

# CHAPTER ONE

## INTRODUCTION

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### 1.1 PURPOSE AND SCOPE

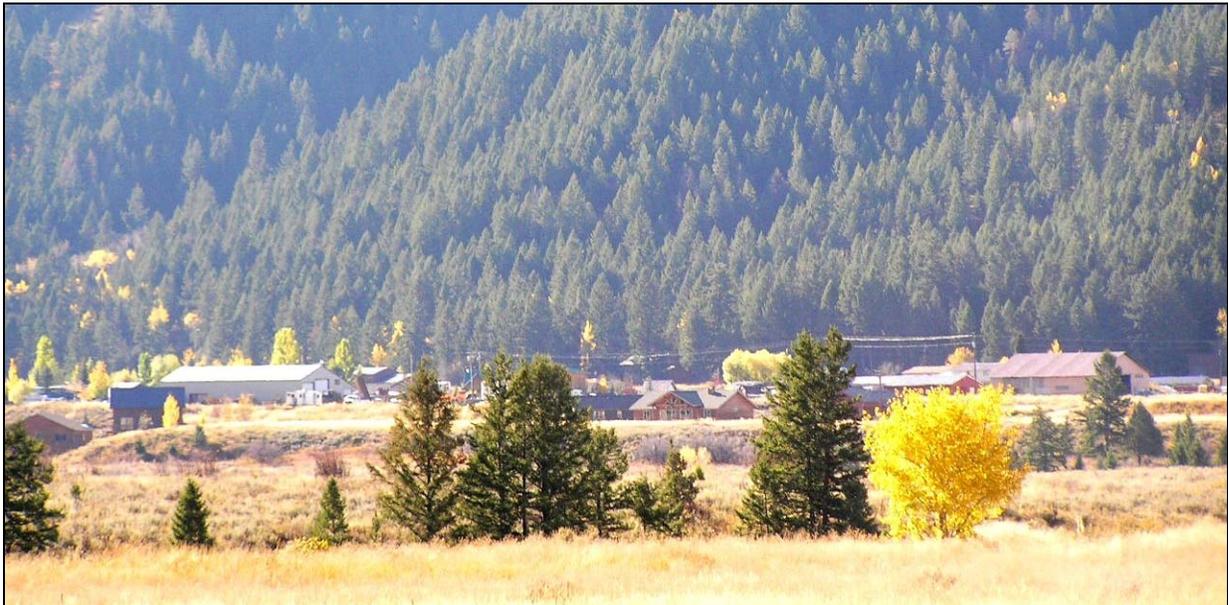
The purpose of the Alpine Master Plan is to adopt and communicate:

- a general vision for the type and location of future land uses in the community;
- potential opportunities for future annexations that would be beneficial to Alpine;
- infrastructure improvements needed to support future land use expansion;
- community and public services needed to support a growing resident population;
- future improvements to municipal land management; and,
- community development strategies that are needed to enhance the quality of life in Alpine and promote future private and public investments.

The municipal master plan is intended to be used by the Town of Alpine, community organizations, and small business owners as a guide to pursuing future improvements to the community of Alpine. Similarly, the master plan also identifies the future intentions of the community to various Lincoln County, State of Wyoming, federal agencies and other private companies that provide services to Alpine.

The intentions of the community outlined in the master plan should also be instructive to other public agencies such as the U.S. Bureau of Reclamation and U.S. Forest Service, as well as the Wyoming Game and Fish Department. Each of these agencies administers and carries out programs that impact the development of future land uses in Alpine.

This report and the related planning process used to complete the municipal master plan satisfy the requirements of Article 5 of Title 15 of the Wyoming Statutes.



## **1.2 PLAN APPROACH AND RELATED PLANNING PROCESS**

### **1.2.1 Evaluation of Community Demographic and Economic Characteristics**

An initial evaluation of community demographic and economic characteristics identified important trends about the people who live and work in the community and what economic activities sustain the community population. This analysis also helped to reveal the factors influencing future community growth and the viability of economic activities that residents presently rely upon.

### **1.2.2 Interviews of Various Community Leaders, Small Business Owners, Municipal Staff and Other Alpine Residents**

Interviews with various Alpine residents and small business owners in September and October 2005 provided important insights concerning community issues, community and public service needs, priorities, and economic development opportunities. Municipal staff also provided important information and perspectives concerning available community assets, infrastructure needs, planned public and private investments, and other community development opportunities. This information was supplemented by a review of community insights that were identified during a past community assessment that was completed by the Wyoming Rural Development Council.

Municipal representatives were interviewed to determine the characteristics of municipal water and sewer systems and municipal roads, as well as other community facilities and public services. These discussions, as well as conversations with Alpine Town Council and Planning and Zoning Commission members, also identified land use management issues associated with the evaluation and approval of proposed subdivisions and annexations.

### **1.2.3 Informal Discussions with Residential and Commercial Developers**

Discussions with developers of proposed residential and commercial development projects in the vicinity of Alpine provided valuable information concerning the scope of proposed development projects, development issues, and community development opportunities. This information was applied to the evaluation of infrastructure capacity and potential annexation opportunities.

### **1.2.4 Development of Geographical Information System**

A geographical information system (GIS) was developed for the Town of Alpine to facilitate the inventory and analysis of community land uses, municipal infrastructure, and economic development opportunities. The GIS was also applied to the development of a recommended community land use plan map, and was used to illustrate selected community development strategies and evaluate potential annexation opportunities.

