

**TOWN OF ALPINE
MUNICIPAL MASTER PLAN**

**APPENDIX A
PUBLIC MEETINGS AND COMMENTS**

**SUMMARY OF DISCUSSION AND COMMENTS
OVERVIEW OF DRAFT PLAN AND
STRATEGY WORKSHOP WITH TOWN OF ALPINE**
April 27, 2006

**SUMMARY OF THE PUBLIC HEARING
ON THE DRAFT REPORT**
August 3, 2006

**WRITTEN COMMENTS RECEIVED
FROM THE GENERAL PUBLIC
ON THE DRAFT REPORT**

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PROJECT: TOWN OF ALPINE MUNICIPAL MASTER PLAN

PUBLIC MEETING

SUMMARY OF DISCUSSION AND COMMENTS

OVERVIEW OF DRAFT PLAN/STRATEGY WORKSHOP WITH TOWN OF ALPINE

Date/Time: Thursday, April 27, 2006/7:00 p.m.

Participants: Town of Alpine: Mayor Dave Lloyd; Council Members: Shirley Brown, D. R. Hutchinson, Steve Fusco, and Don Jorgensen; Staff: Rob Wagner, Tracy Matthews, Brenda Bennett; Town Attorney Carter Wilkinson
General Public: Mike Halpin, Tina Gertch, Chris Girtch
Consultants: Jim Pedersen, Sandy Pedersen of Pedersen Planning Consultants

Presentation: After opening the meeting and a brief introduction by Mayor Lloyd, a presentation of the Draft Alpine Municipal Master Plan was made by Jim Pedersen. The approximately 40-minute presentation summarized the contents of the Plan, including the purpose, scope, factors influencing community development, and recommended strategies for community development.

Discussion/Comments: Following the presentation, Pedersen asked the participants to provide any comments. The following discussion ensued.

Don Jorgensen: The Draft Municipal Master Plan calls for the Town of Alpine to consider the development of a Transportation Center for use by the START bus that comes out of Jackson. He would rather Alpine consider development of their own bus transportation service. If the bus system is a profitable situation, then Alpine should be the one to do it.

Brenda Bennett: The bus system should look at providing transportation not just from Alpine to Jackson, but from further south in Lincoln County including Thayne, Afton, etc.

Shirley Brown: The cost of such an operation is expensive; would need to do a feasibility study before the Town would embark on such a project.

Steve Fusco: The Plan states 36% of the workforce goes to Jackson, but he believes that most Alpine workers commute to Jackson. (Pedersen explained that the 36% was derived from WYDOT numbers from the late 1990s; therefore, the percentage is probably higher.)

Carter Wilkinson: What is the benefit of the 5-lane highway? (Pedersen: The 5-lane highway is based on WYDOT's level of service criteria. However, it makes sense to begin to work with WYDOT so that the 5-lane highway will become an attractive highway through town. If it's attractive, people will stop rather than driving through and bypassing Alpine on the way to Jackson or Yellowstone.)

Tracy Matthews: Annexation of larger parcels adjacent to Alpine are discussed in the Plan, but she would like to see other adjacent areas for public, recreational, and community use be clearly defined in the Plan. A site for a Convention Center and other recreation should be included; a recreational master plan may be needed. Would also like to integrate other primary annexation areas into the Plan. Need more specific strategies for economic development. Also, a separate road traffic count was done by the Bank of Star Valley – that info might help with more updated number of commuters.

Brenda Bennett: With the increase in our population, increased services will be required of our Fire Department, law enforcement, and medical services.

Steve Fusco: The Town of Alpine may need to develop their own Fire District because the County wants to give it up. The Civic Center has reverted to the prior name that needs to be corrected in the Plan – it should be “Alpine Civic Center”.

Shirley Brown: Should we address the radon hazard in this area? (Pedersen will check and include that in recommendations for code changes.)

Tracy Matthews: Upon annexation, each Town of Alpine department will have its own impacts.

Shirley Brown: Although the Town does not want to get into the business of housing, affordable housing needs to be addressed.

Carter Wilkinson: Is lodging adequate? Do we need to promote more lodging facilities in order to attract people here? (Pedersen: While private enterprise will respond to the demand for more lodging, PPC will incorporate the potential demand for lodging in the report.)

