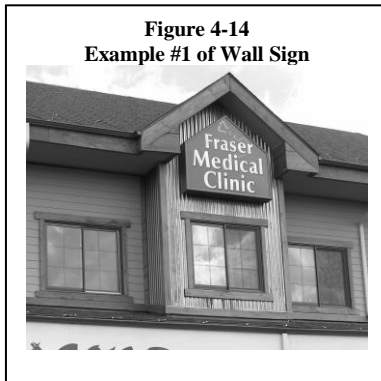
Figure 4-13
Example of Standard Time/Temperature Sign



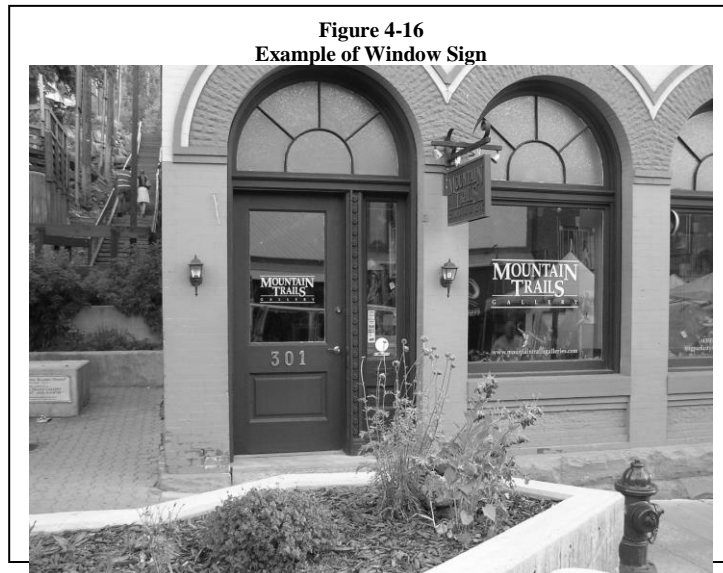
(aa) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.

(bb) Sign may contain internal lighting.

- (9) **Wall Sign.** A wall sign is any sign painted on incorporated in, or affixed to a building wall; or, or any sign consisting of cut-out letters or devices affixed to the building wall with no background defined on the building wall. (Figures 4-14 and 4-15).



- (aa) Location. The sign shall not be placed in a wall location that obstructs any portion of a window, doorway or other architectural detail. Wall signs on buildings at the first floor level shall only be used for retail advertising.
 - (bb) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.
 - (cc) Projection from wall. No sign part, including cut-out letters, may project more than twelve (12) inches from the surface upon which it is attached.
 - (dd) Design. Wall signs shall identify an individual business, a building or building complex by name or trademark only.
 - (ee) Sign may contain internal lighting.
- (10) Window Signs. A window sign is a sign that is painted on, applied, or attached to a window or that can be read through the window from the public right-of-way. (Figure 4-16).
- (aa) Maximum area and height. Sign area and height shall conform to sign standards summarized in Tables 4-9 through 4-11.
 - (bb) Lighting. All illuminated window signs shall be included in the total allowable sign area for the premises.
 - (cc) Temporary Signs (Those classified as sales for specific/limited periods of time). Posters and other materials temporarily displayed in a window are exempt from all development standards outlined in Part 4 of the Alpine Land Use and Development Code.
 - (dd) Sign may contain internal lighting.
 - (ee) Window Reader Boards.
- (11) Freestanding Reader Board Signs. **No** freestanding reader board signs are allowed in the Town of Alpine boundaries.



- (12) Other Signage: As defined in Table 4-9.

