

*Town of Alpine
Planning & Zoning*



Chairman:

Melisa Wilson

Commission Members:

Susan Kolbas

Dan Schou

Mayor Green & Council Members;

Recommendation for Replat Approval
Alpine Meadows Second Addition (Star Valley Health Property)
to the Town of Alpine

The Planning and Zoning Commission met at their scheduled monthly Commission meeting to review and discuss the replat application, associated plat map and submitted easement document supplied by Surveyor Scherbel, LTD., on behalf of Star Valley Health for the simple subdivision replat application for the property located at: 37 Wintergreen Drive.

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 and there was no verbal opposition present at the meeting.

Mr. Dan Schou moved to approve the simple replat application for Star Valley Health, RE-Plat #02-24, for the property known as the Alpine Meadows Second Addition to the Town of Alpine; the replat is CONTINGENT upon the final easement document approval by the Town's Legal Counsel and Alpine Town Council. Ms. Susan Kolbas seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

Town of Alpine Legal Notice Request for a Simple Re-Plat

Notice is hereby given that on March 11th, 2024; applicant North Lincoln County Hospital District, dba Star Valley Health, has filed a replat application with the Town of Alpine, requesting a simple subdivision replat of the property in which they will be adjusting the lot line between two lots that will encompass a total area of 5.6 +/- acres of land, within the incorporated boundaries of the Town of Alpine, Lincoln County, Wyoming.

The subject property lot line will be adjusted to accommodate the ongoing construction. The lot line between the two (2) lots: Now known as Lot #189 (previously Lot #186) will encompass an area of 4.45 +/- acres of land, and Lot #190 (previously Lot #185) will encompass an area of 1.15 +/- acres of land.

The property is located on the south side of Wintergreen Drive and US Highway 89. The property is currently zoned as Mixed Residential and Commercial (MRC).

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, April 3rd, 2024, by 4:00 p.m.

Simple subdivision regulations do not require a public hearing; however, notice has been given 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 scheduled meeting on April 9th, 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 Town Council, at their April 16th, 2024, Town Council Meeting.

Regulations regarding Simple Subdivision Replats are available on the Town of Alpine Website at:

alpinewy.gov/government/planning-zoning/land-use-development-code

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

April 8, 2024

**Star Valley Health
Lots #186 & 186 – Alpine Meadows
Now Known as Lots #189 & #190 - Alpine Meadows
37 Wintergreen Drive**

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 April 3rd, 2024.
- 4 A total of Forty-One (41) notifications were mailed, of those mailings five (5) property owners had one or more lots within the notification area. The Town has received **NO** return mailings.
- 5 Of the mailings distributed, **to date**, there have been **NO** verbal inquiries as to 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 approval on presented simple subdivision re-plat.

Comments 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 applicant North Lincoln County Hospital District, dba Star Valley Health, has filed a replat application with the Town of Alpine, requesting a simple subdivision replat of the property in which they will be adjusting the lot line between two lots that will encompass a total area of 5.6 +/- acres of land, within the incorporated boundaries of the Town of Alpine, Lincoln County, Wyoming.

The subject property lot line will be adjusted to accommodate the construction of a ambulance bay/garage. The lot line between the two (2) lots: Now known as Lot #189 (previously Lot #186) will encompass an area of 4.45 +/- acres of land, and Lot #190 (previously Lot #185) will

encompass an area of 1.15 +/- acres of land. Subject property is located on the south side of Wintergreen Drive and US Highway 89. The property is currently zoned as Mixed Residential and Commercial (MRC).

The simple subdivision process is the quickest and easiest way to complete a basic lot split. The simple subdivision only allows for the creation of one (1) additional lot or parcel. With this process there are no changes to the current zoning. As previously stated, notifications were sent to landowners within five hundred (500) feet of the proposed simple subdivision. Although no public hearing is required, all notified property owners have fifteen (15) business days to submit their comments; subsequently, the Planning and Zoning Commission shall approve, approve with conditions or modification, or deny the proposed subdivision.

