



## **PLANNING & ZONING COMMISSION**

*May 12, 2026, at 7:00 PM*  
*250 River Circle - Alpine, WY 83128*

### **AGENDA**

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**1. CALL TO ORDER:**

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

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

a. Dania Meadows Subdivision- Minor Subdivision

Public Hearing

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

a. CB26-000004-Alpine Ace (Gary Herrod) 100 Greys River Road, Lot 716 of Lakeview Estates 11th Addition- Minor Construction- Greenhouse and remodel

b. RB26-000011- Lundstrom, Chad and Gina- 533 Forest Circle Dr Lot -SFR

c. Site Plan Approval for RB26-000010-Gersh, Kate 551 Forest Circle Dr.- Detached Garage and Driveway

d. Site Plan Approval for RB26-000012- Ortega, Gonzolo- 104 Aster Loop Lot - SFR

e. Site Plan Approval for RB26-000013- Ortega, Gonzalo- 622 Grandview Dr. Lot- SFR

f. Site Plan Approval for CB26-000005- Ferry Peak- 132 Foxtail Street Lot #177 Alpine Meadows- New Commercial Structure

g. Site Plan Approval for SGN26-000001- Alpine Education Foundation (TOA Property) 200 Buffalo Drive Lot #15 Alpine West Third Addition- Free Standing Sign

h. Site Plan Approval for SGN26-000002- Alpine Education Foundation (TOA Property) 200 Buffalo Drive Lot #15 Alpine West Third Addition- Free Standing Sign

i. SGN26-000003- Alpine Education Foundation (TOA Property) 200 Buffalo Drive Lot #15 Alpine West Third Addition- Wall Sign

j. Dry Dog, LLC Annexation Pre-petition Hearing

k. Dania Meadows Subdivision- Minor Subdivision

The Alpine Planning and Zoning Commission will recommend approval, approval with conditions or modifications, or denial of the proposed subdivision to the Alpine Town Council

**5. TABLED ITEMS:**

**6. UNFINISHED/ONGOING BUSINESS:**

**7. CORRESPONDENCE:**

**8. DISCUSSION ITEMS:**

Adding a second Planning and Zoning Commission Meeting per month.

Do we want to schedule more work sessions for LUDC updates or hold off until fall?

**9. APPROVAL OF MINUTES:**

a. Approval of minutes for:

March 25, 2026

April 14, 2026

April 20, 2026

**10. TOWN COUNCIL ASSIGNMENT:**

**11. ADJOURN MEETING:**



**TOWN OF ALPINE**

**PLANNING AND ZONING COMMISSION  
REPORT AND RECOMMENDATION TO PLANNING AND ZONING COMMISSION**

**Date:** May 8, 2026

**Applicant:** Rahem Hafeez

**Request:** Minor Subdivision (Replat) – Dania Meadows, LLC

**Location:** 96 Wintergreen Drive, Lot 2 of Hafeez Addition, Alpine, Wyoming

**Representative:** Surveyor Scherbel, Ltd.

**Acreage:** Approximately 7.75 acres

**Existing Zoning:** MRC (Mixed Residential Commercial)

**Proposed Action:** Subdivide one (1) existing lot into three (3) lots

**I. PROJECT SUMMARY**

The applicant is requesting approval of a Minor Subdivision (Replat) to divide an existing 7.75-acre parcel (Lot 2 of the Hafeez Addition) into three (3) lots ranging from approximately 1.0 to 4.07 acres. The proposed lots are intended for multi-family residential development, consistent with the current MRC zoning designation. The newly created lots will be known as Lots 3, 4, and 5 of the Dania Meadows Addition.

Access to the proposed lots will be provided via a new internal road (Dania Drive), connecting to existing public roadways, including Bugling Elk Drive and Wintergreen Drive.

The subdivision will require extension of water and sewer infrastructure to serve the newly created lots.

**II. APPLICABLE REVIEW CRITERIA**

Pursuant to **Section 2-202 of the LUDC**, subdivision applications are evaluated based on:

- Consistency with the adopted 2006 Master Plan
- Compliance with zoning regulations
- Compatibility with adjacent land uses
- Adequacy of infrastructure (water, sewer, roads)
- Public health, safety, and welfare considerations

Subdivision approvals (including replats) require:



**TOWN OF ALPINE**

- Planning & Zoning Commission review and recommendation
- Final action by Town Council

**II. STAFF ANALYSIS**

**A. Consistency with Zoning**

The subject property is zoned MRC (Mixed Residential Commercial).

- The proposed use of multi-family housing is consistent with the intent of the MRC district.
- No zoning change is requested.

**Finding:** The proposal is consistent with existing zoning regulations.

**B. Consistency with the 2006 Master Plan**

The 2006 Alpine Master Plan serves as a **guiding document for land use, infrastructure, and growth management.**

Key considerations:

- The Master Plan supports:
  - Managed residential growth
  - Efficient use of infrastructure
  - Development that aligns with community expansion and services

The proposed subdivision:

- Increases residential development within an already developing area
- Utilizes existing and planned infrastructure connections
- Represents an **infill/intensification** of an existing subdivision area

**Finding:** The proposal is generally consistent with the intent of the 2006 Master Plan.

**C. Compatibility with Adjacent Uses**

The application materials indicate that the subdivision:

- Is located within an existing developed area



**TOWN OF ALPINE**

- Will maintain zoning consistency (MRC) across all proposed lots
- Continues the pattern of residential and mixed-use development in the vicinity

**Finding:** The proposal appears compatible with surrounding land uses.

**D. Infrastructure and Services**

The proposed subdivision includes:

- Extension of water and sewer services
- Connection to existing municipal systems
- Construction of an internal access road (Dania Drive)

However, **at the time of this report:**

- No formal comments have been received from:
  - Town Engineer
  - Public Works Director

**Finding:**

While the application proposes adequate infrastructure extensions, the adequacy of the extensions cannot be confirmed without agency review. Additionally, the submitted plat indicates the presence of easements; however, these easements must be reviewed and deemed appropriate by the Public Works Director and Town Engineer to ensure they meet Town standards and adequately support the proposed development.

**E. Access and Circulation**

**The subdivision proposes:**

- New internal road connection (Dania Drive)
- Connectivity to existing roadway network

Traffic and access considerations are addressed in the submitted master plan report, including evaluation of traffic volumes and access points.

**Finding:** Access appears adequate, subject to engineering and Public Works review.

**F. Public Health, Safety, and Welfare**



## TOWN OF ALPINE

Per LUDC intent:

- Development must protect public health, safety, and welfare

### Considerations:

- Infrastructure adequacy (pending review)
- Access and circulation
- Compatibility with surrounding development

**Finding:** The proposal generally meets these standards, **pending agency input.**

## IV. OUTSTANDING ITEMS / CONDITIONS

At the time of staff report preparation, the following items remain outstanding:

1. Review and approval from the Town Engineer
2. Review and comment from the Public Works Administrator
3. Final confirmation of:
  - Water and sewer capacity
  - Road design and standards
  - Drainage and stormwater management
  - Easements shown on the plat shall be reviewed and approved by the Public Works Director and Town Engineer to ensure they are appropriately located, sized, and sufficient to support required utility, access, and drainage functions in accordance with Town standards.

## V. STAFF RECOMMENDATION

Staff recommends approval of the Dania Meadows Minor Subdivision (Replat), subject to the following conditions:

1. Receipt and acceptance of all required agency reviews, including:
  - Town Engineer
  - Public Works Administrator
2. Verification that:
  - Water and sewer infrastructure meet Town standards
  - Road design and access comply with Town requirements
  - Stormwater and drainage plans are adequate
  - Proposed easements are sufficient



**TOWN OF ALPINE**

3. Compliance with all applicable provisions of the Town of Alpine Land Use and Development Code.

**VI. PLANNING & ZONING ACTION**

The Planning & Zoning Commission shall:

- Review the application
- Consider staff findings
- Make a recommendation to the Town Council for final action

A handwritten signature in blue ink, appearing to be "GC", is written above a horizontal line.

Gina Corson

Planning and Zoning Administrator

Town of Alpine WY

SCOTT A. SCHERBEL  
Professional Land Surveyor  
Wyoming Registration No. 3889  
Utah Registration No. 372111  
Idaho Registration No. 8026

MARLOWE A. SCHERBEL  
Professional Land Surveyor  
Wyoming Registration No. 5368

KARL F. SCHERBEL  
Professional Land Surveyor  
Wyoming Registration No. 11810  
Idaho Registration No. 13493  
Certified Federal Surveyor No. 1223

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Est. 1951 CONSULTANTS IN Boundary Matters, Irrigation and Water Rights

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Big Piney Office Manager

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Lava Hot Springs, Idaho  
Direct to Big Piney Office  
208-776-5930 & Fax

Montpelier, Idaho  
Direct to Afton Office  
208-847-2800 & Fax

23 March 2026

Mayor Eric Green  
Town of Alpine  
PO Box 3070  
Alpine, Wyoming 83128

Re: Rehman Hafeez – Minor Subdivision – Lot 2 of Hafeez Addition to the Town of Alpine,  
Lincoln County, Wyoming

Dear Mayor Green,

Enclosed please find the following for the above referenced project:

1. An executed Replat Permit Application.
2. A Master Plan Report for Dania Meadows Subdivision prepared by Sunrise Engineering.
3. A copy of the Ownership Deed: 439 PR 005 – Rehman Hafeez.
4. A list of property owners within 500 feet of the proposed development with mailing addresses based on the most current information from the Lincoln County GIS.
5. A print of an advance plat titled, "DANIA MEADOWS ADDITION TO THE TOWN OF ALPINE WITHIN SE1/4SW1/4 SECTION 20 T37N R118W LINCOLN COUNTY, WYOMING", dated 1 October 2025.
6. A reduced print of the plat. This print may be reproduced to be added to adjoining property owner's notification letter.
7. A check from the developer, Rehman Hafeez, in the amount of \$5000.00 for application fees

In 2023, the original property was replated and subdivided into two subdivision lots – Lots 1 and 2 of Hafeez Addition. The original developer, Rehman (Ray) Hafeez, sold Lot 1 of Hafeez Addition. The current application would further divide Lot 2, which is 7.75± acres into three (3)

Page 1 of 2

AL/Dania Meadows Addition

lots which includes an internal road. The developer wishes to name the road, Dania Drive. The property is located at the intersection of Wintergreen Drive and U.S. Highway 89 and lies between Wintergreen Drive and Old Alpine County Road No. 12-100.

If you have any questions, please contact me.

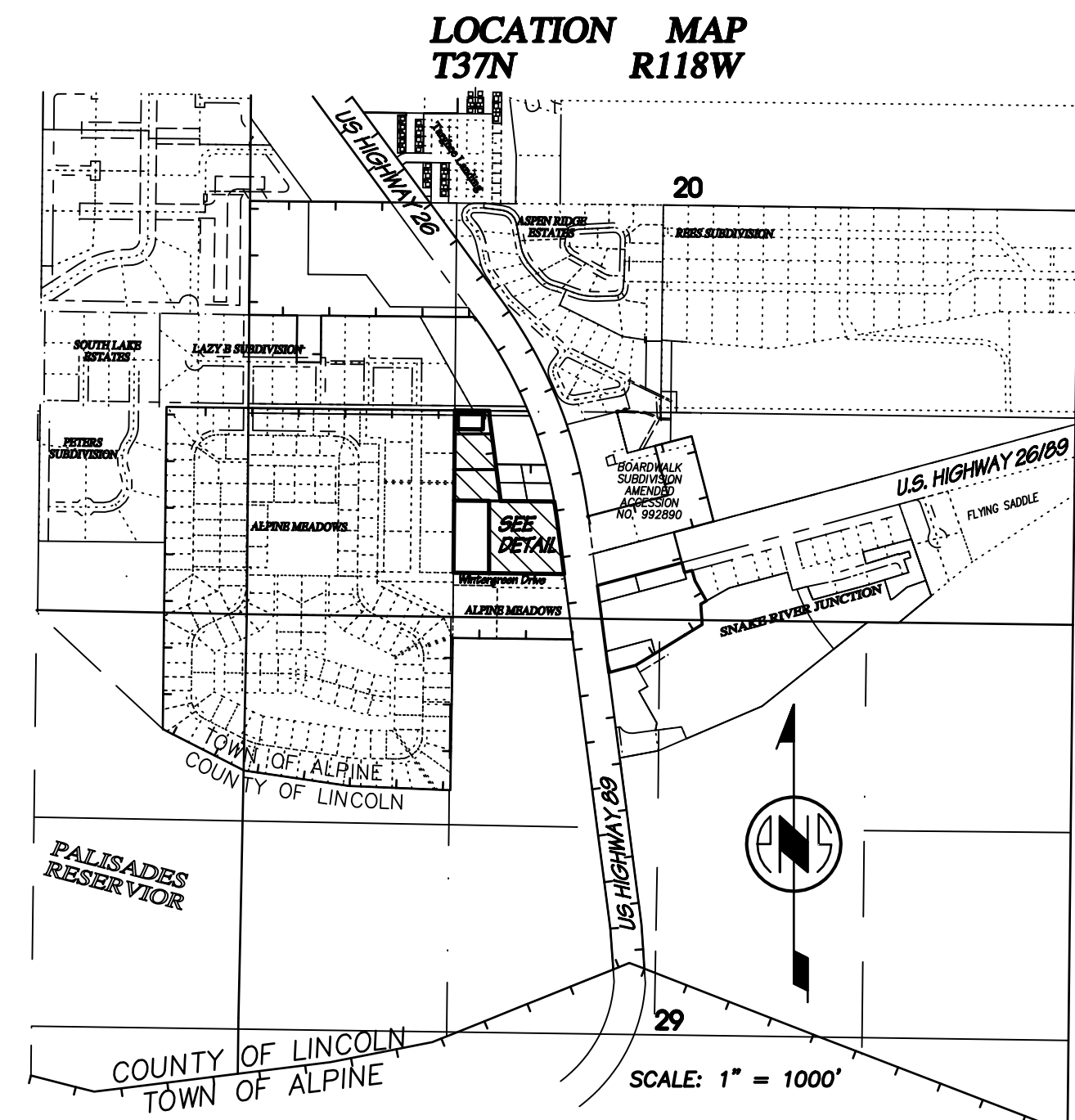
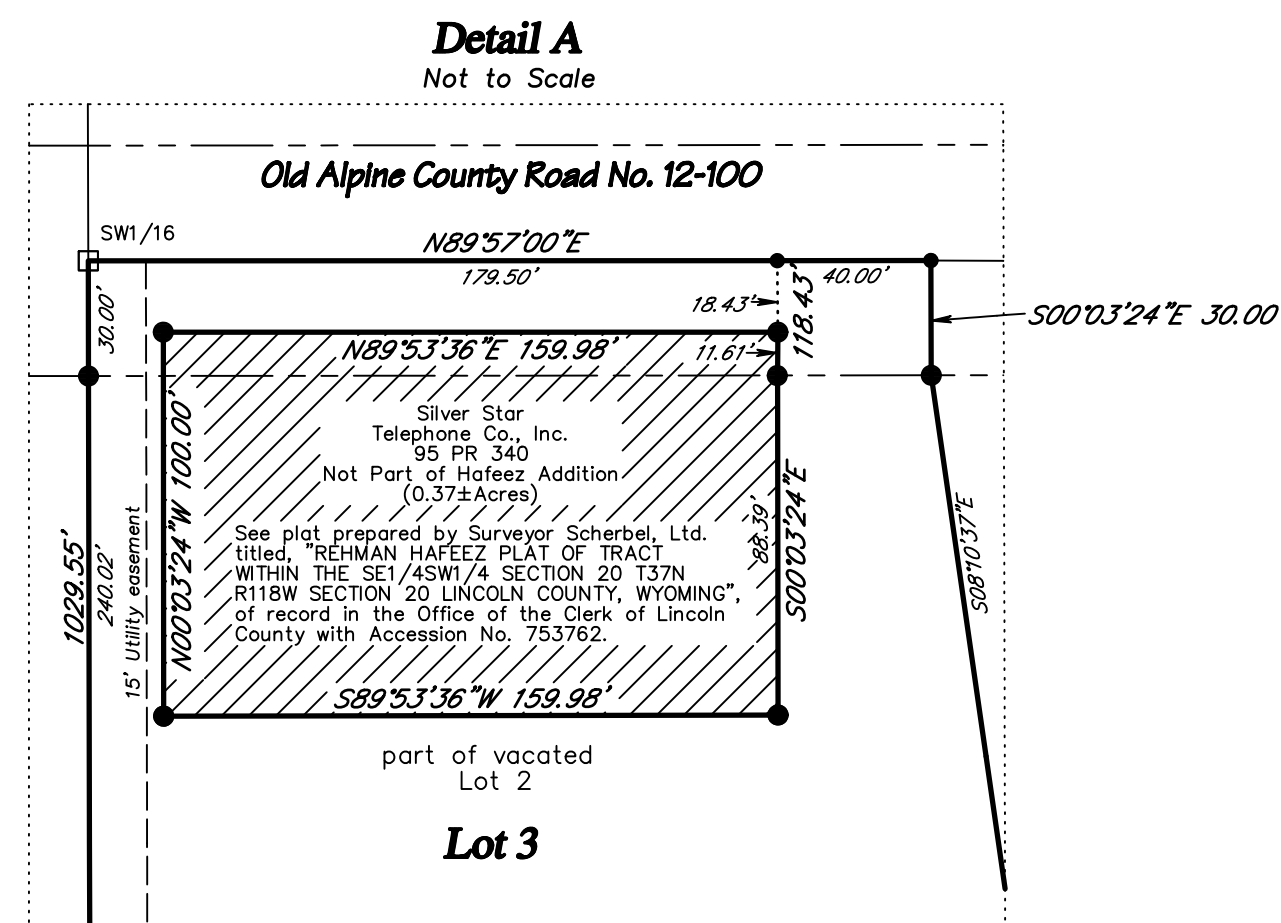
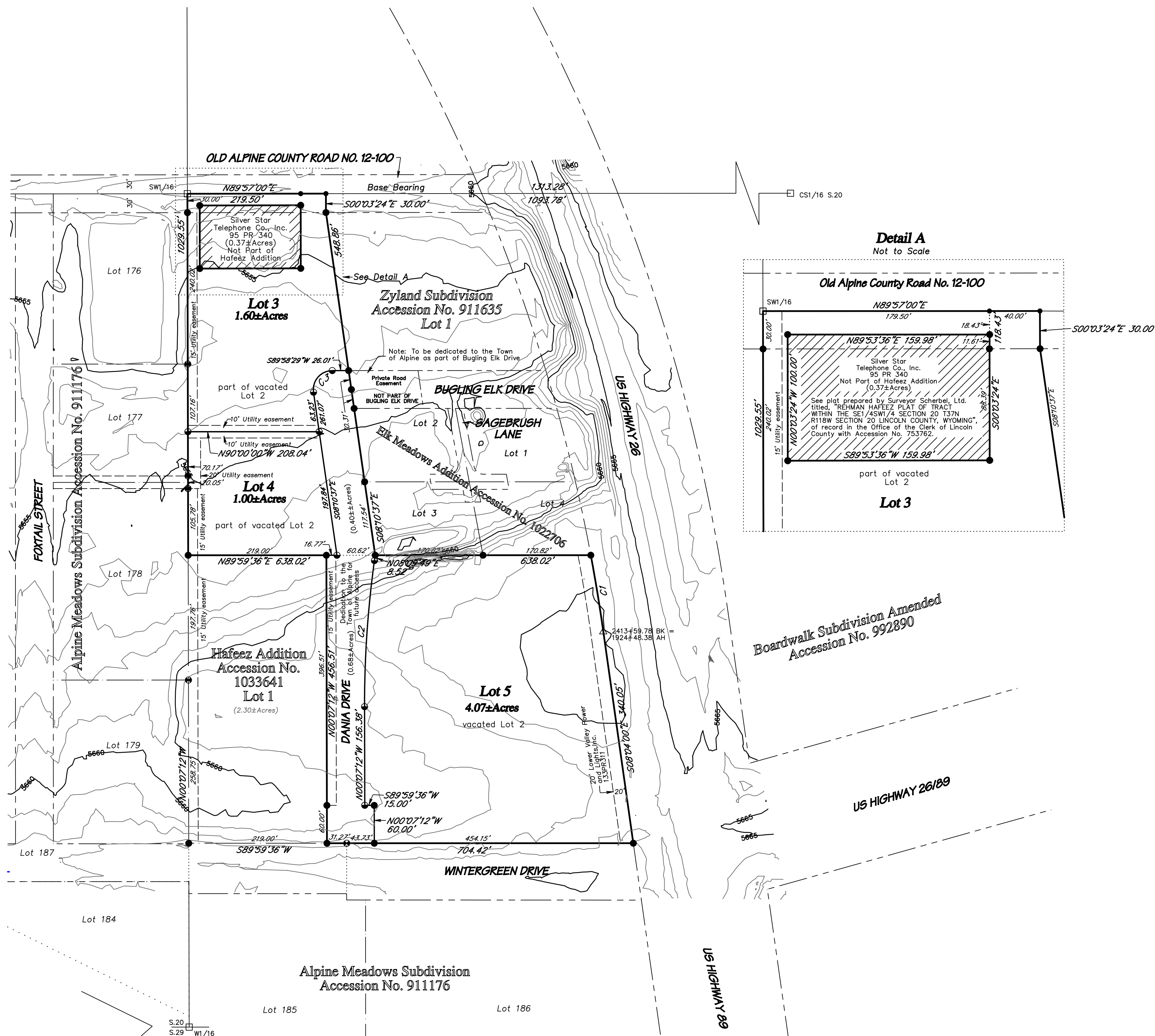
Sincerely,  
SURVEYOR SCHERBEL, LTD.

Jamie DeCora  
enclosures

cc: Rehman Hafeez (email) *Rehman Hafeez* 3/24/2026.  
Dale Cottam, Bailey Stock Harmon Cottam Lopez, LLP (email)



# DANIA MEADOWS ADDITION



**CERTIFICATE OF SURVEYOR**  
 STATE OF WYOMING } ss.  
 COUNTY OF LINCOLN }  
 I, Marlowe A. Scherbel, of Afton, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by persons under my supervision during October 2025 and from records in the Office of the Clerk of Lincoln County and that it correctly represents **DANIA MEADOWS ADDITION** to the Town of Alpine, described as follows:  
 All of Lot 2 of Hafeez Addition, a subdivision of record in the Office of the Clerk of Lincoln County with Accession No. 1033641;  
 EXCEPTING therefrom all of that tract of record in said Office in Book 95 of Photostatic Records on page 340;  
 ENCOMPASSING an area of 7.75 acres, more or less;  
 that said addition was accurately surveyed, that the parts thereof are accurately staked off and marked with appropriate metal monuments, including magnetic iron, and inscribed at least with the registration number of the Land Surveyor to provide source identification at all lot corners of the addition, and that their locations are correctly shown hereon;  
 that, to the best of my knowledge, it conforms with the municipal code of the Town of Alpine and to all applicable state statutes;  
 that the error of closure is not greater than one part in five-thousand.

*Professional Land Surveyor*  
 Marlowe A. Scherbel  
 5368  
 WYOMING

The foregoing instrument was acknowledged before me by Marlowe A. Scherbel this \_\_\_ day of \_\_\_, 2026.  
 Witness my hand and official seal.

Notary Public \_\_\_\_\_ My Commission expires: \_\_\_\_\_

**CERTIFICATE OF OWNERS**  
 STATE OF WYOMING } ss.  
 COUNTY OF LINCOLN }  
 The undersigned hereby certifies that this addition of part of the SE1/4SW1/4 of Section 20, T37N R118W, within the incorporated Limits of the Town of Alpine, Lincoln County, Wyoming, as shown on this plat and more particularly described in the Certificate of Surveyor, is with the free consent and in accordance with the desires of the owner and proprietor of the described lands;  
 that the name of the addition shall be the **DANIA MEADOWS ADDITION** to the Town of Alpine;  
 that the undersigned does hereby vacate all of Lot 2 of Hafeez Addition, a subdivision of record in the Office of the Clerk of Lincoln County with Accession No. 1033641 in accordance with Section 34-12-106 and 108 Wyoming Statutes, 2025, as amended, and respectfully request the Clerk of Lincoln County to so mark said plat in accordance with Section 34-12-110;  
 that the undersigned does hereby dedicate Dania Drive to the Town of Alpine for the perpetual use of the public;  
 that the 15' Utility easements shown hereon along the west lines of Lot 3 and a portion of Lot 4 and the 10' Utility easements shown hereon along the south line of Lot 3 and the north line of Lot 4 and the 20' Utility easement along the west line of a portion of Lot 4 are hereby granted to all utility companies, their heirs, successors, and assigns, including, but not limited to, Lower Valley Energy, Silver Star Communications, and the Town of Alpine, for the underground installation and maintenance of all utilities including, but not limited to, water, sewer, power, telephone, cable television, gas, storm water drainage and irrigation facilities appurtenant to this addition;  
 that said addition is subject to easements of record;  
 that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of a stream or river;  
 that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released.

REHMAN HAFEZ  
 Signature obtained by Separate Affidavit  
 Rehman Hafeez

- LEGEND**
- Indicates a Corner Record filed or to be filed in the Office of the Clerk of Lincoln County.
  - △ Indicates a 6" x 6" concrete post with brass marker inscribed: "STATE HIGHWAY DEPT R.O.W. MARKER", with appropriate details, found.
  - Indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed: "SURVEYOR SCHERBEL LTD", and other details, found this survey.
  - ⊙ Indicates a 5/8" x 24" steel reinforcing rod with a 3" aluminum cap inscribed: "PLS6447", and other details, found this survey.
  - ⊖ Indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed: "SURVEYOR SCHERBEL LTD" and other details, set this survey.
  - Indicates a 3/8" x 12" steel spike, of record.
  - — — — — Indicates a platted lot line of record.
  - - - - - Indicates an easement line.
  - - - - - Indicates a right-of-way line.
- The Base Bearing for this survey is the north line of the S1/2SW1/4 of Section 20, T37N, R118W, being N89°57'00"E.  
 Due to the rounding algorithms of automated computer drafting, the sum of the parts of total distances shown may be 0.01' different from the total distance shown.

**CERTIFICATE OF ACCEPTANCE**  
 STATE OF WYOMING } ss.  
 COUNTY OF LINCOLN }  
 The foregoing **DANIA MEADOWS ADDITION** to the Town of Alpine was approved at the regular meeting of the Alpine Town Council on this \_\_\_ day of \_\_\_, 2026, in accordance with Sections 15-1-415 and 34-12-102, 103, Wyoming Statutes, 2025, as amended.  
 Attest: \_\_\_\_\_ Town of Alpine  
 Monica Chenault, Clerk \_\_\_\_\_ Eric Green, Mayor

**OWNERS:** Rehman Hafeez, 255 South Reeves Dr., Apt.#202, Beverly Hills, CA 90212

**SURVEYOR:** Surveyor Scherbel, Ltd., P.O. Box 725, Afton, Wyoming 83110 (307) 865-9319

**LAND USE TABLE:**

Total Number of Lots:	3
Average Lot Size:	2.58± Acres
Total Acres:	7.75± Acres
Zoning:	Mixed Residential and Commercial

**DATE:** March 2026

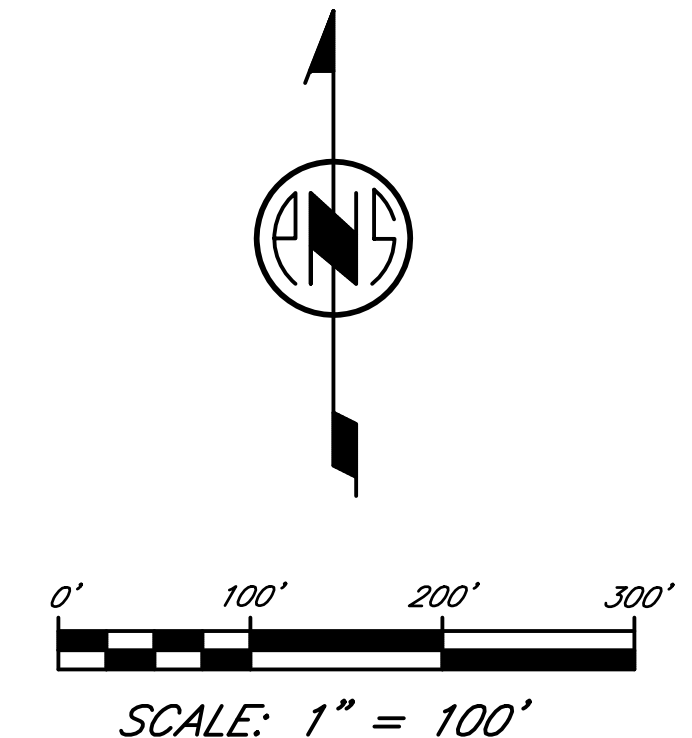
**ADVANCE PLAT - SUBJECT TO CORRECTION AND APPROVAL**

**CERTIFICATE OF RECORDATION**  
 This plat was filed for record in the Office of the Clerk of Lincoln County on this \_\_\_ day of \_\_\_, 2026.  
 April Brunski, Clerk

**DANIA MEADOWS ADDITION TO THE TOWN OF ALPINE WITHIN SE1/4SW1/4 SECTION 20 T37N R118W LINCOLN COUNTY, WYOMING**

**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	121.42'	2°30'59"	2764.77'	S09°18'23"E	121.41'	60.72'
C2	232.20'	7°59'25"	1665.00'	N03°52'12"E	232.01'	116.29'
C3	51.39'	98°09'06"	30.00'	S40°53'56"W	45.33'	34.60'



DATE: 1 October 2025  
 DRAWN BY: Clint A. Phillips  
 CALCULATED BY: Scott A. Scherbel  
 CATEGORY/PART: SD/Hafeez  
 FIELD BOOK:  
 COMPUTER FILE: Dania Meadows Add.pro

**SURVEYOR SCHERBEL, LTD.**  
 PROFESSIONAL LAND SURVEYORS

BOX 96 BIC DINEY-MARLBETON, WYO 83119 TEL 307-876-3347  
 BOX 725 AFTON, WYO 83110 TEL 307-865-9319, ALPINE, WYO TEL 307-885-9319  
 JACKSON, WYO TEL 307-783-5908; LAVA, ID TEL 208-776-5930; MONTPELIER, ID TEL 208-847-8800

2/23/26-CAP: Edit per JD review  
 1/19/26-CAP: Edit per JD review  
 11/19/25-CAP: Edit per JD review  
 10/21/25-CAP: Edit road JD review  
 10/16/25-CAP: Edit per JD review  
 REVISED:

# Master Plan Report Dania Meadows Subdivision

March 2026

Prepared by Surveyor Scherbel, Ltd.  
and



Creating solutions that work and relationships that last

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### 1.0 STATEMENT OF PURPOSE AND LAND USES

The Dania Meadows Subdivision Filing encompasses an approximate area of 7.75 acres. The property is located North of Wintergreen Drive and west of the intersection of US Highway 89 and US HWY 26

The purpose of this development is to subdivide the existing Lot 2 property into three lots (lot 3, lot 4 and lot 5), ranging from 1.00 to 4.07 acres for Multi-family Housing uses. The proposed Dania Drive will connect each lot to the Existing Bugling Elk Drive and Wintergreen Drive.

