

At the request of the Town's legal counsel, all chapters have been reviewed and highlighted to reflect the word "WILL", for context and change.

Part	Amount Identified Word "SHALL"	Amount Identified Word "WILL"
1 - General Provisions	41	1
2 - Procedures	278	31
3 - Zoning Ordinance	48	319
4 - Development Standards	37	0
5- Appeals & Enforcement	37	9
6 - Rules of Interpretations & Definitions	9	5

2024 Changes to the LUDC

Part	Changed Sections Item#	Page Number
1 - General Provisions		
Scope of Responsibility	1-104 (b) (9) Revised wording: (Notice)	3

2 - Procedures		
General Requirements	2-201 (h)	8
Building Permit Requirements	2-301 (8)	35-36 Page Change
Building Permit Requirements	2-301 (10)	35-36 & 37 Page Change
Building Permit Requirements	2-301 (12)	35-37 Page Change
Extra Page to be Removed		40
Required Building & Site Inspections	2-304 (c)	41 44 Page Change
Required Building & Site Inspections	2-304 (d)	41 44 Page Change
Construction Activities (Established Timeframes) Amended	2-305	42 45 Page Change
Re-Numbering Items	2-306 & 3-307	42 45 Page Change

3 - Zoning Ordinance		
R-1 Single-Family Residential District - Minimum Lot Area	3-202 (d) Subdivision Additions	48
R-1 Single-Family Residential District - Minimum Setbacks	3-202 (e, 5) Addition	49
R-1 Single-Family Residential District - Vehicular Parking & Storage	3-202 (g, 3) Additions & Revisions	49
R-1 Single-Family Residential District - Vehicular Parking & Storage	3-202 (g, 3) Cross Out	49
R-1 Single-Family Residential District - Landscaping Requirements	3-202 (h)	50

R-2 Multi-Unit Residential District - Minimum Setbacks	3-203 (f, 5)	54
R-2 Multi-Unit Residential District - Vehicular Parking & Storage	3-203 (h, 5) Additions & Revisions	55
R-2 Multi-Unit Residential District - Landscaping Requirements	3-202 (i)	56

MRC Mixed Residential/Commercial District - Permitted Uses	3-204 (b, 8)	57
MRC Mixed Residential/Commercial District - Minimum Lot Area	3-204 (e)	58
MRC Mixed Residential/Commercial District - Minimum Setbacks	3-204 (f, 5)	59
MRC Mixed Residential/Commercial District - Vehicular Parking & Storage	3-204 (h, 3) Additions & Revisions	60
MRC Mixed Residential/Commercial District - Vehicular Parking & Storage	3-204 (h, 3) Cross Out	60
MRC Mixed Residential/Commercial District - Minimum Off-Street Parking Requirements	Table 3-1 Discussion Item	61
MRC Mixed Residential/Commercial District - Landscaping Requirements	3-204 (i) - Numbering Error -	61
MRC Mixed Residential/Commercial District - Re-Numbering Items	3-204 (j) – (n)	61 & 62

Commercial District - Minimum Setbacks	3-205 (f, 5)	64
Commercial District – Minimum Off-Street Parking Requirements	Table 3-2	65
Commercial District – Vehicular Parking & Storage	3-205 (h, 4) Additions & Revisions	66

Commercial District – Vehicular Parking & Storage	3-205 (h, 4) Cross Out	66
Commercial District – Landscaping Requirements	3-205 (i)	66

Light Industrial District – Minimum Setbacks	3-206 (f, 5)	69
Light Industrial District - Landscaping Requirements	3-206 (i)	70
Light Industrial District - Fencing	3-206 (j) Re-Numbering Items	70
Re-Numbering Items	3-204 (j) – (n)	70 & 71

PCF Public & Community Facilities District - Landscaping Requirements	3-207 (j)	73
PCF Public & Community Facilities District Minimum Off-Street Parking Requirements	Table 3-4 With table adjustment	75