TABLE 4-12 TEMPORARY SIGN STANDARDS FOR ALL ZONING DISTRICTS* SIGNS PERMITS SHALL ONLY BE ISSUED TO <u>LICENSED</u> BUSINESSES WITHIN THE INCORPORATED BOUNDARIES OF THE TOWN.			
<i>Type of Sign</i>	<i>Number of Signs</i>	<i>Maximum Area (sq. ft.)</i>	<i>Comments</i>
Grand Opening Banners	1	30'	Permit Required; <u>MUST</u> be removed after 30 (thirty) days from Grand opening date.
Banner(s)	2	30' per banner	Permit Required; <u>MUST</u> be removed after 90 (ninety) days from installation date; a onetime extension can be issued; then thereafter a permanent sign permit <u>MUST</u> be issued.
Permanent Banner	3	50'	<u>Each Property</u> shall be allowed to have three (3) permanent banners; this would include any flag banners; flag banner are not to exceed (22) twenty-two feet in height.
Directional Signs	N/A	6'	Permit Required; Indicates name of home occupation; shall be attached to dwelling unit and parallel with wall to which it is attached; not allowed on roof eaves; unlighted
Single Business Property Sandwich Boards {3' x 4' in total size}	2	12' Per Side	No fee; each <u>Single Business</u> is allowed (2) two sandwich board signs, during <u>BUSINESS HOURS ONLY</u> ; Sign placement must be at a minimum of six (6) feet from the curb of the business property; not to impede pedestrian traffic.
Multi Business Property Sandwich Boards {3' x 4' in total size}	1 Per Licensed Business	12' Per Side	No fee; each Business is allowed (1) one sandwich board sign, during <u>BUSINESS HOURS ONLY</u> ; Sign placement must be at a minimum of six (6) feet from the curb of the business property; not to impede pedestrian traffic.
Property for Sale or Rent In Single Family and Multi Unit Residential Zoning Districts	1	12'	No fee; Indicates sale or rental of property where sign is located; unlighted. <u>MUST</u> be removed within 7 (seven) days of property sell date.
Property for Sale or Rent In Mixed Residential and Commercial Zoning Districts	1	25'	No fee; Indicates sale or rental of property where sign is located; unlighted. <u>MUST</u> be removed within 7 (seven) days of property sell date.
Freestanding Election		16'	No fee; <u>MUST</u> be removed within 7 (seven) days after election date.
Freestanding yard, garage sale sign or of similar size		16'	No fee; may be displayed for up to 14 days, but <u>MUST</u> be removed within 24 (twenty-four) hours of event. <u>No</u> Business Advertising is allowed on these signs.
Note: All signs must also comply with standards set forth in Section 4-801, Section 4-802 and Section 4-803.			

NOTE:

Photos used in Article 4.8 Signs; do not necessarily meet code but are presented to illustrate examples of various signs.

PART 5 - APPEALS AND ENFORCEMENT**ARTICLE 5.1 APPEALS****Section 5-101. General**

Any order or decision by the Planning & Zoning Commission or Building Official may be appealed to the Alpine Board of Adjustment. Appeals may be made by any person, private company or corporation, or public agency affected by any such order or decision.

Section 5-102. Authority and Scope of Responsibility

The authority and responsibility of the Alpine Board of Adjustment are presented in Section 1-105, Board of Adjustment, of the Alpine Land Use and Development Code.

Section 5-103. Rules for Appeal Proceedings Before Alpine Board of Adjustment

- (a) Appeals to the Alpine Board of Adjustment may be received from any person aggrieved, or by any officer, department or agency affected by any decision of the Planning & Zoning Commission or the Building Official. Such appeal shall be made in writing on forms provided by the Zoning Administrator or Town Clerk, and delivered to the Town of Alpine within ten (10) days from the date of the action being appealed. Upon receipt of notice of appeal, the Zoning Administrator shall transmit to the Alpine Planning and Zoning Commission the notice of appeal and all of the original documents or copies which represent the record of the action being appealed.
- (b) Decisions of the Alpine Board of Adjustment concerning an appeal shall be reached only after a public hearing concerning the specific appeal. The Board of Adjustment shall fix a reasonable time and place for the hearing, and shall proceed in accordance with the following rules:
 - (1) Public notice shall be given for all hearings of the Alpine Board of Adjustment. Public notice shall consist of posting a sign by the Zoning Administrator on the affected property for, at least, thirty (30) days prior to the date of the hearing and one (1) posting of a notice by the Zoning Administrator in the Alpine Town Hall for at least five (5) days prior to the hearing. Both the sign and the notice shall identify the applicant, the nature and general scope of the appeal, as well as the date, time and place of the hearing. All hearings shall be open to the public.
 - (2) Notice of the hearing will also be given to any parties of interest, including the Town Attorney, Zoning Administrator and any attorney of record for the applicant. All parties of interest shall be permitted to be heard during all public hearings.
 - (3) Any interested party may also appear in person, or be represented by an agent or attorney, at any public hearing. After being duly sworn, the interested party may offer evidence and testimony, as well as cross-examine witnesses.
 - (4) All witnesses shall be sworn, or shall affirm their testimony, in the manner required in courts of record.
 - (5) All testimony and evidence shall be presented publicly.
 - (6) The Alpine Board of Adjustment shall keep a record of the proceedings for each matter heard. Records of the proceedings will be kept on file and copies made available to any party at cost. The record of proceedings may include documents and physical evidence considered in the case.

