



# VARIANCE APPLICATION

## Owner Information:

Owner: <sup>dja</sup> North Lincoln County Hospital District - Star Valley Health Phone: 307-585-5887  
Mailing Address: 901 Adams street, Afton, WY 83110  
Physical Address: 37 Wintergreen Drive Alpine, WY 83128  
Legal Description (Lot#, Block, Tract & Subdivision): Lots 184, 185, 186 Alpine Meadows Subdivision

Attached additional information page, if needed.

Variance Request:

Additional exterior signage on North Frontage

Current Zoning:

MRC

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

Owner:	Mailing Address:
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See Attached

Signature of Owner or Authorized Representative:

Date:

3-20-2024

## FOR TOWN USE ONLY

Date Received: 3-26-24

Permit #: #V-01-24

Permit Fees: \$1500

Paid Fees (chk # cash): 104393



Star Valley Health  
901 Adams Street | Afton, WY 83110  
Phone: 307-885-5800 | Fax: 307-885-5889  
[www.starvalleyhealth.org](http://www.starvalleyhealth.org)

March 21, 2024

To: Alpine Planning and Zoning Commission  
& Alpine Board of Adjustments  
Alpine, Wyoming 83128

From: Star Valley Health  
PO Box 579  
Afton, Wyoming 83110

RE: Additional Alpine Healthcare Services Signage Installation at 37 Wintergreen Drive, Alpine Wyoming

Dear Planning and Zoning Commission and Board of Adjustments,

Star Valley Health (SVH) respectfully submits the attached application for an additional exterior signage variance pursuant to the Town of Alpine Variance Application Process and the Alpine Land Use and Development Code, Part 4 – Development Standards.

Star Valley Health is seeking to obtain an additional variance to allow for supplementary exterior signage at Lot 186 of the Alpine Meadows subdivision. The assigned street address of this location is 37 Wintergreen Drive, Alpine, WY 83128.

**Variance Request –**

SVH is asking to obtain a variance from Part 4, section C – General Design Guidelines, paragraph (d) – Sign Standards for Mixed Residential Commercial District by exceeding the allowable square footage cap of 150 square feet.

Lot 186 has 407 lineal feet of frontage on Wintergreen Drive and 329 lineal feet of frontage on US Highway 89. SVH is asking for an additional variance to exceed the cap of 150 square feet of signage due to the MRC regulations and the length of frontage that the new Alpine Clinic has on the north and east sides of lot 186. SVH currently has a variance for 253 square feet of signage on lot 186 and is proposing a supplementary variance to allow for an additional 205 square feet of exterior signage to accommodate the new Emergency Room and Surgery Center at this location. Please see the attached drawings for calculations and location of the additional signage.

As part of this variance request SVH is also asking to place one additional pole type sign at this address for Emergency Room wayfinding purposes. This pole sign is a 14 ft in height free-standing sign and will be placed on the Wintergreen Drive frontage and meets the allowable height requirement per Table 4-9 of the MRC Sign Standards, page 116 of the Alpine Land Use Development Code.

Please see the attached signage plan, drawings, and specifications to reference the sign sizes and locations. The lumens output for the pole sign is 107 on the east facing side of the sign and 55 lumens on the west facing side of the sign to accommodate the concern for light pollution facing the Alpine Meadows subdivision.

To recap-

#1 - SVH is asking for a variance to exceed the current variance of 253 sq ft of signage by placing an additional 205 sq ft of signage on lot 186, 37 Wintergreen Drive, for a total of 458 sq ft of exterior signage.

#2 – SVH is asking to place one additional freestanding sign on the frontage of Wintergreen Drive.

**Rationale –**

SVH has constructed a 23,000 square foot healthcare services building at 37 Wintergreen Drive in Alpine Wyoming. Initially this new building accommodated an Urgent Care Clinic, Family Medicine Clinic and a Specialty Clinic. Star Valley Health is now completing the construction of the shelled space (10,000 sq ft) of an Emergency Room and a Surgery Center. It will be extremely important for the local community and the traveling public to be able to visually locate the new Emergency Room and Surgery Center at Alpine Junction and the intersection of US 89 and US 26. Important and critical healthcare services such as an Emergency Room must be visible to the public through sufficient way-finding signage.

SVH is currently finishing the shelled space at this same location and establishing a stand-alone Emergency Room and Surgery Center to serve the Town of Alpine and surrounding communities. Placing the free-standing signs and allowing for the additional square feet of signage will provide for current services and allow for space on the signs when the Emergency Room and Surgery Center is constructed. Emergency services also demand very clear and visible signage for the public to identify the Clinic/Urgent Care/Emergency Room location during a time of need.

The strict application of the Alpine land Use and Development Code may result in the public not being able to readily locate the Urgent Care Clinic, Emergency Room, and Surgery Center.

The extraordinary circumstances that apply to this location (37 Wintergreen Drive and Alpine Junction) are that there are two frontages on this lot requiring that wayfinding signage be placed on both frontages to provide sufficient signage for the type of service (healthcare, urgent care, emergency services, surgery services) offered at this location.

The granting of this variance will not be detrimental to the public interest. It will enhance the ability of the local community and traveling public to find the new location of the healthcare, urgent care and emergency care services in the community.

This variance request is not a result of any act intended to circumvent the Alpine Land Use and Development Code.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Hunsaker', followed by a long horizontal flourish.

Mike Hunsaker

Senior Vice President, Business Development  
Star Valley Health