

*Town of Alpine
Planning & Zoning*



Chairman:

Rex Doornbos

Commission Members:

Floyd Jenkins

Melisa Wilson

December 12, 2023

Mayor Green & Council Members;

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

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

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

The Planning and Zoning Commission identified the following:

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

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

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

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

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

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

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