- (7) The Alpine Board of Adjustment shall render a written decision on each case heard within thirty (30) days of the hearing. Each decision must be supported by the rationale for its decision and based on findings of fact. The record shall also document the vote of each member for each decision and be available for public review.
- (8) A majority vote of the Alpine Board of Adjustment shall be necessary to reverse any order, requirement, decision or determination of the Planning & Zoning Commission or Building Official.
- (9) The decision of the Alpine Board of Adjustment may be reviewed by District Court pursuant to Rule 12 of the Wyoming Rules of Appellate Procedure.

ARTICLE 5.2 ENFORCEMENT

Section 5-201. Administration, Inspections, Right of Entry, and Other Powers

(a) Administration:

The Planning & Zoning Commission and Building Official are authorized to make interpretations of the Alpine Land Use and Development Code. Interpretations of the Alpine Land Use and Development Code shall conform to the general intent and purpose of this ordinance.

(b) Inspections:

The Building Official is authorized to make site and building inspections, as well as other actions that may be required to enforce the provisions of the Alpine Land Use and Development Code.

(c) Right of Entry:

(1) The Building Official may enter any building in the Town of Alpine to make an authorized property or building inspection, enforce any of the provisions of this ordinance, or inspect buildings or properties. Such actions may be taken whenever the or Building Official has reasonable cause to believe there is a condition or ordinance violation which makes such building or property unsafe, dangerous, hazardous, or in conflict with any provision of the Alpine Land Use and Development Code with approval from the Planning & Zoning Commission.

(2) Building or property inspections will be made at reasonable times during daylight hours. When a building on a given property is occupied, the Building Official will first present proper credentials to building occupants and request entry. When existing buildings are unoccupied, the Zoning Administrator or Building Official will first make a reasonable effort to locate and contact the owner, or other person having charge or control of the building or premises, and request entry. If such entry is refused, the Building Official shall have recourse to every remedy provided by law to secure entry.

(d) Other powers:

(1) The Planning & Zoning Commission, or representative, is also authorized to perform the following:

(a) Upon reasonable cause, revoke any land use or building permit, issue “Cease and Desist” orders, or take any other lawful action to ensure substantial compliance with the provisions of this ordinance.

(b) Issue notices and/or citations for violations of the Alpine Zoning Ordinance.

- (2) The Town of Alpine shall hold harmless the Town Zoning Administrator and Building Official from all personal liability for any damage, which may accrue to any person or property, as a result of any act or omission associated with the administration and enforcement of the Alpine Land Use and Development Code. The Town Attorney, or the Government Liability Pool selected attorney, as applicable, through final determinations of such proceedings, shall defend any suit brought against the Town of Alpine, the Zoning Administrator, or Building Official.

Section 5-202. Inspection and Repair

After inspection by the Building Official, all buildings or property determined to be unsafe, dangerous, hazardous, or in conflict with any of the provisions of this ordinance shall be repaired, rehabilitated, vacated, demolished, or removed in accordance with the procedure outlined in Article 4.2 of the Alpine Land Use and Development Code.

Section 5-203. Citizen Complaints

Any landowner, resident, private company, corporation, or public agency shall be allowed to file a complaint of any violation of this ordinance at the office of the Town Clerk.