4 - Development Standards		
PAGE NUMBER ADJUSTMENTS TO BE COMPLETED	Section to Start on:	81
Minimum Planning & Design Standards Roads & Streets	Table 4-1 Page Adjustment	82 84 & 85
Potable Water System Connection to Municipal Water System:	4-305	84 86
Source: International Fire Code: Change to Current Edition	Table 4-3	85 87
Wastewater System Connection to Municipal Wastewater System	4-306 (2)	85 88

5 - Appeals & Enforcement		
Rules for Appeal Proceedings before Alpine Board of Adjustments	5-103(b, 2)	125 127
Enforcement - Right of Entry	5-201(2)	126 128
Enforcement - Other Powers	5-201 (d, 2)	127 128 & 129
Order in Writing	5-306(a)	128
Section Removal		130

6 - Rules of Interpretations & Definitions		
Building Envelope	Definition Added	130 132
Copyright	Definition Added	130 132
Due Diligence	Definition Added	131 133
Easement	Definition Added	131 133
Hardship	Definition Added	132 134
Impervious	Definition Added	133 135
Improved Surface	Definition Added	135
Jurisdiction	Definition Added	133 135
Landscaping	Definition Added	133 135
Master Plan	Definition Added	133 135
Pervious	Definition Added	135 137
Remodel	Definition Added	135 137
Renovate	Definition Added	135 137
Reproduce	Definition Added	135 137
Right-Of-Way	Definition Added	135 137
Road Elevation	Definition Added	137
Setback	Definition Added	135 138
Violations	Definition Added	136 139

First Changes are in Red:

Second Changes are in Green:

Third Changes are in Blue:

Submitted Comments are attached:

Councilman Larson

Christine Wagner

From: Monica Chenault
Sent: Thursday, January 2, 2025 3:50 PM
To: Christine Wagner
Subject: FW: Here are my LUDC Questions
Attachments: Jeremy.docx

Thank you,

Monica L. Chenault
Clerk & Treasurer
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(307) 654-7757
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From: Jeremy Larsen <jlarsen@alpinewy.gov>
Sent: Thursday, December 5, 2024 11:59 AM
To: Monica Chenault <clerk@alpinewy.gov>
Subject: Here are my LUDC Questions

Hi,

Let me know if you have any questions. Thanks

Jeremy Larsen
Alpine Town Councilman
Alpine, WY

Jeremy's LUDC Thoughts, Updates and Changes:

1. When reviewing the LUDC R1, review with the mindset that codes are for the overall Town of Alpine and all its diversified citizens. This includes folks who want strict building guidelines and those who do not. Health, Safety and Welfare should be our guiding vision. Ex. Adopting IBC and fire codes, setbacks, snow load and storage, development min/max per acer, building height, STRs,...etc. The Town has several HOAs for stricter build options and opportunities.
2. Short Term Rentals (STRs): The LUDC mentions Bed and Breakfasts (B&Bs) several times and defines the term. This is out dated and I am not aware of any defined B&Bs in the ToA. However, we have many STRs. STRs take away inventory for family housing and long-term rentals, thus diminishing what could be a thriving community.
3. Need to add/expand "Live/Work" to MRC or create a new Zone. Ex. Three story building, where one can mix and match retail/restaurant with residential. And for future emergency departments Like living quarters within fire house.
4. Variance: We need to come up with a new option for folks. Ex. "Special Use Permit" Define what it is and how it can be used.
5. Food Truck or other mobile business options. Need to be added to MRC and defined.
6. "Detached Accessory Building (Needs a Definition) will not be located beyond the front line of any primary residential structure." Pg. 46 Need to strike sentence. This is an example of 1. Above. Fine for HOA, however does not work for overall Town.
7. "Setbacks are required specifically for the safety, legal, and aesthetic reasons. The only items allowed in the established setback area is landscaping and snow storage." Pg. 47, 57, 62, 67. Are fences allowed? Also, it has been brought up that parking may be needed. There might be other issues? Something to discuss.
8. Landscaping Requirements. Pg 48, 54, 60, and 64. Add Zero Scape, Rain capture, and/or other water conservation options.
9. Parking Pg59, 64, 68, 73,74 . Public Medical Clinic: "One (1) parking space for each employee." SVH has couple hundred employees. Are we to require them to have hundreds of parking spaces? Needs to be rewritten. Same with other Parking requirements.
10. I'm sure there or other Items, Maybe the "Special Use Permit" can have a catch all for some new idea in the future we haven't seen?