## DANIA MEADOWS ADDITION

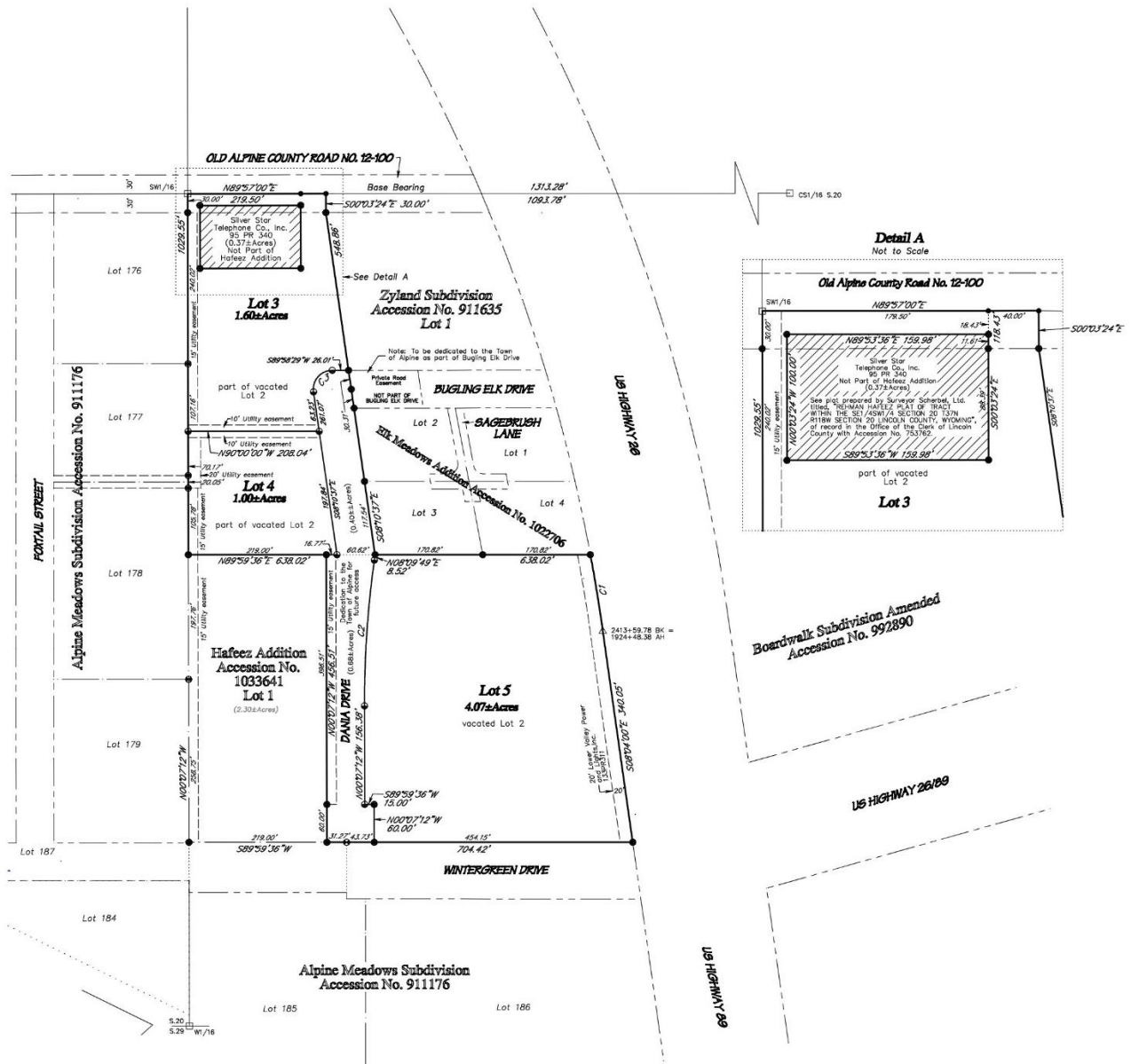


Figure 1: Proposed Subdivision Layout

**2.0 DEVELOPMENT SCHEDULE**

Phase 1 of the project will consist of grading and paving the proposed Dania Drive, as well as extending water and sewer services. Water service will be extended to lots 3, 4 through a new water line, while lot 5 will receive water services from the current line on Wintergreen Drive at time of construction. Additionally, a sewer line extension will connect the newly created lots on Dania Drive to the existing sewer on the eastern edge of the Zyland subdivision and then link to the existing line on Foxtail Street.

**3.0 LOTS AND ZONING**

The Current Zoning for the lot is MRC- Mixed Residential and commercial. All lots are proposed to use this existing Zoning. The proposed use of multi-family residences is consistent with this zoning.

**4.0 SUITABILITY OF SOILS**

The soils in the proposed Dania Meadows Subdivision are classified by the USDA Natural Resources Conservation Service (NRCS) as Hobacker gravelly Sandy loam (Hb). This soil profile includes the following:

- 0-9 inches: gravelly sandy loam
- 9 to 23 inches: very gravelly sandy loam
- 23 to 30 inches: very gravelly sandy loam
- 30 to 60 inches: very gravelly loamy sand

The soil is “somewhat excessively drained” with a depth to water table of more than 80 inches. The soil has low risk of ponding and is in the hydrologic soil group B. The 1976 Soil Survey of Star Valley states this soil has slow runoff and slight erosion hazard. The permeability is between 6 to 20 inches per hour. The report further identifies this soil as being used for urban development.

The Dania Meadows Subdivision will include water and sewer service extensions. These facilities will be placed from three to five feet deep and will be in the portion of the soil profile containing up to 30% coarse fragments greater than three inches. Consequently, all buried water and sewer pipes will require imported bedding and shading. The native soils will be suitable for trench backfill above the shaded pipe. Boulders greater than 12 inches should be excluded from the lower levels of backfill closest to the shading. Screening of this material for bedding is possible, however the remains will not contain adequate “fines” for a suitable trench backfill.

The native Hb soil will be suitable for road subgrade, building foundation and other construction designed to support surface loads. It is non-plastic with low shrink-swell potential and low risk of frost action. The larger coarse fragments will hinder fine grading operations.

Based on the review of the Hb soil, the native soils are suitable for the proposed development and the urban construction likely to occur on the lot.

**5.0 COMPATIBILITY WITH ADJACENT LAND USES**

The proposed development will be adjacent to land currently zoned MRC Mixed Residential and commercial. The current zoning is consistent with the current uses observed in the surrounding areas. The Town of Alpine has observed consistent growth of residential areas within the town in recent years.

**6.0 HOUSING**

Alpine has been one of the fastest growing areas in Lincoln County. This is in part due to the proximity to Jackson and the large workforce that commutes to Jackson daily. The need for new housing in the area is evidenced by the construction of new apartment buildings. Recent projects include the new single family

houses being constructed in the Alpine Meadows development, Elkhorn Meadows Townhomes, and the Flatts at Alpine Junction. Snake River Junction was master planned for mixed residential/commercial use, but the area slated for that development is now an RV park. Five of the lots zoned MRC land within Alpine Meadows are proposed to be employee housing for St. John’s Medical Center because of the ongoing housing shortage in the Jackson area.

**7.0 PLANNED WATER SYSTEM**

The Town of Alpine water system has grown from a system on the south side of the Snake River to serving both sides of the river. As of the 2020 census, the Town population was 1,220 people with an approximate area of 0.9 miles. The town previously incorporated the North Star Utility when it connected to the Alpine system via a 12” pipeline hung across the Snake River Bridge. The following information was taken from the Alpine Water Supply Level 1 Masterplan (Wyoming Water Development Commission).

The Dania Meadows Subdivision is proposed to extend the existing 8” water main located adjacent to the proposed development in the Elk Meadows Subdivision to the east. The water main will be extended to the west side of the proposed Dania Drive adjacent to lot 5 and will extend north along the right of way adjacent to lots 4 and 3.

**7.1 Water Users**

At the time of the 2025 study, Alpine had 663 connections. 516 of these connections are located south of the Snake River, 147 are located north of the snake river system. Most new service connections have been residential. Several connections for businesses have been added, mainly in services for the residential uses of the area. For the purposes of this study, the existing connections were grouped into 3 categories. **Table 7.1** summarizes the connections within the system.

*Table 7.1: Connections and ERU's*

Service Connection Location	Number of Connections (2024)
South of Snake River (original Town of Alpine system)	516
North of Snake River (formerly NSU system)	147
Total	663

**7.2 Water Use**

The Alpine System utilizes meters on individual connections. Many of the meters have limited capability for data collection and are only read once a year. Historically, the Town water operator has taken readings every few days at each meter. This data can be used to estimate average and maximum daily demands. **Table 7.2** summarizes water use as identified in the Master Plan (Wyoming Water Development Commission, 2)

*Table 7.2 – 2025 Master Plan Water Use Summary*

	Alpine Water Use	
	(gpd)	(gpd/conn.)
Average Daily Demand	759,000	1,145

Maximum Daily Demand	1,800,000	2,715
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From Table 7.2 the maximum daily demand in the City of Alpine Water System is given as 2,715 gpd/Connection. At this time, no new buildings are proposed as part of this master plan.

### 7.3 Water Sources

The Alpine water system has six water sources: Alpine Well No. 1, Alpine Well No. 2, Alpine Well No. 3, Excel Development No. 1, Flying Saddle Well No. 1, and Flying Saddle Well No. 2.

#### 7.3.1 Alpine Well No. 1

Alpine Well No. 1 is located on Forest Service property just off the Greys River Road southeast of the Town. The well is cased to a total depth of 275 feet. Depth to the first water bearing formation is 60 feet. The well has a 50 hp submersible pump set at 175 feet and produces approximately 350 gpm. A 2006 investigation showed Well No. 1 is capable of a sustained pumping rate of 750 gpm during peak-use periods. To meet this peak rate the well would need to be outfitted with a larger pump and may require a water right appropriation increase. Operation of Well No. 1 is alternated with Well No. 2 to enhance the life of the pumps.

#### 7.3.2 Alpine Well No. 2

Alpine Well No. 2 is located 172 feet east of Well No 1. The well is 243 feet deep and is cased to a depth of 147 feet. At the time of drilling, static water depth was 85 feet. The well has a 50 hp submersible pump set at 156 feet and produces approximately 350 gpm. The 2006 investigation showed Well No. 2 can produce 600 gpm, but sustained pumping could cause air entrainment problems due to water cascading into the well through perforations above the pumping water level. Additionally, the well would need to be outfitted with a larger pump and water right appropriation increase to meet the higher 600-gpm pumping rate.

#### 7.3.3 Alpine District Well No. 3

Well No. 3 is located near Wells No. 1 and 2. Well No. 3 was drilled in 2009 as part of a Wyoming Water Development Study. This well was placed in service sometime shortly after the study. This well has an existing capacity of 450 gpm.

#### 7.3.4 Excel Development No. 1

Excel Development No. 1 is located along the southwest edge of Alpine Lakes Subdivision Lot 1 approximately 175 feet southwest of US Highway 26. The well is 142 feet deep. The well is cased to a depth of 42 feet, screened from 42 feet to 102 feet, and cased from 102 feet to 142 feet. At the time of drilling, static water depth was 26 feet. A pump test revealed the well can produce upwards of 2,500 gpm. The well is currently outfitted to produce 500 gpm. To meet a higher peak rate the well would need to be outfitted with a larger pump and may require a water right appropriation increase. This well is not connected to the main Alpine system at this time.

#### 7.3.5 Flying Saddle Wells No. 1

Flying Saddle Well No. 1 and 2 were constructed as part of the North-Star Utility system but was not fully developed and are currently not in use. There are no immediate plans to use these wells

#### 7.3.7 Water Source Summary

A summary of the Town’s water sources is shown below.

*Table 7.3.1: Alpine Water Sources*

	Existing Capacity (gpm)	Potential Capacity (gpm)
Alpine Well No. 1	450	700
Alpine Well No. 2	450	700
Alpine Well No. 3	450	650
<b>Total</b>	<b>1,350</b>	<b>4,615</b>

The Flying Saddle wells have been disconnected from the system by closed valves. Their production was not included in the existing capacity total (**Table 7.3.1** above). Additionally, the Excel Development No. 1 Well serves the Targhee Place, Alpine Lakes, and Timberview Apartments developments. It is not connected to the town system. The well is located in the Alpine Lakes development. For this reason, the Excel Development No. 1 Well was not included in the existing capacity total, these connections were not included in the previous connections table.

The Wyoming Department of Environmental Quality Rules and Regulations (WDEQ, 2023) regulations for public water sources were updated in 2023 and also reference the Ten State Standards. Applicable rules for the Town of Alpine Water System are referenced below.

Groundwater source development shall include two wells that are each capable of supplying the average daily demand with the largest well out of service, (WDEQ, 2023, p. 12-22).

**Table 7.3.2** Summarizes the Water Source Capacity compared to the average daily demand on the system.

*Table 7.3.2 Water Source Capacity Compared to Average Day Demand*

Alpine Well #1 Capacity (largest well, not included)	655,200 gpd	455 gpm
+Alpine Well #2 Capacity	640,800 gpd	445 gpm
Alpine Well #3 Capacity	519,840 gpd	361 gpm
-Average Daily Demand	759,000 gpd	527 gpm
<b>Excess Capacity =</b>	<b>401,640 gpd</b>	<b>279 gpm</b>

The Town currently has multiple well sources. The Flying Saddle well production and Excel Development #1 Well production was not included as they are not currently connected to the main water system. From the above table, the town currently has an excess source capacity of 401,640 gpd.

1. Groundwater source development shall include one well and finished water storage that together equals twice the maximum daily demand (WDEQ, 2023, p. 12-22).

**Table 7.3.3** Summarizes the well and storage capacity compared to the twice the systems maximum daily demand.

Table 7.3.3:

Well Capacity	1,815,840 GPD
(+) Storage Capacity	1,295,000 Gallons
(-) 2x Maximum Daily Demand	2x 1,800,000 GPD
Capacity Deficit	(489,160) gpd

Based on this analysis the town currently has a capacity Deficit of 489,160 gallons per day. This deficit could be managed by connection to another well source, increasing the pumping capacity of a well or by providing additional storage. Connecting the Excel Development No. 1 Well to the system, for example, would provide an additional 720,000 GPD of capacity and satisfy this requirement.

### 7.4 Water Rights

The Town of Alpine has municipal water rights for Alpine Wells 1-3 (700, 700 and 650 gpm respectively) and the Excel Development Well No. 1 (500 gpm). These rights combined amount to 3.67 million gallons per day.

### 7.5 Water Storage

The Alpine System after combining with North-Star Alpine has three storage tanks. One tank is a 250,000 gallon tank, another is a 500,000 gallon tank and the third is a 540,000 gallon tank.

#### 7.5.1 Alpine 250,000 Gallon Tank

Alpine’s 250,000 gallon reinforced concrete cylindrical storage tank is located south of Town on the hillside. The property that the tank rests on is Forest Service property. The tank was constructed in 1996 and is in good condition. The tank is partially buried to protect it from freezing. The 250,000 gallon tank is at a higher elevation than the 500,000 gallon tank and feeds the upper pressure zone of the system. Water is delivered to this tank from the 500,000 gallon tank by a booster pump through a 6-inch diameter line. The booster pump is located just west of the wells. The line is enlarged to an 8-inch line before discharging into the tank. The booster pump can feed the upper pressure zone and move water to the tank at the same time.

#### 7.5.2 Alpine 500,000 Gallon Tank

Alpine’s 500,000 gallon concrete reinforced cylindrical storage tank is also located on Forest Service property on the hillside east of the 250,000 gallon tank. This partially buried tank was constructed in 1996 and is in good condition. Water is delivered to this tank from the wells through an 8-inch line. Water from this tank is gravity feed into the lower pressure zone of the system through a 10-inch line. Water from the 500,000 gallon tank is also delivered to the 250,000 gallon tank through the previously discussed 6-inch line that passes through a booster pump.

#### 7.5.3 Former North Star Utility Tank

North Star Utility had one storage tank when acquired by Alpine. The 540,000 gallon cylindrical shaped steel tank is located on the hillside northeast of the Flying Saddle Development on Forest Service property (See

**Figure 7.7.1).** The tank was completed in 2007 and is in good condition. The tank stands completely above ground level and according to the system operator, Richard Sifton, the tank was susceptible to freezing during its first winter of operation in 2007-2008. Measures have been taken to minimize this possibility in the future. Water from the tank is gravity fed to the distribution system.

TABLE 7.5.1 – Water Storage Summary

	Volume (gallons)	Type	Year Constructed
Alpine Tank	250,000	Concrete, Cylindrical	1996
Alpine Tank	500,000	Concrete, Cylindrical	1996
North-Star Tank	540,000	Steel, Cylindrical	2007
Total	1,290,000		

#### 7.5.4 Water Storage Analysis

WDEQ Water Quality Rules and Regulations (WQRR) Chapter 12 Sections 15 references the Ten States Standards Section 7.0.1, which states that “storage facilities shall have sufficient capacity, as determined from engineering studies, to meet domestic demands, and where fire protection is provided, fire flow demands.”

Lincoln County currently has adopted the 2006 International Building Code, Appendix B, C and D for fire flow requirements as found in the Lincoln County Land Use Regulations, Appendix N.

These regulations require 1,000 gpm fire flows for single family dwellings, with larger structures following Table B105.1 (See Lincoln County Land Use Regulations Appendix N).

Fire flow calculations for individual structures were not completed in this report, and it is unknown if the large buildings have automatic fire sprinkler systems in place. A fire flow rate of 1,000 gpm is a good target minimum for residential areas, although the central business district will likely require 1,500 gpm or more.

Assuming a two-hour fire event and the previously mentioned fire flow rate of 1,000 gpm, a fire storage amount of 120,000 gallons will be used.

WDEQ Rules & Regulations Chapter 12 Section 10 (i) (WDEQ, 2023) states the following:

(i) Where the finished water storage volume that floats on the distribution system is not capable of supplying the maximum daily demand, the proposed design shall include alternative power for the finished water pumps that demonstrates:

(i) The combined finished water storage volume and pumping capacity supplied by alternative power will be at least adequate to provide the maximum daily demand; and

(ii) The alternative power source will include engine generators, engine drive pumps, or a second independent electrical supply that will provide sufficient power to run the system.

Existing and demands for this redundancy requirement are shown in **Table 3.3**.

Table 3.3 WYDEQ Redundancy Requirement with Fire Flow

	Existing (2025) (gallons)
Maximum Daily Demand (2025)	1,800,000
+ Fire Protection	120,000
- Pumping Capacity w/ backup power	1,815,840
- Storage Capacity	1,295,000
Excess Redundancy	1,190,840

If the design fire flow is increased to 1,500 gpm, this would decrease the capacity excess by 60,000 gallons.

### 7.6 Service Connections

Each lot is anticipated to receive a 5/8"x 3/4" meter with 1" service line with dual check backflow prevention upon connection to the system.

The default hazard classification as identified in Section 14 (i) (i) (B) of the Water Quality Rules and Regulations Chapter 12 will be followed; however, backflow prevention device will be determined upon development of the lot. If a reduced pressure principle device is required, the device must have certification by one of the following third parties:

American Society of Sanitary Engineers (ASSE)

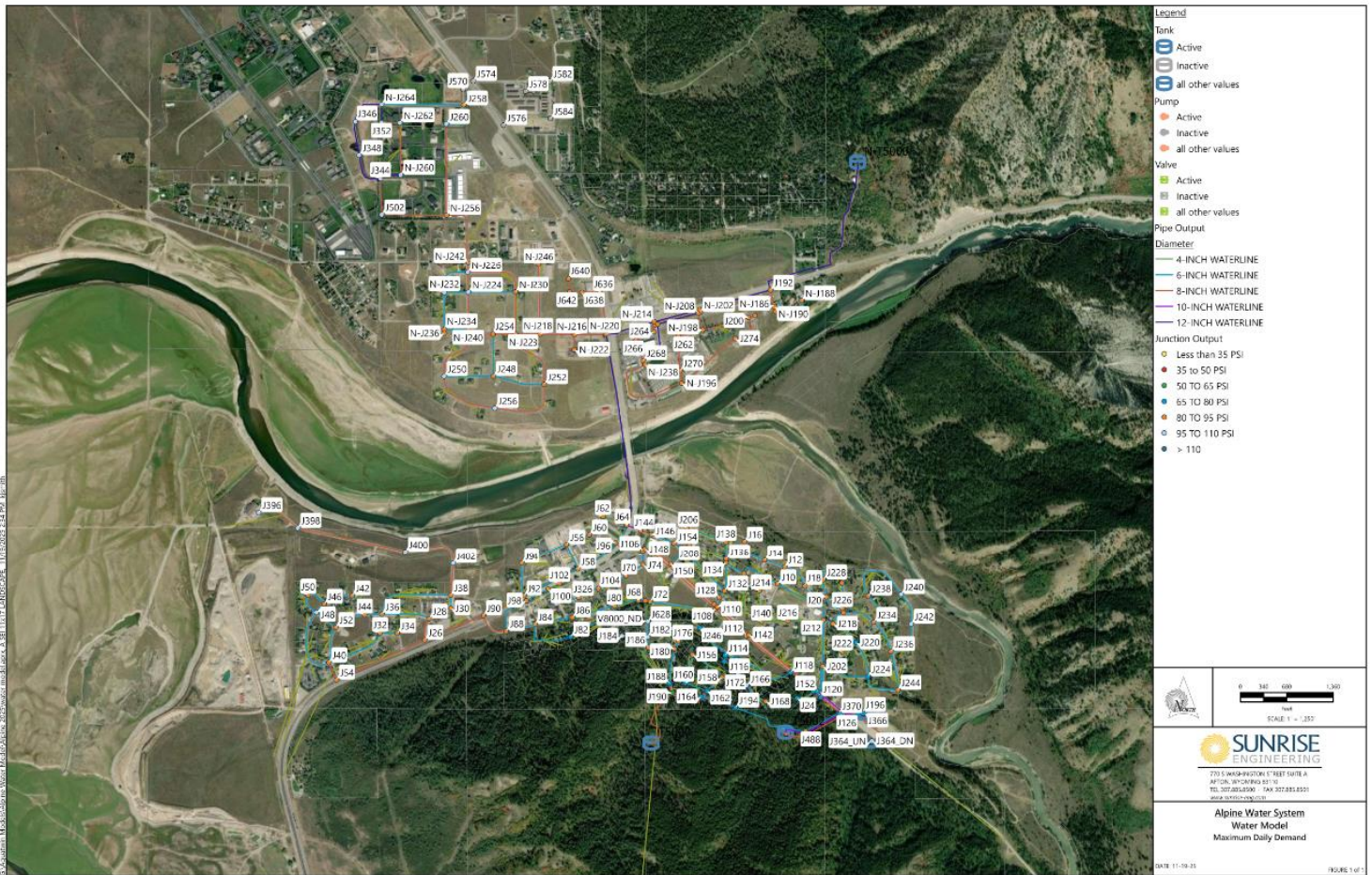
International Association of Plumbing/Mechanical officials (IAPMO)

Foundation for Cross-Connection Control and Hydraulic Research, University of Southern California (USC-FCCCHR)

### 7.7 Waterline Extension to Dania Meadows

The Proposed line extension to the Dania Meadows Subdivision was modeled using a GIS Based Network Analysis software. Figure 7.7.1 illustrates the water model map for the Town of Alpine. The proposed water line extension is shown as Junction 640 and 642 on the water model.

Figure 7.7.1 Alpine Water Model



The modeling results (**Figure 7.7.2**) show that at Node J-642 near the Dania Meadows Subdivision the available fire flow is 1,344 gallons per minute while maintaining 20 psi in the remainder of the system. Additionally, a fire flow rate of roughly 1,500 gallons per minute could be achieved by looping the waterline to Foxtail Street. The model results also show that the 8-inch line will be able to deliver peak day demands at pressures over 90 psi (**Figure 7.7.3**) to the Dania Meadows Subdivision. This relatively high pressure is due to this site's location within the system.

Figure 7.7.2 Fire Flow at J126

SUNRISE ENGINEERING, INC.



Project: Hafeez Addition

Hydraulic Model Junction Report

Date: 11/19/2025

Owner: Alpine Water Model

By: KJS

Junction ID	Elevation	Demand 1	Head	Pressure	Available Fire Flow	Required Fire Flow
J636	5663	0.63 gpm	5871.99 ft	90.56 psi	1607.92 gpm	1500 gpm
J638	5662	0 gpm	5871.99 ft	90.99 psi	1375.61 gpm	1500 gpm
J640	5662	0 gpm	5871.99 ft	90.99 psi	1313.03 gpm	1500 gpm
J642	5662	0 gpm	5871.99 ft	90.99 psi	1344.09 gpm	1500 gpm
J10	5675.85	12.21 gpm	5872.96 ft	85.41 psi	2571.05 gpm	1500 gpm
J12	5665.88	3.61 gpm	5872.98 ft	89.74 psi	2400.09 gpm	1500 gpm
J14	5661.88	1.24 gpm	5872.98 ft	91.47 psi	1846.76 gpm	1500 gpm
J16	5660.63	2.03 gpm	5872.98 ft	92.01 psi	1445.85 gpm	1500 gpm
J18	5668.11	3.34 gpm	5873.04 ft	88.79 psi	2276.38 gpm	1500 gpm
J20	5652.76	2.52 gpm	5873.1 ft	95.47 psi	2536.08 gpm	1500 gpm

### 7.8 Summary

The Alpine water system will be able to meet the demands of the new Dania Meadows Subdivision both in terms of peak daily demand and required fire demands. If higher flows are required, looping to Foxtail will be required.

### 8.0 PLANNED WASTEWATER SYSTEM

The proposed Subdivision will be developed in the future. Proposed developments would include multi-family housing units. At the time of this study, these lots are proposed to be subdivided with no buildings at this time.

The proposed wastewater extension will connect to the existing sewer manhole to the east of the subdivision along Eastern Dania Drive. The existing 10" sewer line will extend along an existing easement to serve the subdivision and connect to the existing line on Foxtail Street. The existing sewer line to the east will abandon a lift station and utilize the new line and gravity flow to the connection on Foxtail Street. The sewer line will serve lots 3 and 4 as shown in **Figure 8.1** below. Lot 5 is proposed to connect to the existing sewer main along Wintergreen Drive.