Tracy Matthews: The Alpine Confluence Center keeps a record of visitors.

D. R. Hutchinson: Would like to see the Plan address the necessity of having a school located in Alpine. Population numbers for Alpine are probably higher than what is in the report.

Don Jorgensen: If the Plan states our desire to locate a school here, then it will be another thing to show to the Department of Education.

Shirley Brown: Lincoln County is considering a library be located in Alpine.

Steve Fusco: .81 acres of municipal land has already been designated as a site for a library.

Tracy Matthews: The Lincoln County Commissioners and Planning and Zoning Commissioners should be a part of this process. We need to invite them to attend, along with Ray Sarcletti of the Wyoming Business Council.

D. R. Hutchinson: The traffic count number needs to be looked at again. Because of the road construction, cars were being rerouted and therefore the traffic count numbers may be skewed. It is important to get a better handle on this number because AAA and Chambers of Commerce, etc., use those numbers to determine where people travel. Traffic will stop in Alpine again.

Tracy Matthews: Lincoln County has had success in joint advertising in the Yellowstone Journal. We should be looking at joint advertising like that. We should also be applying to have this Valley designated as a Scenic Byway or Scenic Backway.

Carter Wilkinson: Someone mentioned convention space earlier. I agree that the Town should be looking at that. For example, in the discussion of a new Town Hall, we could look at combining it with space for a Convention Center.

Tracy Matthews: The Town of Alpine has received lots of requests for that type of activity. But they ended up looking elsewhere because of the lack of lodging and capacity for convention space.

Prioritization of Strategies: Following this discussion, Pedersen distributed priority sheets which listed 18 strategies that had already been identified in the Draft Plan. An additional 5 strategies were added to the list based on the discussion. After the list of 23 strategies were clarified and agreed to, specific instructions were provided on how to rate the strategies. Mayor Lloyd, Council members Brown, Fusco, Jorgensen, and Hutchinson, and Town Clerk Tracy Matthews and Town Treasurer Brenda Bennett then individually rated each strategy. Priority sheets were collected by PPC. Priority sheets will also be submitted to each of the Planning and Zoning Commissioners who were not present with instructions for their completion by May 5. The individual priority sheets will then be tabulated and the results will determine the priority of the 23 projects.

Note: Table 9-1 in Chapter 9 of the Alpine Municipal Master Plan report presents the final priorities as established by the Town of Alpine officials.

PUBLIC HEARING
Thursday, August 3, 2006
7:00 p.m.
Alpine Town Hall

SUMMARY OF DISCUSSION AND COMMENTS
ALPINE MUNICIPAL MASTER PLAN – DRAFT REPORT

Participants: Town of Alpine: Mayor Dave Lloyd; Council Members: Shirley Brown, D. R. Hutchinson, Don Jorgensen, and Don Wooden; Planning and Zoning Commissioners Paula Stevens, David Gustafson; Staff: Town Treasurer Brenda Bennett, Zoning Officer Rob Wagner; Town Attorney Elizabeth Koeckretz
Other Local Official: Lincoln County Planner John Woodward
General Public: Kent Perkins, Marilynn Perkins, Victoria DeCora, G. D. Sturdevant, Christine Wagner, Mark Gizas, Diana Taylor
Consultants: Jim Pedersen, Sandy Pedersen of Pedersen Planning Consultants

Presentation: Mayor Lloyd opened the public meeting and introduced the Town of Alpine's consultant, Jim Pedersen, of Pedersen Planning Consultants. Pedersen made a Power Point presentation that summarized the conclusions and recommendations of the Draft Alpine Municipal Master Plan, dated June 30, 2006.

Discussion/Comments: Participants were then asked to provide any comments and ask any questions they had about the Alpine Municipal Master Plan draft report. Participants were also informed that comments would also be taken in writing.

Diana Taylor: Although she is a START bus rider, she feels that the bus transportation system recommended in the plan should be a low priority. Greater attention should be given to providing recreational opportunities and a community trail system for Alpine kids.

Town Treasurer Brenda Bennett: Agrees with Diana. Kids need some place to go. A movie theatre, other activities, are needed for our kids. Those community amenities are definitely more important.

