

*Town of Alpine  
Planning & Zoning*



*Chairman:*

*Melisa Wilson*

*Commission Members:*

*Susan Kolbas*

*Dan Schou*

**Mayor Green & Council Members;**

**Lincoln County Planning & Development**  
**Public Hearing – Star Valley Development, LLC**

The Planning and Zoning Commission reviewed the provided “Notice” for the Tentative Planning & Zoning Commission Meeting for the hearing date of July 24, 2024 for the Applicant: Star Valley Development, LLC, (also known as – Star Valley Land Development, LLC); upon review and discussion of the provided documentation by the Lincoln County Planning & Development Office and the issued Town of Alpine “Will-Serve” letter the Commission would like to make a recommendation on the project.

It should be identified that the applicant/owner and/or developer pay for any and all costs for design, installation and review of the infrastructure for the project. All installation of the water and sewer will meet or exceed the adopted Town of Alpine installation specifications; it is also suggested that the applicant pursue annexation into the incorporated boundaries of the Town of Alpine.

It was also discussed that information regarding the revised Land Use and Development Code (LUDC) regulations be made available to address the increase of parking and snow storage for all development projects.

The Commission also took comments from the public, in which those concerns were regarding the project density, annexation requirements and the 12/23/2022 issued will serve letter and the need to have the document re-reviewed for current capacity and possible revocation, as the Town has experienced growth over the past year and a half. Members of the public were encouraged to contact/discuss these issues with the Town Council Members to gain further information and/or clarification regarding the process.

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Commission Members:

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*Dan Schou*

July 10, 2024

Ms. Elizabeth Williams, Lincoln County Planner II  
Office of Planning & Development  
925 Sage Avenue, Suite 201  
Kemmerer, WY 83101

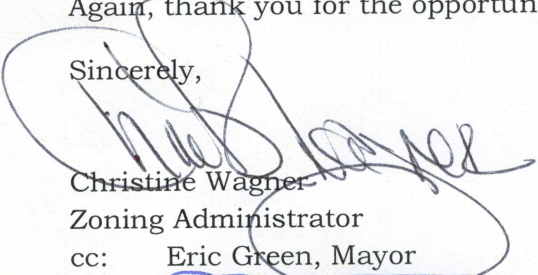
Dear Ms. Williams:

Thank you for the opportunity to review County File No. 106-CUP-24 – A Planned Unit Development (PUD) for Star Valley Development, LLC., located in the Alpine area. In reviewing the provided information (public hearing notification, sketch plan and area map) of the project named: Alpine Trailhead, it appears from the detail that there several entities that are associated with “Alpine Trailhead PUD”, such as: Star Valley Development, LLC; Star Valley Land Development, LLC; Great Lakes Capitol and Reeves & Associates, Inc., it would be beneficial to have a clarification on the applicant(s). It appears due to the magnitude of the project that there has been a slight reduction in the original number of units planned for the project, is this due to a change in regulations?

With that said, the Town of Alpine has recently increased their development requirements through their adopted Land Use and Development Code (LUDC), the increase includes parking and snow storage for all development projects, which we have found to be beneficial for the greater Alpine area. Upon review of the “Notes” supplied on the sketch plan, item #3, states that sewer and culinary water will connect to existing utilities in Alpine Town. Please be aware that any and all costs for design, installation and review of the infrastructure will be the responsibility of the developer and/or applicant. All installations will be inspected to the Town’s adopted specifications for water and sewer installations. It is also suggested that the applicant pursue annexation into the incorporated boundaries of the Town of Alpine.

We respectfully ask that the Town be kept informed about any updates regarding the project. Again, thank you for the opportunity to provide comments.

Sincerely,

  
Christine Wagner  
Zoning Administrator

cc: Eric Green, Mayor

Town Council Members & Alpine P&Z Commission Members