

*Town of Alpine
Planning & Zoning*



Chairman:

Melisa Wilson

Commission Members:

Susan Kolbas

Dan Schou

Mayor Green & Council Members;

Recommendation for Replat Approval and Signature
Tyler Doucette – 8th 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 Tyler Doucette, for the simple subdivision replat application for the property located at: Lot #28 & #29 Palis Park Subdivision, (also known as 190 and 192 Canyon View Drive). 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 a letter of support submitted in favor of the lot combination.

Mr. Dan Schou moved to approve the simple replat application, RE-Plat #05-24, for Tyler Doucette, to be known as Lot #105 – Palis Park 8th 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: (X) SIMPLE () MINOR () MAJOR

Owner Information:

Owner: Tyler Doucette / Doucette Living Trust dated August 13, 2018 Phone: 307-413-8712 (Tyler)

Mailing Address: PO Box 1842, Jackson, WY 83001 / PO Box 1593, Trout Creek MT 59874

Project's Physical Address: 190 & 192 Canyon View Drive, Alpine, Wyoming 83128

Legal Description (Lot#, Block, Tract & Subdivision)

Lots 28 & 29 of Palis Park Subdivision

Land Surveyor Engineer (must be registered in the State of Wyoming):

Surveyor Scherbel, Ltd.

Attached additional Information Page, if needed.

Description of Proposal & Purpose:

Tyler Doucette (owner of Lot 28) and the Doucette Living Trust (owner of Lot 29) are applying to combine the lots into one single lot. A conveyance from the Doucette Living Trust to Tyler with new lot description will be recorded concurrently with the plat.

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:

Tyler Doucette

FEC58740A7D7416

Date:

7/23/2024

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; applicant Tyler Doucette/Doucette Living Trust, has filed a replat application with the Town of Alpine, requesting a simple subdivision replat of Lots #28 and #29 of the Palis Park Subdivision to the Town of Alpine, Lincoln County, Wyoming.

The purpose of the replat is to consolidate the identified Lots #28 & #29 into one (1) larger residential lot, to be known as Lot #105 of the Palis Park Subdivision, Eight Addition to the Town of Alpine. The subject properties are located at 190 and 192 Canyon View Drive, with an existing home located on the western portion of Lot now known as Lot #105, Town of Alpine, Lincoln County, Wyoming; the physical address of the property (home) will remain to be identified as 190 Canyon View Drive.

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 Wednesday, August 21st, 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 27th, 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 the authorized signature by the Mayor and Town Council, at their September 17th, 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)

**Tyler Doucette/Doucette Living Trust
Lots #28 & 29
Palis Park Subdivision
190 & 192 Canyon Vie Drive
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 Wednesday, August 21st, 2024.
- 4 A total of Fifty-Three (53) notifications were mailed, of those mailed three (3) property owners had one or more lots within the notification area. The Town has received four (4) 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 has been one (1) submitted comment. The emailed received is in support of the lot combination.
- 6 A Planning & Zoning Commission Meeting will be held on August 27, 2024; 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 lots are owned by the same party; these lots will be combined into one (1) lot to allow for an accessory structure (garage/shop) to be placed on the property, withing the allowable setback distances. Lot combination is allowable under the simple subdivision regulations/guidelines.

The combined lot will now be known as Lot #105 of the Palis Park, Eighth Addition to the Town of Alpine; the property is located within the R-1 (Single Family Residential) Zoning District of the Town of Alpine. The adjustment will increase Lot #105 to 0.38 +/- 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 has only been one (1) submitted comment regarding this re-plat; that comment was in support of the applicant's lot combination (attached); 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, the lots located on Canyon View Drive are somewhat small in nature; this combination will allow the neighborhood area with a little more privacy (space) for all adjacent property owners.

The existing primary residential structure is located on Lot #28 (now known as Lot #105) and will maintain the physical street address of 190 Cayon View Drive.

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.