- (a) The forms for citizen complaints will be made available to the general public at the Town Clerk's office.
- (b) When a complaint is received, the Zoning Administrator will, as soon as practical, place the complaint upon the agenda for the Alpine Planning & Zoning Commission.
- (c) When a complaint is received, the Zoning Administrator will also send a copy of the complaint, via certified mail, to the landowner or person, who owns and/or occupies the subject property, within ten (10) days of receipt of the complaint. The landowner or person, who owns or occupies the subject property, shall have thirty (30) days to submit a written response to the Zoning Administrator.
- (d) After receipt of the response, the Zoning Administrator and Building Official shall investigate the complaint and determine an appropriate action with direction from the Planning & Zoning Commission.
- (e) Should the Planning and Zoning Commission issue any notice concerning correction for violation of the ordinance, the landowner or person who receives any notice of violation shall have the right to appeal through the appeal process outlined in Part 4, Appeals and Enforcement, of the Alpine Land Use and Development Code.

ARTICLE 5.3 VIOLATIONS, PENALTIES, AND REMEDIES

Section 5-301. Unlawful to Violate Ordinance

It shall be unlawful for any person, private firm or corporation, or public agency to construct, alter, expand, renovate, or demolish any building or structure in violation of the Alpine Land Use and Development Code.

Section 5-302. Continuing Violations and Penalties

Any person, group, firm, or corporation whether as principle, agent, employee, or otherwise, violating, causing, or permitting the violation of the provisions of this ordinance shall be guilty of a misdemeanor, subject to a Seven Hundred and Fifty (\$750) dollar fine, such person, group, firm, or corporation shall be deemed to be guilty of a separate offense for each and every day during which any violation of this ordinance is committed, continues or results from the action or inaction of such person, group, firm, or corporation.

Section 5-303. Town Enforce through Appropriate Civil Remedy.

The town may also enforce this ordinance through any appropriate civil remedy.

Section 5-304. Actions for Penalties or Fines.

- (a) To be brought in Corporate Name. All actions brought to recover any penalty or fine shall be brought in the corporate name of the municipality.
- (b) Disposition of Recoveries. The recoveries, when collected, shall be paid into the treasury of the municipality.

Section 5-305. Applicability of "Wyoming Administrative Procedure Act".

In all proceedings before an agency or board pursuant to the rules set forth in this article, the "Wyoming Administrative Procedure Act" shall apply. If a conflict arises between such act and the rules set forth in this article, the act shall supersede these rules.

Section 5-306. Order in Writing

- (a) The Zoning Administrator, with approval from the Planning & Zoning Commission, shall order, in writing, the remedying of any violation. The order shall be sent via certified mail. If the recipient fails to pick-up the certified mail a delivery fee of fifteen (\$15) dollars for Civil Service Fee of the Officer will be assessed for each violation letter.
- (b) After any order has been served, no work shall proceed on any structure, or tract of land, covered by such an order except to correct the violation, or comply with the order.

Section 5-307. Ordinance Enforceable in Addition to Other Remedies

The Alpine Land Use and Development Code shall be enforceable in addition to the other remedies provided by law, by injunction, mandamus, or proceedings in abatement.

2023 – PROPOSED CHANGE
APPROVED ON 1/10/2023
2023 – ADDITIONAL
AMENDMENTS/CHANGES
2023 – ADDITIONAL
AMENDMENTS/CHANGES

PART 6 – RULES OF INTERPRETATION

ARTICLE 6.1 RULES OF INTERPRETATION

Some of the words, phrases, and terms used in meanings that are defined within Article 6.2. Words, phrases, and terms not defined in the Land Use and Development Code shall be given their usual and customary meanings except where the context clearly indicates a different meaning.

The word “shall” requires mandatory action. The words “may” and “should” are discretionary.

Within the Land Use and Development Code, various sections identified as “Intent” are provided as an official statement of legislative purpose. These sections are intended as a guide to the administration and interpretation of the Land Use and Development Code. However, they are not binding standards.

ARTICLE 6.2 DEFINITIONS

General Comments:

The code user should be familiar with the terms in this section because:

1. The definitions are essential to the correct interpretation of the International Building Code (IBC) and/or International Residential Code (IRC);
2. The user might not be aware that a particular term encountered in the text has the special definition found herein; and
3. Terms not defined: Where terms are not defined through the methods authorized by the section, such terms shall have ordinarily accepted meanings such as the context implies.

