

*Town of Alpine
Planning & Zoning*



Chairman:

Melisa Wilson

Commission Members:

Susan Kolbas

Dan Schou

Mayor Green & Council Members;

**Recommendation for Replat Approval and Signature
Leslie & Nanette Watson – 25th Addition to the Town of Alpine**

The Planning and Zoning Commission met at their scheduled bi-monthly Commission meeting to review and discuss the replat application and associated plat map supplied by Surveyor Scherbel, LTD., on behalf of Leslie & Nanette Watson, for the simple subdivision replat application for the property located at: Lot #831 & #832 Lakeview Estates Subdivision, (also known as 733 and 735 Pinecrest Circle). The purpose of the re-plat is to combine the properties into one (1) larger residential lot.

Mr. Marlowe Scherbel was in attendance to discuss the re-plat project with those present. Ms. Christine Wagner presented the staff report for the application. It was noted that there was no written opposition to the subdivision nor was no verbal opposition present at the meeting.

Mr. Dan Schou moved to approve the simple replat application, RE-Plat #03-24, for Leslie & Nanette Watson, to be known as Lot # #857 - Lakeview Estates 25th Addition to the Town of Alpine. Ms. Susan Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.



REPLAT PERMIT APPLICATION

CHECK ONE: () SIMPLI () MINOR () MAJOR

Owner Information:

Owner:	Leslie and Nanette Watson	Phone:	334-455-9059
Mailing Address:	4680 County Road 59, Pine Apple, AL 36768		
Project's Physical Address:	733 Pinecrest Circle		
Legal Description (Lot#, Block, Tract & Subdivision):	Lots 831 and 832 of Lakeview Estates Tenth Filing		
Land Surveyor/Engineer (must be registered in the State of Wyoming):	Surveyor Scherbel, Ltd., P.O. Box 725, Afton, Wyoming 83110		

Attach Additional Information Page, if needed:

Description of Proposal & Purpose:

The applicants, Leslie and Nannette Watson, own Lots 831 and 832 of Lakeview Estates Tenth Filing. The applicants would like to combine the two lots into one lot.

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

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

Signature of Owner or Authorized Representative:

Jamie DeCora for Surveyor Scherbel, Ltd.

Date:

6/13/2024

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 Legal Notice Request for a Simple Re-Plat

Notice is hereby given that on June 17, 2024; applicants Leslie and Nanette Watson, have filed a replat application with the Town of Alpine, requesting a simple subdivision replat of Lots #831 and #832 of the Lakeview Estates, Tenth Addition to the Town of Alpine, Lincoln County, Wyoming.

The purpose of the replat is to consolidate the identified Lots #831 and #832 into one (1) larger residential lot. The subject properties are located at 733 and 735 Pinecrest Circle, with an existing home located on Lot #831, which will be further known as Lot #857 of the Lakeview Estates Subdivision, Twenty-Fifth (25th) Addition to the Town of Alpine, Lincoln County, Wyoming; the physical address of the property (home) will remain to be identified as 733 Pinecrest Circle.

A conceptual map of the replat is attached for review. The Planning and Zoning Administrator and/or Planning & Zoning Commission will take comments on the replat up until Monday, August 5th, 2024, by 4:00 p.m.

Simple subdivision regulations do not require a public hearing; however, notice is being provided to all property owners located within a five hundred (500) foot radius of the proposed replat. The replat application and an advanced plat will be presented to the Planning and Zoning Commission at their regularly scheduled meeting on August 13th, 2024, with recommendations for approval, approval with contingencies or denial of the replat application/map.

If approved a final plat map will be recommended for authorized signature by the Mayor and Town Council, at their August 20th, 2024, Town Council Meeting.

Contact the Alpine Town Hall Office at (307) 654-7757, extension #7 for additional information and/or to submit your comments. Written comments can be submitted to:

Christine Wagner, Zoning Administrator
Town of Alpine
PO Box 3070 - Alpine, WY 83128
Email Address: [planning @alpinewy.gov](mailto:planning@alpinewy.gov)

August 5, 2024

**Leslie & Nanette Watson
Lots #831 & 832
Lakeview Estates, Tenth Addition
733 & 735 Pinecrest Circle
Simple Replat**

Staff Report from the Zoning Administrator

- 1 The application and related filing fees have been submitted and processed by the Town of Alpine. All prepared forms have been deemed acceptable.
- 2 The Preliminary Plat has been submitted with applicant's lot boundaries lines identified. Information has been deemed acceptable.
- 3 All property Owners within the five hundred (500) foot radius have been notified of the proposed boundary line amended, with ample opportunity give to respond to the mailing. Response deadline was established as Monday, August 5th, 2024.
- 4 A total of Seventy-One (71) notifications were mailed, of those mailed eleven (11) property owners had one or more lots within the notification area. The Town has received two (2) return mailings, in which those property owners were identified as having a corrected mailing address, in which those notifications were mailed to those corrected addresses.
- 5 Of the mailings distributed, **to date**, there have not been any inquiries to the notification about the replat application.
- 6 A Planning & Zoning Commission Meeting will be held to review and receive any and all additional comments from area property owners, review proposed re-plat map on the submitted application. Subsequently, a recommendation will be made to the Town Council for their consideration and/or subsequent signature on the presented simple subdivision re-plat map.

Determination by Zoning Administrator:

As part of the application process the applicant is to provide a description of the proposal and purpose of the replat. The description provided stated: The owners wish to combine the lots into one lot larger residential lot, to now be known as Lot #857 of the Lakeview Estates Subdivision, 25th Addition to the Town of Alpine, owned by Leslie B. Watson Jr., and Nannette J. Watson, husband and wife. The property is located within the R-1 (Single Family Residential) Zoning District of the Town of Alpine. The adjustment will increase Lot #857 to 0.71 +/- acres.

As part of the review for the re-plat application, applicants are to follow the guidelines that have been established by the Town in the Alpine Land Use and Development Code regarding the use of the property within their established zoning district. The "R-1" Single-Family Residential District has established the Intent and Purpose of the District: This zoning district designated is intended to encourage the development and maintenance of low-density residential area. These regulations are intended to provide a diverse and compatible housing stock, limited the density of the residential population, provide adequate open space around buildings and accessory structures, provide accessibility to community utility systems and community open space areas, as well as encourage a safe and attractive living environment for community residents.

This would also include allowable setbacks, building heights, vehicle parking and storage, fencing, accessory uses & building installations, with the aforementioned items presented above and upon final review. The Zoning Administrator will make a recommendation to the Commission on the simple replat.

Zoning Administrator Recommendation:

There have been no comments submitted on the proposed lot combination, the applicant has demonstrated and/or met the requirements for the submitted application.

It does not appear that this combination is in any way harmful or will impact the adjacent neighbors and/or property owners, lots located on Pinecrest Circle are somewhat small; this combination will allow neighborhood area with a little more privacy (space) for all adjacent property owners.

The existing primary residential structure is located on Lot #832 (now known as Lot #857) and will maintain the physical street address of 733 Pinecrest Circle.

It is the opinion of the Zoning Administrator that this replat application should be approved. There is no justifiable means that would warrant a denial of the replat, so with that I would have to recommend the Planning and Zoning Commission approve the simple replat.

It should be noted that if the approved final plat is not recorded within one (1) year from the date of plat approval, the approval of such plat shall expire.