Councilman D. R. Hutchinson: The Master Plan needs to be updated in terms of lands to be annexed. There are currently five different project development plans. We also need to address emergency services as a higher priority.

Planning and Zoning Commissioner Paula Stevens (and others): We need to clarify some of the recommended land uses in Figure 8-4 of the Recommended Land Use Pattern, Option 3. Also, the three properties above and between the Alpine Meadows and Snake River Junction properties reflected in Figure 8-5 (Recommended and potential Annexation Areas) should also be possible annexation areas.

Jim Pedersen, PPC (after additional discussion): Changes will be made according to the discussion. These include the open space designations in the River View Meadows area, the 4 lots west of the Morning Star Church that should be mixed commercial residential area, and the lots that have recently been rezoned to B-1. (Figure 8-4 was shown on the Power Point projection to clarify the changes.) The Hafeez, Landis and Alpendorf properties will also be reflected as potential annexation areas in Figure 8-4. All changes/corrections will be clarified with the Town staff and the Planning and Zoning Commission.

Planning & Zoning Commissioner Paula Stevens: What happens with the GIS that Pedersen Planning Consultants has developed for Alpine as it completed the Municipal Master Plan? What is the cost to purchase GIS software?

Answer - Jim Pedersen, PPC: Once the master plan report is completed, the GIS (geographical information system) files will be transmitted to the Town of Alpine along with all other project files. The Town will have custody of those files. However, in order to take over the operation and use of the GIS, the town will need to purchase appropriate software and train staff in its use. A consultant could be hired to provide the training as well as to keep the GIS updated until such time that Town staff are able to take over. ArcView GIS by ESRI is the software needed; it costs approximately \$1200 for a single user license.

Councilman Don Wooden: The Alpine Fire Brigade was the first official organization in Alpine. We need to support whatever Fire and EMS needs. In terms of properties being considered for annexation, is there a formula or guideline to follow to determine impact fees for developers?

Answer - Jim Pedersen, PPC: The process for determining impact fees involves an impact fee study, the development of an impact fee ordinance, and the application of impact fees. The Town has retained PPC to work on that.

Councilman Don Wooden: Alpine has limited area for expansion, so it's good to see what's recommended in the Plan for areas of expansion. However, we need to deal also with areas that are an eyesore such as the salvage area off Greys River Road. This area needs to be cleaned up and utilized to its best use, possibly for single and multi-family residential. Maybe the salvage area can be cleaned up if mixed commercial/residential is allowed.

Planning & Zoning Commissioner David Gustafson: As a community, we're going to see a lot of available commercial area in the future, such as the areas being considered for annexation outside our current Town boundaries. These areas will all become a part of Alpine in the future. We should not go into those areas that already have single family homes along Greys River road, these are needed residential areas.

Jim Pedersen, PPC (after more discussion): So, if everyone (Council and P&Z) agrees, we will change Figure 8-4, Recommended Land Use Pattern, Option 3, to reflect these areas along Greys River Road and including the salvage area, to become "mixed commercial and residential". (Areas to be changed were shown on the Power Point and there was unanimous agreement.)

Marilyn Perkins: What things can we do to make the Highway 89 corridor more attractive in order to get more people to stop and shop?

Answer – Jim Pedersen, PPC: Some things that can be done to make Highway 89 more attractive would be to 1) build a community trail system on both sides, 2) although some improvement is already taking place, there needs to be a more unified landscaping theme, and 3) make fewer curb cuts off the highway and bring in a usable service road. A combination of all those things will attract visitors to “stop and shop”. Recreational shopping is a big part of the visitor industry today. WYDOT already has plans to widen Highway 89 to accommodate more traffic. Town of Alpine needs to get with WYDOT now to make sure they listen to the Town and hear what the Towns desires are before they expand Highway 89 to 5 lanes.

Planning & Zoning Commissioner Paula Stevens: We will be amending the zoning ordinance, and will include regulations for landscaping and defining parking areas, etc.

Planning & Zoning Commissioner David Gustafson: WYDOT will not likely construct the 5 lanes even though they have plans for it; it is not one of their priorities.

Jim Pedersen, PPC: In case it does happen, Alpine would be ready for it.

Don Wooden: The Town has to participate in discussion with WYDOT. Our sidewalks need to be extended on both sides of 89 through the end of River View Meadows.