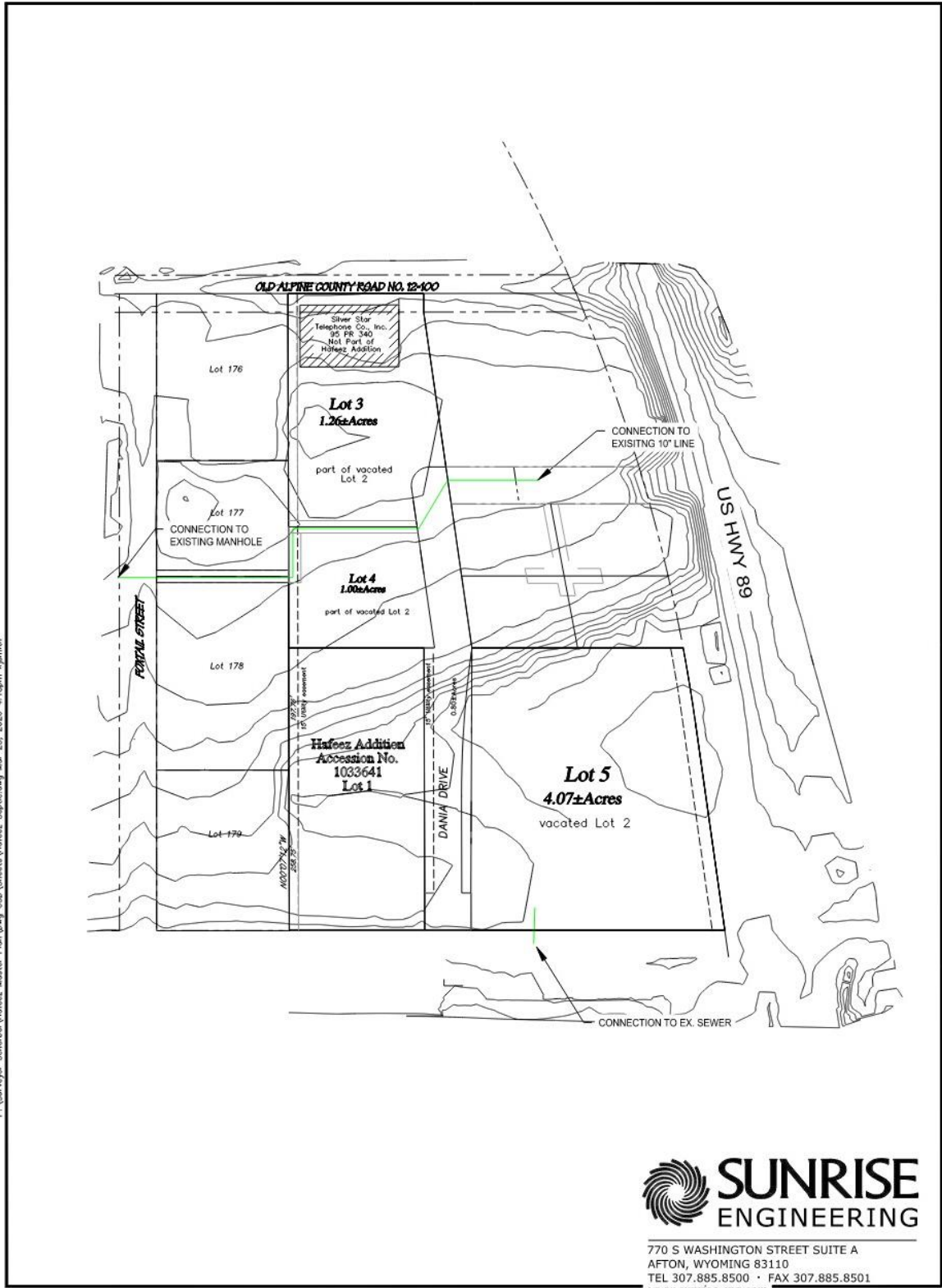
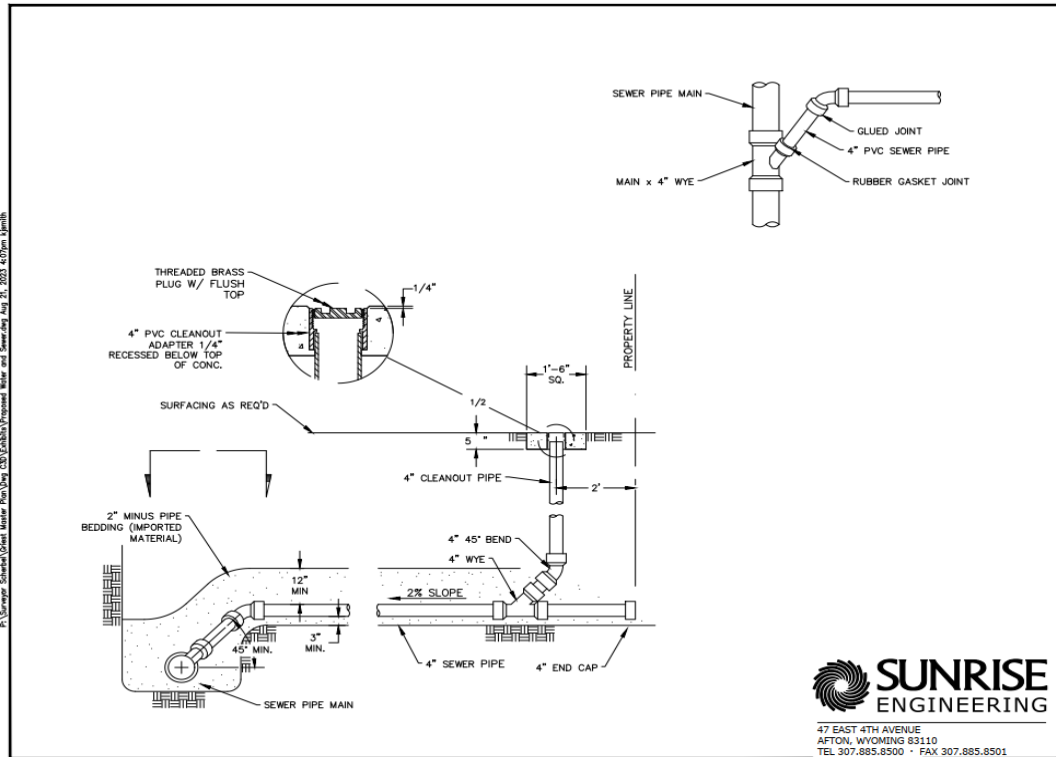


Figure 8.1 Proposed Sewer Line Extension

The flows will ultimately reach the Town of Alpine WWTP on the south side of the Snake River. All sewers are proposed to be 4" connections to the existing sewer line. Standard Sewer connection details are shown in **Figure 8.0.1**. Lot owners will be responsible for proper installation and materials for sewer connections as approved by the Town of Alpine.



## 9.0 POINTS OF ACCESS AND TRAFFIC VOLUMES

This review of traffic impacts caused by the proposed development of the Dania Meadows Subdivision is based in part on data from the Wyoming Department of Transportation. It is intended to quantify daily trips from the development and the magnitude of those trips compared to existing traffic counts and roadway capacity guidelines. The road of primary interest is US HWY 89.

### 9.1 Background

The Dania Meadows is located in the northwest portion of Alpine. It is located northwest of the US HWY 89 and US HWY 26 Intersection. The proposed access to this subdivision is via Dania Drive, which accesses Bugling Elk Drive to the east, and Wintergreen Drive to the south. Both of these streets access US HWY 89/26. Wintergreen Drive extends west from the US 89/26 intersection. **Figures 9.1.1** and **9.1.2** outline the area and illustrate the lot layout.



Figure 9.1.1 Site Photo with area outlined and major roads

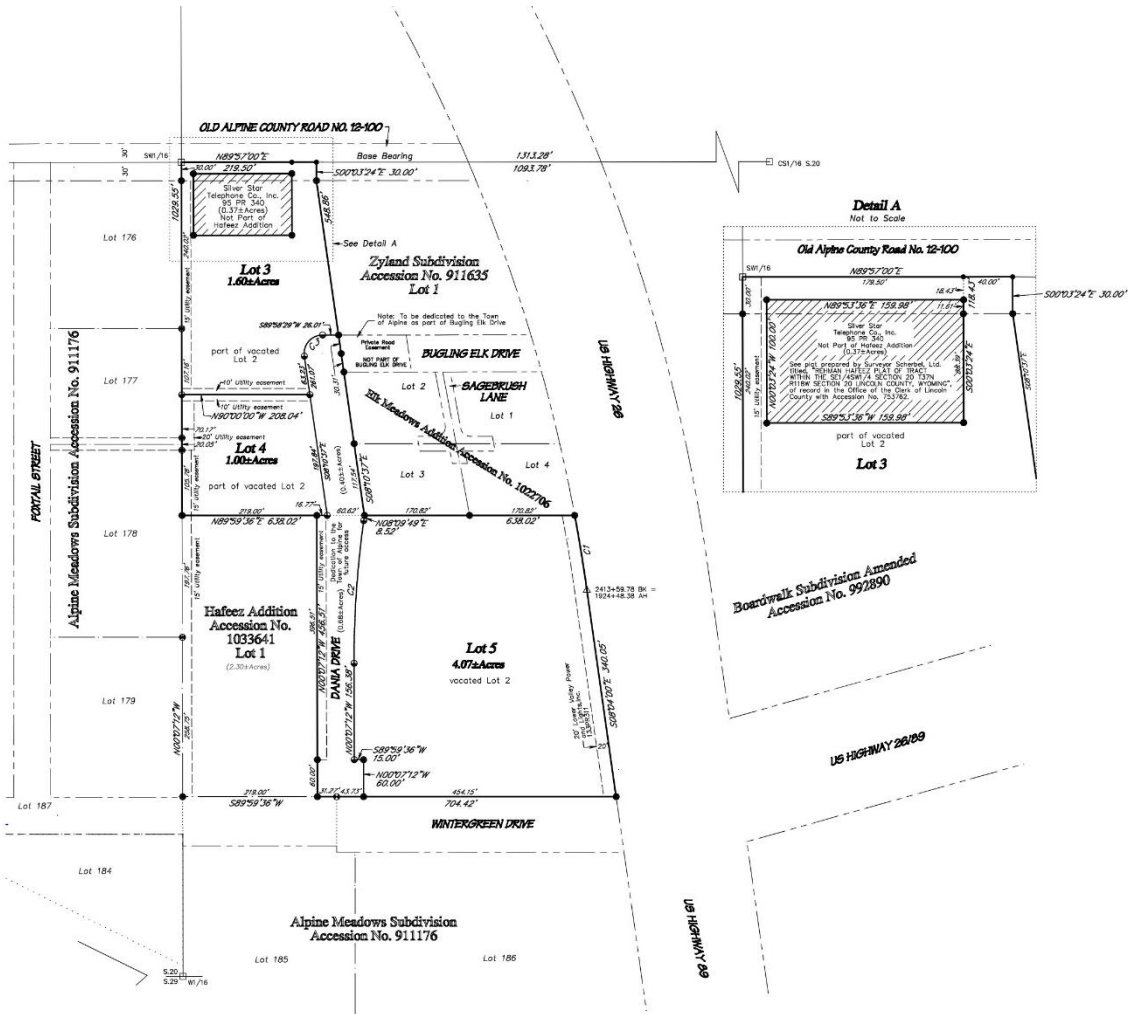


Figure 9.1.2 Lot Layout

## 9.2 Current Traffic Counts

WYDOT Maintains Traffic Counts for US 89 South of Etna, which is the closest traffic count site on HWY 89 to the project location. The latest available traffic data for this station was from 2022. Average monthly traffic levels were received from the WYDOT database for January traffic level and July levels for 2022. In January the Monthly average was 4,657 per day while in July it reached 7,966. The peak hour PM traffic recorded for January was 543 and the peak hour traffic for July was 860. Peak Hour AM was lower at 349 and 655 for January and July respectively. We can see from these traffic trends that the traffic count is nearly doubled in the summer with the maximum peak hour values happening in the afternoon.

Table 9.3.2 WYDOT 2022 Traffic Count Data For US HWY 89 South of Etna

WYDOT Traffic Count Data HWY 89 South of Etna		
	Jan-22	Jul-22
Average Daily Traffic		
MADT	4657	7966
AM Peak Hour	349	655
PM Peak Hour	543	860

Additionally, the Idaho Traffic Department (ITD) maintains traffic data for Highway 26 at the border of Wyoming and Idaho, which is the closest traffic count site available. Monthly data is available for the entirety of 2024, the monthly averages were received for the months of January and July. The Monthly Average Daily Traffic (MADT) is 2,293 and 4,110 for January and July respectively.

Table 9.3.2 WYDOT 2022 Traffic Count Data For US HWY 89 South of Etna

ITD Traffic Count Data HWY 26 East of Alpine		
	Jan-24	Jul-24
Average Daily Traffic		
MADT	2,293	4,110

9.3 Projected Dania Meadows Subdivision Traffic

The development will be built out in a single phase. It is anticipated to be completed in a single year. No residences are proposed at this time.

9.4 Capacity, Sight Distance, Stopping Distance and Access Spacing

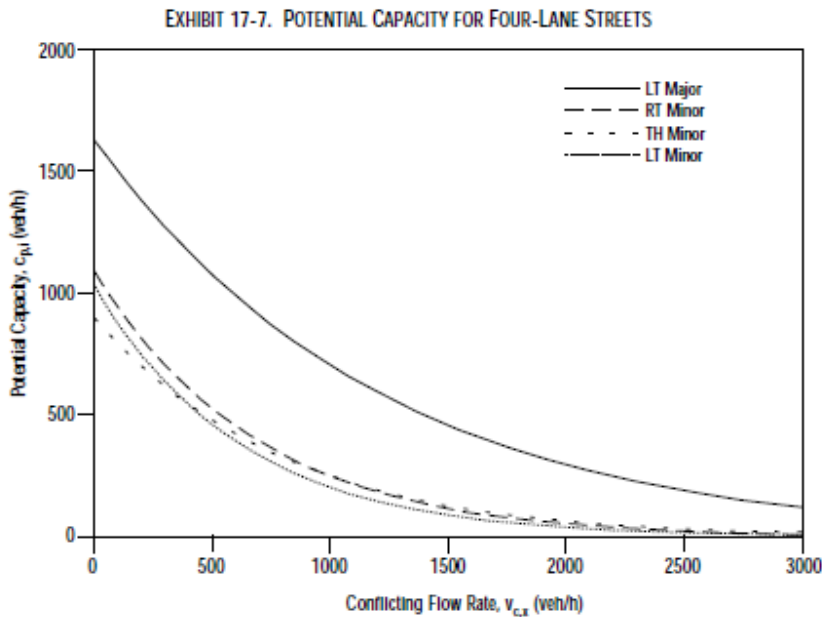
9.4.1 Access roads to HWY 89:

The following “**Table 3-1 ADT Volumes below which MUTCD Signal Warrants Cannot be Met**” is taken from the WYDOT Traffic Studies Manual. The values in the table indicate there will be no need for signalization or additional traffic measures at the intersections the development will use to enter Wintergreen and Bugling Elk Drive both of which connect to HWY 89/26. There is a traffic light at the intersection of Wintergreen and US 89/26

**Table 3-1 ADT Volumes below which MUTCD Signal Warrants Cannot be Met**

	Number of Lanes for Moving Traffic on Each Approach		Vehicles Per Hour on Major Street (Total of Both Approaches)		Equivalent ADT		Vehicles Per Hour on Higher Volume Minor Street Approach (One Direction Only)		Equivalent ADT	
	Major St.	Minor St.	100%	70%	100%	70%	100%	70%	100%	70%
Warrant 1 Condition A	1	1	500	350	4,000	2,800	150	105	2,400	1,680
	2 or more	1	600	420	4,800	3,360	150	105	2,400	1,680
	2 or more	2 or more	600	420	4,800	3,360	200	140	3,200	2,240
	1	2 or more	500	350	4,000	2,800	200	140	3,200	2,240
Warrant 1 Condition B	1	1	750	525	6,000	4,200	75	53	1,200	848
	2 or more	1	900	630	7,200	5,040	75	53	1,200	848
	2 or more	2 or more	900	630	7,200	5,040	100	70	1,600	1,120
	1	2 or more	750	525	6,000	4,200	100	70	1,600	1,120
Combination of Warrants 1A & 1B	1	1	600	420	4,800	3,360	120	84	1,920	1,344
	2 or more	1	720	504	5,760	4,032	120	84	1,920	1,344
	2 or more	2 or more	720	504	5,760	4,032	160	112	2,560	1,792
	1	2 or more	600	420	4,800	3,360	160	112	2,560	1,792

The following graph **Exhibit 17-7** from the Highway Capacity Manual indicates the number of minor street turn movements that can be accomplished when turning onto a two-lane major street (HWY 89). As shown by the exhibit, even with much higher traffic volumes on HWY 89 there is still ample capacity for the traffic volumes generated by the proposed development at the proposed accesses.



9.4.2 Development Entrance/Exit:

The north-south Dania Drive will allow traffic to access Wintergreen Drive to the south and Bugling Elk Drive to the north. Each lot will access directly to Dania Drive and can access both Wintergreen Drive and Bugling

Elk Drive once on Dania Drive. Dania Drive will access both Wintergreen and Bugling Elk Drive which will avoid any blockages and keep the existing roadway in circulation.

### 9.4.3 Sight Distance

The two intersections to US HWY 89 are located in a 45 MPH zone. The intersection of Wintergreen Road and HWY 89 is controlled via a four-way stoplight. The intersection of Bugling Elk Drive and US Hwy 26 is controlled by a stop sign.

The sight distances in each location are over 1,000 feet, or extend to the intersection to HWY 89 and 26 (roughly 300 feet). The sight distances compare favorably with the WYDOT traffic studies manual Table 6-2 which calls for 430 feet for a crossover or right turn maneuver and 500 feet for a left turn maneuver.

### 9.4.4 Stopping Sight Distance

The stopping sight distance recommended by the WYDOT Traffic Studies Manual for this 45 mph section of roadway is 360 feet (WYDOT Table 6-3). There are no issues with vertical curvature at these locations. During dry conditions stopping sight distance meets Table 6-3 at each location.

## 9.5 Conclusions

In summary, the proposed new Dania Drive will access Wintergreen Drive and Bugling Elk Drive. Additionally, these roads will connect to US HWY 89 and 26. No signalization or other traffic measures are recommended at this time.

## 10.0 VEHICULAR CIRCULATION PLAN

Vehicles within the development will exit the subdivision directly onto Wintergreen Drive to the south and Bugling Elk Drive to the east. Access to the nearest highway (US HWY 89/26) is facilitated by Wintergreen Drive And Bugling Elk Drive.

## 11.0 PLANNED STORM WATER MANAGEMENT

As described in the soils report the soils within the Development tend to be well drained, offering the ability to manage storm water on-site.

The existing site is currently open and largely uncultivated containing grasses and sagebrush. A utility building and parking lot is located on the north side of the lot and is graded as a gravel lot. The ground slopes slightly northeast but the grades are irregular with some localized up and down grades. The overall elevation change over the site is approximately 5 feet.

### 11.1 Design

The Town of Alpine requires that “water be managed without damage to surrounding properties”. A common design standard is the 10-year, 24-hour storm. Storm runoff calculations were performed using the SCS Method using the Urban Hydrology for Small Watersheds (TR-55) manual created by the United States Department of Agriculture (USDA). The USDA-NRCS soil classification of the site is Hydrogeologic Soil Group “A” which is a well-draining soil and results in a lower curve number. Precipitation/Frequency Data was found based on the National Oceanic and Atmospheric Administration (NOAA) Atlas 2 Volume II for Wyoming. **Table 11.1.1** below shows the estimated precipitation values for a given frequency and duration for the project site.

Table 11.1.1: Precipitation Values (in) for Given Frequency and Duration

Duration (min)	Return Interval					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
5	0.12	0.21	0.23	0.29	0.33	0.36
10	0.19	0.32	0.36	0.45	0.52	0.55
15	0.24	0.41	0.46	0.57	0.66	0.70
30	0.34	0.57	0.63	0.79	0.91	0.97
60	0.42	0.72	0.80	1.00	1.15	1.23
120	0.49	0.79	0.90	1.10	1.26	1.37
180	0.55	0.85	0.99	1.19	1.36	1.50
360	0.70	1.00	1.20	1.40	1.60	1.80
720	0.85	1.20	1.40	1.70	2.00	2.20
1440	1.00	1.40	1.60	2.00	2.40	2.60

When evaluating a site for stormwater management, the expected runoff is identified to help in determining how much stormwater will need to be retained on site. We analyzed the site Pre-Development as well as Post-Development runoff based on the proposed site plan accounting for building footprint and parking areas. The results can be found in the following sections.

### 11.2 Pre-Development

After evaluating the existing grade, the site was analyzed as one basin. The total site area that will contribute to stormwater runoff is 2.12 acres. The anticipated runoff during the 10-year, 24-hour storm in the pre-developed state is expected to be a runoff volume of 474-cubic feet using the SCS Method as presented in the TR-55 Manual. A summary of the runoff can be seen below in **Table 11.2.2**. According to the TR-55 Manual, the site mostly resembles upland range (grass understory that is not grazed with some sagebrush cover) and has a curve number of 61. **Table 11.2.1** shows the curve numbers for the building, gravel lot and the open field areas. The shape of the site plane with about five feet of fall or less causes the runoff to flow to the northeast.

Table 11.2 Pre-Development Drainage Basin Summary

AREA #	DESCRIPTION	SF	ACRES	CN
1	Existing Building	1,100.00	0.03	98
2	Gravel	12,000.00	0.28	76
3	Open Field	270,507.60	6.21	61
<b>TOTAL</b>		<b>283,607.60</b>	<b>6.51</b>	<b>62</b>

Table 11.2.2 Pre-Development Runoff

DANIA MEADOWS PRE-DEVELOPMENT TOTAL					
Storm Event (24-Hour)	Sr (Retention)	P (in)*	Qd (in)	Qd (ft)	Storage Volume (ft <sup>3</sup> )
100-year	6.39	2.60	0.226	0.019	5,348
50-year	6.39	2.40	0.167	0.014	3,954
25-year	6.39	2.00	0.073	0.006	1,728
<b>10-year</b>	<b>6.19</b>	<b>1.60</b>	<b>0.020</b>	<b>0.002</b>	<b>474</b>
5-year	6.39	1.40	0.002	0.000	53
2-year	6.39	1.00	0.013	0.001	300

### 11.3 Post-Development

The slopes throughout the subdivision will flow toward the northwest corner of the lots and to the west. Drainage swales are proposed along the roadway edges to contain and infiltrate these flows. Grading on future building sites shall direct water away from buildings toward the roadway swales or to regrade to on-lot detention basins.. A 26 foot roadway will be constructed for the Dania Drive. This area was analyzed with a curve number of 98, assuming no water infiltration. The roadway is approximately 1,000 feet in length.

The slopes in each individual lot will flow toward the northeast corner of each lot. Drainage swales will be used to split the flows equally between the four lots. Grading on the future construction will channel flow away from buildings toward the northeast corner of the lot. A 24' Paved Roadway (Dania Drive) will run through the 60' shared easement and will add to the imperviousness of the lots. Precipitation for each lot will be detained in the roadway detention swales or at other locations as determined by grading plans.

**Table 11.3.1** provides the total area of the drainage basin, area of the various features and the corresponding curve numbers.

Table 11.3.1: Post Development Drainage Basin Summary

AREA #	DESCRIPTION	SF	ACRES	CN
1	Existing Building	1,100.00	0.03	98
2	Gravel	12,000.00	0.28	98
3	Roadways	22,962.00	0.53	98
4	Open Area	248,727.60	5.71	61
<b>TOTAL</b>		<b>283,689.60</b>	<b>6.51</b>	<b>66</b>

**Table 11.3.2** shows the estimated runoff post development conditions.

Table 11.3.2: Post Development Lot Runoff

DANIA MEADOWS POST-DEVELOPMENT TOTAL					
Storm Event (24-Hour)	Sr (Retention)	P (in)*	Qd (in)	Qd (ft)	Runoff Volume (ft <sup>3</sup> )
100-year	6.39	2.60	0.23	0.02	4,691
50-year	6.39	2.40	0.17	0.01	3,468
25-year	6.39	2.00	0.07	0.01	1,516
<b>10-year</b>	<b>5.25</b>	<b>1.60</b>	<b>0.05</b>	<b>0.00</b>	<b>1,230</b>
5-year	6.39	1.40	0.00	0.00	47
2-year	6.39	1.00	0.01	0.00	263

Comparing the 10-year volumes between **Tables 11.2.2** and **11.3.2** shows that one can expect about 756 cubic feet of runoff difference as the lot is developed. The hydrograph shows this water will arrive at the points of concentration at a peak rate of about 107.36 gallons per minute or 0.24 cfs. It is proposed to establish a drainage swale along the newly created roadway to manage these stormwater flows. A parabolic drainage swale with a depth of 1 foot by 6 feet in width similar to other areas within the Town can be used to manage these flows. A drainage swale on one side of the roadway (1,000 feet long) will provide 4,000 cubic feet of storage which more than satisfies this requirement. A drainage swale on both sides of the roadway is recommended for snow storage areas and will provide 8,000 cubic feet of storage.

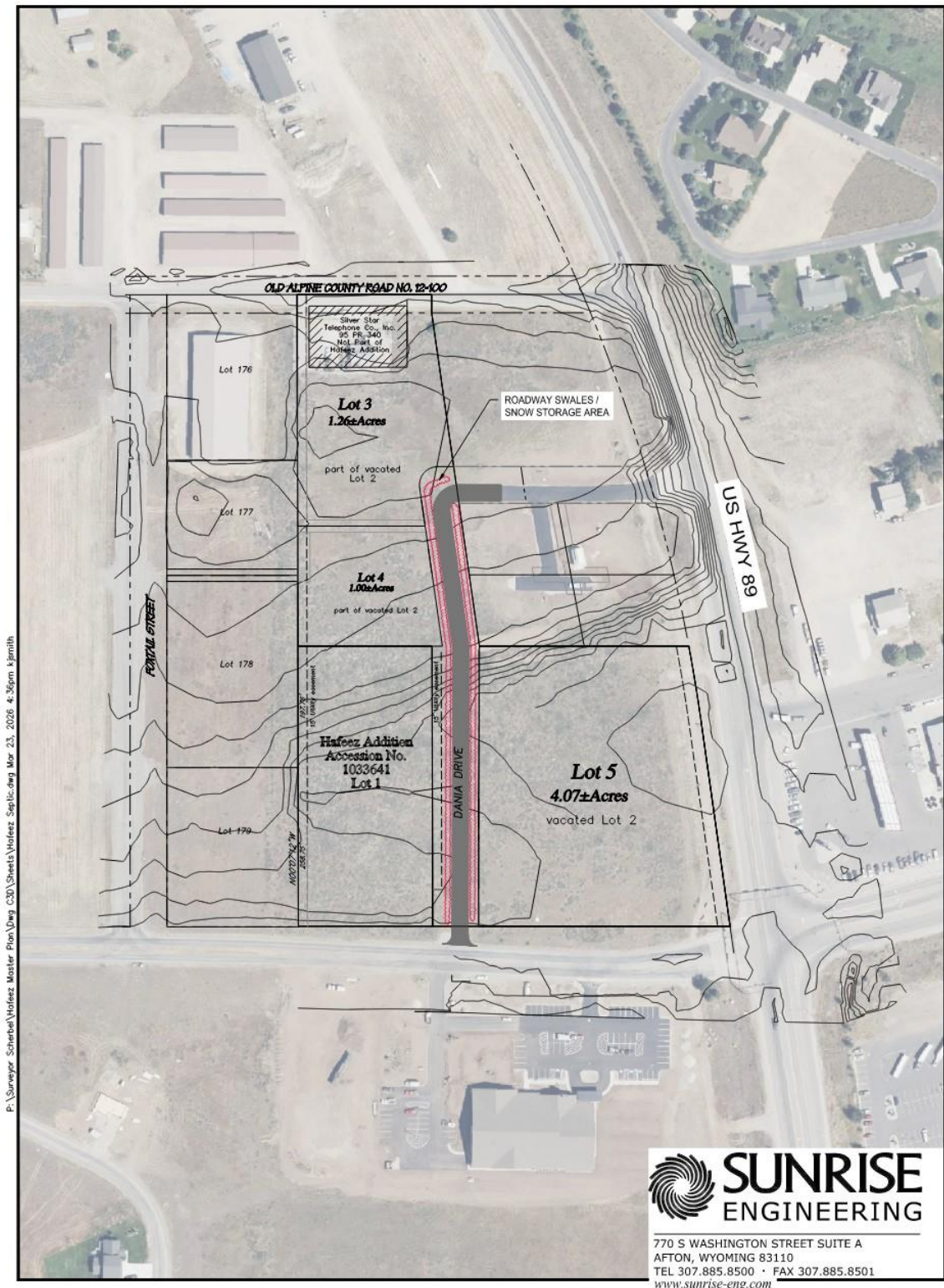


FIGURE 11.3.3 SITE DRAINAGE

#### 11.4 Snow Storage

Snow Storage will be provided as shown on the Site Drainage Plan. The lot sizes will provide plenty of space for snow storage. Snow storage on lot will be provided by the individual lot plans yet to be developed.

#### 11.5 Conclusion

Based on the above calculations, the site will be able to manage the 10-yr, 24-hour stormwater via the roadway swales (on-lot swales will provide additional measures. Snow storage will also be provided in these areas as shown on the site drainage plan.