Words with specific defined meanings are as follows:

Accessory Building/Structure. A detached building/structure located on a parcel of land that is used to support the primary use of a principal building, located on the same lot as the primary structure/building.

Accessory Use. A secondary use of a parcel of land that is secondary to the primary use of the property.

Alley. A public thoroughfare which affords only a secondary means of access to an abutting property.

Ambulance Station. A structure or facility for storage of ambulance vehicles and their medical equipment are stationed, as well as working, living and sleeping space for their staff/crew, including a kitchen and showers, while they are on duty (transient).

Apartment. A dwelling unit within a multi-unit residential facility.

Appliance. A device or apparatus that is manufactured and designed to utilize energy and for which this code provides specific requirements.

Attach. To make fast; permanently fixed.

Attached/Attachment. To make fast, permanently fixed; must have contiguous foundation wall; can include a covered walkway. Roof of addition and/or walkway, must be attached to the principal building.

Authorized Representative. An individual appointed by the Town Council to enforce the provisions of the International Building Code (IBC), International Residential Code (IRC), International Mechanical Code (UMC), International Plumbing Code (UPC), National Electric Code, and the Alpine Zoning Ordinance.

Banners. Signs that are made out of a fabric weight or material that indicates temporary activities or welcomes.

Bed-and-Breakfast Operation. An owner-occupied single-family dwelling with a maximum of five (5) guest bedrooms within the dwelling. Guest bedrooms used to provide short-term overnight accommodations are rented for periods less than thirty (30) days. Only breakfast meals are served to guests of the bed-and-breakfast operation.

Breezeway. A roofed, often open passage connecting two buildings (as a house or garage) or halves of a building.

Building. Any permanent structure built for the shelter or enclosure of persons, animals, chattels, or property of any kind.

Building Eave Projections and/or Overhangs. The eaves are the edges of the roof which overhang the face of a wall and normally project beyond the side of a building

Building, Principal. A building which represents the primary use of a property.

Carpport. A roofed, wall-less shed, usually projecting from the side of a building, used as a shelter for an automobile.

Commercial Frontage. Is the full length of a plot of land or a building measured alongside the road on to which the plot or building fronts. In the case of contiguous buildings, individual frontages are usually measured to the middle of any party wall.

Community Land Use Plan Map. An illustration that depicts a general community vision regarding the type and location of various land uses in Alpine. This map is presented as Figure 8-4 within the Alpine Municipal Master Plan report dated October 25, 2006.

Conceptual Site Plan. An illustration of a general land use development concept for one or more parcels of land which provides an identified map scale, identifies the boundaries of project development site, and locates all proposed buildings and other land uses, vehicular parking areas and access to the project development site, utility distribution systems, and primary site development features.

Condominium. A living unit in a multi-unit residential facility that is owned in fee simple. The use of the living unit, as well as shared common space areas and facilities, are subject to covenants, conditions, and restrictions that are enforced by a homeowners association.

Construction Fences. A temporary fence constructed to preserve the safety of the building site during construction of a building.

Deck. An exterior floor supported on at least two (2) opposing sides by an adjacent structure, and/or posts, piers or other independent supports. Decks with height of thirty (30) inches or greater need guard rails.

Drainage. The process by which water or other liquids flow away into pipes or into the ground. Such as: Final Grade shall be sloped away from the structure.

Development Fee. Total of all costs incurred from initiation to implementation of a project.

Driveway. A private road connecting a house, garage, or other building with the street.

Dwelling. Any building that contains one or two dwelling units, used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.

Dwelling, Single-Family. A residential structure limited to a stick-built home, manufactured home, modular home, or factory-built home, which is physically arranged to create an independent housekeeping establishment for

occupancy by one (1) family or one (1) household. The structure is characterized by separate facilities for wastewater disposal, cooking and sleeping.

Dwelling, Multi-Unit. A residential building occupied by two (2) or more families or households living independently of each other.

Dwelling Unit. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

E-Mail. A system for sending and receiving messages electronically over a computer network.

Emergency Care Facility. A physician's office, clinic, or other health care center which provides emergency medical care in conjunction with other primary care services.

Emergency Medical Facility. A freestanding emergency center or trauma center, such as hospital or any other institution licensed by the cabinet for Health and Family Services that furnishes emergency medical services.

