



REPLAT PERMIT APPLICATION

CHECK ONE: () SIMPLE () MINOR () MAJOR

Owner Information:

Owner: Barry Griest

Phone: 307-690-1774

Mailing Address: P.O. Box 2808, Alpine, Wyoming 83128

Project's Physical Address: 510 and 514 Nelson Road

Legal Description (Lot#, Block, Tract & Subdivision)
Pt of SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, T37N R118W

Land Surveyor Engineer (must be registered in the State of Wyoming)
Surveyor Scherbel, Ltd.

Attached additional information Page, if needed

Description of Proposal & Purpose:

Barry Griest owns two parcels located on Nelson Lane. The total combined acreage is 2.13± acres. Barry wishes to divide the property into four(4) individual lots - smallest lot is 0.43± acres and the largest lot is 0.64± acres.

Property Owners within a 500ft radius of property: (use separate sheet if needed)

Owner: See Attached List	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:
Owner:	Mailing Address:

Signature of Owner or Authorized Representative:

Jamie DeCora for Surveyor Scherbel, Ltd.

Date: 6/1/2023

FOR TOWN USE ONLY

Date Received:	Permit #:	Zoning:
Permit Fees:	Paid: (Check #/Cash)	Date Paid:
Town Surveyor Review:	Town Engineer Review:	Fire Dept. Review:

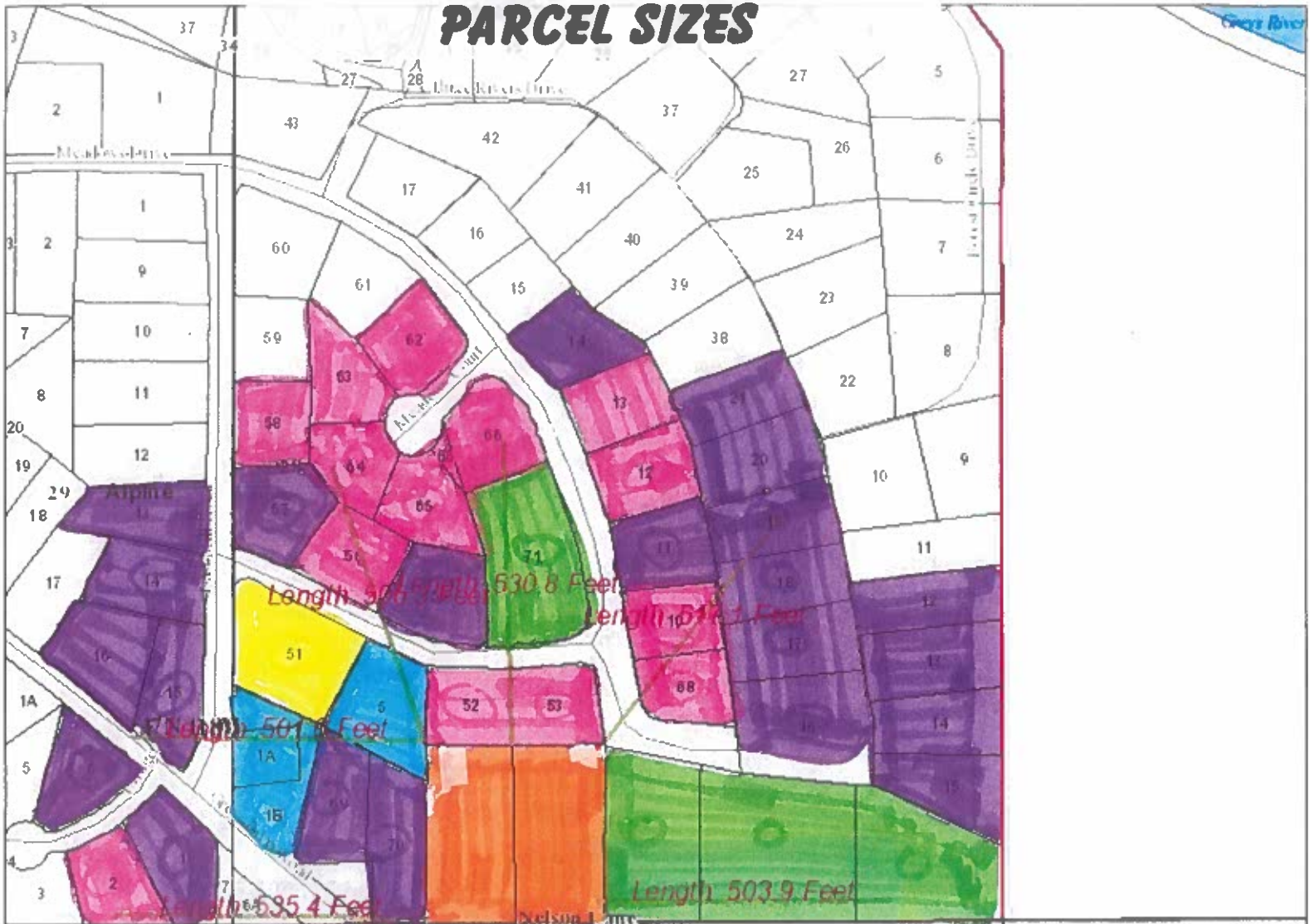
*Town of Alpine
Planning & Zoning*

0.47% of the properties are within 0.70 to 0.79 in size; and
0.94% of the properties are within 0.60 to 0.69 in size.