Mayor Dave Lloyd: The lighting system needs to be extended along the Town, too.

Planning & Zoning Commissioner David Gustafson: I agree that pathways, sidewalks, etc., all need to be extended, but this will not impact WYDOT’s decision to do the 5-lane highway.

Councilman D. R. Hutchinson: WYDOT has postponed Hoback Junction’s improvements three times already. Widening Highway 89 through Alpine is not going to happen.

Mayor Dave Lloyd: I’m looking forward to the information you’re preparing on impact fees. Thank you Jim.

Planning & Zoning Commissioner David Gustafson: It has been a pleasure working with Pedersen Planning Consultants, with Jim and his staff.

Review Comments for DRAFT MUNICIPAL MASTERPLAN - Alpine, Wyoming dated 30 June 2006

- Page 1-3, Subsection 1.2.5, 2nd paragraph, last sentence, delete "to" before "by PPC".
- Page 1-3, Subsection 1.2.6, add "August 3" as public hearing date is now established.
- Figure 2-1, recommend identification of "Swan Valley" and "Soda Springs", indication of major route (including Interstate 15 in Idaho Falls vicinity) linkages as shown in March 2006 Draft, and designation of major regional airports at Jackson and Idaho Falls, all due to possible significant relationships to Alpine.
- Figure 2-2, details as presented in March 2006 Draft exhibit are preferred.
- Page 2-1, Subsection 2.1, photo addition is a nice touch!
- Page 2-6, Subsection 2.4.3, as it is commonly known by local residents that prevailing winds are generally from southwest, a comment to that effect may be of value?
- Page 2-8, Subsection 2.5.5, 1st paragraph, reference to "Chapter Five" should be changed to "Chapter Six".
- Page 2-12, Subsection 2.7.1, 2nd paragraph, omission is apparent between phrase "during period".
- Page 2-17, Subsection 2.7.2, 1st paragraph, last sentence, more accurate statement might read as follows: "..... located on private lands in this potential land use expansion area."

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- Page 3-5, Subsection 3.1.5, 1st paragraph, adding "and beyond" at the end of the paragraph would seem appropriate.
- Page 3-6, Subsection 3.1.5, 2nd paragraph, add "in 2016" at the end of the first sentence.
- Page 3-11, Subsection 3.3.5, Subsubsection 3.3.5.1, 2nd paragraph, 2nd sentence, add "be" between phrase "to owned".
- Figure 4-1, a third commons area exists within the loop created by Palisades Lane and Snake River Drive in Riverview Meadows Subdivision; Legend designation for Recreation and Conservation Land Use should apply as shown for the other Commons areas.
- Page 4-3, Subsection 4.2.1, last paragraph, last sentence, references to "Mountain Townhomes Addition" and "Palisades Overlook Townhomes" subdivisions on Figure 4-2 are unclear.
- Page 4-6, Table 4-3, average sale price of \$142,069 shown for Riverview Meadows Addition seems low?
- Page 4-6, Table 4-4, Average Sale Price column seems to reflect subtotals by subdivision rather than as indicated?
- Page 4-7, Table 4-5, average sale price (253,945) indicated for Total Sales/Average Price computes instead to 203,586.

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- Page 4-8, Sub Subsection 4.2.5.1, 4th paragraph, 3rd sentence, first use of "is" should be changed to "in".
- Figure 4-3, note previous comment about third Commons area with regards to Figure 4-1; also of possible interest, based upon original platting for River-view Meadows Subdivisions, parcels were designated Residential-single family, Residential-multi family or Commercial usage.
- Page 4-10, Subsubsection 4.2.5.2, 2nd paragraph, first sentence, there seems to be "167" residential lots shown on Figure 4-4?
- Page 4-14, Table 4-7, may wish to include Rice Kilroy Construction Company, First National Bank-West, Bank of Star Valley and ReMax?
- Page 4-19, Subsubsection 4.3.3.2, near bottom of page, reference to "3 Rivers Construction" might be preferred as "Three Rivers Construction"?
- Page 4-23, Subsection 4.4.1, 2nd paragraph, first sentence, capitalize "pedigree". Also, may wish to note a portion of the Alpine Civic Center serves as Town Police Office. Furthermore within the Alpine Civic Center, a recreational climbing wall has been installed.
- Page 4-23, Subsection 4.4.1, 3rd paragraph, last sentence, another use of Town Council meeting room has been for municipal traffic court.