Let me know if you have any questions.

Thanks,

Jeremy

Jeremy's LUDC Thoughts, Updates and Changes:

Please find my {Christine} comments in RED

Please feel free to add your additional comments, so that we can discuss this at our next P&Z Meeting.

1. When reviewing the LUDC R1, review with the mindset that codes are for the overall Town of Alpine and all its diversified citizens. This includes folks who want strict building guidelines and those who do not. Health, Safety and Welfare should be our guiding vision. Ex. Adopting IBC and fire codes, setbacks, snow load and storage, development min/max per acer, building height, STRs,...etc. The Town has several HOAs for stricter build options and opportunities. I believe that is what we are trying to accomplish; however there is only a handful of HOA's in the incorporated boundaries. It is our belief that we are trying to establish diversified unity among the subdivisions.
2. Short Term Rentals (STRs): The LUDC mentions Bed and Breakfasts (B&Bs) several times and defines the term. This is out dated and I am not aware of any defined B&Bs in the ToA. However, we have many STRs. STRs take away inventory for family housing and long-term rentals, thus diminishing what could be a thriving community. Years back we tried to remove B & B's from the residential district of the LUDC, however TC at the time did not want to make that move, therefore the subject has not been brought up again. If this is the consensus of the Council, we can certainly remove it from the LUDC {B & B's are found in R-1, MRC and C Districts}, I can only think of one (1) residential property that a B&B might apply to, however, it is my belief that they are utilizing their residence as a "Family Retreat".
3. Need to add/expand "Live/Work" to MRC or create a new Zone. Ex. The verbiage that is found in the MRC District states: Permitted Uses mixed commercial-residential building, to me this means Live/Work Units -- Live/Work units are predominately in the MRC District; if the Council would like to incorporate this use into the Commercial District that can be added. A simple definition for Live/Work Units can be incorporated into the LUDC changes, we have only one (1) proposed live/work unit within the Town boundaries, however once we annex in more properties there is a high probability that there will be more. I believe it would be a nightmare to create a new zone, and then the process of creating the new zone would be costly for the Town, as the Town is the one initiating the NEW Zone. Then by creating the new zone, it would appear that the Town is spot zoning properties. Three story building, where one can mix and match retail/restaurant with residential. There was a provision in the last LUDC updates that specified there needs to be a certain amount of commercial space in conjunction with residential living if you want your structure to be at the forty-five (45) height level. And for future emergency departments Like living quarters within fire house. There was a provision in the previous updates, (in the PCF District) that states "Public safety facilities for law enforcement, fire suppression and/or fire station, and emergency medical service, and/or ambulance state, it was the intention to allow living quarters in this district, however it appears that is not exactly spelled out for that; perhaps this needs to be made clearer in the changes; since SVH is in the MRC district, I believe the Town should look at putting this into that district, also.

4. Variance: We need to come up with a new option for folks. Ex. "Special Use Permit" Define what it is and how it can be used. I have strong beliefs on this, I feel that Council needs to make this determination of what a special use permit would be, and how it does not circumvent the existing LUDC and/or Wyoming State Statutes.
5. Food Truck or other mobile business options. Need to be added to MRC and defined.

MRC Zoning District This is what is currently in the LUDC: When this verbiage was added, it was thoughtfully put into the **Commercial Zoning District only**, as there are residential properties that are adjacent to the MRC District.:

(7) Eating and drinking establishments such as cafes and restaurants; **not including mobile food dispensaries.**

Commercial Zoning District:

(5) Eating and drinking establishments including cafes and restaurants; **including mobile food dispensaries.**

It is believed that the word dispensaries should be replaced with trucks

Definition: A mobile food vendor which is a self-contained, licensed, and movable facility that's designed to prepare, serve, and sell food or drinks for immediate consumption. Food trucks are equipped with a kitchen on wheels and can be used to sell a variety of food items, from snacks to gourmet meals.