It appears that the subject replat application does fit within the Town of Alpine Municipal Master Plan and that the adjoining land use would be consistent with the Alpine Land Use and Development Code Regulations. The Commission would like to make the following recommendation.

Mr. Melisa Wilson moved to send a recommendation to the Mayor and Town Council for approval of the replat application with a subsequent signature on the Griest Addition plat map to the Town of Alpine. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

GRIEST RE-PLAT GIS PARCEL SIZES



PARCEL SIZES:

- .40 - .49 - Acre Parcels** 14 143
- .50 - .59 - Acre Parcels** 22 143
- .60 - .69 - Acre Parcels** 3 64
- .70 - .79 - Acre Parcels** 1
- 1.0 - Acre Parcels** 4

Subject Parcels

lap contributors, and the GIS user

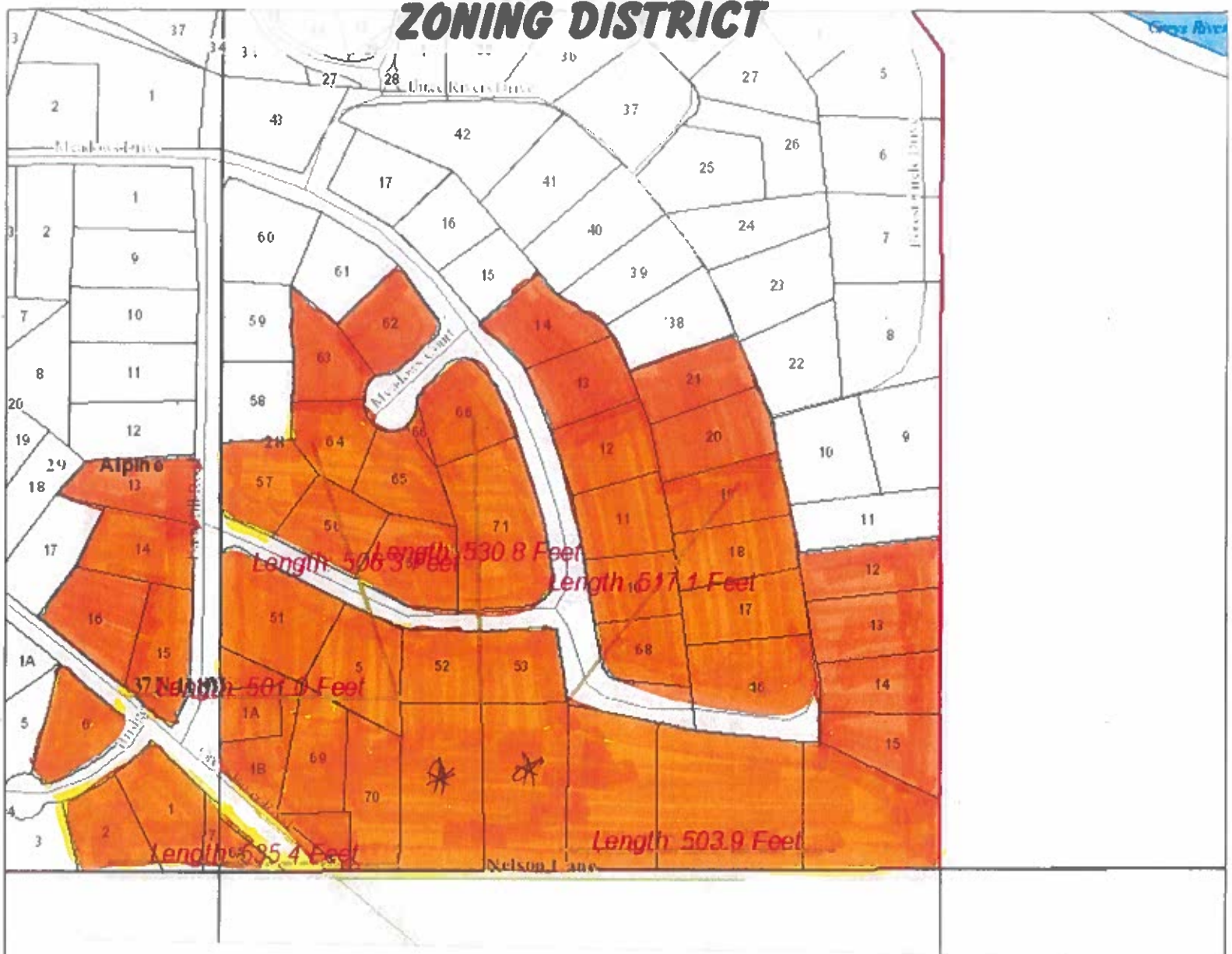
Date: 6/14/2023 © Lincoln County

0 0.0275 0.055 0.11 mi

- | | | |
|------------------------|-----------------|-----------------------|
| Major Rivers/Streams | Roads | County Roads |
| Township & Range Lines | Municipal Roads | Other Named Roads |
| Section Lines | US Highways | Municipal Boundaries |
| Major Water Bodies | WY Highways | Parcels (Approximate) |

1:4,514
This map is made possible through a joint effort of the Offices of Lincoln County Planning & Zoning and the Assessor's Office. This map is for locational and informational purposes only. No depiction should be construed to be an official survey of land. Accuracy of data contained or depicted is neither warranted nor assumed. Always contact a qualified surveyor for confirmation of property boundaries.