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- Page 4-24, Subsection 4.4.1, 1st paragraph, first sentence, reference to "generally available for public use" might more correctly be changed to "potentially available for limited public use". Also, the second sentence statement that "..... Church is the only community facility in Alpine" might better read as "..... Church is another such community facility in Alpine."
- Page 4-24, Subsection 4.4.2, 4th paragraph, last sentence indicates construction completion in December. Yet last paragraph statement suggests uncertainty as to site location? Unless the site of the Child Development Facility remains in question, it should be clearly depicted on Figure 4-9
- Page 4-24, Subsubsection 4.4.3.1.

This entire subsubsection should be rewritten. Suggestion is made that the focus be on best available current information and commitments. Alpine Library Committee spokesperson Kathy Owsiany and/or Town Councilperson Shirley Brown should be consulted.

It is understood the Lincoln County Commissioners have unanimously voiced commitment to fund construction of a new library at Alpine during the 2007 budget year. It is further understood the Town will provide the library site (Lot 3,

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- Page 4-24, Subsubsection 4.4.3.1

Continuation

Alpine West subdivision). Funds are currently being raised to help operate and maintain the future library.

- Page 4-27, Subsubsection 4.4.3.2, 1st paragraph
It would seem appropriate to mention the new school at Etna being under construction and anticipated role with respect to Alpine.
- Figure 4-9, Title indicates EXISTING yet roadways shown within Alpine West subdivision are not yet built.
- Figure 4-10, Current roadway configurations in vicinity of Town Hall not accurate.
- Page 4-28, Subsubsection 4.4.3.2, 3rd paragraph, last sentence, recommend deletion and substitution of the following:
"These parcels might yet serve as a desirable site for future public school facilities. Lot 8 could also be considered for school development, without compromising possible community trail system accommodation along the northern boundary of this lot. (Figure 4-10)"
- Page 4-28, Subsubsection 4.4.3.2, 4th paragraph, modify the first sentence as follows:
".... Town of Alpine should continue to present and discuss future opportunities"

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- Page 4-28, Subsubsection 4.4.3.2, 4th paragraph, delete the last sentence.

- Page 4-28, Subsubsection 4.4.3.3

What about some discussion on Park and Ride Lots at least during interim until a local public transit system might be developed?

- Page 4-29, Subsubsection 4.4.3.3, 3rd paragraph, first sentence, modify as follows:

".... represents a potentially desirable site...."

- Page 4-31, Subsubsection 4.4.3.4, 1st paragraph, first sentence, modify as follows:

"This facility might be located....."

Recommend deletion or modifying the entirety of the 1st paragraph beyond first sentence.

Due to proximity to other lots under consideration for development of public school facilities, it would seem highest and best use of Lot 8 is likewise. An alternation location downtown might be more functional as Senior Center on year round basis?

- Page 4-31, Subsubsection 4.4.3.5, 1st paragraph, second sentence, modify as follows:

"... office work space for municipal court or chief of police." There is no public works director in Alpine.

Also, recommendation is made to modify the last sentence as follows:

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- Page 4-31, Subsubsection 4.4.3.5, 1st paragraph continuation
 "... Town Hall is believed to be adequate for the immediate future."
- Page 4-31, Subsubsection 4.4.3.5, 2nd paragraph, first sentence, modify as follows:
 "Consideration should be given eventually...."
- Figure 4-12, current roadway configurations in vicinity of Town Hall not accurate.
- Page 4-33, Subsection 4.5.2, Last sentence, wording "designated for" is suggestive of conclusion? Would other wording like "potentially available for" be better?
- Page 4-33, Subsubsection 4.5.3.2, 3rd paragraph, In addition to reference of community trail system along US-89, what about extending beyond and up Greys River Corridor at least to existing recreational vehicle parking area?
- Page 4-34, Subsubsection 4.5.3.3
 Recommend Title change to "Recreational Facilities". Also, recommend modifying first paragraph as follows:
 "The availability of Town of Alpine with more options for development of recreational facilities, i.e. soccer field, rodeo arena or another community park. Such facilities might be located treatment plant site. Alternate site

