

*Town of Alpine
Planning & Zoning*



Chairman:
Melisa Wilson

Commission Members:
Susan Kolbas
Dan Schou

August 27, 2024

Mayor Green & Town Council Members;

Recommendation for Advance (Final) Plat Approval
Griest Addition to the Town of Alpine

The Planning and Zoning Commission met at their bi-monthly Commission meeting and reviewed the replat application and associated documents were submitted by the Public Works Director and Surveyor Scherbel, LTD for the minor replat application located on Nelson Lane, known as the Griest Addition to the Town of Alpine (attached).

Mr. Marlowe Scherbel was in attendance to discuss the application and process to those present. A brief update was provided by the Zoning Administrator (attached).

Mr. Griest and his representatives have met the standards/requirements set forth by the Town of Alpine to move forward with recording the subject plat map.

Mr. Dan Schou moved to make a recommendation for advance (final) replat approval for the Town Council's consideration for permit application #RE-Plat – 01-23; Griest Addition to the Town of Alpine, further known as Lots #1, #2, #3 & #4 of the Griest Addition to the Town of Alpine, SW1/4SW1/4, Section 28, Township 37N, Range 118W, Lincoln County, Wyoming. Ms. Sue Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

PROJECT UPDATE – GRIEST ADDITION

August 27, 2024

**Minor Subdivision (Final Plat):
Lots #1, 2, 3 & 4 of the Griest Addition
to the Town of Alpine**

Minor Subdivision Application and Supplemental Information were submitted on July 12th, 2023; a series of public hearings were held to provide information and documentation to the public along with input from Town Council members and Planning and Zoning Commission members.

A final determination and/or recommendation for preliminary plat approval was made by the Planning and Zoning Commission on: December 12th, 2023, the recommendation was sent to the Council for their consideration at their December 19th, 2023, Town Council Meeting.

The Alpine Town Council tabled the resolution at their December meeting to allow for additional time to review the re-plat. Subsequently the Town Council made a motion to approve the resolution for the Griest Addition to the Town of Alpine at their January 16th, 2024, meeting. This resolution no. 2023-517 stipulates that the Town has received the final plat for this subdivision.

Over the winter months the applicant and their engineers have worked on the requirements set for in the preliminary plat approval. In August 2024, the infrastructure has successfully been installed to the subdivision lots, the Public Works Director has inspected both water and sewer installations, (attached documentation).

In addition, asphalt has been installed on the shared driveway to all lots.

Applicant is now ready to present/record the advance (final) plat for the Griest Addition to the Town of Alpine. The Planning and Zoning Commission will prepare a recommendation to the Town Council for final plat signature.

The Alpine Town Council will be presented with the final plat at the September 17th, 2024, Town Council Meeting.

SCOTT A. SCHERBEL
Professional Land Surveyor
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Utah Registration No. 37211
Idaho Registration No. 8026

MARLOWE A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 5368

KARL E. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 11810
Idaho Registration No. 13493
Certified Federal Surveyor No. 1223

SURVEYOR SCHERBEL, LTD. PROFESSIONAL LAND SURVEYORS

EST. 1951 CONSULTANTS IN Boundary Matters, Irrigation and Water Rights

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208-847-2800 & Fax

23 August 2024

Mayor Eric Green
Town of Alpine
P.O. Box 3070
Alpine, Wyoming 83128

Re: Barry Griest – Replat Permit Application (Minor Subdivision) - Section 28, T37N
R118W within the Town of Alpine, Lincoln County, Wyoming

Dear Mayor Green,

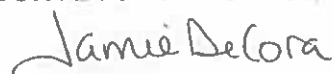
Enclosed please find a print of an advanced final plat titled "GRIEST ADDITION TO THE TOWN OF ALPINE WITHIN THE SW¼SW¼ SECTION 28 T37N R118W LINCOLN COUNTY, WYOMING", dated 14 February 2023.

It is our understanding that the developer has completed the improvements required for final plat approval.

Please consider this letter as a request for the review of the final plat and presentation to the Alpine Planning and Zoning and Town Council for approval and signatures.

If you have any questions or if all is not in order, please contact me.

Sincerely,
SURVEYOR SCHERBEL, LTD.