UKIESTI KE-FLAI ZONING DISTRICT



Single Family Residential Zoning District

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

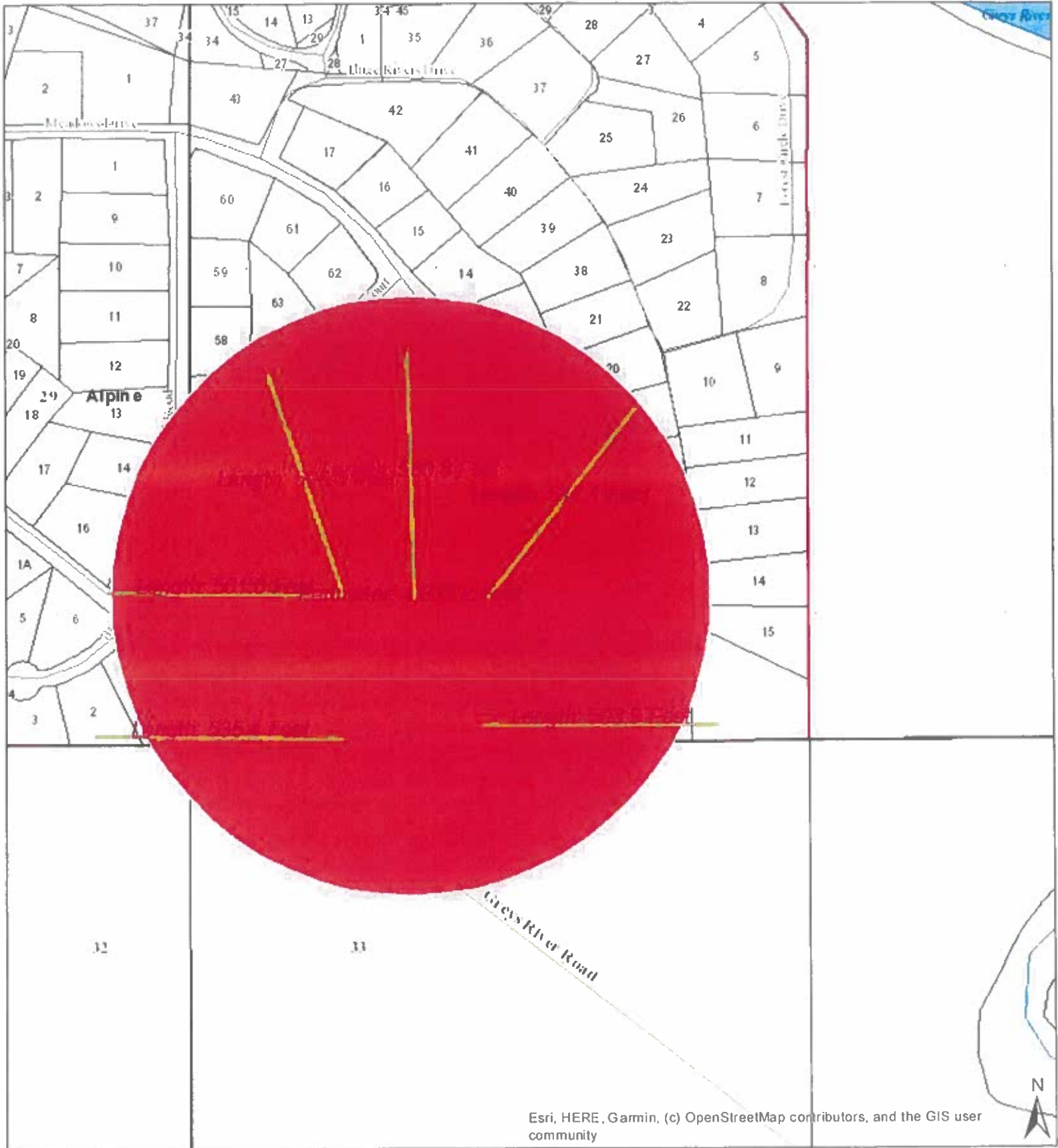


Date: 6/14/2023 © Lincoln County

- | | | |
|------------------------|-----------------|-----------------------|
| Major Rivers/Streams | Roads | County Roads |
| Township & Range Lines | Municipal Roads | Other Named Roads |
| Section Lines | US Highways | Municipal Boundaries |
| Major Water Bodies | WY Highways | Parcels (Approximate) |

1:4,514
This map is made possible through a joint effort of the Offices of Lincoln County Planning & Zoning and the Assessor's Office. This map is for locational and informational purposes only. No depiction should be construed to be an official survey of land. Accuracy of data contained or depicted is neither warranted nor assumed. Always contact a qualified surveyor for confirmation of property boundaries.