If approved by the Planning and Zoning Commission, the preliminary plat of the simple subdivision shall be deemed and accepted as a final plat. However, it is customary the Commission sends a recommendation to the Town Council for their information and consideration. If approved with modifications, the preliminary plat shall be revised and filed by the applicant as a final plat with the Zoning Administrator. Any appeal of the decisions by the Planning and Zoning Commission shall be made to the Alpine Town Council.

Zoning Administrator Recommendation:

There have been no inquiries regarding the lot line adjustment. The applicant has demonstrated and/or met the requirements for the submitted simple subdivision application.

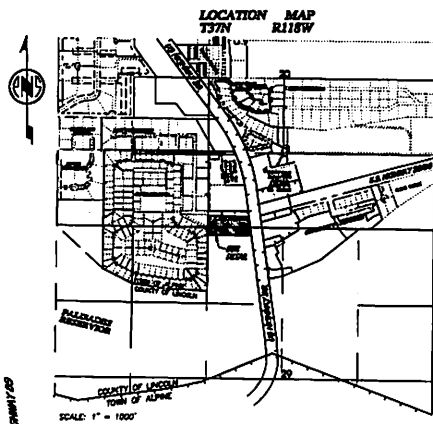
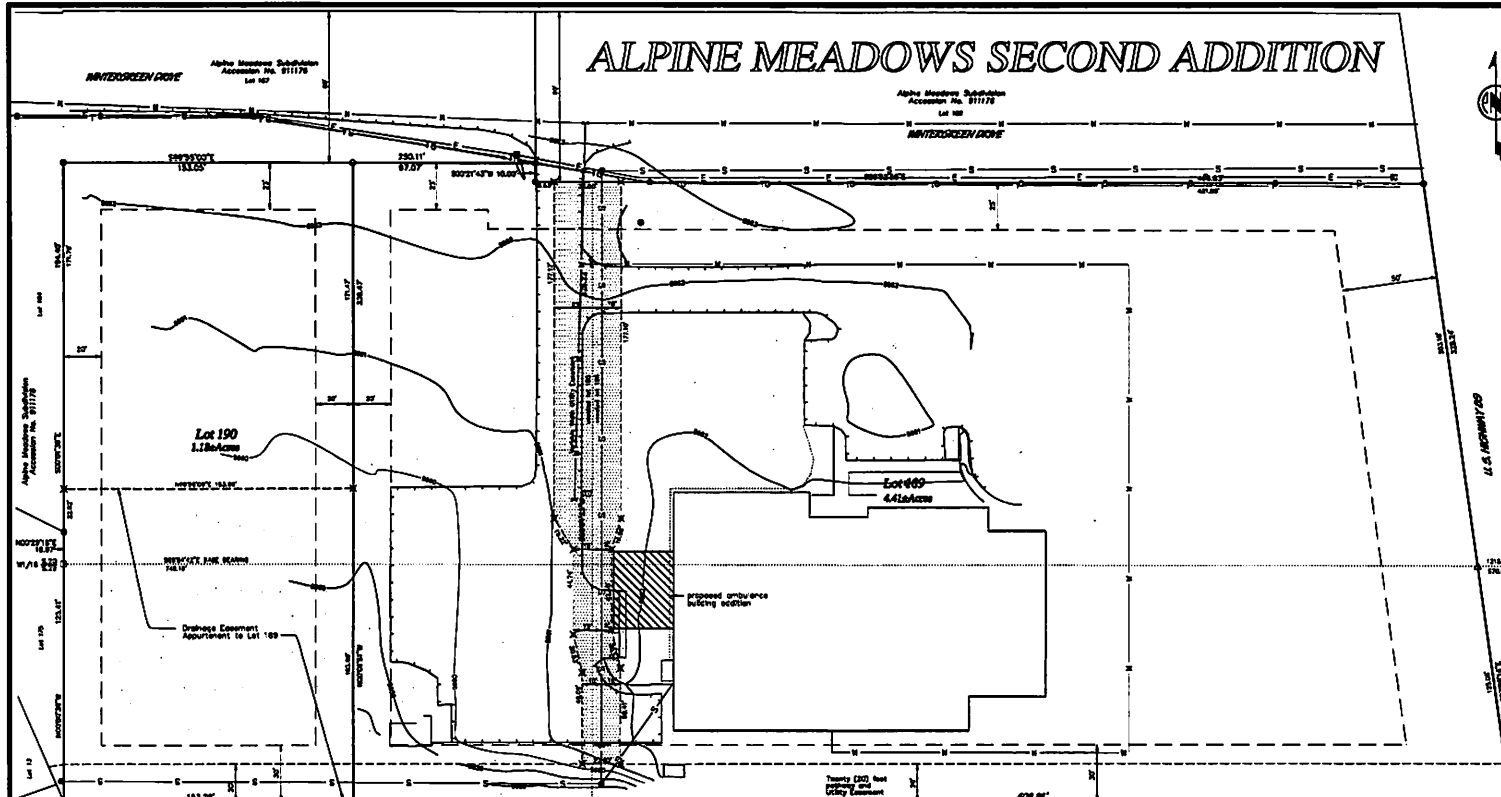
It is my view that this lot line adjustment does not appear to be harmful to the adjacent neighbors, as this property has already constructed an urgent/clinic facility currently located on Lot #186. It should be noted that the lot line adjustment needs to be completed to accommodate future construction of an ambulance bay/garage located on the west side of the building, this lot line adjustment will allow for the expansion of bay/garage without impeding on the established (allowable) side setbacks for the property.