Emergency Medical Services (EMS). Also known as **ambulance services** or **paramedic services**, are emergency services that provide urgent pre-hospital treatment and stabilization for serious illness and injuries and transport to definitive care.

Factory-built Home. Any residential dwelling that is wholly, or in substantial part, made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly on a building site. Factory-built homes shall include, but not be limited to, manufactured homes, modular homes, and mobile homes.

Family Household. A single-family dwelling or multi-unit dwelling that is occupied by a family that is comprised by any number of persons related by blood, marriage, or adoption.

Floor Area. Area contained within the building measured to the external face of the external walls.

Frontage. The direction in which a building faces; the front of a building or lot; the lineal extent of this front; the land between a building and the street; body of water etc.

Front Yard. Portion of a property that is adjacent to the street frontage where the primary structure's driveway exits and enters.

Fireplace. An assembly consisting of a hearth and fire chamber of noncombustible material and provided with a chimney, for use with solid fuels.

Factory-built fireplace. A listed and labeled fireplace and chimney system composed of factory-made components, and assembled in the field in accordance with manufacturer's instructions and the conditions of the listing.

Masonry chimney. A field constructed chimney composed of solid masonry units, bricks, stones or concrete.

Masonry fireplace. A field constructed fireplace composed of solid masonry unit, bricks, stone or concrete.

Fire Station. A structure or facility for storage of firefighting vehicles and equipment are stationed, as well as working, living and sleeping space for their staff/crew, including a kitchen and showers, while they are on duty (transient). Also called firehouse or fire hall.

Full-Time Employees. Full-time employees are those employees working forty (40) hours or more per week, **or those individuals that have been deemed by the Governing Body as full-time employees.**

Governing Body. The Alpine Town Council.

Grade. The average finished ground elevation around a building.

Gross Floor Area. The total floor area contained within the building measured to the external face of the external walls.

Gross Internal Area. The floor area contained within the building measured to the internal face of the external walls.

Guard. A building component or a system of building components located at or near the open side of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

Habitable Space. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

Handrail. A horizontal or sloping rail intended for grasping by the hand for guidance or support.

Height of Buildings. The vertical distance from the average finished ground elevation that adjoins a building at all exterior walls. Where the finished ground elevation slopes away from the exterior walls, a grade plane will be established by the lowest points within the area between the building and the lot line. Where the lot line is more than six (6) feet from the building, a grade plane will be established between the structure and a point six (6) feet from the building.

Historical Buildings. Buildings that are listed in or eligible for listing in the National Register of Historic Places, or designated as historical under an appropriate state or local law.

Home Occupation. A professional, technical or retail service operated by the occupants of a single-family residence and not more than two (2) non-household employees. However, such enterprises will generate limited vehicular traffic and vehicular parking along residential streets, as well as limited noise within residential neighborhoods.

Hotel. Any building containing six (6) or more guest rooms used to provide short-term overnight accommodations, which are rented, for less than thirty (30) days. This facility may also include commercial food preparation and dining facilities, as well as other onsite amenities.

Household. A household consists of all the people who occupy a single-family or multi-unit dwelling, but does not include more than three (3) persons who are not related by blood or marriage.

Impact Fee. A fee imposed on a new or proposed development project to pay for all or a portion of the costs of providing public services to the new development.

Irregular Lot. Not even or balanced in shape or arrangement; contrary to the rules or to that which is normal or established. Such as: lots with multiple street frontages.

Kitchen. Kitchen shall mean an area used, or designated to be used, for the preparation of food and shall contain permanent provisions for the cooking, storage and preparation of food consisting of a sink, refrigerator oven and/or a cook top.

Land Use Plan Map. The definition of land use plan map is synonymous with the definition for “community land use plan map”.

Live Loads. Those loads produced by the use and occupancy of the building or other structure and do not include constructions or environmental loads such as wind load, snow load, rain load, earthquake load, flood load or dead load.

Loads. Forces or other actions that result from the weight of building materials, occupants and their possessions, environmental effects, differential movement and restrained dimensional changes

Lot. A parcel of land within the Town of Alpine which may be vacant, occupied by a building or a group of buildings, as well as contain utility systems and/or accessory buildings.