Web AppBuilder for ArcGIS



Date: 6/14/2023 © Lincoln County

- | | | |
|------------------------|-----------------|-----------------------|
| Major Rivers/Streams | Roads | County Roads |
| Township & Range Lines | Municipal Roads | Other Named Roads |
| Section Lines | US Highways | Municipal Boundaries |
| Major Water Bodies | WY Highways | Parcels (Approximate) |

0 0.0275 0.055 0.11 mi

1:4,514

This map is made possible through a joint effort of the Offices of Lincoln County Planning & Zoning and the Assessor's Office. This map is for locational and informational purposes only. No depiction should be construed to be an official survey of land. Accuracy of data contained or depicted is neither warranted nor assumed. Always contact a qualified surveyor for confirmation of property boundaries.

CHAPTER FOUR LAND USE

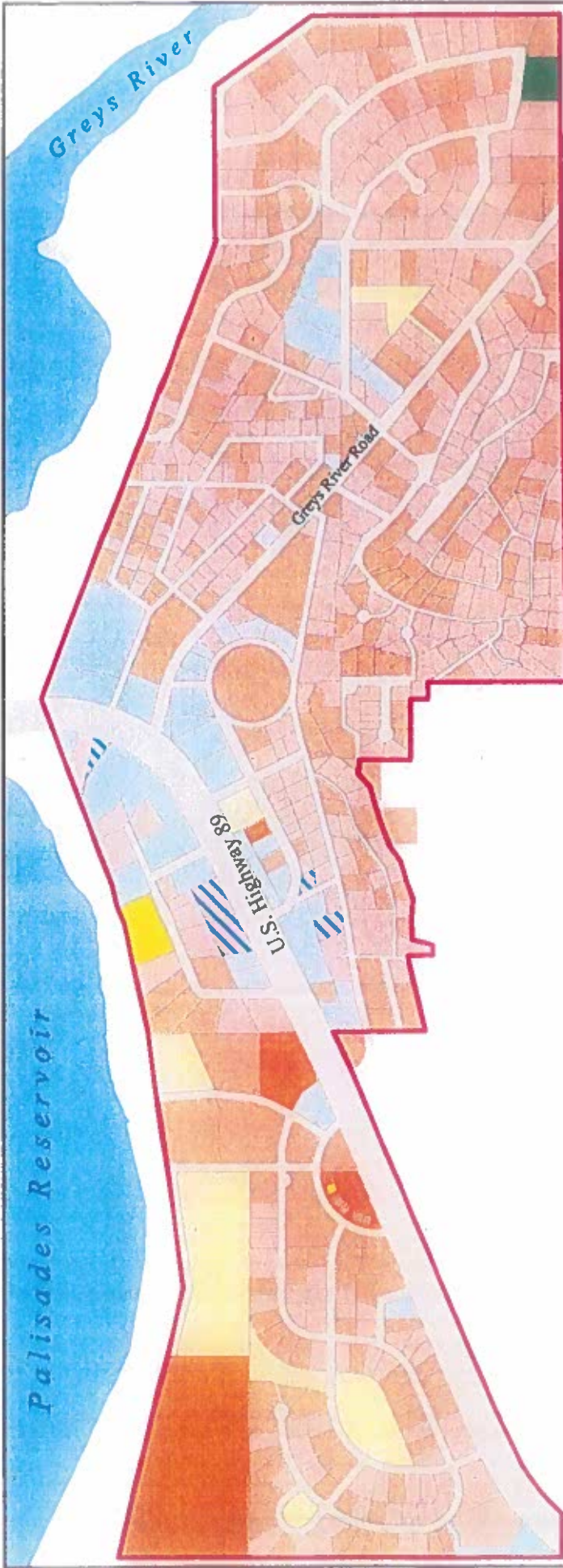
4.1 INTRODUCTION

Chapter Four examines existing land uses, recent land use trends, planned land use projects in the vicinity of Alpine, and the potential demand for future land uses. This analysis provides information that was used to determine the amount and location of lands available for future land use expansion within the community, as well as the type and amount of lands that will be needed to support a growing residential population and land use development in the vicinity of Alpine.



Existing land use records were obtained from Lincoln County. The Lincoln County Assessor and the County Planning Office work cooperatively to maintain a Lincoln County GIS and a current database of existing land uses and land ownership information in Lincoln County. Available data from Lincoln County was supplemented with other more specific land use information that was obtained by Pedersen Planning Consultants via its inventory of existing land uses within Alpine in October 2005. Land use information gained from the October 2005 survey was correlated with available data from the April 2000 Census to examine the type and extent of recent land use changes in the community (Figure 4-1).