Jamie DeCora

enclosures
cc: Barry Griest (via: email)



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:

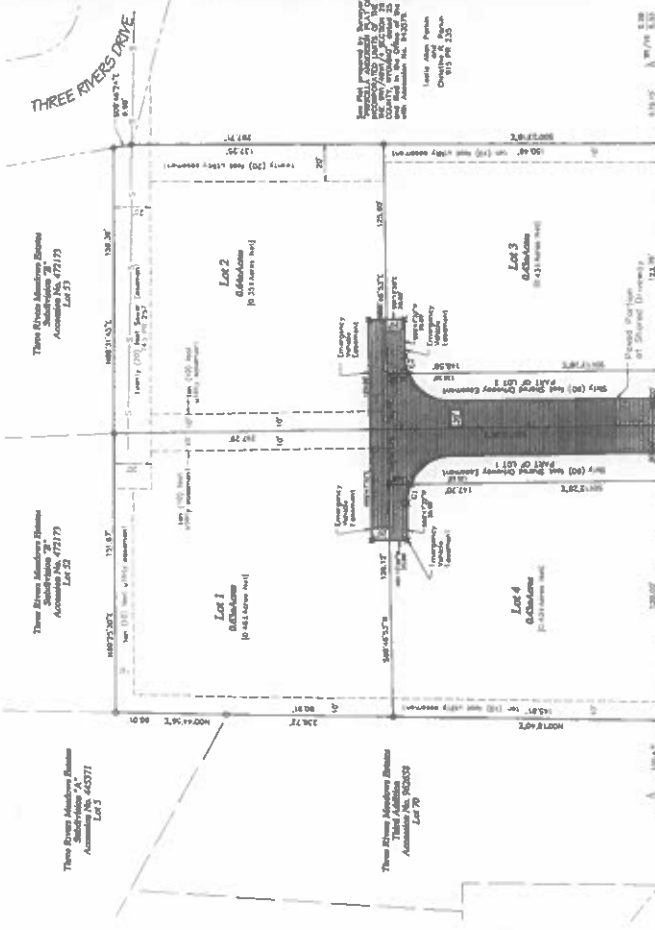
Jamie DeCora for Surveyor Scherbel, Ltd.

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:

GRIEST ADDITION



NELSON LANE

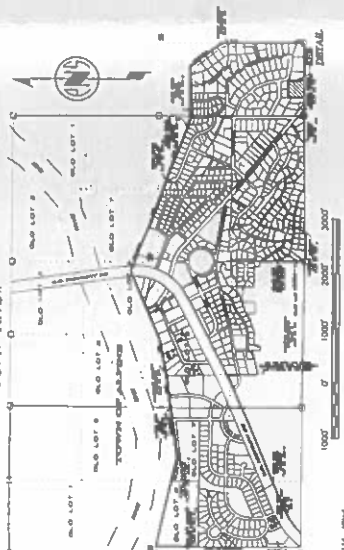
CURVE TABLE

Station	Length	Offset	Offset	Offset
1+00.00	10.00	1.00	1.00	1.00
2+00.00	20.00	2.00	2.00	2.00
3+00.00	30.00	3.00	3.00	3.00
4+00.00	40.00	4.00	4.00	4.00
5+00.00	50.00	5.00	5.00	5.00
6+00.00	60.00	6.00	6.00	6.00
7+00.00	70.00	7.00	7.00	7.00
8+00.00	80.00	8.00	8.00	8.00
9+00.00	90.00	9.00	9.00	9.00
10+00.00	100.00	10.00	10.00	10.00



SURVEYOR SCHERBEL, L.T.D.
PROFESSIONAL LAND SURVEYORS
1111 N. 10TH ST., SUITE 100, LINCOLN, NE 68502
TEL: 472-1111 FAX: 472-1112
JULY 1987

LOCATION MAP
T37N R18W



CERTIFICATE OF OWNERS

STATE OF WYOMING }
COUNTY OF LINCOLN }
I, the undersigned, being the owner of the above described land, do hereby certify that the same is the property of the owner of the same, and that the same is not subject to any lien or claim of any person other than the owner of the same.

CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING }
COUNTY OF LINCOLN }
I, the undersigned, being the owner of the above described land, do hereby certify that the same is the property of the owner of the same, and that the same is not subject to any lien or claim of any person other than the owner of the same.

