



Office of Planning and Development Lincoln County, Wyoming

www.lincolncountywy.gov

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Kemmerer, WY 83101
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61 E 5th Avenue
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Afton, WY 83110
307-885-31

NOTICE

Tentative Planning & Zoning Commission Meeting

HEARING DATE: July 24, 2024

TIME: 6:00 p.m.

LOCATIONS: Video Conference between the following locations:

Lincoln County Courthouse, Commissioner Boardroom, 925 Sage Avenue 3rd Floor, Kemmerer, WY &
Afton Planning & Engineering Office, Conference Room, 61 East 5th Avenue, Afton, WY

The Project is tentatively scheduled for the County Commissioners Meeting, which will be held in the Commissioners Board Room, on August 14, 2024 at 10:00 a.m. in Kemmerer WY.

All interested citizens are invited to attend the public hearing and to provide input. Those planning on attending should call the day before to see if the meeting is still scheduled as noted above or if changes have taken place.

APPLICANT: Star Valley Development, LLC
FILE NUMBER: 106 CUP 24
COMMUNITY PLAN AREA: Alpine
PROJECT NAME: Alpine Trailhead
PLANNER: Elizabeth Williams

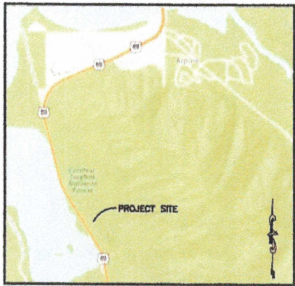
PROJECT: A Planned Unit Development (PUD) to create 105 rental units on 16 +/- acres in the Mixed Zone. The units will be served by Alpine Water and Sewer.

LOCATION: Located 1.2 miles south of the Town of Alpine, Wyoming in T36N R119W Section 3.

THIS APPLICATION WILL BE REVIEWED ACCORDING TO STANDARDS AND PROCEDURES OF THE LINCOLN COUNTY LAND USE REGULATIONS (see Planning website at www.lincolncountywy.gov). Please respond with your written, faxed, or email (planning@lincolncountywy.gov) comments by July 15, 2024 no later than 5:00 pm to be included in planning staff report.

The Staff Report for this project will be available on July 17, 2024 at 5:00 p.m. for your perusal on the Planning website address:

<https://weblink.lcwy.org/WebLink/Browse.aspx?id=161128&dbid=0&repo=LincolnCounty>
Projects for Planning, and then click on the corresponding File Number noted above.



VICINITY MAP
SCALE: NONE

NORTHEAST CORNER OF OLD LOT 4 OF SECTION 3, T.36N., R.119W., LINCOLN COUNTY, WYOMING

STATE OF WYOMING GAME AND FISH PARCELS 3876000000000 DEED BOOK PAGE INFO NOT AVAILABLE DEED BOOK 1200 ZONE: PUBLIC

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NORTHWEST CORNER OF SECTION 3, T.36N., R.119W., LINCOLN COUNTY, WYOMING



STATE OF WYOMING GAME AND FISH PARCELS 3876000000000 DEED BOOK PAGE INFO NOT AVAILABLE DEED BOOK 1200 ZONE: PUBLIC

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STATE OF WYOMING GAME AND FISH PARCELS 3876000000000 DEED BOOK PAGE INFO NOT AVAILABLE DEED BOOK 1200 ZONE: PUBLIC

CITY MANAGEMENT, LLC PARCELS 3876000000000 DEED BOOK PAGE INFO NOT AVAILABLE DEED BOOK 1200 ZONE: PUBLIC

U.S. Highway 89

Palisades Reservoir

HWY. 89 STREET SECTION



BOUNDARY DESCRIPTION

PART OF NW 1/4 OF SECTION 3, T.36N., R.119W., LINCOLN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT, SAID POINT BEING 889'51.00" E AND 399.62 FEET AND 500'00.00" V FROM THE NORTHEAST OF LOT 4 OF SAID SECTION 3, THENCE NORTH 88°10'00" EAST 888.84 FEET; THENCE SOUTH 22°35'54" EAST 121.81 FEET; THENCE SOUTH 02°07'14" EAST 868.80 FEET; THENCE NORTH 17°50'56" WEST 441.21 FEET; THENCE SOUTH 02°10'00" WEST 102.24 FEET; THENCE NORTH 02°18' WEST 82.37 FEET; THENCE ALONG A NON-RADIANT CURVE TURNING TO THE LEFT WITH A RADIUS OF 2213.03 FEET, AN ARC LENGTH OF 882.97 FEET, A DELTA ANGLE OF 22°18'15", A CHORD BEARING OF NORTH 02°46'28" WEST, AND A CHORD LENGTH OF 878.10 FEET; THENCE NORTH 31°58'04" WEST 1030.21 FEET TO THE POINT OF BEGINNING.
 CONTAINING 693723 SQUARE FEET OR 15.928 ACRES.