Existing land uses were documented and incorporated into tabular files associated with a new geographical information system (GIS). The GIS was developed by PPC as part of the planning process for Alpine's municipal master plan. The new GIS integrates a series of spatial and tabular files that were applied to a digital base map of Alpine that was completed by Surveyor Scherbel, Ltd. in January 2006. These files were converted into shape files using ArcView GIS software.



Legend

- Municipal Boundary
- Rivers and Lakes
- Agriculture
- Community Facility
- Commercial
- Commercial / Residential
- Public Facility
- Recreation and Conservation
- Residential
- Undeveloped



Alpine Municipal Master Plan

Existing Land Uses Alpine, Wyoming

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

Figure 4-1

The forecast of future land use demands considered vacant or undeveloped lands that may be available to support future land use development during the 2007-2017 period. Forecasts were also based upon an examination of relevant population, land use and economic trends, as well as planned land use development in the vicinity of Alpine.

4.2 RESIDENTIAL

4.2.1 Housing Inventory

In October 2005, there were approximately 416 housing units in Alpine (Table 4-1). This housing inventory included a combination of detached and attached single-family housing, single-family manufactured homes, and residential apartment units. The housing inventory in October 2005 contrasts to 336 housing units that were documented by the U.S. Census in April 2000. This residential expansion indicates that the number of housing units in the community rose almost 23 percent in about 5.5 years.

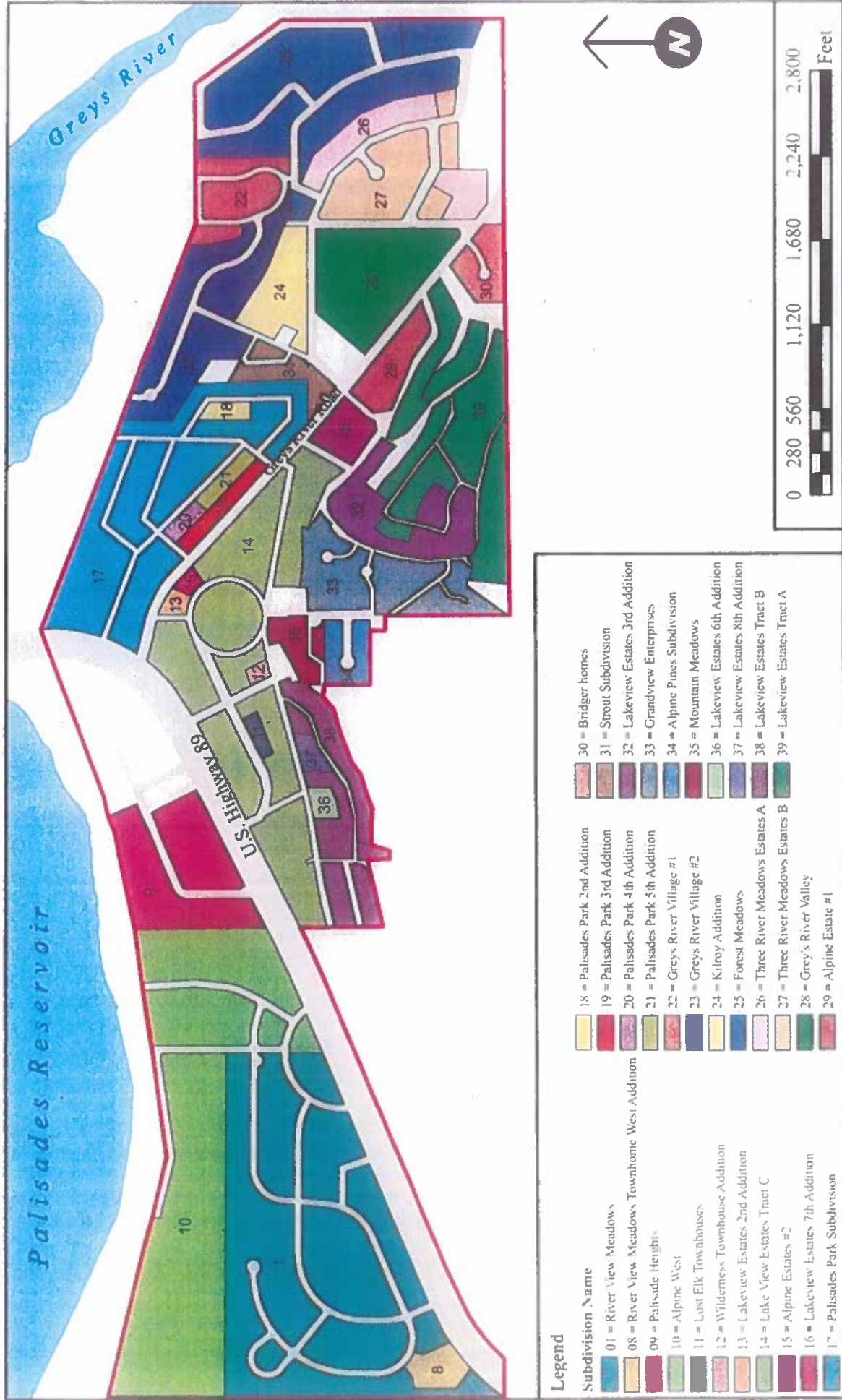
<i>Housing Unit Category</i>	<i>Estimated Number of Units</i>
Single Family Residential - Detached	310
Single Family Residential - Attached	65
Permanent Mobile Home or Manufactured Housing	6
Temporary Mobile Home or Manufactured Housing	1
Apartment Units	34
Total Residential Units	416
Notes: Attached single family housing includes duplex, triplex, and fourplex units.	
Source: Pedersen Planning Consultants, 2005.	