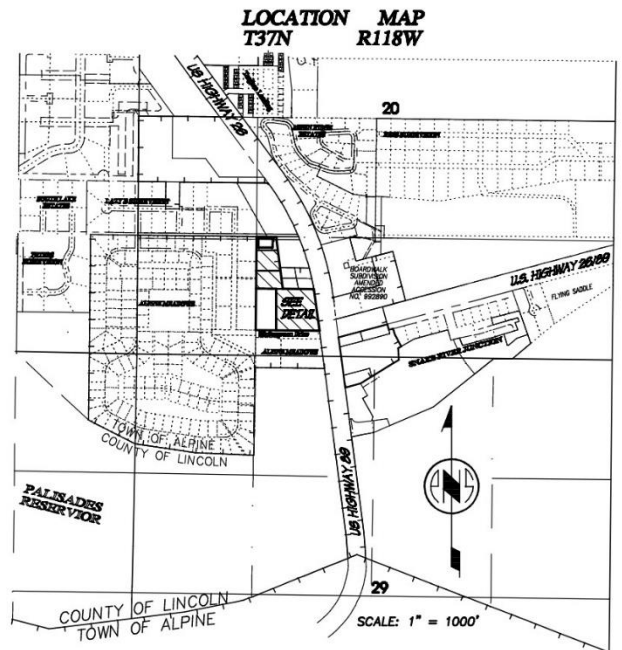
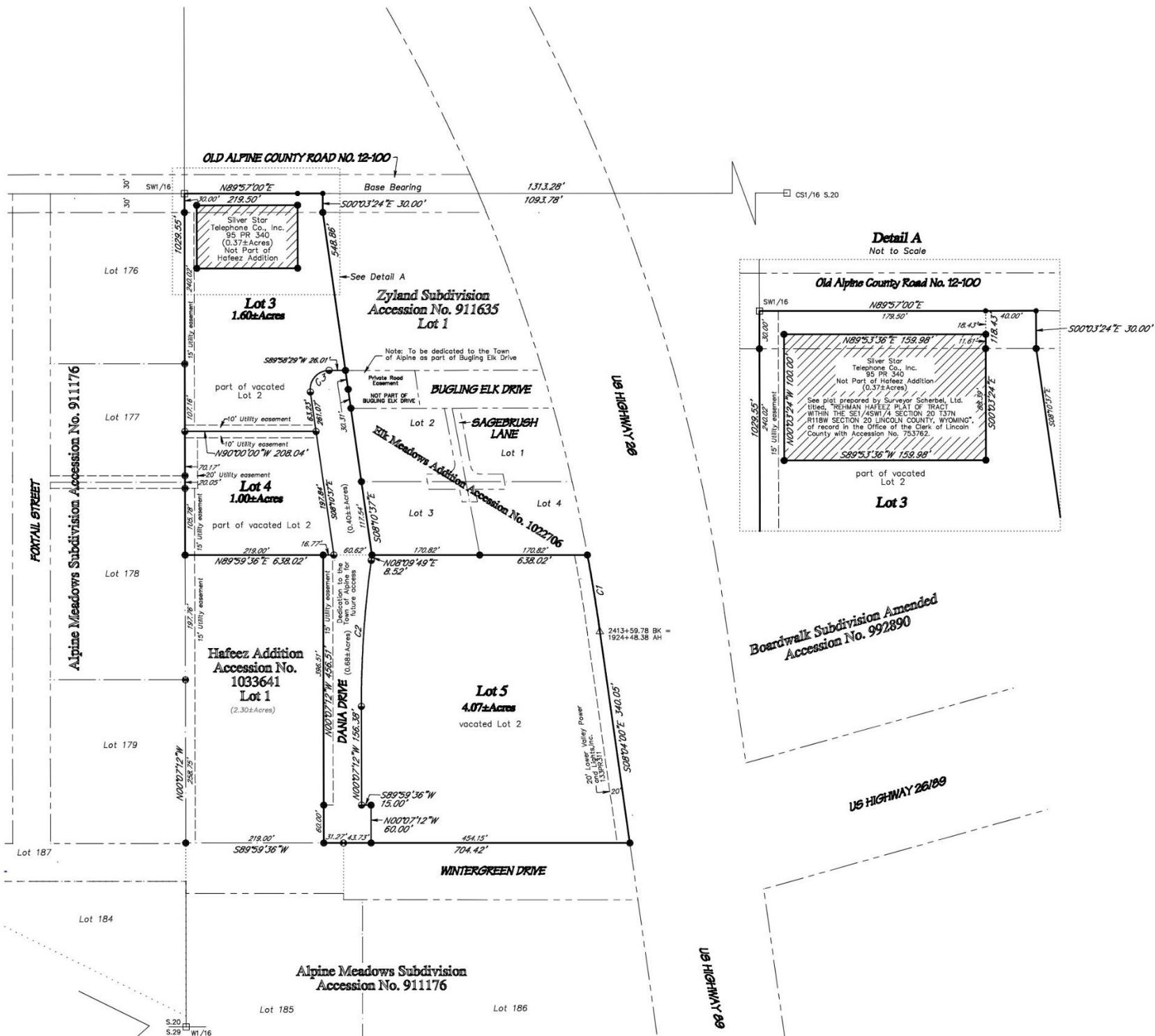
### 12.0 LANDSCAPING PLAN

Anticipated landscaping for this development will include grassy areas as well as low-water-demand landscaping, such as gravel ground treatments and shrubs. No specific plans for each lot have been determined at this time; however, Town of Alpine requirements will be implemented.

### 13.0 PLANNED EASEMENTS

The water and sewer lines will be located within the public roadway as well as the proposed utility easements shown on the plat map. There are no proposed easements through this development for access to or extension of the Town of Alpine community trail system.

# DANIA MEADOWS ADDITION



### CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss.  
 COUNTY OF LINCOLN }  
 I, Marlowe A. Scherbel, of Afton, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by persons under my supervision during October 2025 and from records in the Office of the Clerk of Lincoln County and that it correctly represents **DANIA MEADOWS ADDITION** to the Town of Alpine, described as follows:  
 All of Lot 2 of Hafeez Addition, a subdivision of record in the Office of the Clerk of Lincoln County with Accession No. 1033641;  
 EXCEPTING therefrom all of that tract of record in said Office in Book 95 of Photostatic Records on page 340;  
 ENCOMPASSING an area of 7.75 acres, more or less;  
 that said addition was accurately surveyed, that the parts thereof are accurately staked off and marked with appropriate metal monuments, including magnetic iron, and inscribed at least with the registration number of the Land Surveyor to provide source identification at all lot corners of the addition, and that their locations are correctly shown hereon;  
 that, to the best of my knowledge, it conforms with the municipal code of the Town of Alpine and to all applicable state statutes;  
 that the error of closure is not greater than one part in five-thousand.



The foregoing instrument was acknowledged before me by Marlowe A. Scherbel this \_\_\_ day of \_\_\_, 2026.  
 Witness my hand and official seal.

Notary Public \_\_\_\_\_ My Commission expires: \_\_\_\_\_

### CERTIFICATE OF OWNERS

STATE OF WYOMING } ss.  
 COUNTY OF LINCOLN }  
 The undersigned hereby certifies that this addition of part of the SE1/4SW1/4 of Section 20, T37N R118W, within the Incorporated Limits of the Town of Alpine, Lincoln County, Wyoming, as shown on this plat and more particularly described in the Certificate of Surveyor, is with the free consent and in accordance with the desires of the owner and proprietor of the described lands;  
 that the name of the addition shall be the **DANIA MEADOWS ADDITION** to the Town of Alpine;  
 that the undersigned does hereby vacate all of Lot 2 of Hafeez Addition, a subdivision of record in the Office of the Clerk of Lincoln County with Accession No. 1033641 in accordance with Section 34-12-106 and 108 Wyoming Statutes, 2025, as amended, and respectfully request the Clerk of Lincoln County to so mark said plot in accordance with Section 34-12-110;  
 that the undersigned does hereby dedicate Dania Drive to the Town of Alpine for the perpetual use of the public;  
 that the 15' Utility easements shown hereon along the west lines of Lot 3 and a portion of Lot 4 and the 10' Utility easements shown hereon along the south line of Lot 3 and the north line of Lot 4 and the 20' Utility easement along the west line of a portion of Lot 4 are hereby granted to all utility companies, their heirs, successors, and assigns, including, but not limited to, Lower Valley Energy, Silver Star Communications, and the Town of Alpine, for the underground installation and maintenance of all utilities including, but not limited to, water, sewer, power, telephone, cable television, gas, storm water drainage and irrigation facilities appurtenant to this addition;  
 that said addition is subject to easements of record;  
 that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of a stream or river;  
 that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released.

REHMAN HAFEZ  
 Signature obtained by Separate Affidavit  
 Rehman Hafeez



### LEGEND

- Indicates a Corner Record filed or to be filed in the Office of the Clerk of Lincoln County.
- △ Indicates a 6" x 6" concrete post with brass marker inscribed: "STATE HIGHWAY DEPT R.O.W. MARKER", with appropriate details, found.
- Indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed: "SURVEYOR SCHERBEL LTD", and other details, found this survey.
- ⊙ Indicates a 5/8" x 24" steel reinforcing rod with a 3" aluminum cap inscribed: "SURVEYOR SCHERBEL LTD" and other details, set this survey.
- Indicates a 3/8" x 12" steel spike, of record.
- — — — — Indicates a platted lot line of record.
- - - - - Indicates an easement line.
- - - - - Indicates a right-of-way line.

The Base Bearing for this survey is the north line of the S1/2SW1/4 of Section 20, T37N, R118W, being N89°57'00"E.  
 Due to the rounding algorithms of automated computer drafting, the sum of the parts of total distances shown may be 0.01' different from the total distance shown.

### CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING } ss.  
 COUNTY OF LINCOLN }  
 The foregoing **DANIA MEADOWS ADDITION** to the Town of Alpine was approved at the regular meeting of the Alpine Town Council on this \_\_\_ day of \_\_\_, 2026, in accordance with Sections 15-1-415 and 34-12-102, 103, Wyoming Statutes, 2025, as amended.  
 Attest: \_\_\_\_\_ Town of Alpine  
 Monica Chenault, Clerk \_\_\_\_\_ Eric Green, Mayor

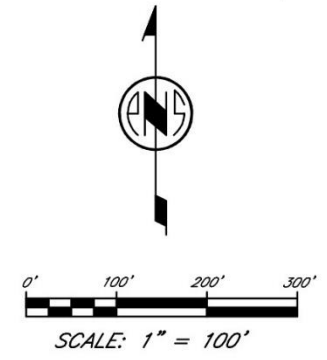
<b>OWNERS:</b> Rehman Hafeez 255 South Reeves Dr. Apt.#202 Beverly Hills, CA 90212	<b>SURVEYOR:</b> Surveyor Scherbel, Ltd. P.O. Box 725 Afton, Wyoming 83110 (307) 885-9319	<b>LAND USE TABLE:</b> Total Number of Lots: 3 Average Lot Size: 2.58± Acres Total Acres: 7.75± Acres Zoning: Mixed Residential and Commercial
<b>DATE:</b> March 2026		

### CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	121.42'	2°30'59"	2764.77'	S09°18'23"E	121.41'	60.72'
C2	232.20'	7°59'25"	1865.00'	N03°52'12"E	232.01'	116.29'
C3	51.39'	98°09'06"	30.00'	S40°53'56"W	45.33'	34.60'

### CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk of Lincoln County on this \_\_\_ day of \_\_\_, 2026.  
 April Brunski, Clerk

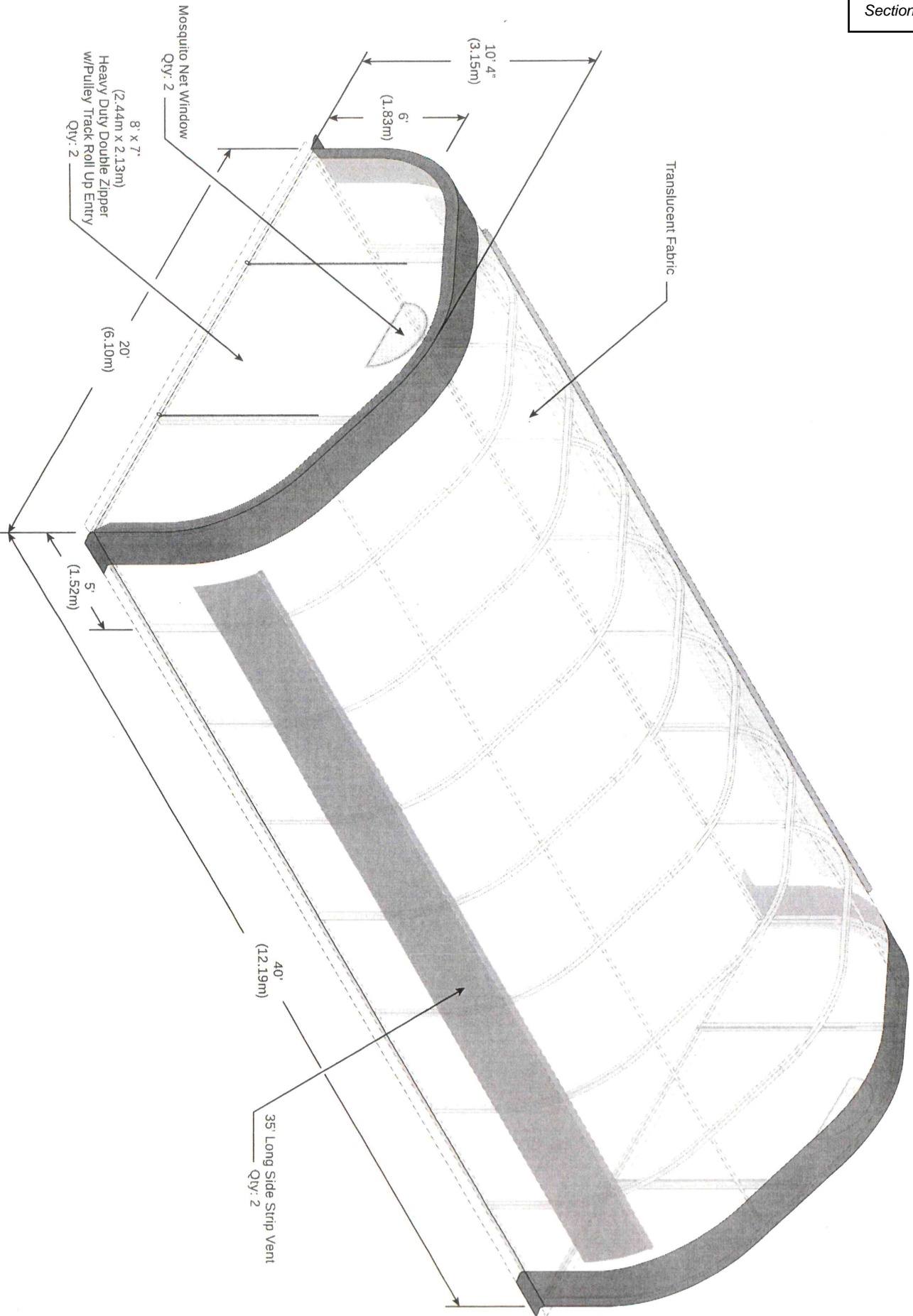


DATE: 1 October 2025  
 DRAWN BY: Clint A. Phillips  
 CALCULATED BY: Scott A. Scherbel  
 CATEGORY/PRIOR: SD/Hafeez  
 FIELD BOOK:  
 COMPUTER FILE: Dania Meadows Add.pro

**SURVEYOR SCHERBEL, LTD.**  
 PROFESSIONAL LAND SURVEYORS  
 BOX 96 BIG PINEY-MARLBLETON, WYO 83118 TEL 307-876-3347  
 BOX 725 AFTON, WYO 83110 TEL 307-885-9319 ALPINE, WYO TEL 307-885-9319  
 JACKSON, WYO TEL 307-753-5903; LAVA, ID TEL 208-776-5332; MONTICELLO, ID TEL 208-847-2800

2/23/26-CAP: Edit per JD review
1/19/26-CAP: Edit per JD review
1/19/25-CAP: Edit per JD review
10/21/25-CAP: Edit road, JD review
10/16/25-CAP: Edit per JD review

## DANIA MEADOWS ADDITION TO THE TOWN OF ALPINE WITHIN SE1/4SW1/4 SECTION 20 T37N R118W LINCOLN COUNTY, WYOMING



**WeatherPort**  
SHELTER SYSTEMS

**20'x40' HGP**  
(6.10m x 12.19m)

BUILDING SPECIFICATIONS

CONTACT INFORMATION

LEGAL

toll free: +1-866-984-7778  
local: +1-970-399-5909

www.WEATHERPORT.COM

**PROPRIETARY AND CONFIDENTIAL**

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WEATHERPORT SHELTER SYSTEMS. REPRODUCTION OR TRANSMISSION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF WEATHERPORT SHELTER SYSTEMS IS PROHIBITED.

**CONCEPTUAL DRAWING**

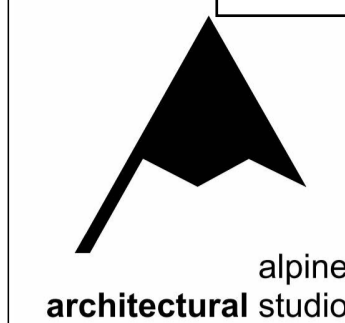
ALL PICTURES AND FIGURES ARE FOR VISUAL REPRESENTATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

*Alpine Ace Hardware*

*100 Greys River Road*

*Alpine, Wyoming*





alpine architectural studio

551 FOREST CIRCLE DR  
LOT 5 FOREST MEADOW SUBDIVISION  
ACCESSORY STRUCTURE

**PROJECT DESCRIPTION**

CONSTRUCT NEW 36' X 28' DETACHED GARAGE ADJACENT TO EXISTING SINGLE FAMILY DWELLING.  
GARAGE AREA: 936 SQUARE FEET (GROSS)  
POWER TO GARAGE: YES  
DOMESTIC WATER TO GARAGE: NO  
SEWER LINES TO GARAGE: NO

**TOWN OF ALPINE ZONING INFORMATION**

PROJECT TO CONFORM WITH THE TOWN OF ALPINE LAND USE DEVELOPMENT CODE:  
PROPERTY ZONING: R-1 SINGLE FAMILY RESIDENTIAL

EXISTING PRIMARY STRUCTURE: YES

DETACHED ACCESSORY STRUCTURE HEIGHT:  
ALLOWABLE: 26 FEET  
PROVIDED: 17.5 FEET

FRONT SETBACK: 25 FEET  
SIDE SETBACK: 15 FEET  
REAR SETBACK: 20 FEET

EXTERIOR LIGHTING TO CONFORM WITH ARTICLE 4.7 OF THE LAND USE DEVELOPMENT CODE:

ALL EXTERIOR LIGHTING SHALL USE FULL CUT-OFF LUMINAIRES WITH THE LIGHT SOURCE DOWNCAST AND FULLY SHIELDED

MAXIMUM LED COLOR TEMPERATURE: 3000K

**SITE AREA CALCULATIONS**

GROSS SITE AREA: 0.79 ACRES X 43,560 = 34,412 SQUARE FEET  
NET SITE AREA: 0.50 ACRES X 43,560 = 21,780 SQUARE FEET

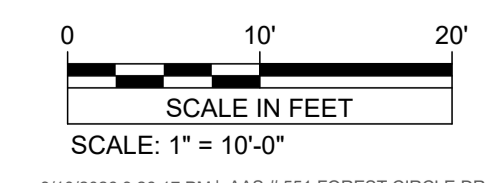
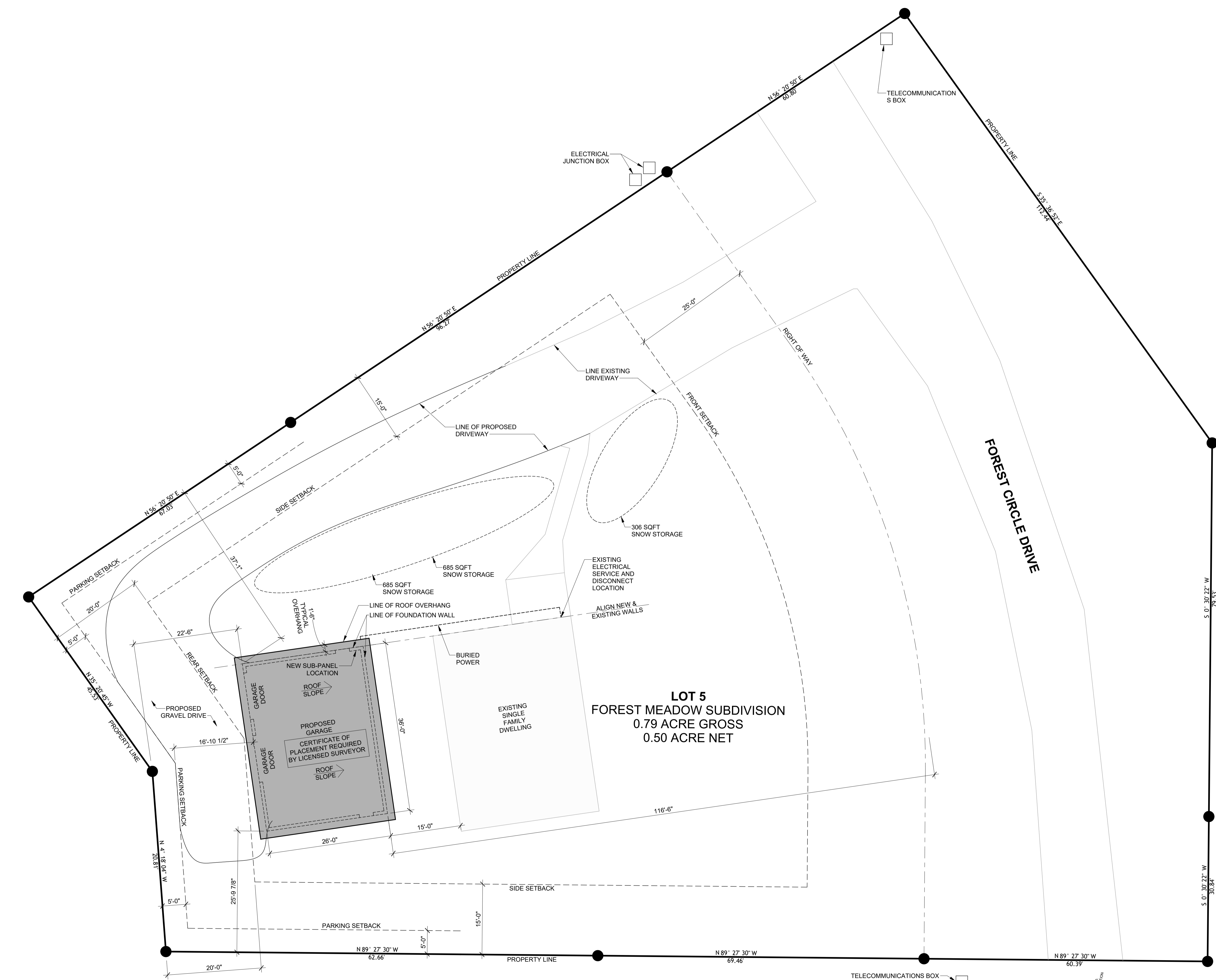
MIN LANDSCAPED AREA REQUIRED: 2,178 SQUARE FEET  
(NET SITE AREA 21,780 X 0.10)

LANDSCAPED AREA PROVIDED: 9,404 SQUARE FEET

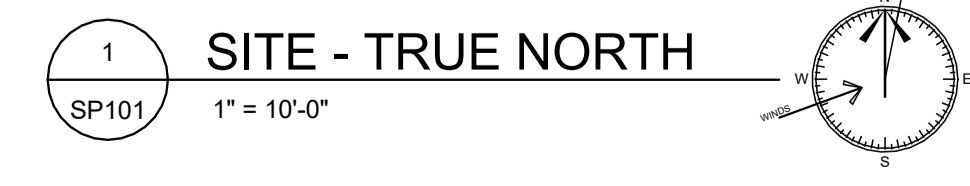
PARKING: (4) SPACES PROVIDED  
(2) INSIDE GARAGE AND (2) IN DRIVEWAY

DRIVEWAY AREA: 3,802 SQUARE FEET  
SNOW STORAGE REQUIRED: 3,802 X 0.20 = 760 SQUARE FEET  
SNOW STORAGE PROVIDED: 685 + 306 = 991 SQUARE FEET

**LOT 5  
FOREST MEADOW SUBDIVISION  
0.79 ACRE GROSS  
0.50 ACRE NET**



SCALE IN FEET  
SCALE: 1" = 10'-0"



1 SITE - TRUE NORTH  
1" = 10'-0"

© 2026 | ALL RIGHTS RESERVED

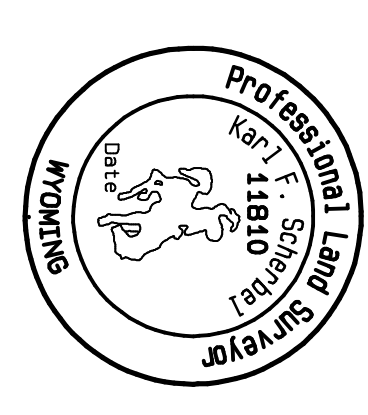
SITE STUDY

3.10.2026  
DRAWN BY | BENNETT  
CHECKED BY | BENNETT  
REVISIONS

SITE PLAN

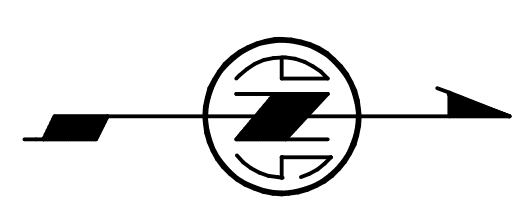
SP101

**CERTIFICATE OF SURVEYOR**  
 I, Karl F. Scherbel, of Alton, Wyoming, hereby certify that this map was made from notes taken during an actual survey made by me and by persons under my supervision during February 2026 and from reports in this office of the persons who were employed by me in the field. This represents that survey and those records.



- LEGEND**
- Indicates 9/5/8" steel reinforcing rod with an aluminum cap inscribed "PLS 6447", found.
  - ⊗ Indicates a calculated position, no monument found or set.
  - ⊕ Indicates a fire hydrant.
  - ⊞ Indicates a telecommunication junction box.
  - ⊠ Indicates an electrical junction box.
  - ⊡ Indicates a plotted lot line of record.
  - Indicates an easement line.
  - Indicates a right-of-way line.
  - Indicates a culinary water line.
  - Indicates a sanitary sewer line.
  - Indicates a building setback line.
  - Indicates edge of traveled surface.

**IMPERVIOUS AREA**  
 Total Impervious area: 3718 sq ft  
 Total lot area: 17869 sq ft  
 Percent Impervious: 21%



**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	97.71	31°59'28"	175.00'	S47°21'33"E	98.45'	50.16'
C2	70.95	28°02'08"	145.00'	S49°46'12"E	70.24'	38.20'
C3	10.01	35°17'15"	145.00'	S53°46'50"E	10.01'	5.01'

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

**SITE PLAN  
 FOR  
 G & A CONSTRUCTION, LLC  
 OF  
 ALPINE MEADOWS LOT 79  
 WITHIN THE INCORPORATED LIMITS  
 OF THE TOWN OF ALPINE  
 LINCOLN COUNTY, WYOMING**

**SURVEYOR SCHERBEL, LTD.**

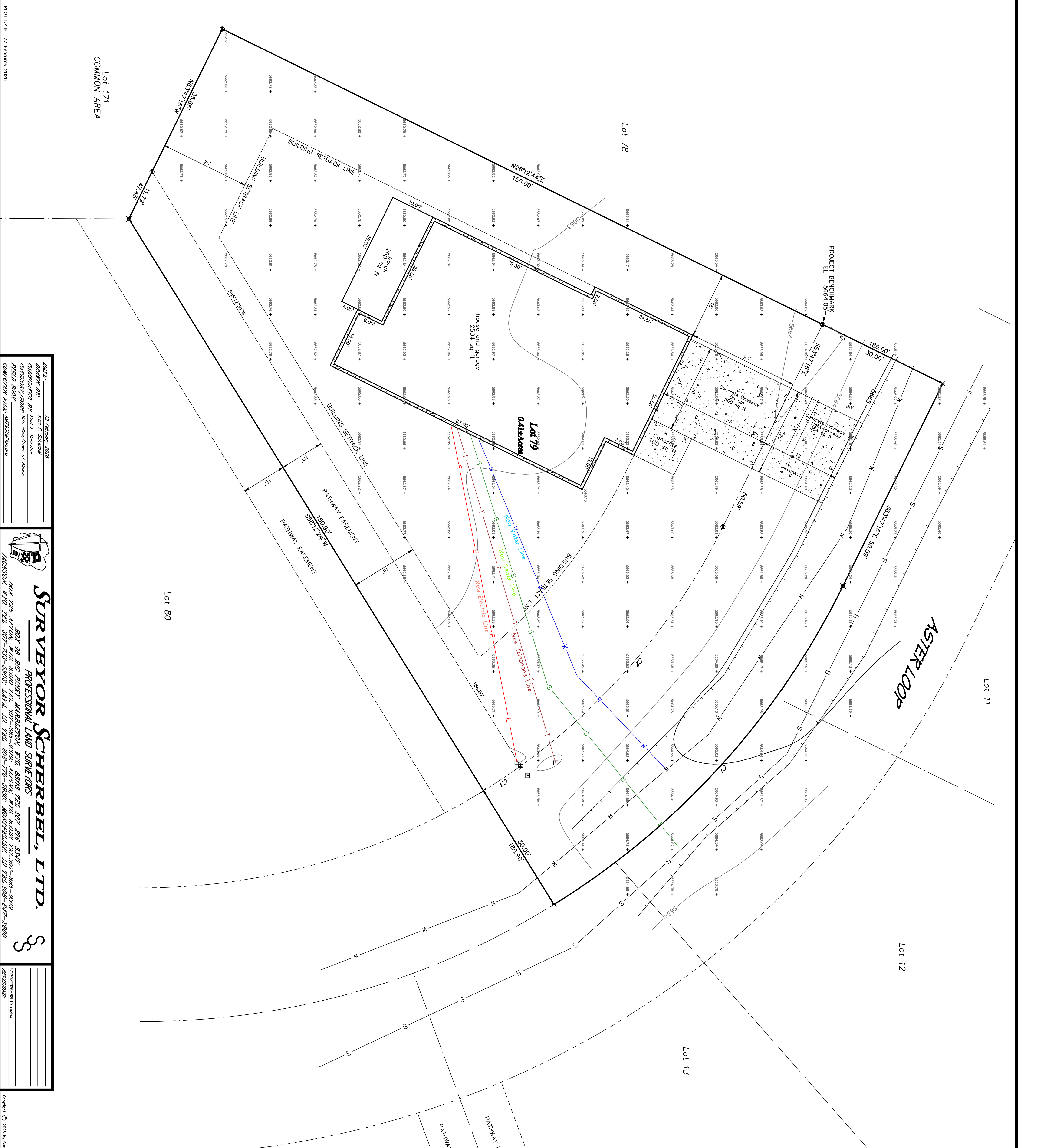
PROFESSIONAL LAND SURVEYORS

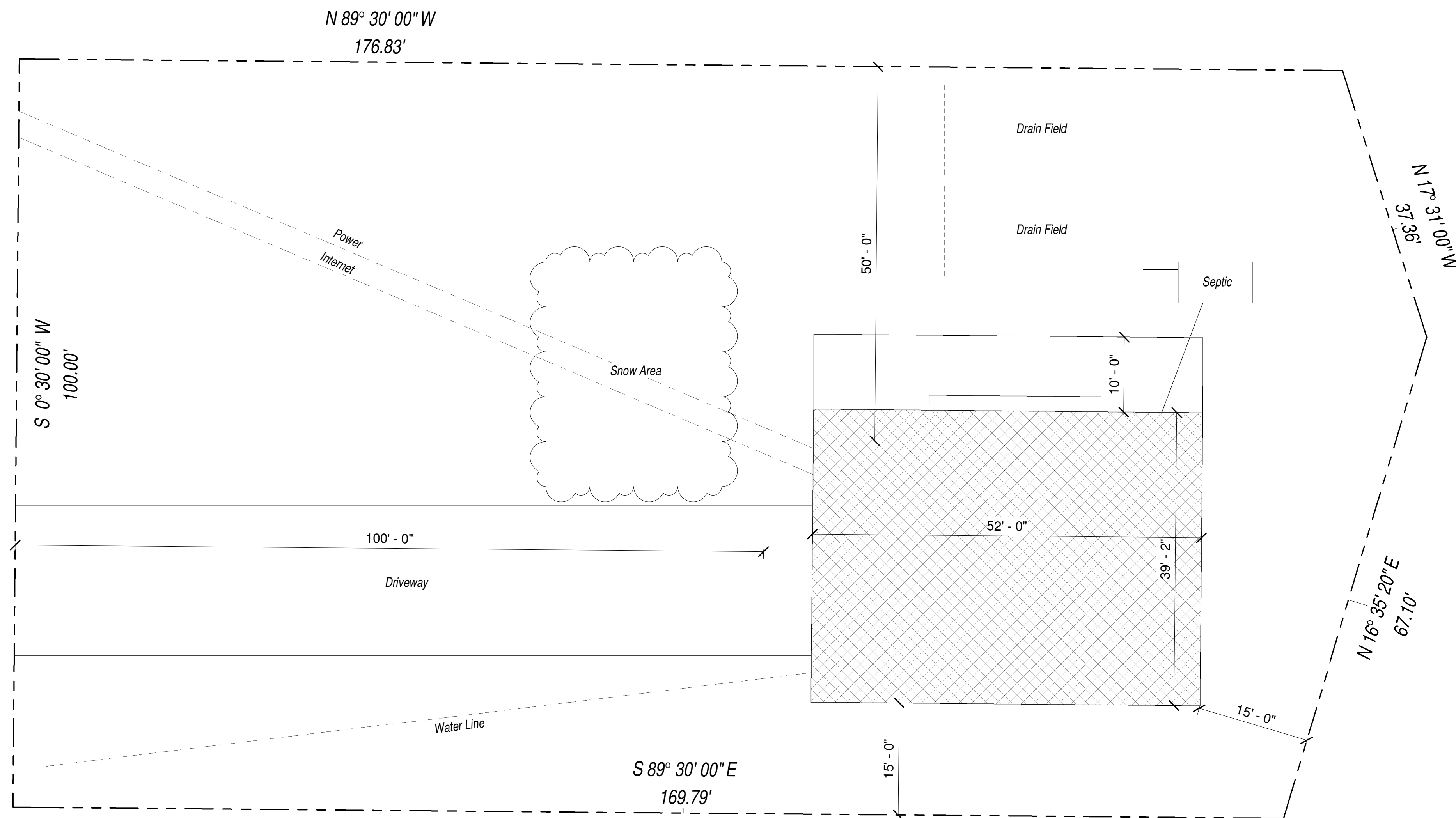
2750/2026-SSLD

287702026

Copyright © 2026 by Surveyor Scherbel, Ltd. All rights reserved.