CURVE TABLE

| CURVE | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
|-------|-----------|---------|---------|---------------|-----------|
| C1 | 22270.00' | 883.67' | 878.10' | N20°46'58"W | 22°18'15" |

- NOTES**
- PROPERTY IS IN ZONE X FLOOD PLAIN
 - EACH UNIT WILL HAVE INDIVIDUAL TRASH RECEPTACLES
 - SEWER AND CULINARY WATER WILL CONNECT TO EXISTING UTILITIES IN ALPINE TOWN
 - PROPERTY CURRENT ZONE: MIXED USE
 - UNITS WILL BE FIRE SPRINKLED
 - TOTAL ROADWAY/DRIVEWAY AREA: 4.35
 - TOTAL OPENSOURCE AREA USED FOR SNOW STORAGE: 6.21 AC
 - NO GEOLOGICAL OR PHYSICAL FEATURES WERE IDENTIFIED ON THIS SITE

DESIGN SPECS.

| | |
|---------------------|------------------------|
| TOTAL AREA | 16.93 AC. |
| DENSITY | 150 UNITS=6.3 UNITS/AC |
| REQUIRED OPEN SPACE | 6.737 AC. OR 39.8% |
| PROVIDED OPEN SPACE | 6.67 AC. (41.8%) |
| TOTAL PARKING | 412 |
| GARAGE PARKING | 173 |
| DRIVEWAY PARKING | 200 |
| ON-STREET PARKING | 39 |
| RV PARKING | 3 |

*ADDITIONAL GRAVEL PARKING PROVIDED FOR RV/TRAILERS

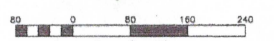
Storm Runoff Calculations
Alpine Trailhead 11-2023

| Drainage Area | Flow Rate | Coefficient |
|-----------------|---------------|-------------|
| Roof Area | 1534.00 sq ft | 0.9 |
| Impervious Area | 228.00 sq ft | 0.9 |
| Grass Area | 132.00 sq ft | 0.3 |
| Asphalt Area | 232.00 sq ft | 0.9 |

Permeation Rate: 0.11844
 Run Rate: 162.451
 Runoff Rate: 140.607

Volume of Rainfall for 100 year Storm Event:
 C = 0.50
 I = 4.01
 A = 693723 sq ft
 Q = 1.00
 S = 0.000000
 V = 100
 T = 1.00
 V = 100
 T = 1.00

The required 100 yr storage volume is 88,167 cubic feet.



- LEGEND**
- SECTION CORNER
 - BOUNDARY LINE
 - SECTION TIE LINE
 - ADJOINING PROPERTY
 - ROAD CENTERLINE
 - EXISTING TRAIL
 - PROPOSED TRAIL
 - DRAINAGE FLOW ARROW
 - PROPOSED FIRE HYDRANT
 - EXISTING STRUCTURE
 - PROPOSED PAVEMENT
 - PROPOSED CONCRETE
 - INDIVIDUAL COURT YARD
 - MULTI-PLEX W/ ATTACHED GARAGE
 - MULTI-PLEX W/ DETACHED GARAGE
 - LIMITED COMMON AREA
 - PRIVATE COURTYARD

Developer:
 Great Lakes Capital
 Ryan Rans
 112 W. Jefferson Blvd., Suite 200
 South Bend, IN. 46601
 (574) 251-4400

Alpine Trailhead
 Lincoln County, Wyoming

Reeve & Associates, Inc.
 1500 SOUTH 1000 WEST, SALT LAKE CITY, UT 84119
 TEL: 801-488-0000 FAX: 801-488-0000
 WWW.REEVEASSOCIATES.COM