Single-family homes represent 92 percent of all housing in the community. Approximately 310 homes in the community are detached single-family dwellings (Table 4-1) that were built using stick-built construction. An additional 65 single-family homes are attached, residential duplex units. Single-family housing also includes seven manufactured homes that are installed on either permanent or temporary foundations. Single-family housing is located in almost every subdivision within Alpine (Figure 4-2).

Multi-family housing includes approximately 34 apartment units. Residential apartments are located in the Lakeview Estates (Tract C) and Palisades Heights subdivisions (Figure 4-2). Another apartment complex is located northeast of Palisades Heights subdivision near the Three Rivers Motel.

4.2.2 Occupancy

During the October 2005 survey, about 36 homes in the community were believed to be vacant. This represented about nine percent of the total housing inventory. In October 2005, it was not determined whether or not these homes were vacant due to seasonal or recreational use, or vacated for pending sale of one or more residential properties.



Alpine Municipal Master Plan

Land Subdivisions Alpine, Wyoming

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

Figure 4-2

Fifty-six vacant housing units were documented during the April 2000 Census. Forty-five of the 56 vacant housing units, or about 13 percent of the total housing inventory, were documented to be for seasonal, recreational or occasional use.

In April 2000, about sixty-eight percent of the housing units were owner occupied. The remaining 32 percent were occupied by persons renting their place of residence. No attempt was made to determine the proportion of homes in Alpine that were rental units in October 2005.

4.2.3 Recent Residential Construction

Residential building permits issued by the Town of Alpine from 2000 through 2005 included, at least, 123 new residential structures that were constructed in the community. Eighty-six of these structures were single-family homes. The remaining residential structures included 37 multi-family housing units (Table 4-2).

Year	Single-Family Home	Single-Family Manufactured Home	Multi-Family Housing Unit	Total Housing Units
2000	11	2	0	13
2001	24	7	10	41
2002	13	0	20	33
2003	14	1	4	19
2004	10	0	0	10
2005	4	0	3	7
Total 2001-2005	76	10	37	123

Source: Town of Alpine, 2005.

Available building permit data indicates that recent construction was strong during the 2000-2005 period, particularly during 2001 and 2002. The amount of residential construction gradually declined from 2003 through 2005.

4.2.4 Recent Sales Trends and Cost of Housing

A review of unimproved and improved residential property sales, between January 2004 and October 2005, provides some insight concerning recent trends in the local housing market. This analysis aggregated residential property sales for each subdivision within the Town of Alpine, as well as several rural subdivisions in the unincorporated area north of Alpine.

4.2.4.1 Residential Property Sales in the Town of Alpine

Between January 2004 and October 2005, approximately 48 improved residential properties were sold in Alpine. The average sales price for an improved residential property in Alpine was \$259,068 (Table 4-3). These sales involved properties in several residential subdivisions in the community. About 31 percent of the sales of improved residential property were located in the River View Meadows Addition.

Subdivision	Total Improved Residential Property Sales	Average Property Size (acre)	Average Sale Price (\$)
Alpine Estates Block 2	1	0.50	125,000
Grandview Enterprises	1	N/A	288,500
Grey's River Valley	1	0.90	351,000
Greys River Village	4	0.40	245,900
Greys River Village #2	1	N/A	N/A
Lakeview Estates Tract A	4	0.43	277,000
Lakeview Estates Tract B	1	N/A	N/A
Lakeview Estates Tract C	2	0.32	270,500
Lakeview Estates 3rd Addition	2	0.37	216,333
Lost Elk Townhouses	2	N/A	N/A
Palisades Heights	4	N/A	204,375
Palisades Park	4	0.29	200,583
Palisades Park 2nd Addition	1	0.21	175,000
Palisades Park 5th Addition	1	N/A	N/A
Palisades Park Addition	1	0.29	180,583
River View Meadows Addition	15	0.32	201,951
River View Townhomes West Addition	2	N/A	173,000
Three Rivers Meadows Estates B	1	0.50	146,000
Total Sales/Average Price	48		259,068

Source: Jackson Hole Real Estate & Appraisals, LLC, 2005.

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.

During the same period, 33 unimproved residential properties were sold in Alpine. Most of these sales included unimproved properties in the River View Meadows' Addition. Almost all of the unimproved property sales involved vacant lots that were 0.5 acre or less in size. The average sales price for an unimproved residential property in Alpine was \$45,128 (Table 4-4).