CERTIFICATE OF RECORDATION

STATE OF WYOMING }
COUNTY OF LINCOLN }
I, the undersigned, being the owner of the above described land, do hereby certify that the same is the property of the owner of the same, and that the same is not subject to any lien or claim of any person other than the owner of the same.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF LINCOLN }
I, the undersigned, being the owner of the above described land, do hereby certify that the same is the property of the owner of the same, and that the same is not subject to any lien or claim of any person other than the owner of the same.



Surveyor's name and title.

Surveyor's name and title.

Surveyor's name and title.

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7.6 Service Connections

Each unit is anticipated to receive a 5/8"x 3/4" meter with 1" service line with dual check backflow prevention.

The default hazard classification as identified in Section 14 (i) (i) (B) of the Water Quality Rules and Regulations Chapter 12 will be followed; however, backflow prevention device will be determined upon development of the lot. If a reduced pressure principle device is required, the device must have certification by one of the following third parties:

- American Society of Sanitary Engineers (ASSE)
- International Association of Plumbing/Mechanical officials (IAPMO)
- Foundation for Cross-Connection Control and Hydraulic Research, University of Southern California (USC-FCCCHR)

7.7 Water Service Connections to Griest

It is proposed that each of the four lots connect to the 6" pipe with a 1-inch poly service that extends across Nelson Lane. Lot 3 and 4 would place their meters at about the mid-point of the frontage on Nelson Lane. Lot 1 and 2 would place their meters at the outside edges of the shared driveway and extend the service line after the meter down the driveways to the individual lots in separate trenches.

The proposed new connections to Griest were modeled using an AutoCad/GIS based network analysis software. Figure 7.7.1 illustrates the southern portion of the model with the Griest Addition shown in the bottom of the exhibit. J-126 near the subdivision has a pressure of about 71 psi which will be adequate to supply the long service lines running to lots 1 and 2.

The public works director by signing below has inspected and the infrastructure installed at this property.

Approved: _____



Date: _____

08-15-2014

The proposed addition will not require a sewer line extension. At present, an existing 8" sewer approximately 9 feet deep is located along the north side of the property. The location of the sewer appears to have it touching lots 1 and 2. It would appear both of these lots could connect simply with a new service saddle on the existing mainline. Lots 3 and 4 must traverse lots 1 and 2 in order to reach the existing sewer. Two 10 foot utility easements on the edges of lots 1 and 2 provide a potential route to the sewer for lots 3 and 4. A third route could be provided with an easement between lots 1 and 2.

Figure 8.0.1 Final Sewer Extension (Green) and Final Water (Blue)



The public works director by signing below has inspected and the infrastructure installed at this property.

Approved by: _____

Date: 08-21-2015

9.0 Points of Access and Traffic Volumes

This review of traffic impacts caused by the proposed development of the Griest addition is based in part on data from the Wyoming Department of Transportation. It is intended to quantify daily trips from the development and the magnitude of those trips compared to existing traffic counts and roadway capacity guidelines. The road of primary interest is Greys River Road.

SEWER INFRASTRUCTURE

7.8 Summary

The Alpine water system will be able to meet the demands of the new Griest Development both in terms of peak daily demand and required fire demands.

8.0 Planned Wastewater System

The proposed Development will include four single family residences. With an estimated three or four bedrooms per residence.

The wastewater flows will vary depending on the final development. The following are typical flows for single family residences for various sizes.

Table 8.0. Wastewater Flow Rates

# of Bedrooms	Peak Flow Rate (GPD)
2	280
3	390
4	470
5	550
6	630

The addition of four new single family residences with an anticipated four bedrooms per residence will increase the daily flows by 1880 GPD. The peak flow for these flows can be calculated as two times the average flow (12-hours) at 5.25 gpm. This flow rate is well below the 480 gpm capacity of the minimum 8" sewer line. These flows will add to other downstream flows from the neighboring users but it is anticipated that the Town of Alpine will have no difficulties with these additional flows.

The flows will ultimately reach the Town of Alpine WWTP on the south side of the Snake River. All sewers are proposed to be 4" connections to the existing sewer line. Standard Sewer connection details are shown in figure 8.0.1. Lot owners will be responsible for proper installation and materials for sewer connections as approved by the Town of Alpine.

Figure 8.0.1 Sewer Connection Details