DATE: 12 February 2026  
 DRAWN BY: Karl F. Scherbel  
 CALCULATED BY: Karl F. Scherbel  
 CHECKED BY: Ryan Stegeman  
 FIELD BOOK: 2750/2026-SSLD  
 DRAWING FILE: 287702026





1 SITE  
1" = 10'-0"

Lot 20  
Div Block Lot  
ac  
Wyoming

*This Site plan is based on a legal description provided by others, this site plan is provided by a drafting service. No survey work has been done nor is implied. For Actual boundary lines and corners, a licensed surveyor should be consulted. B'n'R Drafting Services assumes no liability for the accuracy of these documents.*

These plans have been prepared under the direction of a ADCA Certified Drafting Services has had no involvement in the Civil, Structural, Mechanical or Electrical Engineering for this project unless explicitly noted. B'n'R Drafting Services assumes no liability for the accuracy of these documents. All Liability for this project shall remain with the contractor, subcontractors and Owner. Final Plans are accepted AS IS.

REV	DATE	DESCRIPTION

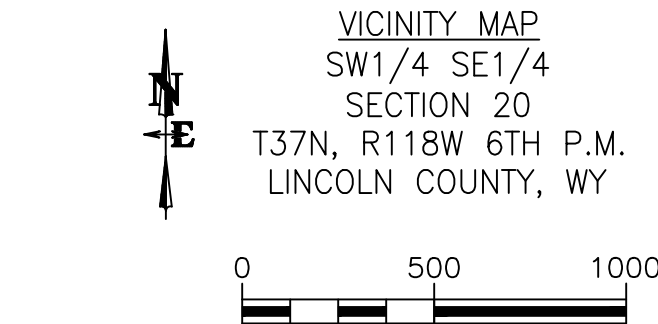
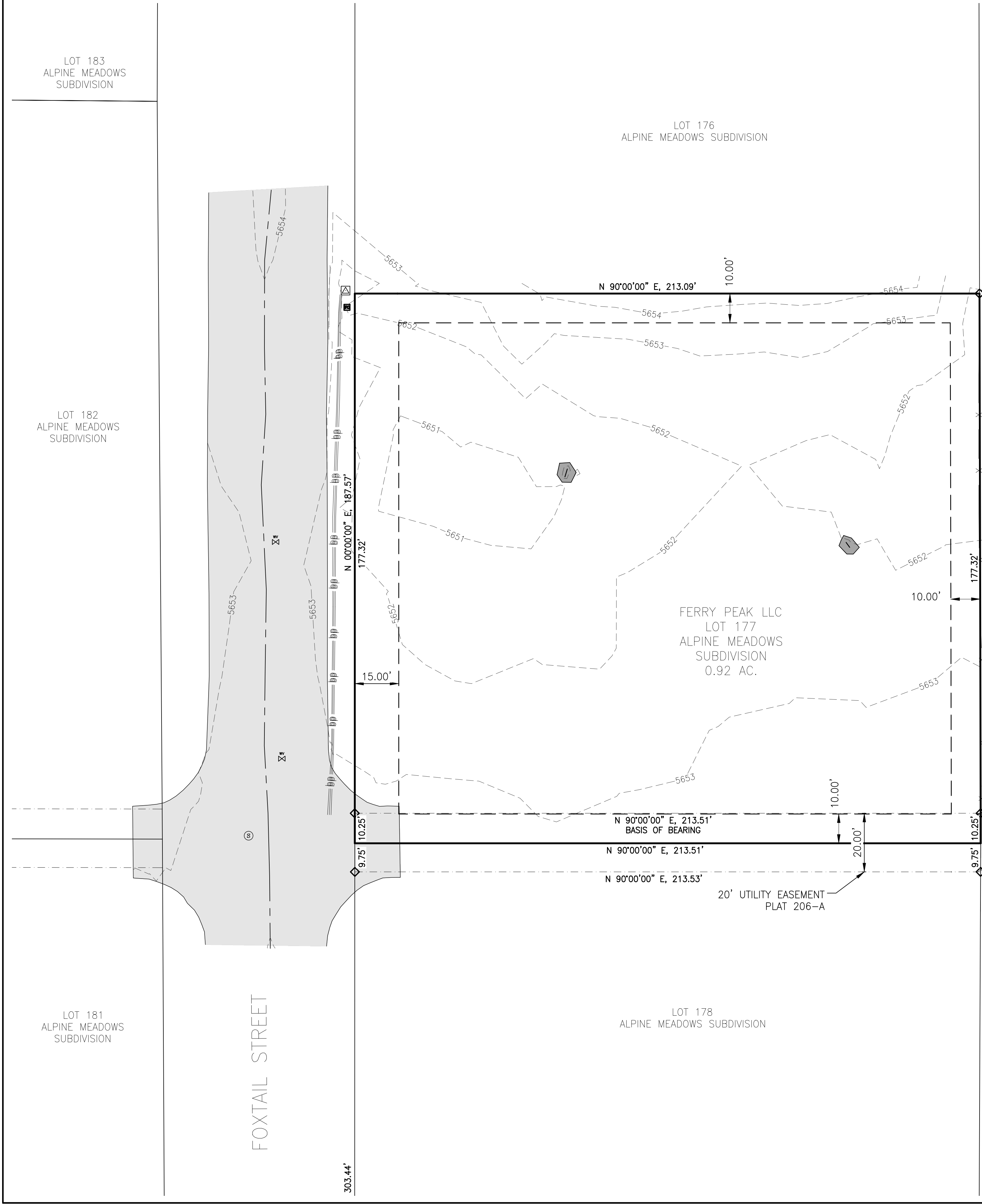
**B'n'R Drafting Services LLC**  
1993 N. 37th E  
Idaho Falls, ID 83401  
208-589-8383  
services@bndrafting.com

SINGLE FAMILY DWELLING	
DATE: 18 Mar 2026	FOR: Ortega
DRAWN BY: RRS	Lot 20
PROJECT: 23XXXXXX	Jurisdiction, Idaho

SITE PLAN  
C1

The plans are the joint property of B'n'R Drafting and the Client. They are not to be reproduced or to be used for any construction except by express written consent by one of the owning parties. B'n'R Drafting assumes no liability beyond the production of these plans. All information contained has been exclusively provided by the client and are accepted as is.

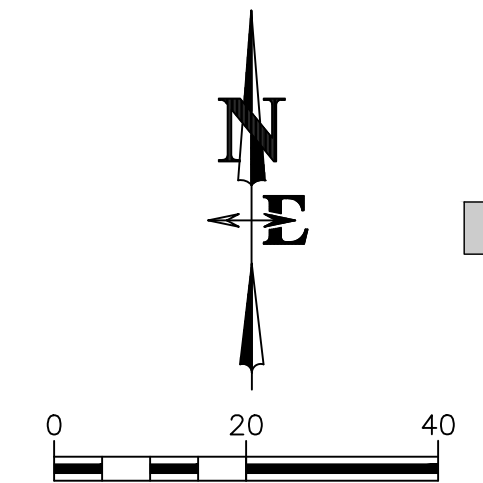
LAYOUT: EXISTING SITE PLANS 2507 - PRINTER/PLOT AutoCAD PLOT General Documents\topoc3 - PAGE SETUP 24x36 PLOT BY - Publish - DAG VER 250 - PLOTTED BY: Braden Olson  
 J:\01\25\2507\2507.dwg - DATE/TIME: 4/28/2025 10:27:46 AM



NOTE:  
 THE SITE SURVEY REPRESENTED ON THIS MAP SHOW CONDITIONS DETERMINED BY A FIELD SURVEY MADE ON OCTOBER 24, 2025, AND MAY NOT REFLECT CHANGES MADE SUBSEQUENT TO THAT DATE.  
 SETBACKS PER CHAPTER 6 SECTION 20 OF LINCOLN COUNTY LAND USE REGULATIONS:  
 20' TO FRONT OF BUILDING WITH PARKING AREA  
 15' TO FRONT OF BUILDING WITHOUT PARKING AREA (SHOWN)  
 10' SIDE  
 10' REAR  
 SITE DEVELOPMENT SETBACKS AND BUILDING SETBACKS SHALL BE VERIFIED WITH THE PLANNING DEPARTMENT IN THE AUTHORITY HAVING JURISDICTION PRIOR TO PLANNING ANY DEVELOPMENT. IT IS ALSO TO BE UNDERSTOOD THAT OTHER APPLICABLE CODES, RESTRICTIONS, COVENANTS AND REGULATIONS APPLICABLE TO DEVELOPMENT AND USE SHOULD BE DETERMINED PRIOR TO PLANNING ANY DEVELOPMENT AS THESE ARE NOT SHOWN ON THIS MAPPING

LEGEND

	PROPERTY LINE
	ADJACENT BOUNDARY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE OF ROAD
	FENCE LINE
	UNDERGROUND POWER
	FOUND REBAR AND CAP
	ELECTRIC TRANSFORMER
	FIBER OPTIC VAULT
	SEWER MANHOLE
	WATER VALVE
	PAVEMENT
	ROCK PILE

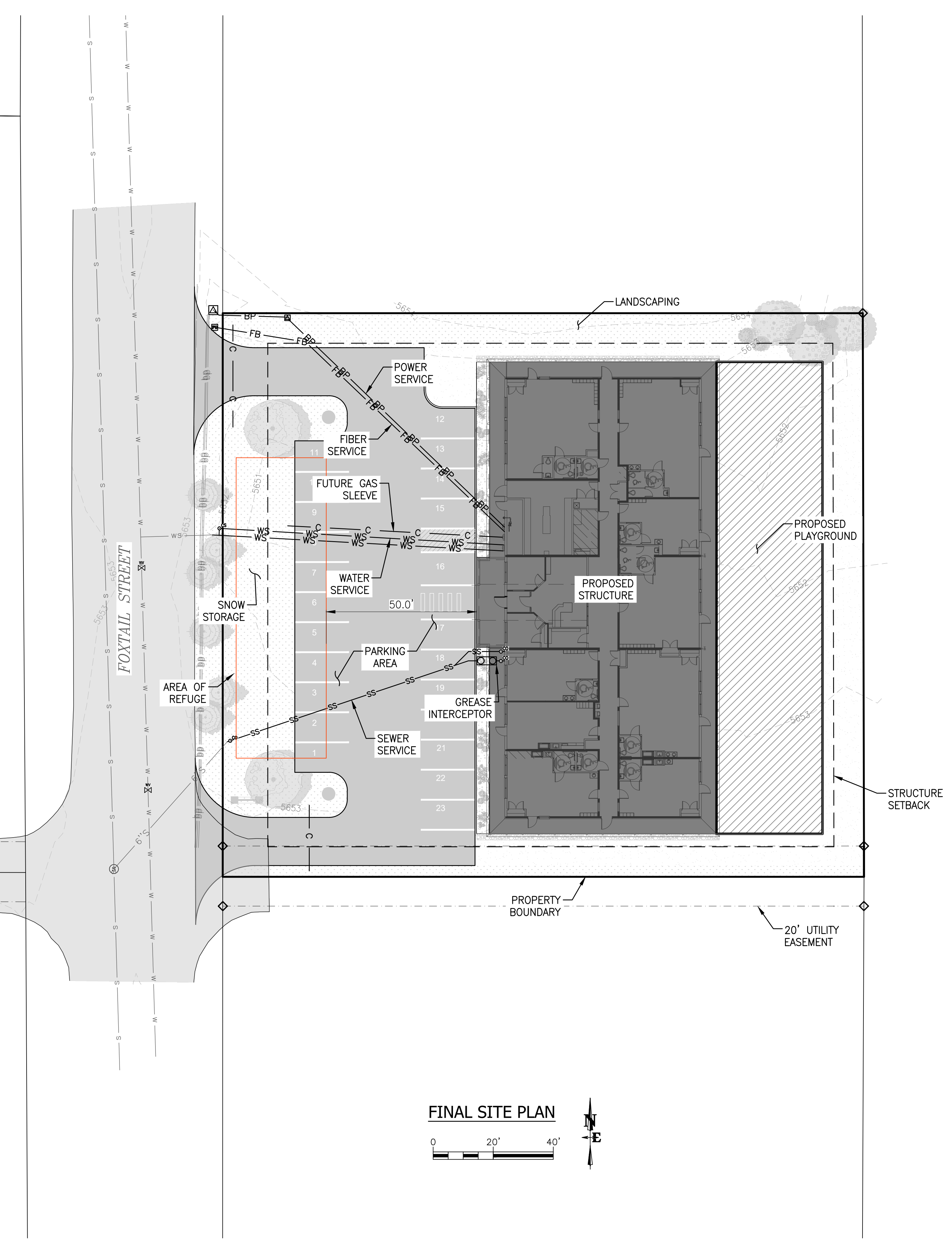


VERTICAL DATUM BASED ON NAVD88 (GEOID12B),  
 BENCHMARK SE PROPERTY CORNER ELEV = 5653.51'  
 DERIVED FROM NETWORK GPS OBSERVATIONS.

DRAWING NO <b>C1.0</b>	JOB TITLE <b>LOT 177 ALPINE MEADOWS SUBDIVISION LINCOLN COUNTY, WYOMING</b>	DRAWING TITLE <b>EXISTING SITE PLAN</b>	DATE	10/24/2025	REV.
			SURVEYED	ENGINEERED	ZD
JOB NO <b>25-345-02</b>			DRAWN	ZD	
			CHECKED	LR	
			APPROVED	LR	

**NELSON  
 ENGINEERING**  
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

LAYOUT: FINAL SITE PLAN.dwg - PRINTER/PLOT AutoCAD PLOT General Documents\1000\1003 - PAGE SETUP 24x36 PDF BW - Publish - ENG VER 250 - PLOTTED BY: Broken Olson  
 J:\G:\MKTG\3\Projects\1000\1003\1003.dwg - Date: 4/2/2026 10:00 AM



**FINAL SITE PLAN**

0 20' 40'

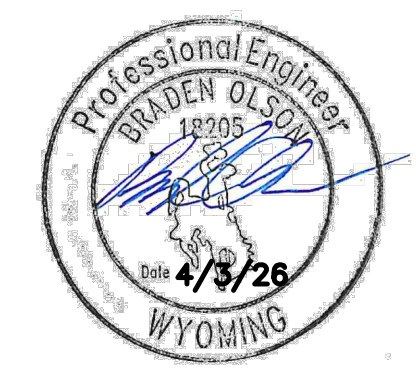
North Arrow

**SITE CONSTRUCTION NOTES & SPECIFICATIONS**

- CAUTION:** UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.
1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) 2023 EDITION AND THESE PLANS.
  2. CONTRACTOR REQUIRED TO MEET WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY'S STORMWATER PERMIT REQUIREMENTS.
  3. IT IS RECOMMENDED THAT THE CONTRACTOR EMPLOY A SURVEYOR TO PROVIDE STAKING FOR LOCATIONS OF FOUNDATIONS, UTILITIES, DRIVEWAY, AND FOR GRADING WORK.
  4. STRIPPED MATERIAL SHALL BE STOCKPILED AT STOCKPILE AREAS SHOWN ON PLAN, CUT MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS OR STOCKPILED. SEE SHEET C4.0 FOR LOCATIONS.
  5. TOPSOIL SHALL BE STOCKPILED SEPARATELY & REUSED TO COVER FINISH SLOPES. IMPORT ADDITIONAL WEED-FREE TOPSOIL IF NECESSARY TO COVER ALL DISTURBED AREAS NOT RECEIVING SURFACING. LEAVE SUBGRADE DOWN 4-6" TO RECEIVE TOPSOIL IN LANDSCAPE AREAS.
  6. DUST CONTROL MUST BE ACCOMPLISHED BY WATERING STOCKPILES AND DRY SOILS.
  7. CONTRACTOR SHALL PREVENT TRACKING OF SOIL ONTO THE ROAD AND CLEAN ROAD OF SOILS WHEN NECESSARY.
  8. IN ACCORDANCE WITH C4.0, INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES AND MAINTAIN THE DEVICES DURING CONSTRUCTION. IF NECESSARY THE CONTRACTOR SHOULD INSTALL AND MAINTAIN ADDITIONAL EROSION CONTROL MEASURES TO ENSURE THE SITE IS STABILIZED DURING CONSTRUCTION.
  9. REVEGETATION SHALL BE NATIVE SEED AND SOD AND SHALL BE IRRIGATED BY OWNER WHEN NECESSARY.
  10. CONTRACTOR MUST IMPLEMENT WEED AND PEST CONTROL MEASURES IN COMPLIANCE WITH TOWN OF ALPINE ORDINANCE NO. 2020-02, THE TOWN OF ALPINE LAND USE AND DEVELOPMENT CODE, AND THE WYOMING WEED & PEST CONTROL ACT. SEE WEED AND PEST NOTES ON THIS PAGE FOR MANAGEMENT REQUIREMENTS.
  11. LAND DISTURBING ACTIVITIES SHALL OCCUR FROM SUMMER 2026 THROUGH SUMMER 2028.
  12. CONTRACTOR SHOULD COORDINATE THE INSTALLATION OF WIRE UTILITY SERVICES WITH UTILITY PROVIDERS AND ARRANGE INSTALLATION AND SERVICE CONTRACTS.
  13. A GEOTECHNICAL REPORT WAS COMPLETED BY NELSON ENGINEERING. CONTRACTOR SHALL FOLLOW RECOMMENDATIONS FOR FOUNDATION SOILS PREPARATION, FOUNDATION DRAIN PLACEMENT, FOUNDATION BACKFILL, ACCESS AND PARKING LOT CONSTRUCTION, AND OTHER SOIL PREPARATION FOR SLABS AND UTILITIES.

**WEED AND PEST MANAGEMENT STRATEGIES**

- GENERAL:**  
 ALL WORK SHALL COMPLY WITH TOWN OF ALPINE ORDINANCE NO. 2020 02 (NOXIOUS WEED CONTROL AND ABATEMENT), THE TOWN OF ALPINE LAND USE AND DEVELOPMENT CODE, AND THE WYOMING WEED & PEST CONTROL ACT.
- PRE-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:**
1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL REVIEW APPLICABLE LOCAL, COUNTY, AND STATE WEED AND PEST CONTROL REQUIREMENTS AND COORDINATE WITH THE TOWN OF ALPINE AND LINCOLN COUNTY WEED & PEST CONTROL DISTRICT, AS APPROPRIATE, TO IDENTIFY REGULATED NOXIOUS AND INVASIVE SPECIES PRESENT OR LIKELY TO OCCUR WITHIN THE PROJECT AREA. A SITE SPECIFIC INVENTORY OF INVASIVE SPECIES SHALL BE CONDUCTED IF REQUIRED BY PERMITTING, APPROVAL CONDITIONS, OR IF REQUESTED BY THE OWNER OR TOWN. INVENTORY METHODS AND CLASSIFICATIONS SHALL BE CONSISTENT WITH WYOMING WEED & PEST CONTROL ACT (W.S. 11 5 101 ET SEQ.) AND LINCOLN COUNTY GUIDANCE.
- ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:**
1. ALL CONSTRUCTION EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE SITE.
  2. SOIL STOCKPILES TO BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
  3. DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT SHALL BE MINIMIZED.
  4. ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE KEPT ON ACTIVE MANAGEMENT DURING CONSTRUCTION. SPECIES SPECIFIC MANAGEMENT PLAN CRITERIA AND TREATMENT TIMING SHALL FOLLOW GENERALLY ACCEPTED BEST MANAGEMENT PRACTICES AND APPLICABLE LOCAL AND STATE GUIDANCE. AREAS SHALL BE MONITORED AND TREATED AT LEAST TWICE EACH GROWING SEASON.
- POST-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:**
1. RE-VEGETATION TO OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT THE ESTABLISHMENT OF INVASIVE SPECIES IN DISTURBED AREAS.
  2. NURSERY STOCK SHALL BE IN ACCORDANCE WITH W.S. 11-9-101 - 109 (WYOMING NURSERY STOCK LAW), ACCOMPANIED BY A VALID HEALTH CERTIFICATE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE. SEEDS SHALL BE IN ACCORDANCE WITH W.S. 11-12-101 - 125 (WYOMING SEED LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE.
  3. CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL SHALL BE UTILIZED WHERE POSSIBLE.



DATE	4/3/2026	REVISION	
SURVEYED	ENGINEERED	NELSON ENG.	BO/NL
DRAWN	CHECKED	NL	BO
APPROVED			

DRAWING NO	C2.0
JOB NO	25-345-03

JOB TITLE	LOT 177 ALPINE MEADOWS KIDDIE ACADEMY ALPINE, WY
DRAWING TITLE	FINAL SITE PLAN

**NELSON ENGINEERING**  
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087





**Bret Bennett**  
Chairman

**Rob LaPier**  
Vice-Chair

**Bryan James**  
Member

# Town of Alpine – Design Review Committee

## Recommendation for Planning and Zoning

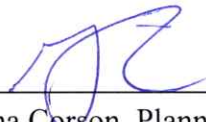
**To:** Alpine Planning and Zoning Commission

**From:** Design Review Committee (DRC)

**Date:** April 29, 2026

**Subject:** Design Review – Ferry Peak, LLC- Kiddie Academy- 132 Foxtail St. (Lot 177, Alpine Meadows)

The Design Review Committee met on April 28, 2026, to review the Ferry Peak, LLC, proposed Kiddie Academy Building on Lot 177 of Alpine Meadow Subdivision. The committee found that the project’s massing, site layout, materials, landscaping, and lighting are consistent with Town design guidelines and compatible with surrounding civic uses. Courtyards, pedestrian routes, buffering, and dark-sky compliant lighting contribute positively to the site’s function and appearance. The DRC therefore **recommends approval of the project.**

  
\_\_\_\_\_  
Gina Corson, Planning and Zoning Administrator  
On behalf of Brett Bennett, Design Review Committee Chairman

4/29/2026  
Date

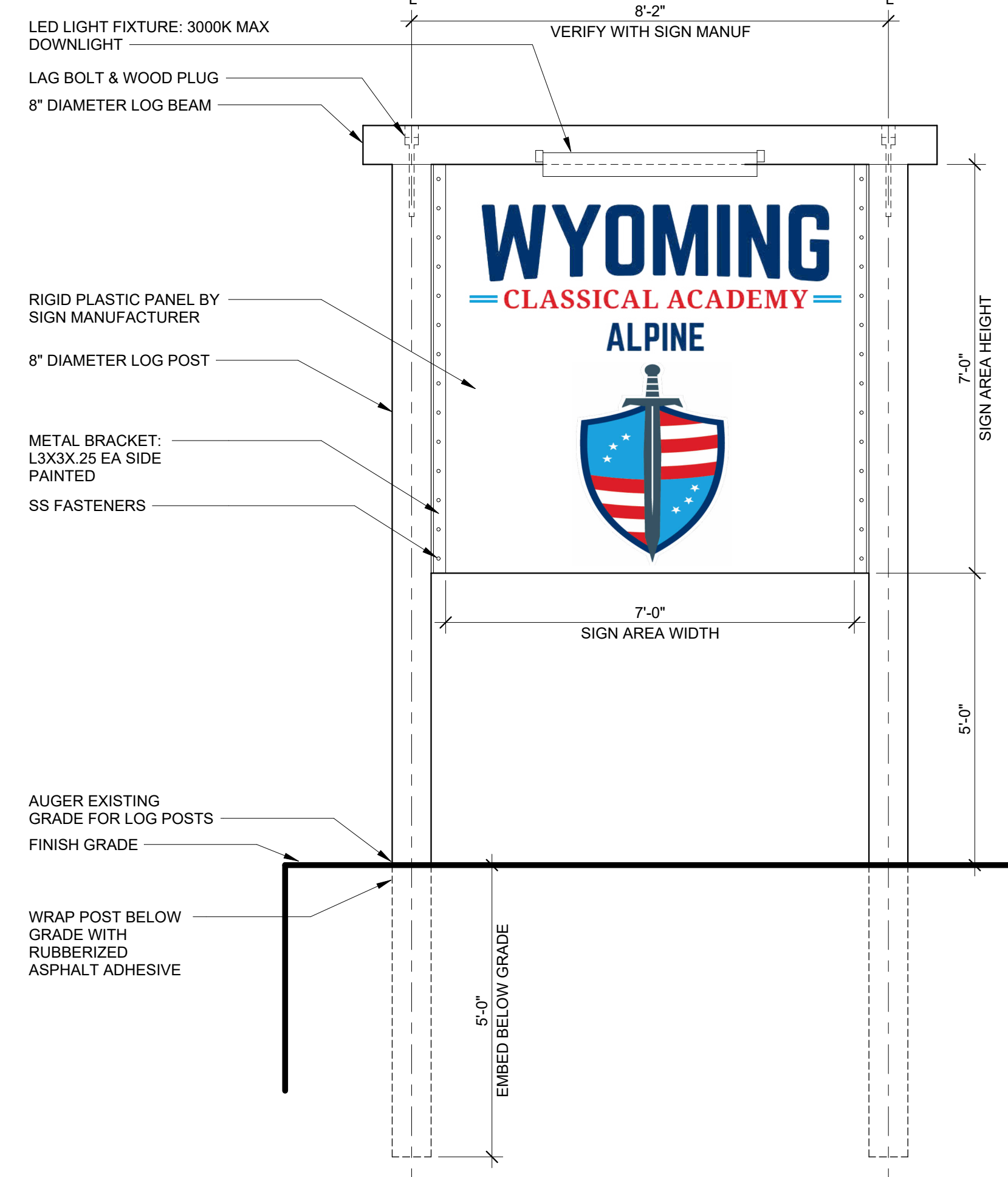
Attest:  
  
\_\_\_\_\_  
Gina Corson, Planning & Zoning Administrator

4/29/2026  
Date

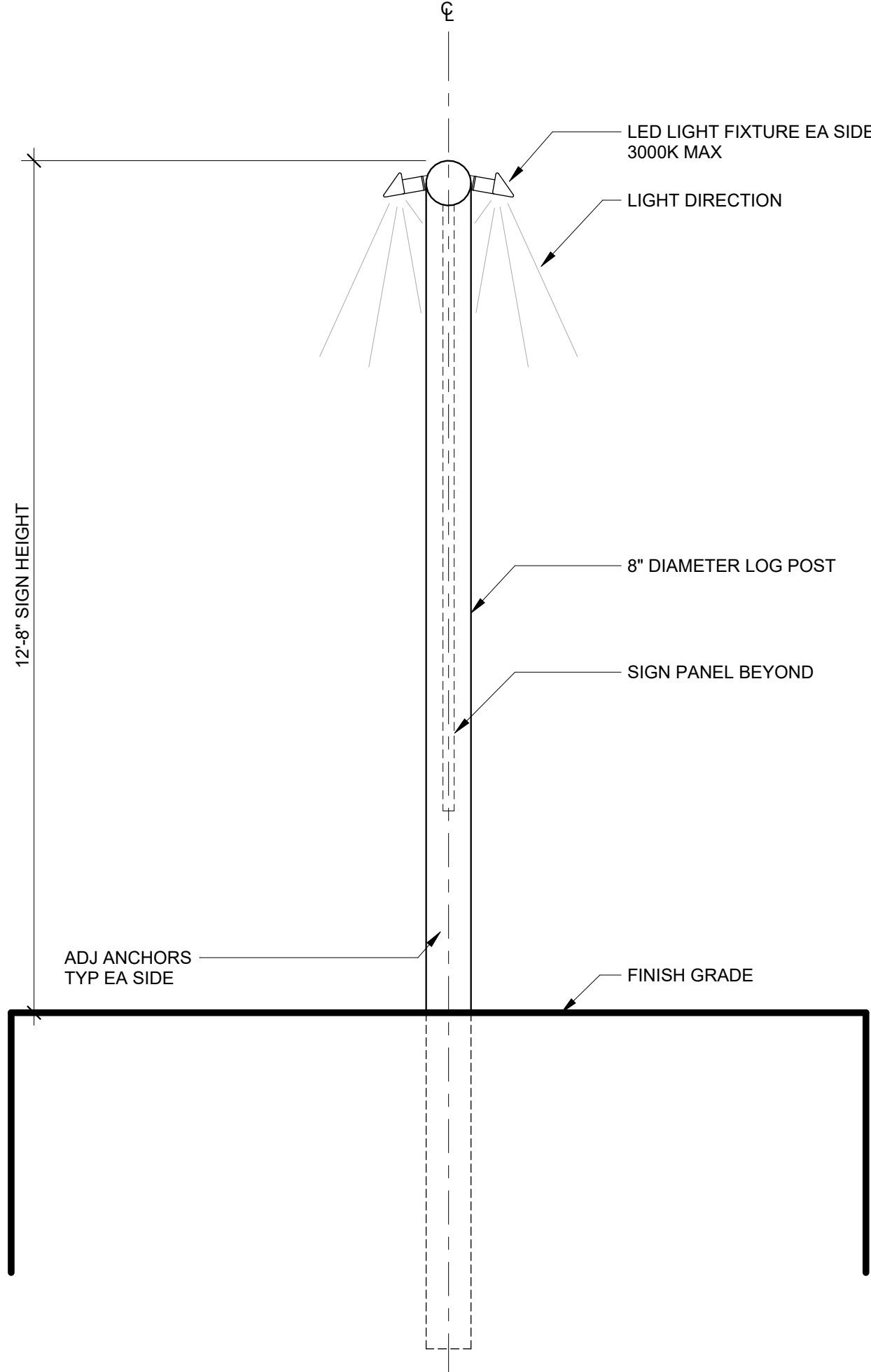


**TABLE 4-9**  
**MRC - MIXED RESIDENTIAL COMMERCIAL DISTRICT**  
**SIGN STANDARDS**

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 facade, 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.