Subdivision	Total Unimproved Residential Property Sales	Average Property Size (acre)	Average Sale Price (\$)
Alpine Estates	2	0.50	55,000
Forest Meadows	1	0.50	53,000
Greys River Village	2	N/A	N/A
Lakeview Estates	7	0.25	45,300
Palisades Park	4	0.22	55,000
River View Meadows	14	0.32	42,267
Three Rivers Meadows	2	N/A	N/A
Alpine Pines Subdivision	1	0.23	42,750
Total Sales/Average Price	33		45,128

Source: Jackson Hole Real Estate & Appraisals, LLC, 2005.

4.2.4.2 Residential Property Sales North of Alpine

Sales of improved residential property north of Alpine included 11 properties in five subdivisions. Approximately 45 percent of the improved property sales included residential properties in the Alpine Village subdivision (Table 4-5).

The size of improved residential properties ranged from 0.13 to almost nine acres in size. Given the variability in the size and value of residential improvements, the average sales price for these properties ranged between \$115,000 and \$273,750, or an average price of \$253,945.

Subdivision	Total Improved Residential Property Sales	Average Property Size (acre)	Average Sale Price (\$)
Alpine Village	5	2.53	321,580
Blue Lake Estates	2	0.38	149,000
Lazy B Subdivision	1	1.10	225,000
Livingston Subdivision	1	0.13	115,000
Peters Subdivision	2	2.50	273,750
Total Sales/Average Price	11		253,945

Source: Jackson Hole Real Estate & Appraisals, LLC, 2005.

From January 2004 through October 2005, there were 13 unimproved residential property sales north of Alpine. More significantly, reservations for potential purchases of 125 lots in the Alpine Meadows subdivision (Table 4-6) were made prior to the construction of site improvements in the subdivision. Consequently, recent property sales north of Alpine demonstrate a considerable demand for unimproved property. The average price for unimproved residential property north of Alpine was roughly \$90,432.

Subdivision	Total Unimproved Residential Property Sales	Average Property Size (acre)	Average Sale Price (\$)
Alpine Meadows	125	0.45	89,000
Alpine Village	5	N/A	N/A
Archie Hills	1	2.27	210,790
Blue Lake Estates	1	0.38	149,000
Lazy B Subdivision	1	N/A	N/A
Livingston Subdivision	1	0.13	115,000
Palisades Pines	1	15.00	N/A
Rees Subdivision	3	0.40	66,000
Total Sales/Average Price	138		90,432

Source: Jackson Hole Real Estate & Appraisals, LLC, 2005.

4.2.5 Potential Opportunities for Future Residential Expansion

4.2.5.1 Within the Alpine Municipal Boundary

In a growing community, it is essential that land is available to accommodate potential opportunities for future residential expansion. The potential unavailability of lands suitable for potential residential expansion is one of the primary factors that influences potential investments in small business and housing development, as well as the related in-migration of new residents.

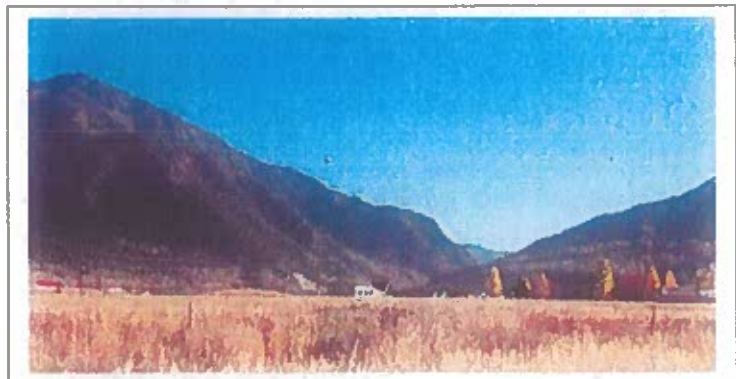
For this reason, vacant properties identified during the October 2005 land use inventory were correlated with zoning district designations depicted on the current zoning map for the Town of Alpine. This evaluation led to the following conclusions:

- There are approximately 205 vacant residential properties zoned for residential use that could potentially be developed for residential expansion (Figure 4-3).
- There are an additional 25 undeveloped properties zoned Planned Unit Development that may, in part, be used for residential expansion (Figure 4-3).

Vacant properties zoned for residential use include land parcels that are included within existing residential zoning districts R-1 and R-2. There are 198 parcels zoned in the R-1 district while only seven vacant parcels are situated in the R2 district (Figure 4-3). Many of these parcels are found in the Lakeview Estates, Alpine Estates, Grandview Enterprise, Forest Meadows, and Palisades Park subdivisions. Vacant land parcels represent potential opportunities for residential expansion. Each of these subdivisions has improved municipal road access. However, residential expansion is somewhat constrained or discouraged by the lack of a municipal wastewater collection system in these areas. Higher residential densities in these areas may eventually impact the groundwater quality of private groundwater wells in these subdivisions.

Twenty-five undeveloped properties zoned for Planned Unit Development could also be used, in part, for residential land uses. These parcels are located in the Greys River Village subdivision which is accessible via improved municipal roads. At the same time, future residential expansion in this subdivision is discouraged by the lack of a municipal wastewater collection system. Again, higher residential densities in these areas may eventually impact the groundwater quality of private groundwater wells in these subdivisions.