Lot Area. The total land area contained within a parcel of land.

Maintenance. The cleaning, painting, repair of a building, or the replacement of defective materials and fixed equipment within a building, in a manner that does not alter the basic design of the structure.

Manufactured Home. A single-family dwelling structure which:

- (a) Is partially or entirely manufactured in an offsite factory facility.
- (b) Will adhere to the building standards outlined in Part 4, Section 4-502 of the Alpine Land Use and Development Code.

Mean Roof Height. The average of the roof eave height and the height to the highest point on the roof surface.

Membership Club. A private group of persons organized in association with a national, state, or local non-profit organization.

Mobile Home. A single-family dwelling that does not meet the definition of a manufactured home of this ordinance, and has the following characteristics:

- (a) It is designed for long or short-term occupancy; and
- (b) It contains sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities; and
- (c) It contains plumbing and electrical connections to local utility systems; and
- (d) It is designed to be transported after fabrication, on its own wheels, a flatbed truck or other trailers, or on detachable wheels; and
- (e) It arrives at the building site where it is to be occupied as a complete unit and is ready for occupancy except for minor and incidental unpacking and assembly operations, installed on foundation supports or jacks, underpinned, and connected to utilities.

Modular Home. A residential dwelling, which:

- (a) Is constructed in a factory in accordance with the most current version of the International Building Code.
- (b) Will adhere to the building standards outlined in Section 4-503 of the Alpine Land Use and Development Code.

Motel. Any building or complex containing six (6) or more guestrooms used to provide short-term overnight accommodations, which are rented, for usually less than thirty (30) days.

Multi-Unit Complex. A residential development that includes a group of multi-unit residential facilities that are owned by one landowner.

Multi-Unit Residential Facility. A group of dwelling units within one building that contains separate living units for three or more families who may share supporting services and facilities.

Nonconforming Building/Structure. An existing structure which, on the effective date of this ordinance, does not comply with the provision of this ordinance for the zoning district where the building is located.

Nonconforming Sign. All signs in existence before the effective date of this ordinance.

Nonconforming Use. A legal use of land which, on the effective date of this ordinance, does not conform to the permitted uses established for the zoning district where the existing land use is located.

Nonfamily Household. A nonfamily household consists of a householder living alone (a one {1} person household) or where the householder shares the home exclusively with not more than three (3) persons to whom he or she is not related.

Occupied. The use of a developed property for one (1) or more purposes.

Parapet. A low wall or railing to protect the edge of a platform, roof or bridge.

Pavement Structures. The implementation of a sub-base, base and surface material, to accommodate the needs of traffic and load bearings.

Permanent Foundation. A system of supports, including piers, either partially or entirely below grade which is:

- (a) Capable of transferring all design loads imposed by or upon the structure into soil or bedrock without failure;
- (b) Placed at an adequate depth below grade to prevent frost damage;
- (c) Constructed of concrete, metal, treated lumber or wood, or grouted masonry; and
- (d) In accordance with manufacturer specifications and applicable sections of the International Building Code (IBC).

Planned Unit Development. A development of one (1) or more parcels of land that is planned and developed as a single development project and/or programmed for development over a series of incremental development stages. This development approach integrates site development considerations for proposed land uses, vehicular access, parking and circulation, supporting utility systems, landscaping, site constraints and development opportunities, and zoning requirements.

Plot Plan. An illustration depicting a proposed land use which shall be prepared to a defined map scale, identifies the general location of the project site, project development site boundaries, locates the proposed vehicular access to the project development site, as well as identifies and locates proposed land uses.

Pole Barn. Structure/Building built for animal shelter, equipment and/or storage of open at the sides and/or ends.

Primary Structure. The structure from which the principal use of a property is conducted.

Project Stipulations. Potential requirements which may accompany decisions by the Alpine Planning and Zoning Commission, Board of Adjustment, and Alpine Town Council concerning proposed planned unit developments, zone changes, and variances.

Public Way. Any street, alley or other parcel of land open to the outside air leading to a public street, which has been deeded, dedicated or otherwise permanently appropriated to the public for public use.

Ramp. A walking surface that has a running slope steeper than one unit vertical in twenty (20) units horizontal (five {5} percent slope).