FRONT ELEVATION

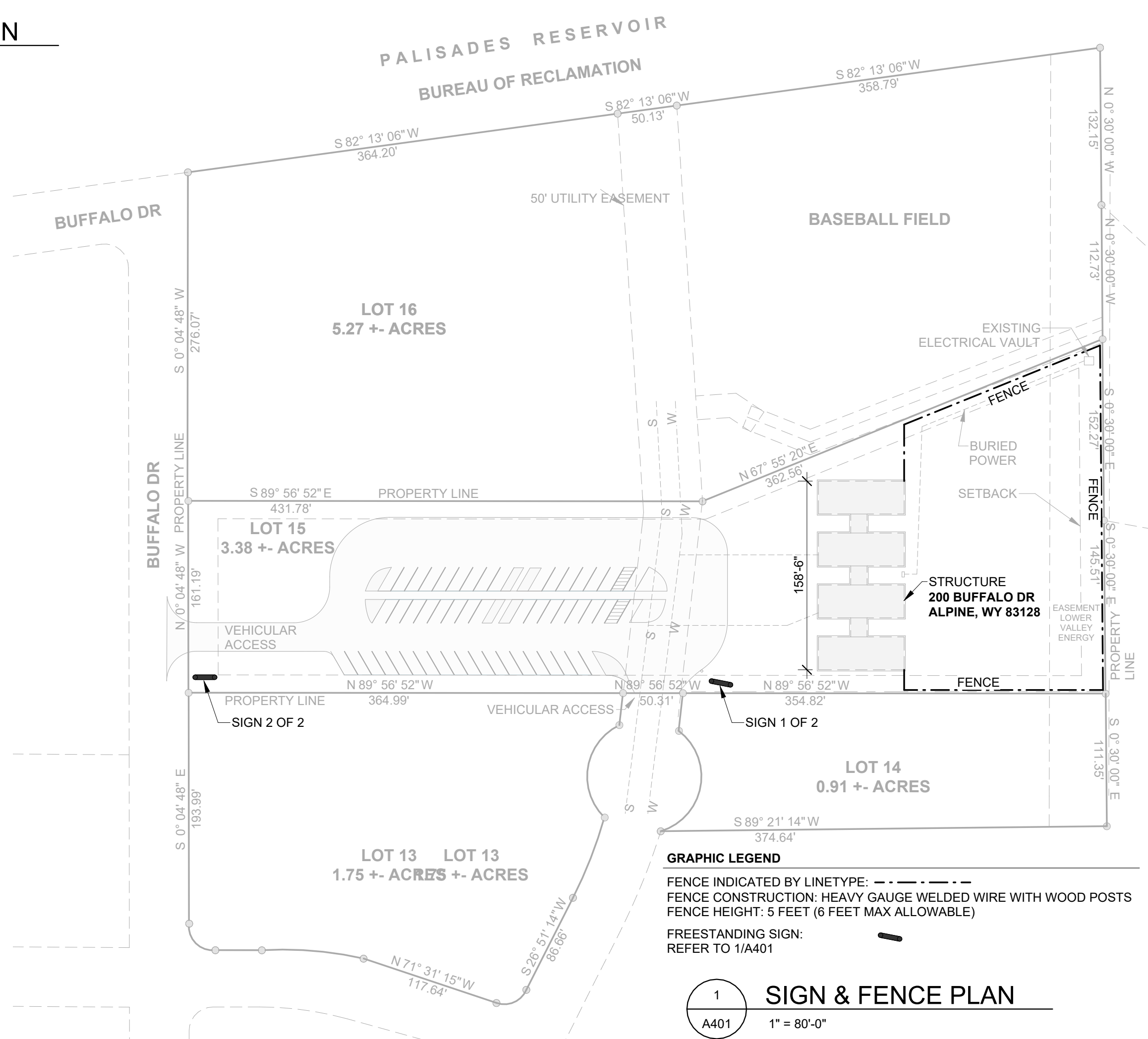


SIDE ELEVATION

2 FREE STANDING SIGN  
A401 1/2" = 1'-0"

**PROPOSED FREESTANDING SIGN / ALPINE EDUCATION FOUNDATION**

- ALPINE LUDC NOTES:**
- 4-803 (g) SIGN STANDARDS FOR PUBLIC AND COMMUNITY FACILITIES:
- (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.
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- TOTAL LINEAL BUILDING FRONTAGE:** 158.6 FEET  
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**MAXIMUM ALLOWABLE SQUARE FEET:** 150 SQUARE FEET (CAP)
- SIGN HEIGHT:** 15 FEET MAXIMUM
- DOWNWARD LIGHTING:** YES (LED 3000K MAX COLOR TEMP)



1 SIGN & FENCE PLAN  
A401 1" = 80'-0"

ALPINE, WY  
ALPINE WEST THIRD ADDITION LOT-15  
**ALPINE EDUCATION FOUNDATION**

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APPLICATION SUBMITTAL

4.16.2026  
DRAWN BY | BENNETT  
CHECKED BY | BENNETT  
REVISIONS

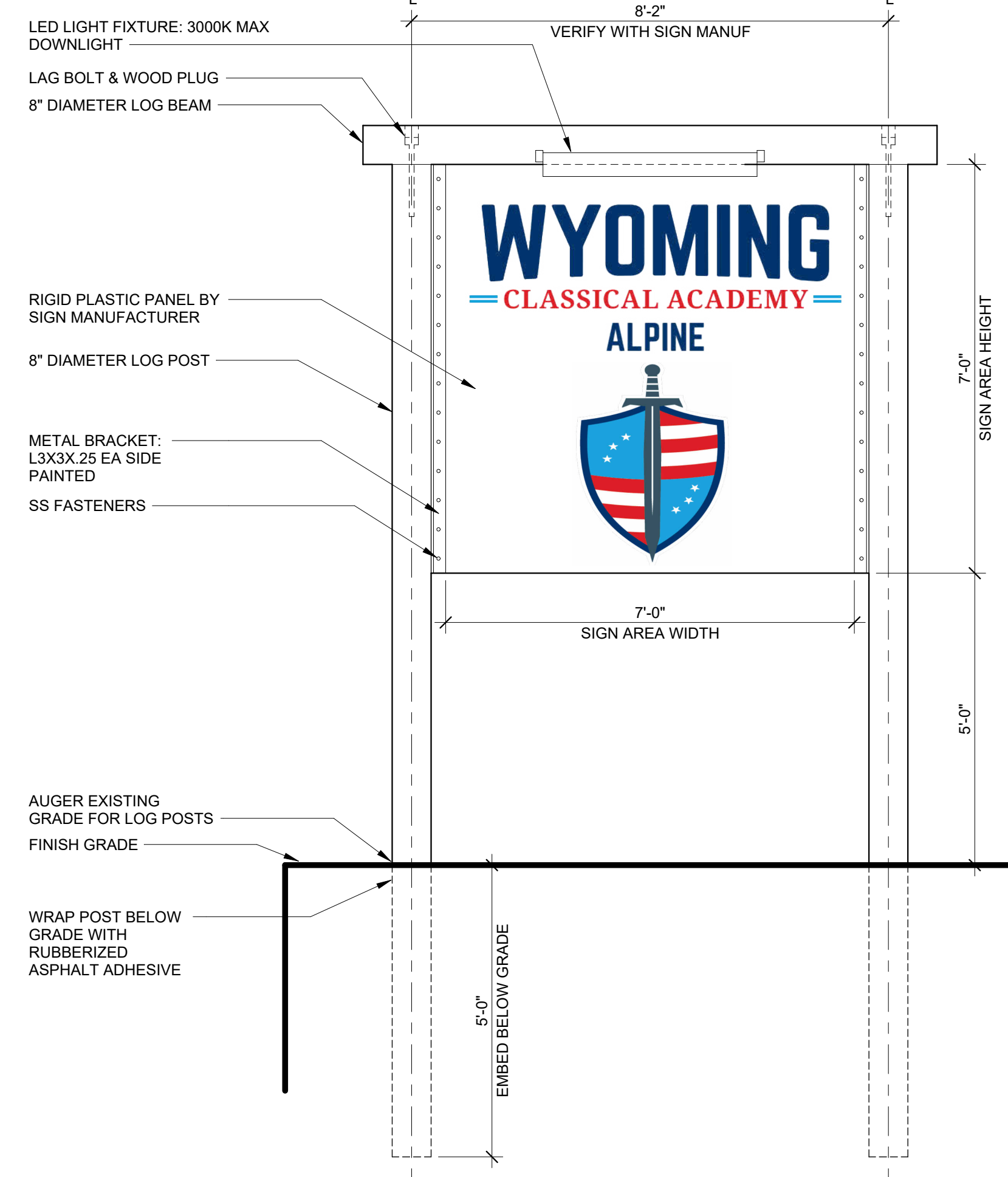
SIGN & FENCE PLAN

**A401**

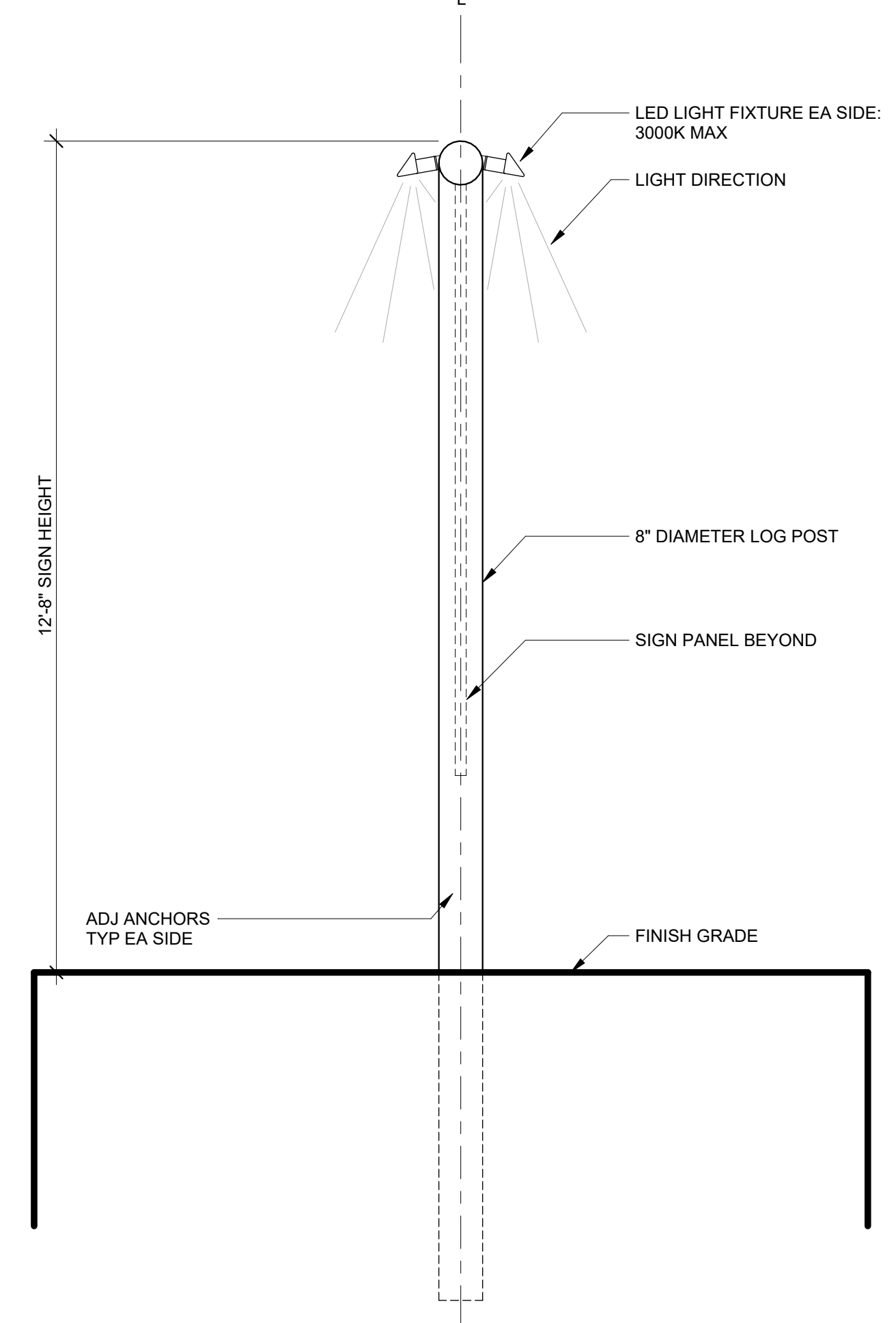


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Projecting or Suspended	1 per business	6	N/A	See Other Criteria	Shall be placed only on ground floor facade, except for businesses located above ground level w/direct exterior pedestrian access.	Downward Lighting may illuminate sign.	Sign shall not 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.
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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.



FRONT ELEVATION



SIDE ELEVATION

2  
A401  
FREE STANDING SIGN  
1/2" = 1'-0"

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**ALPINE LUDC NOTES:**

4-803 (g) SIGN STANDARDS FOR PUBLIC AND COMMUNITY FACILITIES:

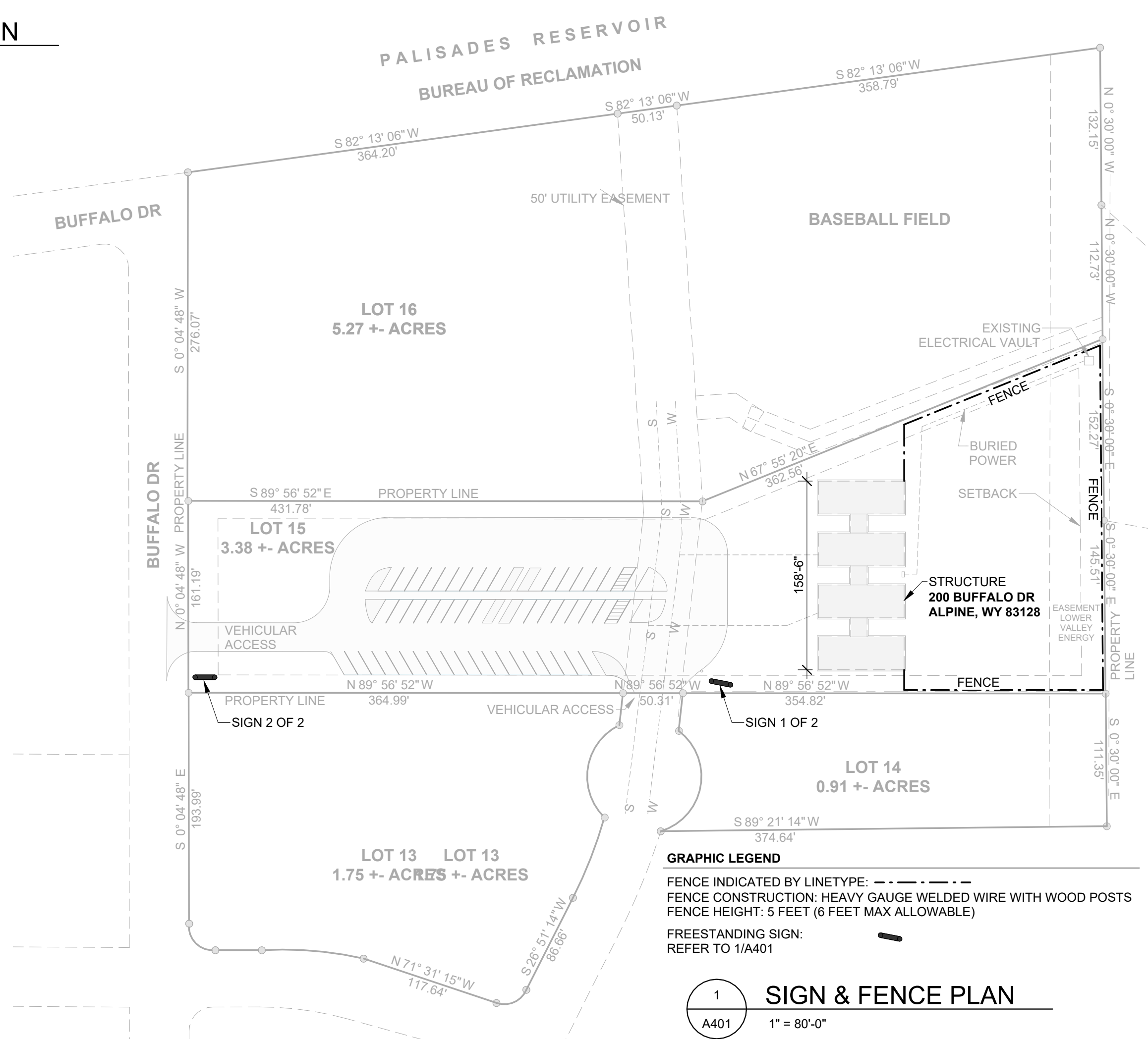
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1  
A401  
SIGN & FENCE PLAN  
1" = 80'-0"

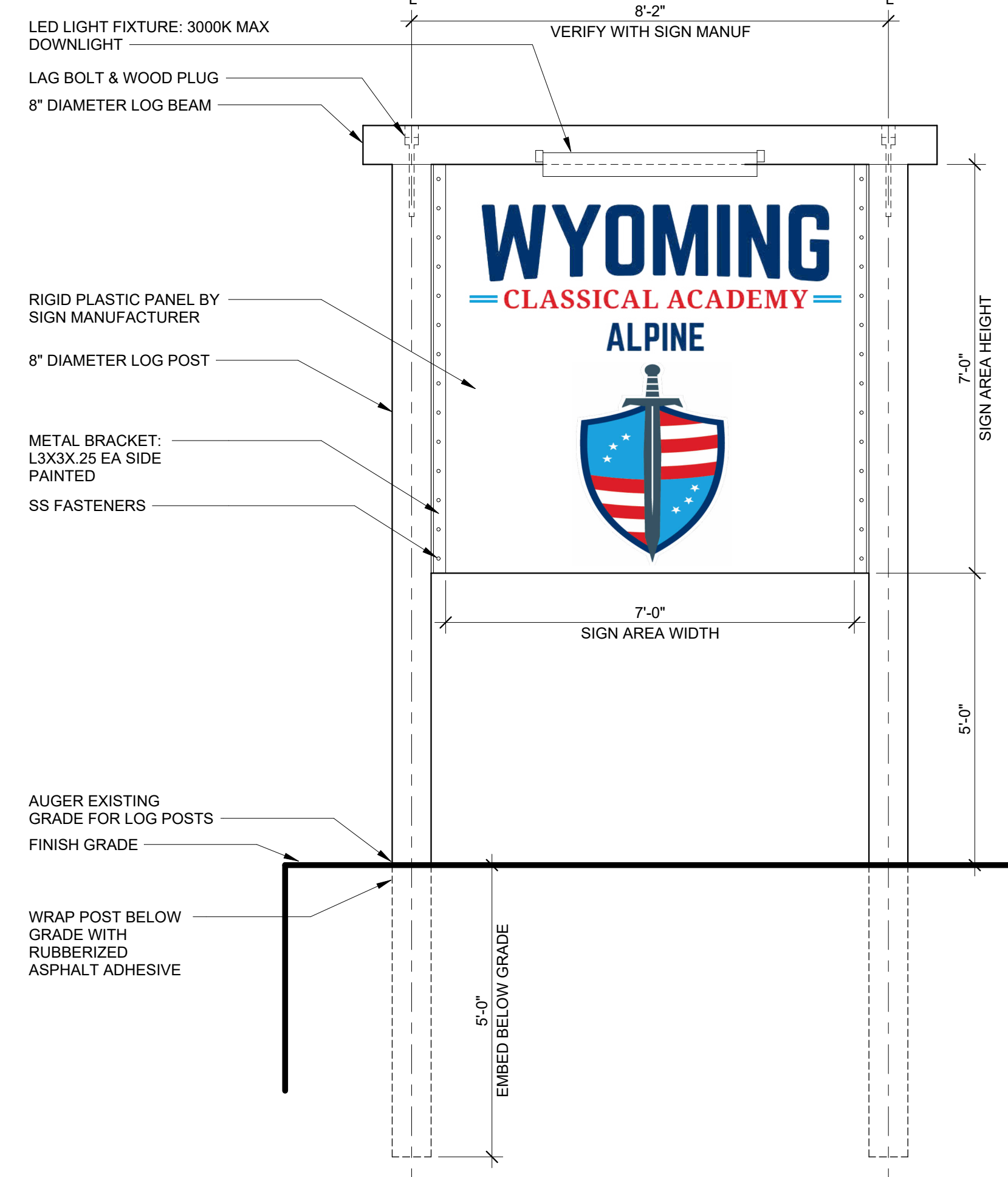
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**ALPINE EDUCATION FOUNDATION**