6. "Detached Accessory Building (Needs a Definition) will not be located beyond the front line of any primary residential structure." Pg. 46 Need to strike sentence. This is an example of 1. Above. Fine for HOA, however does not work for overall Town.

Definition: A detached accessory structure is a building or structure that is separate from the main building on a property but is still considered incidental to the main building's use.

Town Council needs to decide how they want to handle this, the Commission has been trying to achieve continuity in neighborhood, I believe the main issued comes into play when there are two (2) or more street frontages.

"Setbacks are required specifically for the safety, legal, and aesthetic reasons. The only items allowed in the established setback area is landscaping and snow storage." Pg. 47, 57, 62, 67. The Commission has been in discussion with this issue, if this is not the desire of the Council, then a proposal by the Council should be made, if this is a major issue, then lets removed it from the amendments, so that more time can be allowed to further this discussion. Are fences allowed? Fences can be added to the paragraph, so long as it is understood that the fence is to be on the applicant's property. Also, it has been brought up that parking may be needed. This would be something that the Town Council should decide on whether or not the Town will allow parking in the setbacks, they have the final determination on this. There might be other issues? Something to discuss.

7. Landscaping Requirements. Pg 48, 54, 60, and 64. Add Zero Scape, Rain capture, and/or other water conservation options.

There is a definition for xeriscaping, however the acknowledgement in the landscaping section does not mention it. A small sentence, such as; **xeriscaping is an allowable component of landscaping.** Council has the final determination on this.

8. Parking Pg59, 64, 68, 73,74 . Public Medical Clinic: "One (1) parking space for each employee." SVH has couple hundred employees. Are we to require them to have hundreds of parking spaces? Needs to be rewritten. Same with other Parking requirements. In the MRC district, there appears to be duplication, Medical & Veterinary Clinics and Public Medical Clinics - this was discussed a while back. Perhaps we need to separate out the veterinary clinic and the public medical clinic/facility. Keep with the 1 parking space per 600 square feet of floor space and then add, 1 reserved parking space for each anticipated paramedic van or ambulance serving the facility in one 8-hour period (garage); 2 reserved parking spaces for law enforcement, 1 parking space for the maximum number of patients/visitors served by the facility at any given time? Comments are noted: Parking is a big portion of any development along with snow storage. Developers need to make allowances that all of the facility/business parking stays on their property, as not to impede other business.
9. I'm sure there or other Items, Maybe the "Special Use Permit" can have a catch all for some new idea in the future we haven't seen?
The Council needs to determine what type of "Special Use Permits" they would like to have, it could pose problems with individuals trying to circumvent the adopted codes.

Other Items for Consideration:

Minimum Setback:

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

And/or lots with multiple street frontages –

Accessory Uses and Buildings:

Accessory buildings such as pole barns, garages, workshops, and sheds of any sort. These structures will only be permitted on the same lot with an existing primary residential structure, so long as they meeting the front setback requirements.

All Zoning Districts that apply:

Landscaping Requirements: A minimum of ten (10) percent of each residential site will be landscaped and maintained with grasses, shrubs, and/or trees to increase compatibility with adjoining land uses, increase the attractiveness of the site, and enhance the general aesthetics of the community. Xeriscaping is an acceptable method of landscaping. This requirement may be made within setback areas and/or designated easements.

Construction Activity Time: Remove from the LUDC and keep it specific to the noise ordinance.

Parking:

Other Definitions for consideration:

#1 - Detached Accessory Structure – A detached accessory structure is a building or structure that is separate from the main building on a property but is still considered incidental to the main building's use.

#2 - Detached Accessory Structure - is a building or structure that is not used for human habitation and is separate from the main building on the same property. Accessory structures are used for purposes that are incidental to the main building.

#3 - Detached Accessory Structure - The International Code Council (ICC) defines a detached accessory structure as a structure that is not the main building on a property but is used for a purpose related to the main building. Detached accessory structures must be subordinate to the main building and located on the same property.