Rear Yard. Portion of a property that is opposite the front yard.

Road Grade. Grade is the rate of change of the vertical alignment, at the center of the road.

RV (Recreational Vehicle). A vehicle, such as a Class A, B, or C RV, a RV Folding Trailer, RV Travel Trailer, Fifth Wheel Travel Trailer, or a truck camper mounted or un-mounted inside of a truck bed, primarily used for leisure activities, traveling and recreational activities.

Sandwich Board. Signboard consisting of two (2) hinged boards that hang and/or sit front and back from the shoulders of a walker and/or are placed on the ground, that are used to display advertisements.

Setback. The minimum horizontal distance between the lot or property line and the nearest front, side or rear building line.

Shed. A structure/building for storage.

Side Yard. Portion of a property that runs perpendicular to the front and side yards.

Silt Fence. Temporary sediment control device typically used in combination with sediment basins and sediment traps, as well as erosion controls, which are designed to retain sediment in place where soil is being disturbed by construction processes. A typical fence consists of a piece of synthetic filter fabric stretched between a series of wooden or metal stakes.

Single Family Dwelling Unit. One (1) family or non-family household occupies the single-family dwelling unit; limited to stick-built homes, manufactured homes and modular homes. However, owners may provide room and board for up to three (3) persons who are not related by blood or marriage; provided no separate kitchen is provided.

Site Plan. An illustration or construction document submitted with the application for *permit* depicting a proposed land use which shall be prepared to a defined map scale, identifies the general location of the project site, project development site boundaries showing the size and location of new construction and/or existing structures, utilities, snow storage, proposed vehicular access to the project development site, as well as identifies and locates the proposed land uses.

Snow Fence. A temporary fence to prevent blowing and drifting snow.

Stair. A change in elevation, consisting of one or more risers.

Storage Building. A detached building located on a parcel of land that is used to support the primary use of a principal building, located on the same lot as the primary structure/building.

Street. A public or private transportation facility which affords public access to adjacent properties and/or other parts of the community.

Street – Right of Way. The legal right established by usage or grant, to pass along a specific route through grounds or property belonging to another.

Structure. A new, extended, expanded, or renovated building constructed on a property.

- (a) **Permanent:** A structure fixed to the ground by any of the various types of foundations, slabs, piers, poles, or other means allowed by building codes.
- (b) **Temporary:** A type of building, tent and/or greenhouse that is used for a limited period of time – this could be for an event, or a warehouse needed to store seasonal stock for a retail shop.

Townhome: An attached single-family home that has a common wall with an adjacent single-family home. This type of housing is sometimes referred to as a duplex or twinhome.

Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof with open space on at least two sides.

Transient. Occupancy of a dwelling unit or facility with 10 or fewer occupants staying or working in a place for only a short period of time, time not to exceed five (5) consecutive days.

Utility Systems. Means any of the following: A system for the treatment or supply of water. A system for the collection or treatment of wastewater. A system for the generation or supply of steam, hot water, and chilled water. A system for the supply of natural gas. A system for the transmission of telecommunications.

Use. The purpose for which a parcel of land or building is utilized.

Vehicular Parking Area. An off-street area containing a paved surface designated parking stall, and appropriate signage for the parking of motor vehicles.

Wall.

- (a) Retaining. A wall not laterally supported at the top, that resists lateral soil load and other imposed loads.
- (b) Load bearing. A wall supporting any vertical load in addition to its own weight.
- (c) Nonbearing. A wall which does not support vertical loads other than its own weight.

Water-Resistive Barrier. A material behind an exterior wall covering that is intended to resist liquid water that has penetrated behind the exterior covering from further intruding into the exterior wall assembly.

Xeriscaping. A landscaping method that makes routing irrigation unnecessary. It uses drought-adaptable and low-water plants as well as soil amendments such as compost and mulches to reduce evaporation.

Yard, Front, Side, or Rear. Required open space area on an occupied lot which is defined via minimum setback requirements from property lines.

Zoning Administrator. A person who is an authorized individual (and/or their representative) to manage the practices, policies and regulations of the operations of the Zoning Commission.

Zoning District. A land use zoning designation for selected geographical areas within the Town of Alpine.