About 52 of the undeveloped properties in Alpine are located in River View Meadows subdivision on the south end of Alpine. Single-family residential expansion opportunities are very feasible in this area in light of improved roadway access, available connections to municipal water distribution and sewer collection lines, and similar land uses on adjoining land parcels.





Alpine Municipal
Master Plan

Potential Residential Expansion Areas
Alpine, Wyoming

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

Figure 4-3

4.2.5.2 Potential Annexations of Planned Residential Development

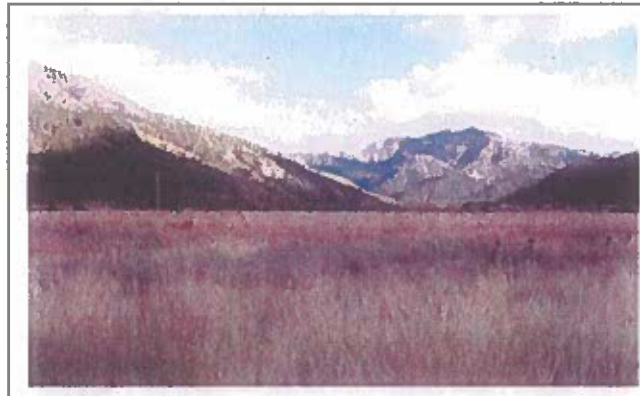
Two planned land use development projects north of Alpine include proposals for a combination of residential and commercial land uses. These projects include:

- the Alpine Meadows Subdivision which will be located north of Palisades Reservoir and west of Alpine Junction; and,
- the Snake River Junction project that is proposed for a site on the southeast side of Alpine Junction.

The Alpine Meadows Subdivision, which is being developed by the Meridian Group in Jackson, Wyoming, is a project that will include, in part, 156 residential lots (Figure 4-4). These lots are intended for single-family residential housing. The residential lots will be accessible via paved roadways. The developer will also provide available connections to water distribution and wastewater collection lines. Site development work for the subdivision is already underway at the time of this report.



The Snake River Junction project, proposed by Alpine Development Group, Inc., would, in part, construct approximately 198 residential condominiums (Figure 4-5). The authority to develop this project is pending the approval of Lincoln County and a related review by the Town of Alpine. The developer also intends to provide paved access throughout the subdivision, as well as water distribution and wastewater collection systems.



The potential annexation of one or both of these development projects by the Town of Alpine represents a potential opportunity to gain more land area that could support future residential expansion and diversify the housing inventory. The merits and constraints associated with the annexation of each of these projects are discussed more fully in Chapter Seven.

4.2.6 Anticipated Housing Demand

4.2.6.1 Within the Alpine Municipal Boundary

Given the anticipated population growth from 2006 through 2016 and the average household size of roughly 2.53 persons in April 2000, there is an anticipated demand for the construction of 48 new residential units within the 2005 municipal boundary. If this expansion is realized, Alpine's current housing inventory would increase to approximately 461 units by 2016.

Future residential demands will occur in various subdivisions within the community. Most of the future residential demand is expected to occur in the River View Meadows Subdivision where there is a relatively high concentration of undeveloped lots and available connections to municipal and water sewer systems. However, with the potential expansion of the municipal sewer system, other concentrations of undeveloped properties, e.g., Greys River Village 2 and Lakeview Estates subdivisions, represent other potential locations for future housing development.

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.

At the same time, a significant proportion of the employed labor force in Alpine is employed in the construction industry. Construction workers and their families are often more transient recognizing that land use development activities in most communities are both seasonal and cyclical in nature. For this reason, construction workers and their families often are more attracted to temporary housing opportunities that are available in multi-family housing. From 2006 through 2016, it is anticipated that approximately 25 percent of all new housing demand will be for affordable multi-family housing units, such as residential duplexes, townhomes, or apartments.

4.2.6.2 Alpine Meadows and Snake River Junction

As stated earlier, the Alpine Meadows Subdivision is approved to include 156 single family housing units. East of Alpine Meadows, the proposed Snake River Junction project is planned to comprise 198 residential condominiums.

It is expected that residential demands in the vicinity of Alpine will result in a complete build-out of all single-family homes and residential condominiums during the 2006-2016 period. If these areas are eventually annexed to the Town of Alpine, both projects would add 402 housing units to the housing inventory of Alpine.

The Alpine Meadows Subdivision and the proposed Snake River Junction project will be attractive to the working commuter in Teton County. Convenient access to Alpine Junction will enable future residents to commute to work in Jackson and other parts of Teton County. Retail trade, eating and drinking establishments and other commercial services within each project, as well as neighboring Alpine, will provide convenient shopping opportunities and amenities for new residents.

The Snake River Junction project will also have additional appeal to seasonal residents who may choose to stay in Alpine during the summer and fall months. Scenic natural assets and abundant recreational opportunities in the vicinity of Alpine, the close proximity of the Grand Teton National Park and Yellowstone National Park, and a small community atmosphere will be the assets that will be especially important to seasonal residents.