### **1.2.5 Development and Prioritization of Community Development Strategies**

The preceding evaluations of the community enabled Pedersen Planning Consultants to identify community development needs and opportunities. Recommended strategies for addressing community development needs and opportunities were an outgrowth of community insights and recommendations, as well as the community development experience of Pedersen Planning Consultants. An implementation strategy is also incorporated into the Alpine Municipal Master Plan to help enable the community of Alpine organize its future community development efforts, as well as coordinate its strategies with resources from outside of the community.

A planning workshop session was held with members of the Alpine Town Council and selected municipal staff on April 27, 2006. A few members of the general public were also in attendance. Following a presentation and discussion of selected background information, preliminary conclusions and recommendations, Alpine Town Council members and municipal staff participated in a prioritization process for about 18 community development strategies. Members of the Alpine Planning and Zoning Commission, who were unable to attend the April 27 planning workshop, were also furnished with a priority rating form to enable their participation in the prioritization of community development strategies. The priorities determined by the Alpine Town Council, Alpine Planning and Zoning Commission, and municipal staff were used by PPC to refine the scope and description of recommended community development strategies and incorporated into the revised draft report.

### **1.2.6 Receipt of Community Insights and Recommendations**

The Alpine Planning and Zoning Commission and Alpine Town Council held a joint public hearing concerning the preliminary conclusions and recommendations of the draft master plan on August 3, 2006. Public comments were received, documented and evaluated to prepare the final master plan report (Appendix A).

## **1.3 REPORT ORGANIZATION**

The Alpine Master Plan report contains ten chapters that are organized as follows:

- Introduction (Chapter One);
- Natural resources and environmental setting (Chapter Two);
- Community demographic and economic trends (Chapter Three);
- Community land uses (Chapter Four);
- Prospects for future economic development (Chapter Five);
- Community infrastructure (Chapter Six);
- Land use management (Chapter Seven)
- Conclusions and recommendations (Chapter Eight);
- Community development objectives and strategies (Chapter Nine); and,
- Implementation plan (Chapter Ten).

## 1.4 CONSULTATION

The preparation of the Alpine Municipal Master Plan involved the following community residents, municipal officials, as well as representatives of various private companies, public agencies and non-profit organizations that serve the Town of Alpine.

### **Public Agencies**

#### *Town of Alpine*

Dave Lloyd, Mayor  
Shirley Brown, Councilwoman  
Steven Fusco, Councilman  
D.R. Hutchinson, Councilman  
Don Jorgensen, Councilman  
Kathy Swiston, Former Councilwoman  
Dave Gustafson, Chair, Planning and Zoning Commission  
Scott Reed, Member, Planning and Zoning Commission  
Don Sherman, Member, Planning and Zoning Commission  
Paula Stevens, Member, Planning and Zoning Commission  
Tracy Matthews, Town Clerk  
Brenda Bennett, Treasurer/Deputy Town Clerk  
Val Jensen, Public Works Director  
Rob Wagner, Building Official  
Lois Celentano, former Planning and Zoning Commission Secretary

#### *Alpine Volunteer Fire Department, Inc. (a non-profit corporation)*

Terri Potter, Fire Chief

#### *Lincoln County, Wyoming*

John Woodward, Lincoln County Planner  
Destry Dearden, GIS Coordinator

#### *STARTBUS*

Michael Wackerly, Transit Administrator

#### *Wyoming Department of Family Services*

John Hudson, County Manager, Northern Lincoln, Teton, Sublette counties, Jackson, WY

### **Private Enterprise**

#### *Small Business Owners*

John Bennett, Assistant Manager, *Alpine Market, Alpine, WY*  
Mike Clinger, Owner, *Nordic Inn, Alpine, WY*  
Richard Jenkins, Owner, *Jenkins Hardware, Alpine, WY*  
Hope Rey, Director, *Little Acorn Academy Day Care Center, Alpine, WY*  
Clarence Rinehart, *Alpen Haus, Alpine, WY*  
Ben Taylor, Owner and Manager, *Three Rivers Inn, Alpine, WY*

*Utility Companies*

Steve Owens, System Engineer, *Lower Valley Energy, Afton, WY*

Karen M. Ricks, P.E., Engineering Manager, *Silverstar Communications, Freedom, WY*

*Residential and Commercial Development Companies*

Damien Mavis, *Alpine Development LLC*

Michael Halpin, President, *The Meridian Group, Jackson, WY*

Lisa Paddleford, Office Manager, *The Meridian Group, Jackson, WY*

*Real Estate and Property Appraisal Companies*

Tom Ogle, Appraiser, *Jackson Hole Realty and Appraisal, Jackson, WY*

Donn Wooden, Broker, *Wyoming Home and Ranch Company, Alpine, WY, and first Mayor of Alpine, WY*

*Engineering Companies*

Robert Ablondi, P.E., Principal Engineer, *Rendezvous Engineering, Jackson, WY*

Leon Kjellgren, P.E., Alpine Town Engineer, *Nelson Engineering, Jackson, WY*

**Non-Profit Community Service Organizations**

Kay Gogol, Head Start Coordinator, *Lincoln-Uinta Child Development Association*