It should also be noted that there is a sewer line easement that runs north and south of the current property line, this easement is identified on the provided plat map. A utility easement document has been created, which identifies the conditions of the easement. This document will need to have a final review by the Town's Legal Counsel and be approved at a stated Town Council Meeting. Alpine Town Council will have the final approval on the easement document as provided by the applicant.

It is my opinion that this replat application should be approved. **HOWEVER**, there should be a **CONDITION ON THE APPROVAL** for the final easement document approved by the Alpine Town Legal Counsel and the Alpine Town Council. Other than the review of the easement document, there is no justifiable means that would warrant a denial of the replat, so with that I would have to recommend approval of the simple replat.

Furthermore: It should be noted that if the approved final plat is not recorded within one (1) year from the date of plat approval, or upon expiration of any time extension that may have been issued, the approval of such plat shall expire. Should the applicant thereafter desire to record the final plat, a new application for a new simple subdivision shall be required.

ALPINE MEADOWS SECOND ADDITION



SCALE: 1" = 1000'

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING
 COUNTY OF LINCOLN
 I, Karl F. Scherbel, of Alpine, Wyoming, hereby certify that this plat was made from notes taken during an official survey made by persons under my supervision during October, 2022, and March, 2024, and from records in the Office of the Clerk of Lincoln County and that it correctly represents
ALPINE MEADOWS SECOND ADDITION described as follows:
 All of Lot 185 and 186 of Alpine Meadows Subdivision of record in the Office of the Clerk of Lincoln County with Assessor No. 811178;
 that said addition was accurately surveyed, that the parts thereof are accurately shown and marked with appropriate metal monuments including iron pipe, and marked at least with the registration number of the Land Survey to which source identification of all corners of the section, and that their locations are correctly shown hereon;
 that, to the best of my knowledge, it conforms with the marked corners of the Town of Alpine and to all applicable state statutes;
 that the error of closure is not greater than one part in five-thousand, encompassing an area of 5.00 acres, more or less.



The foregoing instrument was recorded before me by Karl F. Scherbel this _____ day of _____, 2024.
 Witness my hand and official seal.

Notary Public _____ My Commission expires _____

ALPINE MEADOWS SECOND ADDITION TO THE TOWN OF ALPINE IDENTICAL WITH LOTS 185 AND 186 OF ALPINE MEADOWS SUBDIVISION WITHIN THE INCORPORATED LIMITS OF THE TOWN OF ALPINE BEING PART OF THE SW1/4SW1/4 SECTION 20 N1/2NW1/4 SECTION 29 T37N R118W LINCOLN COUNTY, WYOMING

- LEGEND**
- Indicates a Corner Marked that is to be fixed in the Office of the Clerk of Lincoln County
 - △ Indicates a 6" x 6" concrete post with brass cap marked STATE HIGHWAY DEPT., R.L.E. MARKER, with appropriate details, of record.
 - Indicates a 3/4" x 24" steel rebar/rod with an aluminum cap marked "PLS 104", with appropriate details, of record.
 - Indicates a 3/4" x 24" steel rebar/rod with a 2" diameter cap marked "PLS 847", found.
 - Indicates a 3/4" x 24" steel rebar/rod with 2" diameter cap marked "CONCRETE CORNER LOT", and appropriate details, set this survey.
 - — — — — Indicates a survey corner line with markers.
 - — — — — Indicates an easement line.
 - - - - - Indicates a setback line or building envelope.