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APPLICATION SUBMITTAL

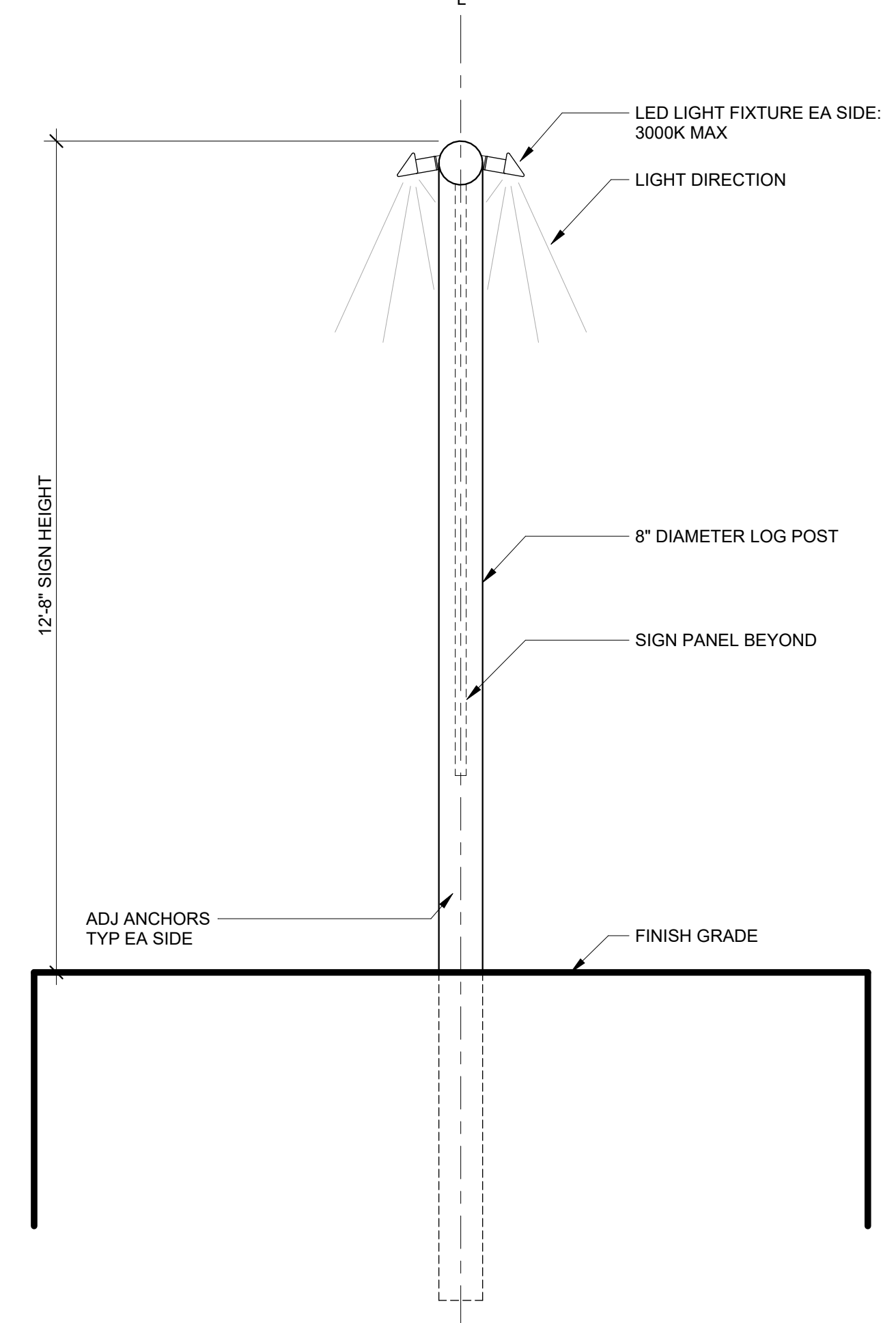
4.16.2026  
DRAWN BY | BENNETT  
CHECKED BY | BENNETT  
REVISIONS

SIGN & FENCE PLAN

**A401**



FRONT ELEVATION



SIDE ELEVATION

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A401  
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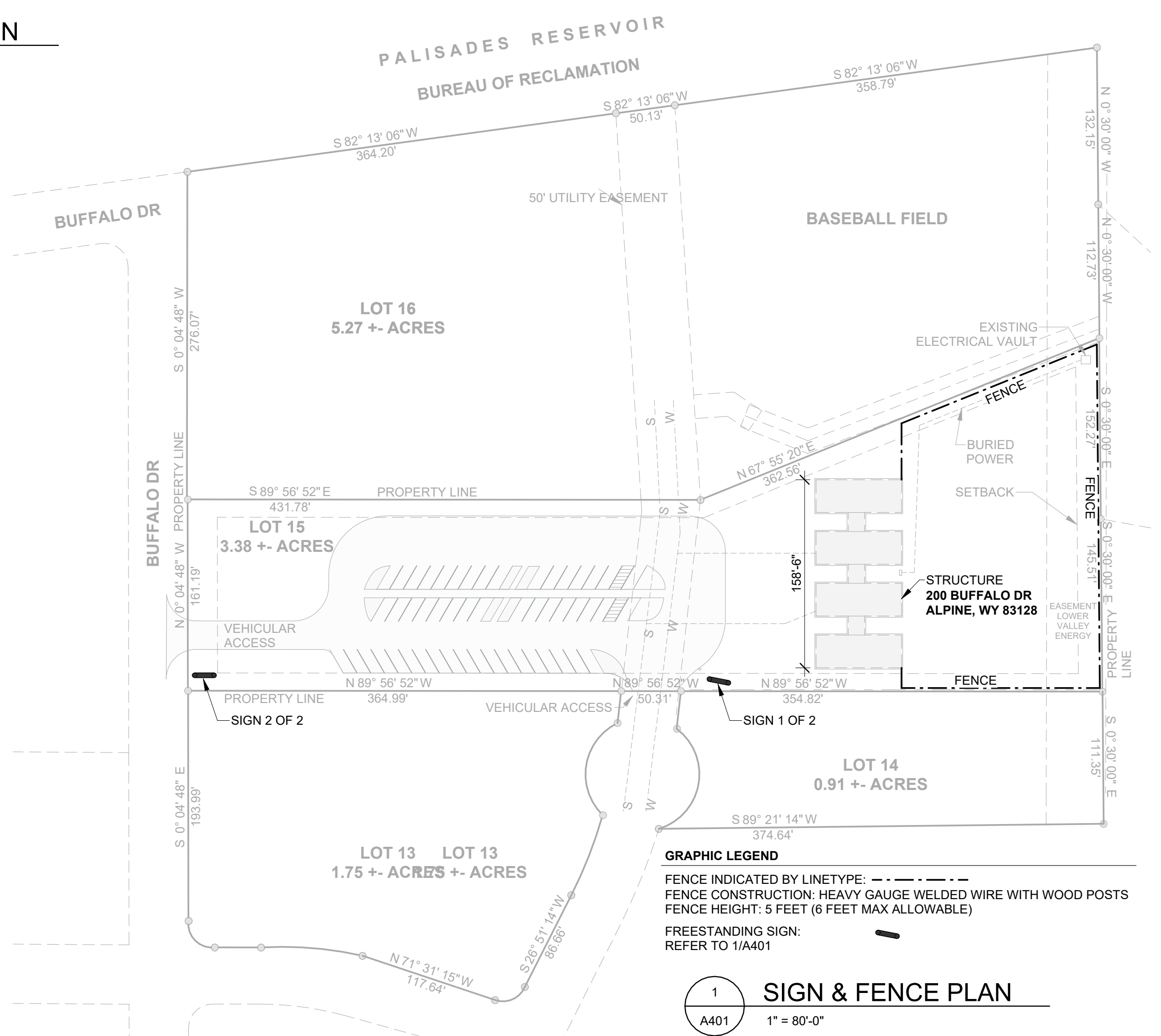
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1  
A401  
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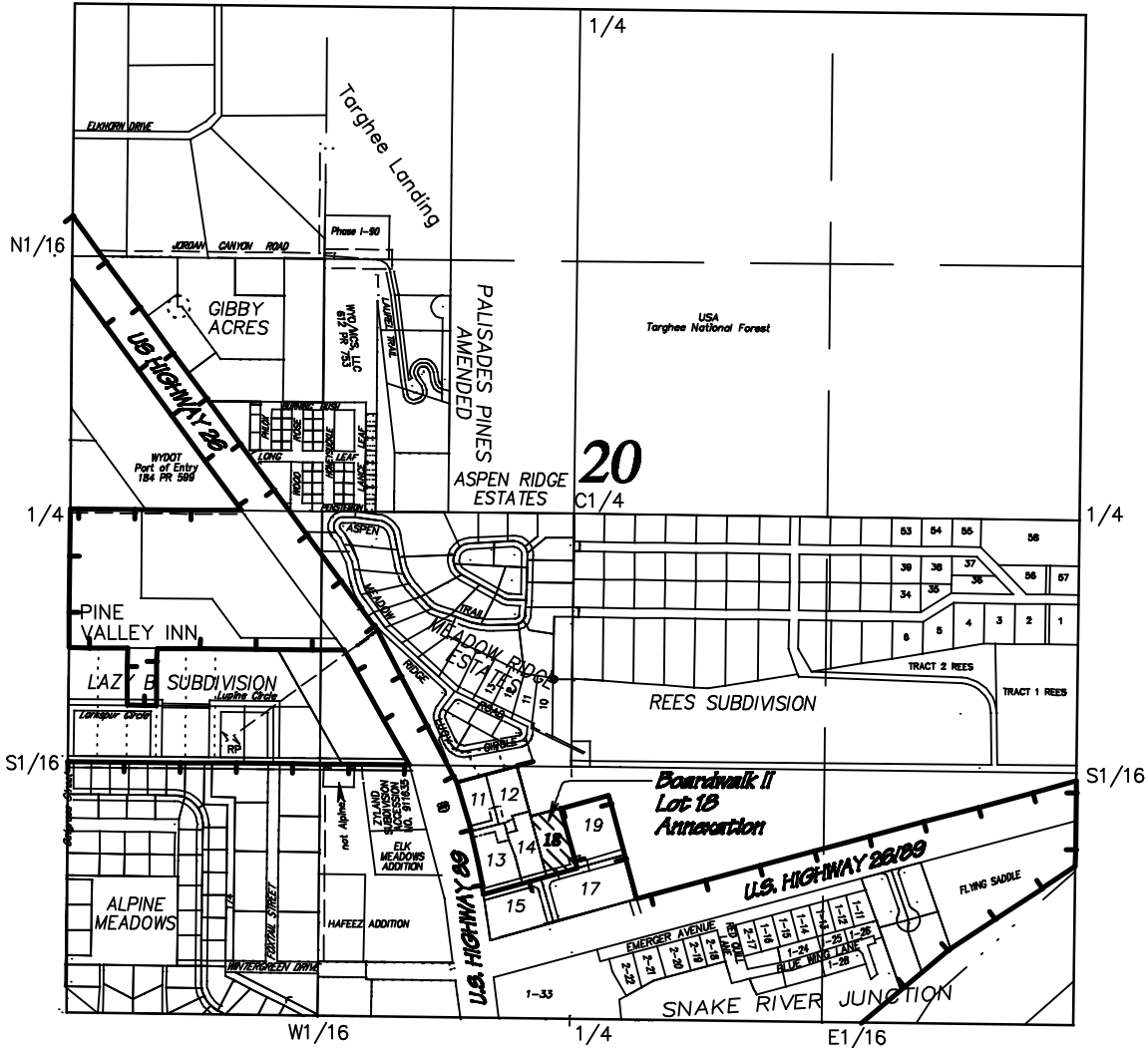
ALPINE, WY  
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**ALPINE EDUCATION FOUNDATION**

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APPLICATION SUBMITTAL  
4.16.2026  
DRAWN BY | BENNETT  
CHECKED BY | BENNETT  
REVISIONS

SIGN & FENCE PLAN

**A401**

# LOCATION MAP T37N R118W



### LEGEND

[Town of Alpine] Indicates the incorporated limits of the Town of Alpine prior to this annexation.



SCALE: 1" = 1000'

Revision date: 20 March 2026

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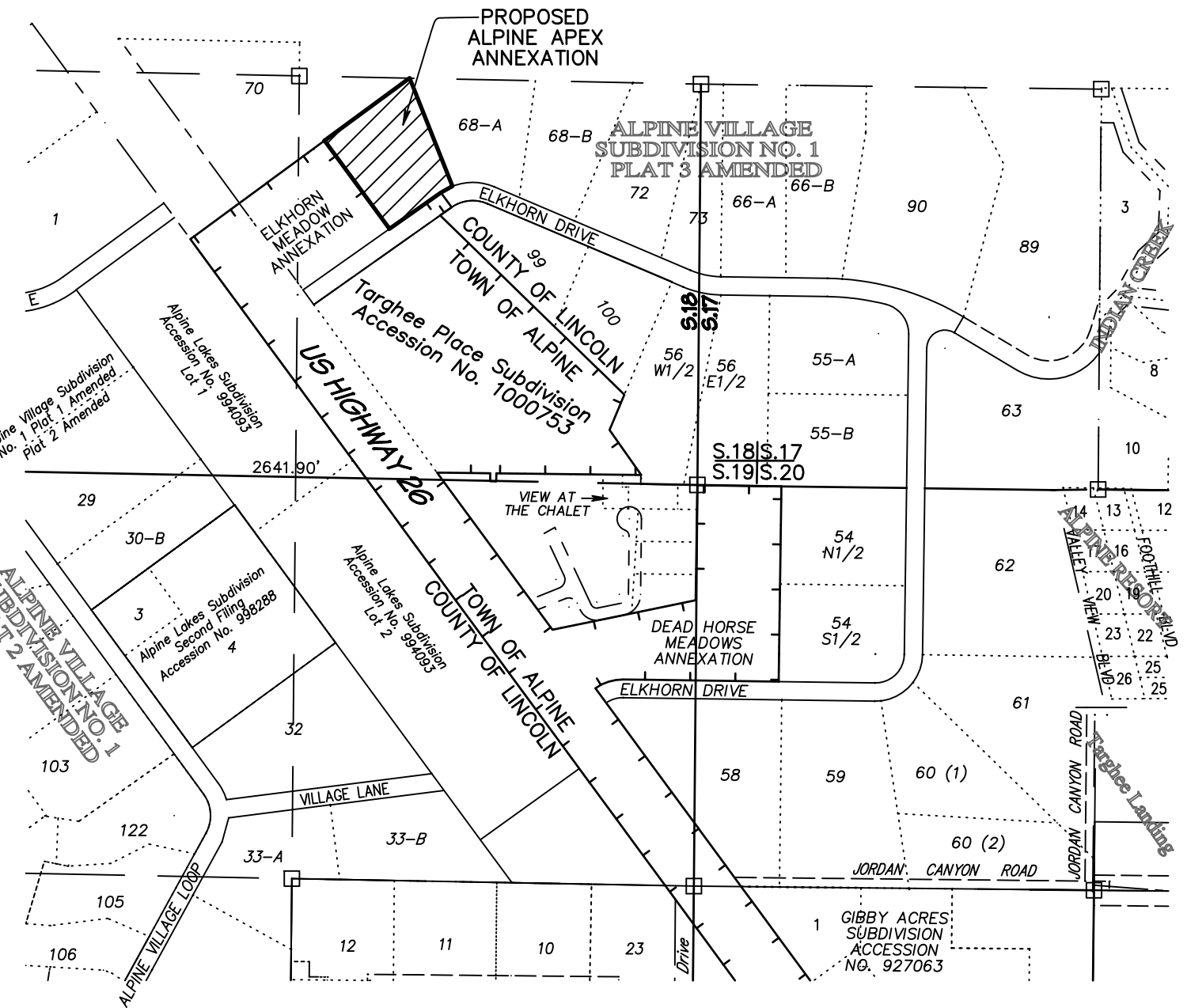
## MAP TO ACCOMPANY PETITION FOR BOARDWALK II LOT 18 ANNEXATION TO THE TOWN OF ALPINE, LINCOLN COUNTY, WYOMING

DATE: 20 March 2026  
 DRAWN BY: Karl F. Scherbel  
 CALCULATED BY: Karl F. Scherbel  
 CATEGORY/PORT: EXH/BOARDWALK  
 FIELD BOOK:  
 COMPUTER FILE: Boardwalk2 L18 Annex



**SURVEYOR SCHERBEL, LTD.**  
 PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY-MARBLETON, WY TEL.276-3347; BOX 725 AFTON, WY TEL.885-9319;  
 ALPINE, WY TEL.885-9319; JACKSON, WY TEL.733-5903; LAVA, ID TEL.776-5930



SCALE: 1" = 500'

## ALPINE APEX ANNEXATION TO THE TOWN OF ALPINE

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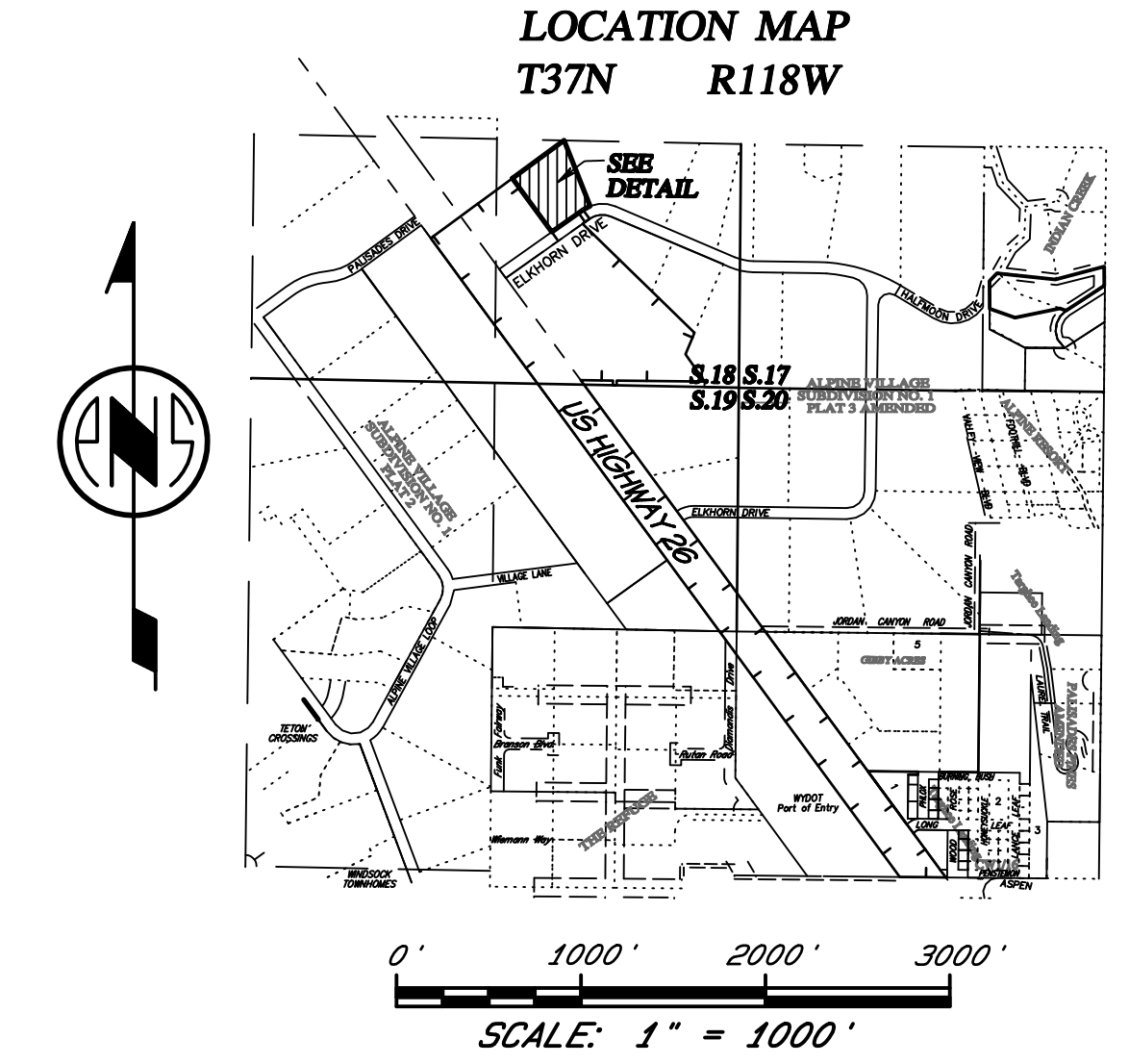
DATE: 3 March 2026  
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 CALCULATED BY: Kade Beus  
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 FIELD BOOK:  
 COMPUTER FILE: AL-APEX-AnnexExhibit.pro



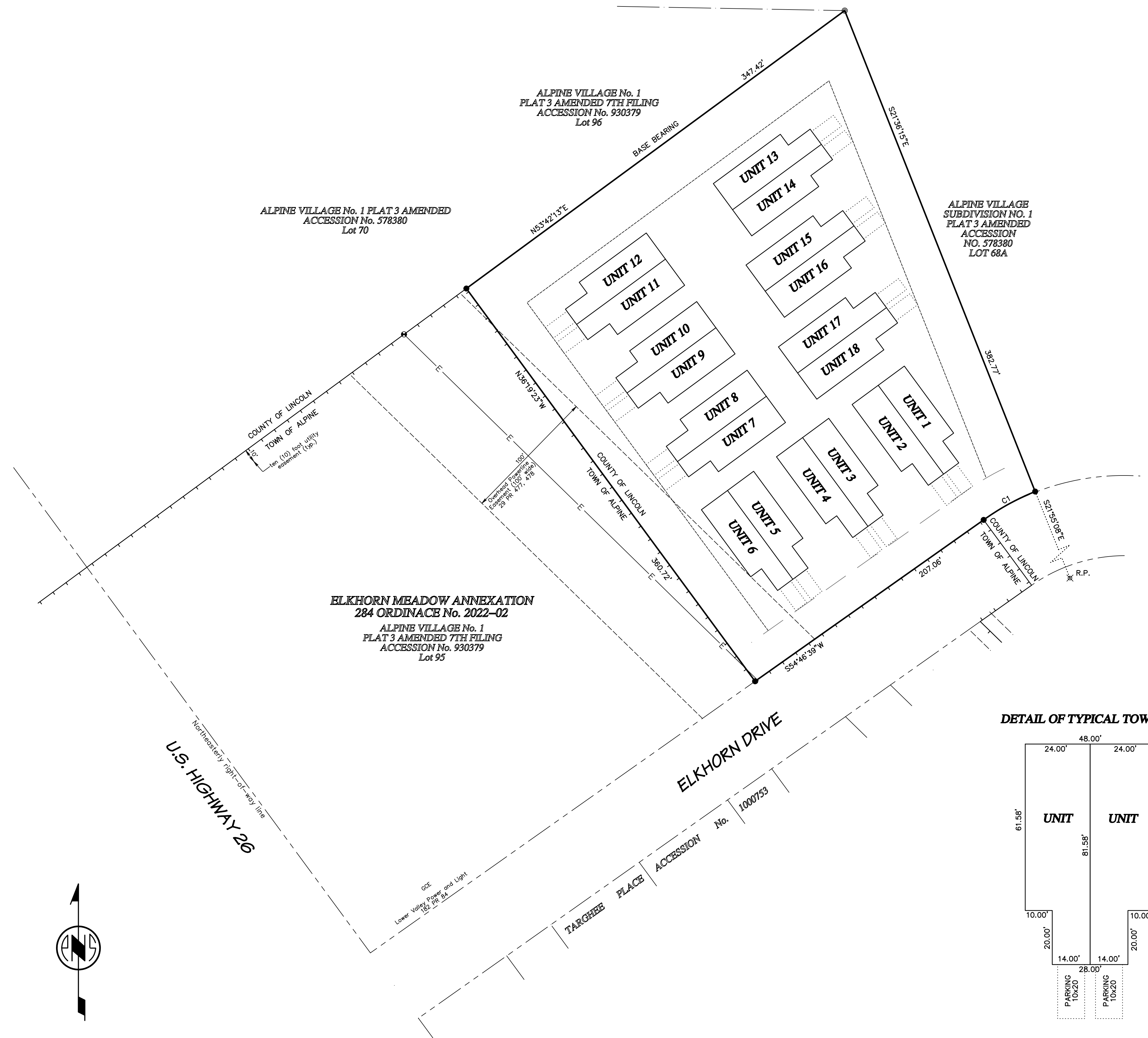
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 ALPINE, WY TEL.885-9319; JACKSON, WY TEL.733-5903; LAVA, ID TEL.776-5930

# ALPINE APEX ADDITION



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



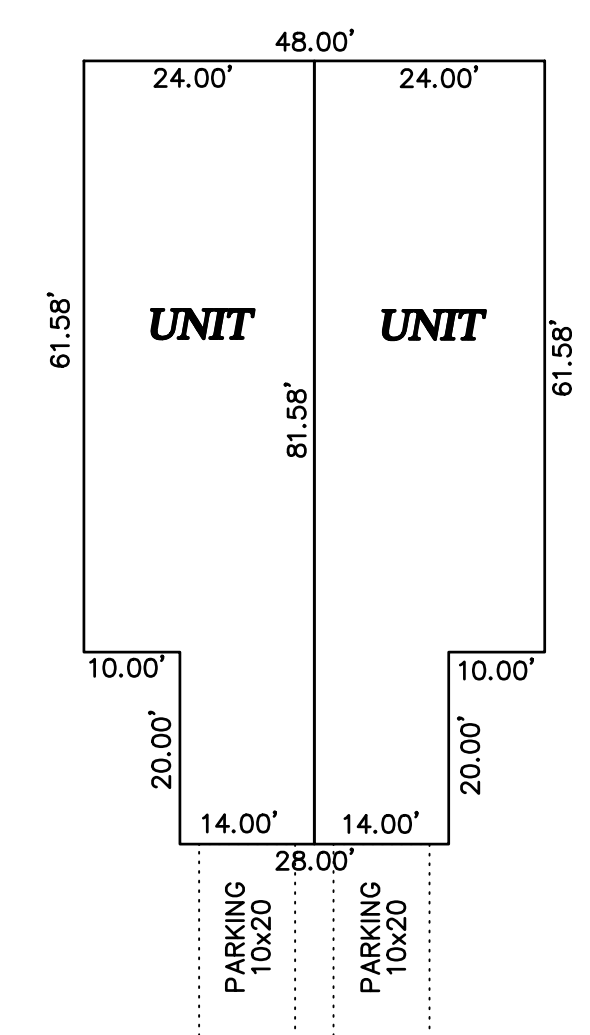
**LEGEND**

- indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed: "SURVEYOR SCHERBEL LTD", with appropriate details, found or of record.
- ⊗ indicates a calculated point, no monument found or set.
- indicates a deed line or platted lot line of record.
- - - indicates a right-of-way line.
- indicates boundary of Town of Alpine.
- ▭ indicates boundary of land to be Annexed to the Town of Alpine as Mixed Residential and Commercial Zone (MRC)

The Base Bearing for this survey is the northwesterly line of Lot 96 of Alpine Village Subdivision No. 1 Plat 3 Amended 7th filing, of record in the Office of the Clerk of Lincoln County with Accession No. 930379, being N53°42'13"E.

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

**DETAIL OF TYPICAL TOWNHOME**



**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	43.62'	13°48'42"	180.97'	N61°10'31"E	43.52'	21.92'

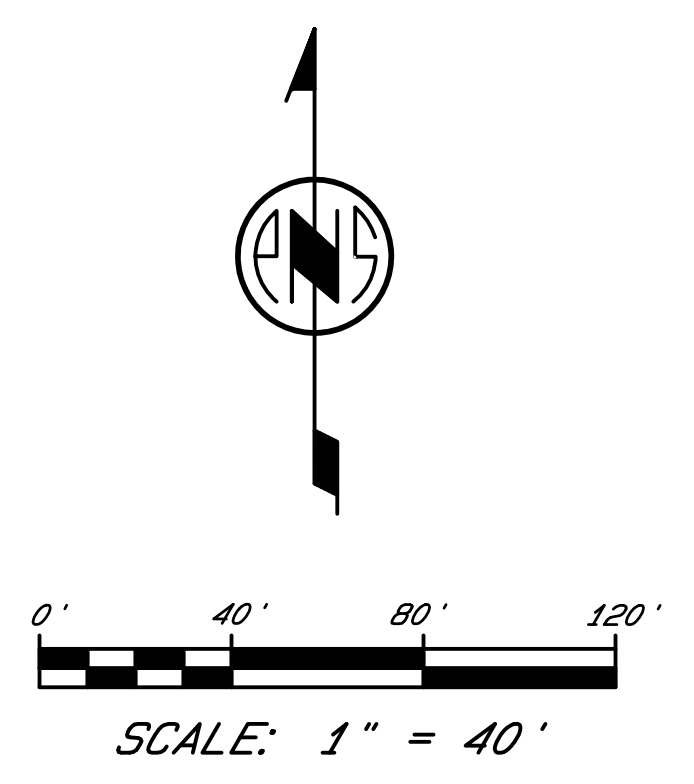
**OWNERS:** Dry Dog Development, LLC  
3572 East Doverhill Dr.  
Salt Lake City, UT 84105

**SURVEYOR:** Surveyor Scherbel, Ltd.  
P.O. Box 725  
Afton, Wyoming 83110  
(307) 885-9319

**LAND USE TABLE:**  
Total Number of Units: 18  
Total Acres: 2.50± Acres  
Proposed Zoning: MRC - Mixed Residential

**DATE:** March 2026

**CONCEPT PLAN  
FOR  
ALPINE APEX ADDITION  
WITHIN  
SE1/4SE1/4 SECTION 18  
T37N R118W  
LINCOLN COUNTY, WYOMING**



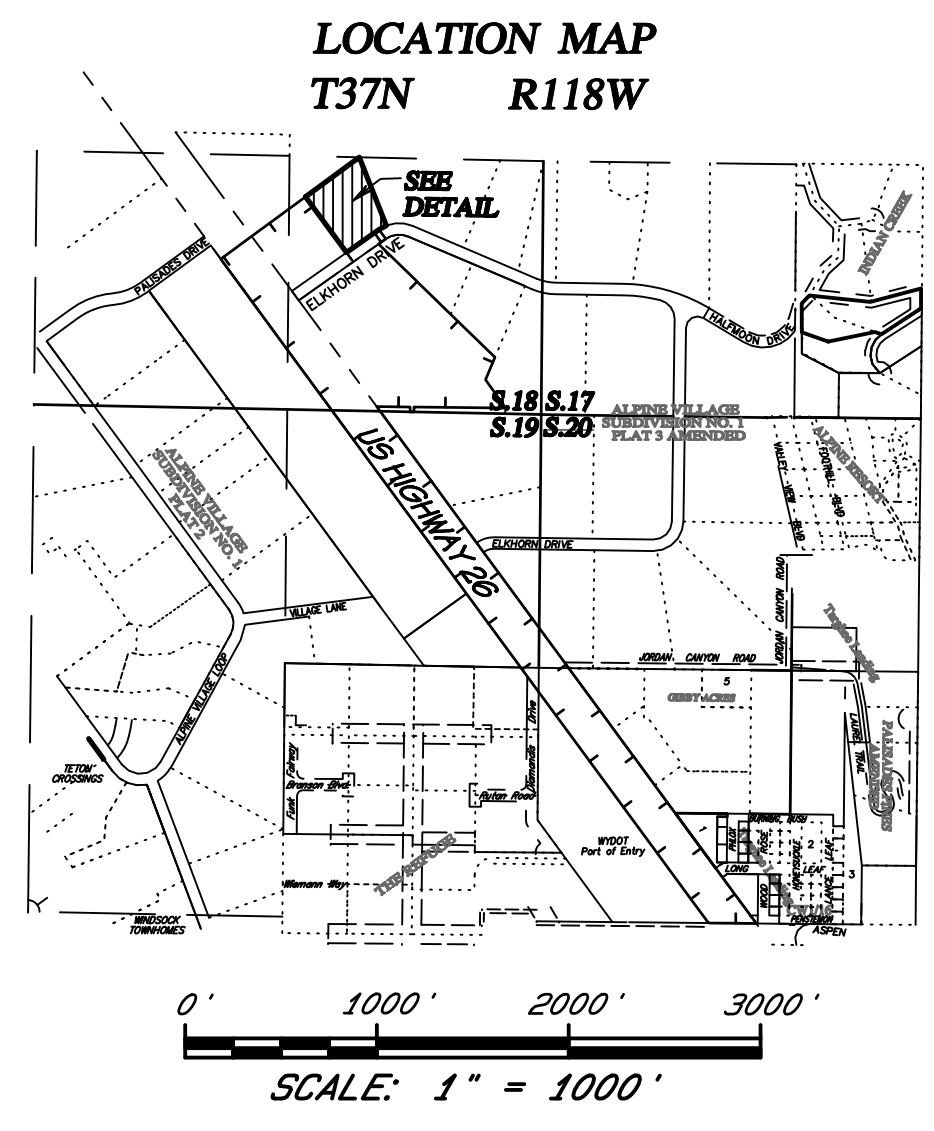
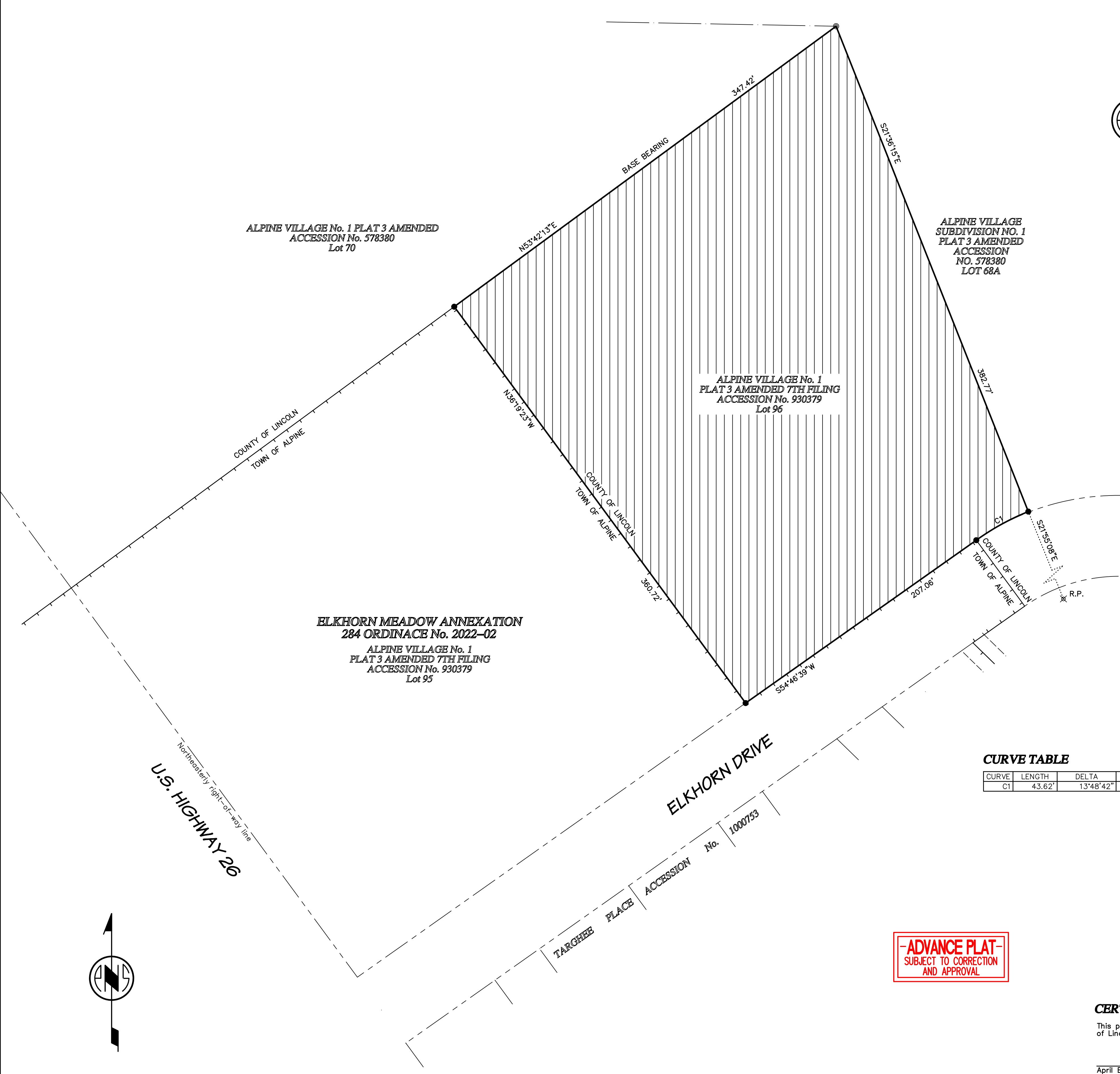
**DATE:** 20 April 2025  
**DRAWN BY:** Kade Beus  
**CALCULATED BY:** Kade Beus  
**CADREVISION/PLOTTED:** Town/Alpine/Alpine Apex  
**FIELD BOOK:**  
**COMPUTER FILE:** Alpine Apex Concept Plan.pro