RA

REVISIONS:
 NO. DESCRIPTION
 DATE LAID OUT
 2-15-23

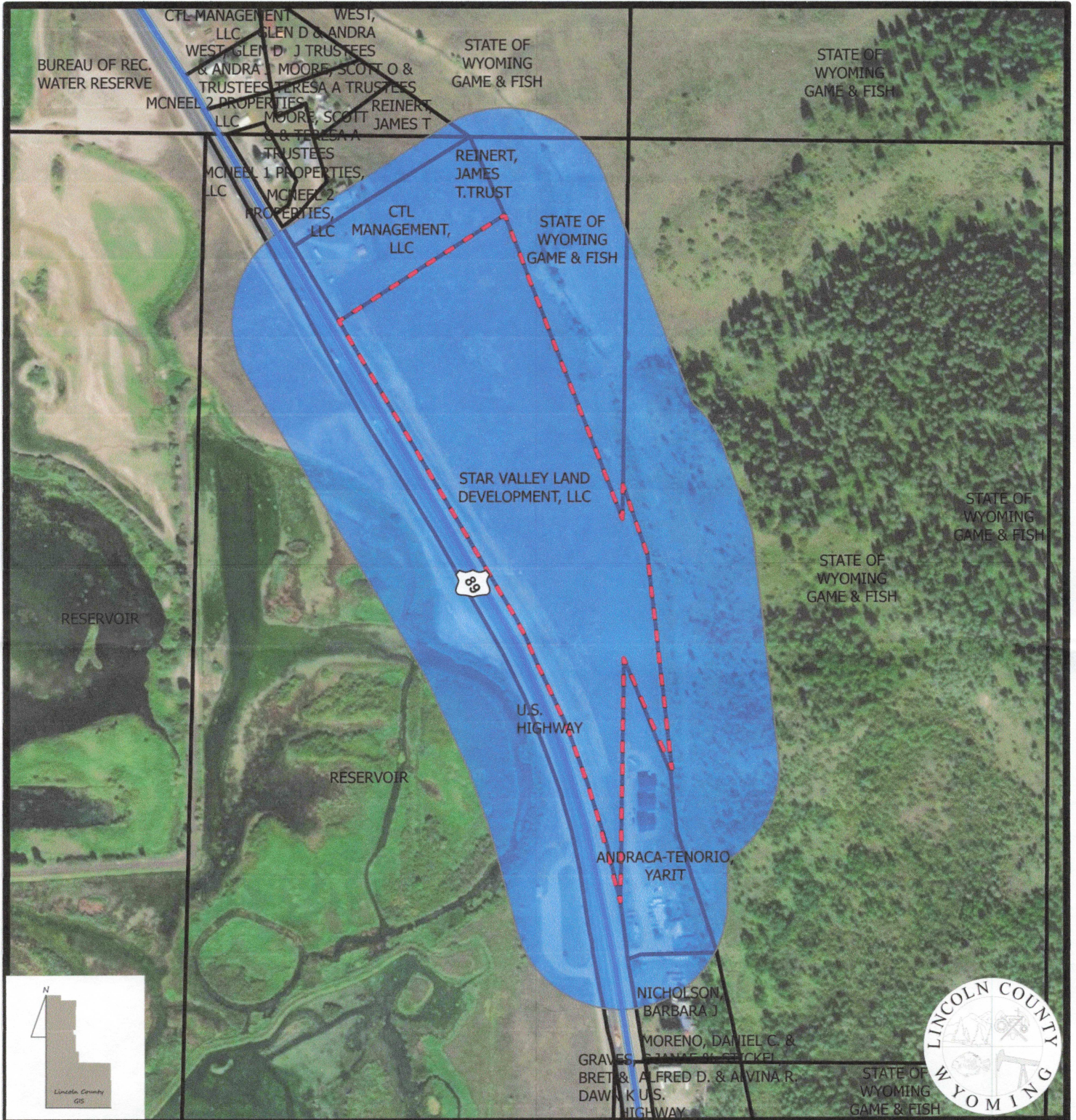
Alpine Trailhead
 PART OF NW 1/4 OF SECTION 3, T.36N., R.119W., LINCOLN COUNTY, WYOMING

Sketch Plan

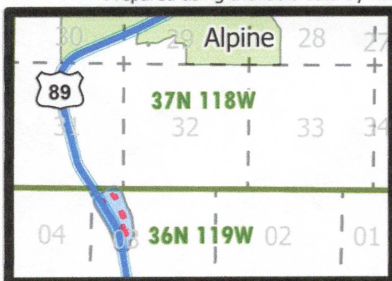
Project Info:
 Engineer: N. Reeve
 Designer: C. Cave
 Begin Date: 2-18-23
 Name: ALPINE TRAILHEAD
 Number: 7633-02

Sheet **1**
 1 Sheets

Conditional Use Permit Application



Prepared using available data by Katie Gipson on 26 June 2024. Map is for informational purposes only and in no way represents an official survey of land.



- Roads
- Road_Type
- US Highways
 - WY Highways
 - Projects
 - Township & Range
 - Sections
 - Municipalities
 - Public Noticing

File No 106 CUP 24
Alpine Trailhead
Star Valley Land
Development, LLC