The Base Bearing for this survey is the south line of the SW1/4SW1/4 of Section 20, T37N R118W, being 225° 04' 42".
 Due to the rounding operations of automated computer drafting, the sum of the parts of total distances may be 0.01' different from the total distance shown.

CERTIFICATE OF RECORDATION
 This plat was filed for record in the Office of the Clerk of Lincoln County on the _____ day of _____, 2024.

Agit Bureau, Clerk

CERTIFICATE OF OWNERS
 STATE OF WYOMING
 COUNTY OF LINCOLN
 We, the undersigned hereby certify that the subdivisions of Lots 185 and 186 of Alpine Meadows Subdivision within the incorporated limits of the Town of Alpine, Lincoln County, Wyoming, as shown hereon and more particularly described in the Certificate of Survey, is with the consent and in accordance with the desires of the owner and proprietor of the marked lands:

That the name of the Addition shall be the **ALPINE MEADOWS SECOND ADDITION** to the Town of Alpine;
 that it does hereby locate Lot 185 and Lot 186 of Alpine Meadows Subdivision of record in the Office of the Clerk of Lincoln County with Assessor No. 811178 in accordance with Section 34-12-106, Wyoming Statutes, 2023, as amended, and respectively request the Clerk of Lincoln County to so mark said plat in accordance with Section 34-12-116.

That an easement agreement relinquishing the easement along the line between said Lots 185 and 186 and the creation of the Vehicle Wash Utility Easement depicted herein will be recorded subsequent to this plat.
 That said addition is subject to any assessments of record.
 That this order does not warrant to the purchasers that he has not applied to the natural flow of any stream within or adjacent to the addition.

That Wyoming law does not recognize any riparian rights to the natural natural flow of a stream or river for persons living on the banks of a stream or river.
 That all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released.
 North Lincoln County Hospital District
 284 Star Valley Mall
 Signature obtained by separate certificate
 Managing Member _____

CERTIFICATE OF ACCEPTANCE
 STATE OF WYOMING
 COUNTY OF LINCOLN
 The foregoing **ALPINE MEADOWS SECOND ADDITION** to the Town of Alpine was approved at the regular meeting of the Alpine Town Council on the _____ day of _____, 2024, in accordance with Sections 17-1-101 and 17-1-102, Wyoming Statutes, 2023, as amended.

Attest: _____
 Town of Alpine

Mayor: Cheryl Clark Eric Green, Mayor

OWNERS: North Lincoln County Hospital District
 284 Star Valley Mall Center
 281 Adams St.
 Alpine, Wyoming 83110

LAND USE TABLE:

Total Number of Lots	Acres
2	7.602
185	3.186
186	4.416

SURVEYOR: **SURVEYOR SCHERBEL, LTD.**
 Karl F. Scherbel, Lic.
 P.O. Box 729
 2307 625-1216

DATE: March 2024

**-ADVANCE PLAT-
 SUBJECT TO CORRECTION
 AND APPROVAL**



0' 30' 60' 90'
 SCALE: 1" = 30'

DATE	8 February 2024
APPROVED BY	Eric Green, Mayor
DATE/PLACE BY	Carl F. Scherbel
DATE/PLACE BY	Carl F. Scherbel
DATE/PLACE BY	Carl F. Scherbel
DATE/PLACE BY	Carl F. Scherbel

SURVEYOR SCHERBEL, LTD.
 PROFESSIONAL LAND SURVEYORS

15741-15th St. W. Ste 101
 Edina, MN 55425
 612-835-1574