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- Page 4-34, Subsubsection 4.5.3.3, 1st paragraph continuation
for annual Mountain Days celebration is another apparent need in the near future."
- Page 4-34, Subsubsection 4.5.3.4
Recreational Master Plan development for Alpine should involve coordination and cooperation with Forest Service, BLM, Bureau of Reclamation, US Wildlife and Wyoming Game and Fish agencies. Perhaps a regional Council could be a useful vehicle in plan development?
- Page 5-3, Subsection 5.3.1, 1st paragraph, second sentence, recommend modifications as follow:
"The yet uncompleted Bull Moose Lodge will provide an additional 23 motel units within the Community".
- Page 5-5, Subsection 5.4.2, 2nd paragraph, second sentence, modify the sentence by substituting "half" for "50".
- Page 5-6, Subsection 5.5.2, 2nd paragraph, first sentence, delete words "do not".
- Page 5-7, please consider an additional subsection to address significant current and growing need for affordable and low income housing in Alpine. Community zoning accommodations might help.
- Page 6-12, Subsubsection 6.2.7.2, 1st paragraph, first sentence, delete "has also concluded" from the sentence.

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- Page 6-15, Subsubsection 6.3.2.2, 1st paragraph, recommend modifications as follow:
"..... Flying Saddle properties would eventually generate ... roughly 192,000 gallons. On a cumulative basis, would be projected to generate roughly 331,000 gallons per day by 2016.
- Page 6-18, Section 6.4, 1st paragraph, Second sentence, since it is mentioned that Lower Valley Energy provides natural gas, clarification should be made that natural gas is not yet available in the Alpine vicinity.
- Chapter Six, Community Infrastructure,
Some comments and/or recommendations provided for subject matter of this Chapter during April 2006 review were apparently disregarded? Although the Chapter is comprehensive in scope and reasonably well done, one earlier concern should at least be mentioned under Subsubsection 6.1.1.5 and relative to US-89. Intersection street lighting at locations of heavier use and within speed zone transitions could offer significant safety benefit; one such location might be the Intersection of US-89 and Riverview Drive which occurs in the horizontal curve on south west fringe of Alpine; a right turn lane refuge

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(southbound) for the same Intersection might also be a Cost effective and reasonable safety improvement. Such safety enhancements should be considered further by both Wyoming DOT and Alpine; and if warranted, then accomplished as a cooperative effort. when feasible.

- Page 8-2, Subsubsection 8.2.2.1, 2nd paragraph, first sentence, recommend modification as follows:
"Option One promotes a continued...."
- Figures 8-1, 8-3 and 8-4, In Riverview Meadows Subdivision, three (3) areas have been platted as Common Areas for public/recreational usage as well as for snow storage; two (2) of these Common Areas are shown with Single Family Residential Land Use designation on Figures 8-1, 8-3 and 8-4?
Also, the site of existing Alpine Civic Center and attendant parking is shown with Commercial Land Use designation immediately adjacent to US-89; the mixed usage would seem a contradiction?
- Page 8-9, Subsubsection 8.2.3.1, 1st paragraph, first sentence, reference to "Figure 8-1" should be "8-3".
- Page 8-10, Subsubsection 8.2.3.5, 2nd paragraph, last sentence, reference to "Figure 7-2" should be "8-2".
- Page 8-11, Subsubsection 8.2.4.1, 1st paragraph, last

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Continued

Sentence, apparently "Option Two" reference should be "Option Three"?

- Page 8-19, Section 8.6, with regard to discussion about attractiveness of US-89 corridor, consideration for frontage roads, landscaping, walkways, business access and parking should take into account the normal heavy winter snow accumulation and associated snow removal efforts required; snow storage space can be significant problem normally between December and March. Pedestrian injury from slippery footing has also plagued Alpine's winter population.
- Page 8-20, Section 8.9, 1st paragraph, last sentence, modify the sentence as follows:
"..... this municipal master plan, the municipal..."
- Page 8-23, Section 8.16, reference is made to comments provided with Subsubsection 4.4.3.1.
- Those who have labored to compile the Municipal Master Plan for Alpine are commended, and especially for addressing needs in the Community in Chapters Nine and Ten. Good job!

Bryan Brown

