



TOWN OF ALPINE

PLANNING AND ZONING ADMINISTRATOR REPORT AND PLANNING AND ZONING COMMISSION RECOMMENDATION TO TOWN COUNCIL

Date: May 19, 2026

Applicant: Rehman 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. STAFF REPORT ADDENDUM

During the Town Engineering review of the Dania Meadows Subdivision application, it was identified that an oversight occurred in the original classification of the subdivision. Although the subdivision creates a limited number of lots, the project includes the construction of municipal streets and the extension of public water and sewer infrastructure. Under the intent and structure of the Town's subdivision regulations, the project would more appropriately align with a major subdivision review due to the scope of proposed public infrastructure improvements.

At this time, staff does not believe it is necessary or appropriate to retroactively reclassify the subdivision application or require the applicant to restart the process under a different application type or fee structure. However, staff believes it is important to ensure that the proposed municipal roads, water infrastructure, and sewer infrastructure receive an enhanced level of technical review consistent with the scale of the proposed improvements.

Therefore, staff requested additional review and evaluation of the proposed infrastructure systems by the Town Engineer to ensure the Town adequately evaluates:

- infrastructure adequacy;
- municipal road construction;
- utility extensions;
- storm water management;

Staff also recognizes that there are currently no proposed structures or site-specific development plans for the individual lots within the subdivision. As a result, portions of the infrastructure review are necessarily based upon assumptions regarding future development intensity, utility demand, grading, drainage, and site access.



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Accordingly, additional review and clarification of these matters will need to occur at the time individual lots are developed and building/site development permits are submitted. Future development applications may require additional engineering analysis, utility review, drainage review, grading review, or infrastructure modifications depending on the nature and intensity of the proposed development.

II. PLANNING & ZONING COMMISSION RECOMMENDATION

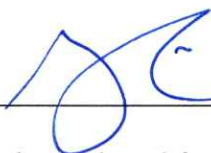
The Planning & Zoning Commission recommendation is hereby updated to replace the original conditions of approval with the following conditions:

1. Receipt of all required documentation and supporting information from the applicant's engineers necessary for the Town Engineer to adequately review and make recommendations regarding the proposed infrastructure improvements.
2. The applicant shall address and comply with all applicable recommendations and requirements of the Town Engineer related to the proposed water, sewer, roadway, drainage, and easement infrastructure improvements.
3. Final verification that all proposed water, sewer, roadway, drainage, and easement improvements comply with all applicable Town standards, engineering requirements, and approved plans.
4. Compliance with all applicable provisions of the Town of Alpine Land Use and Development Code.

III. CONCLUSION

This addendum is intended to clarify the subdivision classification and document staff's reasoning for requesting additional engineering review of the proposed municipal infrastructure improvements.

This addendum does not otherwise modify, replace, or supersede the original staff report except as specifically stated herein. All remaining recommendations, findings, and conclusions contained within the original staff report shall remain in full force and effect unless otherwise specifically amended by the Planning & Zoning Commission or Town Council.

 Date: 5/19/2026

Prepared and signed for Planning & Zoning Chairman Melissa Wilson by Planning & Zoning Administrator Gina Corson.