**SURVEYOR SCHERBEL, LTD.**  
PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY - MARBLETON, WYO. 83113 TEL 307-276-3347  
BOX 725 AFTON, WYO. 83110 TEL 307-885-9319; ALPINE, WYO. 83129 TEL 307-885-9319  
JACKSON, WYO. TEL 307-733-5905; LATA, ID. TEL 208-778-5930; MONTPELIER, ID TEL 208-847-2800

§  
§  
§

# ALPINE APEX ANNEXATION



### CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF LINCOLN } ss.

I, Karl F. Scherbel of Afton, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by me and persons under my supervision during October 2024 and from records in the Office of the Clerk of Lincoln County and that it correctly represents **ALPINE APEX ANNEXATION** as shown; that the boundary of the annexation is:

All of Lot 96 of Alpine Village Subdivision No. 1 Plat 3 Amended - 7th Filing of record in said Office with Accession No. 930379, within the SE1/4SE1/4 of Section 18, T37N R118W, Lincoln County, Wyoming, described as follows:

BEGINNING at the south point of said Lot 96, identical with the east point of Elkhorn Meadow Annexation to the Town of Alpine, of record in said Office with Accession No. 10025136;

thence N36°-19'-23"W, 360.72 feet, along the northeasterly line of said Annexation, to the north point thereof, identical with the west point of said Lot 96;

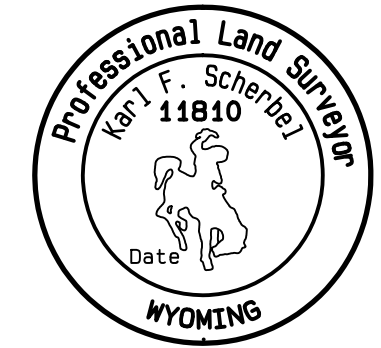
thence N53°-42'-13"E, 347.42 feet, along the northwest line of said Lot 96, to the north point thereof;

thence S21°-36'-15"E, 382.77 feet, along the east line of said Lot 96, to the southeast point thereof, on the northerly right-of-way line of Elkhorn Drive, at the beginning of a non-tangent circular curve to the left, whose radius bears S21°-55'-08"E;

thence southwesterly 43.62 feet, along the arc of said curve, through a central angle of 13°-48'-42", with a radius of 180.97 feet, and a chord bearing S61°-10'-31"W, 43.52 feet, to the north point of Targhee Place Annexation to the Town of Alpine, of record in said Office with Accession No. 1002663;

thence S54°-46'-39"W, 207.06 feet, along said right-of-way line, to the POINT OF BEGINNING;

ENCLOSING an area of 2.50 acres, more or less.



The foregoing instrument was acknowledged before me by Karl F. Scherbel this \_\_\_ day of \_\_\_ 2026.

Witness my hand and official seal.

Notary Public  
My commission expires:

### CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING }  
COUNTY OF LINCOLN } ss.

It is certified that the **ALPINE APEX ANNEXATION** was approved by Ordinance No. 2026-\_\_\_

Signed and dated at Alpine, Wyoming on \_\_\_ day \_\_\_, 2026.

Attest: \_\_\_\_\_  
Town of Alpine

Monica Chenault, Clerk \_\_\_\_\_ Eric Green, Mayor \_\_\_\_\_

### LEGEND

- indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed: "SURVEYOR SCHERBEL LTD", with appropriate details, found or of record.
- ⊗ indicates a calculated point, no monument found or set.
- indicates a deed line or platted lot line of record.
- - - indicates a right-of-way line.
- ▬▬▬ indicates boundary of Town of Alpine.
- ▬▬▬▬▬▬▬ indicates boundary of land to be Annexed to the Town of Alpine as Mixed Residential and Commercial Zone (MRC)

The Base Bearing for this survey is the northwesterly line of Lot 96 of Alpine Village Subdivision No. 1 Plat 3 Amended 7th filing, of record in the Office of the Clerk of Lincoln County with Accession No. 930379, being N53°-42'-13"E.

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

### CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	43.62'	13°48'42"	180.97'	N61°10'31"E	43.52'	21.92'

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

### CERTIFICATE OF RECORDATION

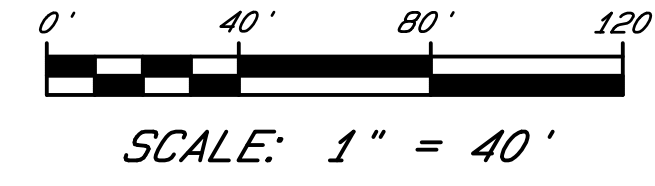
This plat was filed for record in the Office of the Clerk of Lincoln County on this \_\_\_ day of \_\_\_ 2026.

April Brunski, Clerk

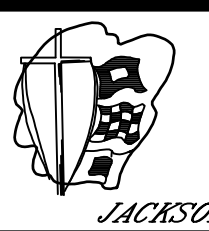
## PLAT TO ACCOMPANY ORDINANCE NO. 2025-\_\_\_ ALPINE APEX ANNEXATION TO THE TOWN OF ALPINE

WITHIN

SE1/4SE1/4 SECTION 18  
T37N R118W  
LINCOLN COUNTY, WYOMING



DATE: 20 April 2025  
 DRAWN BY: Kade Beus  
 CALCULATED BY: Kade Beus  
 CATEGORY/PART: SD/AV3-96  
 FIELD BOOK:  
 COMPUTER FILE: AV3-96 ANNEX.pro



### SURVEYOR SCHERBEL, LTD.

PROFESSIONAL LAND SURVEYORS

BOX 96 BIG DINEY-MARBLETON, WYO 83119 TEL 307-276-3347  
 BOX 725 AFTON, WYO 83110 TEL 307-285-9319 ALPINE, WYO 83129 TEL 307-285-9319  
 JACKSON, WYO TEL 307-733-5903; LAVA, ID TEL 208-776-5930; MONTEPELIER, ID TEL 208-847-2800

REVISIONS:


PETITION FOR ANNEXATION  
TO THE  
TOWN OF ALPINE  
LINCOLN COUNTY, WYOMING

ANNEXATION NO. \_\_\_\_\_

1. The undersigned hereby petitions the Town of Alpine to annex the following described lands as the BOARDWALK II LOT 18 ANNEXATION TO THE TOWN OF ALPINE, in accordance with Section 15-1-402, etc. seq. of Wyoming Statutes, 2025, as amended.
2. That the legal description is “All of Lot 18 of Boardwalk Subdivision II, as shown on that plat of record in the Office of the Clerk of Lincoln County in Accession No. 994633”.
3. That your petitioner is the owner of the lands described in accordance with the records in the Office of the Clerk of Lincoln County in Book 1054 of Photostatic Records on page 48 and that a hearing is required in accordance with Section 15-1-405.
4. That an exhibit has been prepared by Surveyor Scherbel, Ltd., “MAP TO ACCOMPANY PETITION FOR BOARDWALK II LOT 18 ANNEXATION TO THE TOWN OF ALPINE, LINCOLN COUNTY, WYOMING”, dated 20 March 2026, and accompanies this petition.
5. That the especial reason for requesting annexation is so that the petitioners may enjoy the advantages of being served by the Town water and sewer. Also, other desirable amenities of the Town as they would become available. It is further noted:
  - i. That the annexation of the area would be for the protection of the health, safety, and welfare of those persons residing in the area and in the Town.
  - ii. That the urban development of the area sought to be annexed would constitute a natural geographical, economical, and social part of the Town.
  - iii. That the area sought to be annexed is a logical and feasible addition to the Town and the extension of basic and other services customarily available to residents of the Town shall, within reason, be available to the area proposed to be annexed.
  - iv. That the area sought to be annexed is contiguous or adjacent to the incorporated limits of the Town of Alpine.
  - v. That the governing body is prepared to designate Lower Valley Energy to serve the annexed area pursuant to Section 15-1-410, and to authorize the designated utility to serve the annexed area.
6. That the proposed area to be annexed will have access via Boardwalk Drive.

7. That utilities such as electrical, power, and telephone are installed within the public roadways and are readily available.
8. That the roadways will be constructed to the standards of the Town.
9. It is proposed that the area be zoned Mixed Residential Commercial.

It is the prayer of your petitioner that the above-described area be annexed into the Town of Alpine and that the Town adopt an ordinance setting forth such annexation.

*Signature page to follow*

DRAFT





**PLANNING & ZONING MEETING MINUTES**

March 25, 2026, at 7:00 PM

Meeting Type – Special Meeting and Work Session

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**CALL TO ORDER:**

Chairman Wilson called the meeting to order at 7.00 PM

**ROLL CALL & ESTABLISH QUORUM:**

Administrator Corson took roll call.

Present:

Dan Schou and Chairman Wilson are all present.

Absent:

Member Stewart,

A quorum was established.

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

**a.) Approval of Updated Site Plan**

**Project: RB26-000004 – New Single-Family Residence**

**Applicant: Graciela Lopez Corona**

**Location: 456 Riverview Drive, Lot #99, Riverview Meadows**

Staff and Commission reviewed the updated site plan. The applicant presented the revisions and responded to questions.

- The Commission indicated the site plan appeared satisfactory.
- It was noted that final review comments from the Building Official (Dee J.) were still pending.
- The applicant inquired about beginning excavation; the Commission advised that no excavation may occur until approval is received from the Building Official.

**Motion:**

**Member Schou made a motion to approve RB26-000001. Chairman Wilson seconded**

**the motion. Voting Yea: Member Schou, & Chairman Wilson. Motion carried unanimously.**

**DISCUSSION ITEMS:**

**a. PUD Process Evaluation & Annexation Review Requirements**

The Commission held a work session discussion regarding the current Planned Unit Development (PUD) process as outlined in the LUDC and its application to annexations.

**Staff Presentation**

Planning & Zoning Administrator Gina Corson provided an overview of concerns identified through recent annexation applications:

- The current LUDC requires:
  - A PUD concept for annexations
  - A PUD for properties over one (1) acre
- Staff identified that:
  - The PUD process is being applied as a blanket requirement, rather than a targeted tool
  - PUDs are intended for site-specific zoning deviations, not conceptual planning
  - Requiring a PUD at annexation forces applicants into premature, detailed commitments
  - This creates inefficiencies, repeated amendments, and unnecessary administrative burden

**Proposed Direction**

Staff introduced the concept of a three-part framework:

1. Master Plan (Conceptual Level)
  - Required at annexation
  - Provides general vision and intended use
  - Flexible and non-binding
2. Zoning / Standard Permitting
  - Used when development complies with base zoning
3. PUD Process
  - Reserved for deviations from base zoning

**The intent is to:**

- Align review level with project complexity
- Improve efficiency
- Maintain appropriate oversight

**Commission Discussion**

The Commission discussed:

- The difference between **conceptual planning vs. binding PUD requirements**
- Whether requiring detailed plans at annexation is appropriate
- The burden placed on applicants when no deviation from zoning is proposed
- The importance of maintaining oversight without overregulation
- The need to evaluate **complexity vs. acreage** rather than using a 1-acre trigger

Key themes included:

- Support for shifting toward a **Master Plan-based approach**
- Agreement that current PUD requirements can be **overly burdensome**
- Recognition that **future development still undergoes additional review stages**

**Public Comment**

Multiple members of the public provided comment, including:

**General Topics Raised:**

- Infrastructure capacity (water, sewer, roads)
- Legal access concerns
- Development expectations following annexation
- Long-term impacts of density increases
- Importance of clear limitations and enforceability

**Concerns Regarding Proposed Changes:**

- Eliminating PUD requirements may reduce safeguards
- Need for **engineering and safety review early in the process**, especially for:
  - Steep slopes
  - Landslide-prone areas
- Risk of relying on non-binding conceptual plans
- Potential environmental and geotechnical impacts

**Suggestions from Public:**

- Maintain PUD requirements for **hazardous or complex terrain**
- Require clear development expectations at annexation
- Consider **phased or tiered review processes**
- Ensure infrastructure capacity is evaluated early
- Explore adding **hazard mitigation standards** to the LUDC

**Commission Response to Public Comment**

The Commission acknowledged:

- The importance of **safety, infrastructure, and environmental considerations**
- That current code lacks clear standards for **hazardous terrain and slopes**
- The need to potentially incorporate:
  - Slope limitations
  - Geotechnical requirements
  - Environmental protections

Staff clarified that:

- The proposed changes aim to **improve clarity**, not reduce oversight
- Engineering, infrastructure, and safety reviews would still occur at appropriate stages
- The current PUD concept requirement is **undefined and inconsistently applied**

**Next Steps / Direction**

The Commission agreed:

- The draft framework presented by staff is a **good starting point**
- Additional review and refinement are needed
- Commissioners will review the draft language and provide feedback

**ADJOURN MEETING:**

Motion made by Planning & Zoning Commission Member Schou to adjourn, seconded by Chairman Wilson.

Voting Yea: Planning & Zoning Commission Member Schou, and Planning & Zoning Chairman Wilson

Motion carries. Meeting adjourned at 8:23 PM

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Melisa Wilson, Chairman Date

---

Gina Corson, Planning & Zoning Administrator Date  
 Prepared and Transcribed By:

Gina Corson, Acting Planning & Zoning Administrator  
Date

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

DRAFT

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**PLANNING & ZONING MEETING MINUTES**

April 14, 2026, at 7:00 PM

Meeting Type – Regular Meeting

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**CALL TO ORDER:**

Chairman Wilson called the meeting to order at 7:04 PM.

**ROLL CALL**

Administrator Corson took roll call.

Commission Members Present:

- Dan Cowan
- Melissa Wilson
- Rachel Stewart
- A quorum was established.
- A quorum was established.

A quorum was established

Staff Present:

- Gina Corson, Planning & Zoning Administrator

Also Present:

- Representative from Cushing Terrell (via phone)

A quorum was established.

**PRESENTATION – MASTER PLAN UPDATE (CUSHING TERRELL)**

Presenter: Nora (Cushing Terrell)

Summary of Presentation:

- Overview of project timeline and milestones, including:
  - Project kickoff and website launch

- Steering committee meetings
- Public engagement (survey, open houses, focus groups)
- Community engagement themes:
  - Preservation of natural environment
  - Need for trails, connectivity, and pedestrian safety
  - Demand for housing (especially workforce/affordable)
  - Desire for more commercial amenities and gathering spaces

Future Land Use Overview:

- Clarified that Future Land Use Map is not regulatory
- It serves as:
  - A visioning tool
  - Guidance for future zoning decisions
- Four primary categories:
  - Housing
  - Business
  - Mixed Use
  - Natural

Character Areas Identified:

- Downtown
- Confluence (river/reservoir area)
- US 26 Corridor

Key Planning Themes:

- Focus growth along transportation corridors
- Emphasize mixed-use and workforce housing
- Preserve open space and environmental quality

Pathways & Transportation:

- Proposed multi-use path system
- Identified grant funding opportunities tied to master plan adoption

Implementation Framework:

- Goals → Policies → Actions structure

Next Steps:

- Draft plan completion
- Public hearings anticipated summer 2026

Commission Discussion:

- Question regarding higher density housing locations
  - Response: Focus along transportation corridors (downtown & US 26)
  - No formal density modeling completed at this stage

**PUBLIC MEETING CALLED TO ORDER**

The public meeting was formally called to order at 7:49 AM.

**– NEW BUSINESS**

**A. Annexation Request – Lot 18 (Boardwalk LLC)**

**Applicant: Rex (Boardwalk LLC)**

**Applicant Presentation:**

- Proposal to annex approximately **1.21-acre parcel (Lot 18)**
- Located adjacent to an existing apartment complex
- Intended for **Phase 2 of an already planned apartment development**
- Infrastructure (water, sewer, power) already stubbed to the site

**Staff & Commission Discussion:**

- Current LUDC requires:

- **Planned Unit Development (PUD)** for parcels over one acre
- Acknowledged issues with current code:
  - PUD requirement based on size rather than need for flexibility
  - Lack of clarity in “PUD concept plan” requirements
- Discussion included:
  - Cost burden of detailed plans prior to approval
  - Balance between information needed vs. development risk
  - Recognition that this is a **straightforward annexation with existing infrastructure**

**Public Comment:**

None.

**Action:**

- No formal action was taken during this portion
- Item to proceed through the regular meeting

**B. Planned Unit Development- Dead Horse Development, LLC**

**Applicant Presentation:**

- Request to subdivide an existing commercial development into individual units
- No increase in density proposed
- Units to be sold individually (townhome-style commercial ownership)
- CC&Rs and HOA structure in place

**Clarifications:**

- Development remains **commercial**, not residential
- “Townhome-style” refers to **ownership structure**, not use

**Staff Discussion:**

- Need for:
  - Finalized CC&Rs

- Clarification of ERU (Equivalent Residential Unit) allocations for utilities
- Future tenant improvements will require additional permitting

**Public Comment:**

- Noted that development aligns with proposed **mixed-use character area** in Master Plan

**Action:**

- Public hearing closed
- Motion made and seconded to close public hearing
- Motion passed unanimously

**REOPENED REGULAR MEETING 5:05 PM**

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

**A. Single Family Residence – R26-000006 Cummings, Scott, and Lori- 247 Aster Loop Lot # 22 of Alpine Meadows-Site Plan Approval for New Single-family Residence-Cummings, Scott, and Lori- 247 Aster Loop Lot # 22 of Alpine Meadows**

**Discussion:**

- Complete application with landscaping plan
- Commission raised concern regarding:
  - Driveway slope and grading impacts
  - Potential drainage onto adjacent properties
- Noted lack of clear ordinance language on grading elevations

**Action:**

**Motion:**

**Member Stewart made a motion to approve RB26-000001 Site Plan.**

**Seconded:**

**Member Schou**

**Voting:**

All Yea, carried unanimously.

**B. Detached Garage – RB26-000009 Kerley, Steve- 327 East Mill Rd. Lot #15 Greys River Valley**

**Discussion:**

- **Structure within setbacks**
- **Includes:**
  - Solar and energy-efficient features
  - Off-grid capabilities
- **Building Official review pending**

**Action:**

**Motion:**  
Member Schou made a motion to approve RB26-000009.

**Seconded:**

Member Stewart

**Voting:**

All Yea, carried unanimously.

**C. Annexation- Doornbos, Rex- Lot #18 Boardwalk LLC- Planning and Zoning Commission discussion and recommendations to the Town Council.**

- **Commission discussed the proposed annexation, including:**
  - Existing infrastructure
  - PUD requirement due to parcel size
  - General project scope
- **Commission expressed no concerns with the proposal.**

- The item was brought back during the regular meeting for formal action.

**Action:**

**Motion:**

Member Schou made a motion to recommend approval to the Town Council for the annexation of Lot 18 Boardwalk, LLC.

**Seconded:**

Member Stewart

**Voting:**

All Yea, carried unanimously.

**D. PUD / Subdivision Request- Dead Horse Development, LLC- 856 Elkhorn Drive, Lot #1 of Dead Horse Meadows Addition**

**Applicant Presentation:**

- Request to subdivide an existing commercial development into individual units
- No increase in density proposed
- Units to be sold individually (townhome-style commercial ownership)
- CC&Rs and HOA structure in place

**Clarifications:**

- Development remains commercial, not residential
- “Townhome-style” refers to ownership structure, not use

**Staff Discussion:**

- Need for:
  - Finalized CC&Rs
  - Clarification of ERU (Equivalent Residential Unit) allocations for utilities
- Future tenant improvements will require additional permitting

**Public Comment:**

- Noted that development aligns with proposed mixed-use character area in Master Plan

**Action:**

- Public hearing closed
- Motion made and seconded to close public hearing
- Motion passed unanimously

**Action:**

**Motion:**

**Member Stewart motioned to recommend approval to the Town Council for a PUD / Subdivision Request- Dead Horse Development, LLC.**

**Seconded:**

**Member Schou**

**Voting:**

**All Yea, carried unanimously.**

**E. Simple Subdivision/Lot Line Adjustment – Roland Smith, 670 Sunset Drive Lot # 219 of Lake View Estates-**

**Purpose:**

- Clarify property boundaries and road right-of-way
- Address historical plat inconsistencies

**Discussion:**

- Ongoing effort to clean up Lakeview Estates plats
- Necessary for accurate surveys and certificates of placement

**Action:**

**Motion:**

**Member Schou motioned to approve Simple Subdivision/Lot Line Adjustment – Roland Smith, 670 Sunset Drive Lot # 219 of Lake View Estates**

**Seconded:**

**Member Stewart**

**Voting:**

**All Yea, carried unanimously.**

**TABLED ITEMS:**

None

**UNFINISHED/ ONGOING BUSINESS:**

None

**CORRESPONDENCE:**

None

**DISCUSSION ITEMS:**

**A. Extension Permit Fee Structure**

- **Current structure:**
  - Flat fee (e.g., \$3,000 commercial)
- **Discussion included:**
  - Whether to allow prorated extensions
  - Administrative burden vs fairness
  - Incentives for timely project completion

**Consensus:**

- Maintain current structure (no prorating)
- Concern over administrative complexity and precedent

**B. Open Project Tracker**

- Staff provided list of active permits
- Commission expressed interest in ongoing visibility

**APPROVAL OF MINUTES:**

- Approval of minutes for March 10, 2026, Meeting

**Action:**

**Motion:**

**Member Stewart made a motion to approve, contingent on the updating of the town council assignment from April to March 17, 2026.**

**Seconded:**

**Member Stewart**

**Voting:**

**All Yea, carried unanimously.**

**TOWN COUNCIL ASSIGNMENT**

Melisa Wilson

**ADJOURNMENT**

**Action:**

**Motion:**

**Member Schou motioned to adjourn meeting**

**Seconded:**

**Member Stewart**

**Voting:**

**All Yea, carried unanimously.**

**Meeting adjourned at 8:40 PM**

---

Melisa Wilson, Chairman

Date

---

Gina Corson, Planning & Zoning Administrator

Date

Prepared and Transcribed By:

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Gina Corson, Acting Planning & Zoning Administrator  
Date

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

DRAFT

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## PLANNING & ZONING MEETING MINUTES

April 20, 2026, at 7:00 PM

Meeting Type – Work Session

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### CALL TO ORDER:

Chairman Wilson called the meeting to order at 7.00 PM

### ROLL CALL & ESTABLISH QUORUM:

Administrator Corson took roll call.

Present:

Member Dan Schou, Member Rachael Stewart, Chairman Wilson, Councilman Larsen, and Citizen Brett Bennet are all present.

A quorum was established.

### DISCUSSION ITEMS:

The meeting consisted solely of discussion items, focused on proposed updates and revisions to the **Land Use Development Code (LUDC)**.

#### A. Code Update Structure & Clarity

- Positive feedback was provided on the format and organization of proposed code updates.
- Commission appreciated the breakdown of:
  - What changes are being made
  - Why changes are necessary
- Noted that additional review time is needed due to the volume and complexity of revisions.

#### B. CDMP (Conceptual Development Master Plan)

- Discussion focused on:
  - When a CDMP is triggered

- Its role as an intermediate step between annexation and PUD
- **Key points:**
  - CDMP intended for large-scale or phased developments
  - Provides a conceptual (non-regulatory) planning framework
  - Helps avoid requiring full PUDs for projects that do not warrant it

**Consensus:**

- CDMP fills an important gap between:
  - Annexation-level review (high-level)
  - Full PUD (detailed and regulatory)
- Some flexibility and interpretation will be necessary in determining applicability.

**C. Annexation vs Development Expectations**

- Clarified that:
  - Annexation requires only a conceptual report (high-level feasibility)
  - Development proposals follow later through CDMP or PUD
- Discussion emphasized:
  - Applicants are responsible for infrastructure costs related to development
  - Annexation does not guarantee development

**D. Excavation, Grading, and Land Disturbance**

**Key Issues Identified:**

- Current code is too vague regarding:
  - Definition of excavation
  - When permits are required
  - Thresholds for regulation
- No clear excavation permit framework exists
- Difficulty enforcing standards due to lack of specificity

**Concerns Raised:**

- Large-scale excavation impacting:
  - Drainage
  - Adjacent properties
  - Hillside stability
- Stockpiling of dirt on adjacent or vacant properties
- Distinction between:
  - Minor landscaping activities (e.g., flower beds)
  - Significant land disturbance

**Discussion Highlights:**

- Need to balance:
  - Property rights
  - Health, safety, and welfare
- Avoid over-regulation of minor activities
- Address extreme cases (e.g., hillside cutting, erosion, safety hazards)

**Potential Solutions Discussed:**

- Define excavation more clearly in code
- Establish trigger thresholds, such as:
  - Square footage of disturbance
  - Cubic yards of material moved
  - Slope percentage
- Consider tiered review system (similar to Jackson/Teton County):
  - Low impact → exempt
  - Moderate → limited review
  - High impact → full review/engineering

**Consensus:**

- Current code section requires significant revision
- Direction to:
  - Research comparable jurisdictions (Jackson, Teton County)
  - Develop clear, enforceable thresholds
  - Avoid subjective interpretation where possible

**E. Building Height & Grade Determination**

- Identified inconsistencies in how building height is measured:
  - Finished grade vs native grade vs road elevation
- Concern:
  - Applicants can manipulate finished grade to increase building height
- Issues include:
  - Drainage impacts to neighboring properties
  - Inconsistent building elevations

**Discussion Points:**

- Consider using:
  - Native (undisturbed) grade
  - Or “whichever is more restrictive” between native and finished grade
- Importance of requiring grading plans for proper evaluation

**Consensus:**

- Further research needed
- Must align with grading and excavation standards

**F. Change of Use / Occupancy**

- Clarification provided:
  - Applies when a structure changes use (e.g., restaurant → apartments)

- Triggers:
  - Code compliance updates
  - Life-safety requirements (egress, etc.)

**G. Application Validity (90 Days)**

- Clarified that:
  - Applications remain valid for 90 days
  - If incomplete after 90 days, application must restart

**H. Permit Transferability**

- Discussion regarding:
  - Transfer of permits when property ownership changes
- General understanding:
  - Permits run with the land, not the applicant
  - Extensions are tied to the permit, not ownership
- Noted as an area needing clarification in code

**I. Site Plan Requirements**

- Discussion on whether plans must be stamped
- Clarified:
  - Not all site plans require professional stamps
  - When required, should specify appropriate professional:
    - Civil Engineer
    - Landscape Architect

**J. Definitions – Accessory Structures**

- Discussed whether to explicitly include greenhouses
- Determined current language (“similar subordinate structures”) likely sufficient

**5. GENERAL CONSENSUS / DIRECTION**

- Significant portions of the draft LUDC require:
  - Additional refinement
  - Clearer definitions
  - Better enforcement mechanisms
- Priority areas for revision:
  1. Excavation & grading standards
  2. Building height measurement
  3. Permit processes and thresholds

**ADJOURN MEETING:**

Motion made by Planning & Zoning Commission Member Schou to adjourn, seconded by Member Stewart.

Voting Yea: Planning & Zoning Commission Member Schou, Member Stewart, and Planning & Zoning Chairman Wilson

Motion carries. Meeting adjourned at 8:32 PM

---

Melisa Wilson, Chairman Date

---

Gina Corson, Planning & Zoning Administrator Date

Prepared and Transcribed By:

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

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Gina Corson, Acting Planning & Zoning Administrator  
Date

DRAFT