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ALPINE
PLANNING COMMITTEE

COMMITTEE CHAIR	COMMITTEE
Charles Blare Theresa Allison	Commercial/ Light Industry
Frank Allison Pat Spangler	Infrastructure/ Environmental
Beth Pugh Merle Webster Penny Corey	Residential
Margie Lock Alan Hughes Chuck Corey	Wildfire Interface

INTRODUCTION

The goal of the Alpine community plan is to direct the orderly, sensitive growth of the area while protecting its natural beauty, rural character and the existing quality of the mountain area environment. The intent is to achieve a proper balance between man-made and natural environments by ensuring that development is sensitive to natural resources and constraints.

This plan reflects the community understanding that change in our area will happen. These policies reflect our attempts to engineer this change carefully. We have tried to encourage careful, imaginative development so that the environment is protected, wildlife is protected, the quality and quantity of our water is protected and our investment in our homes (present and future) and our property is protected.

There is a natural balance between the ecology of this or any area and a man-made environment. These policies have been developed to respect that balance. This plan is intended to be a guide. Care has been taken to respect both large and small property owners' rights in the present and for the future.

In addition to general quality of life and safety desires, the people of Alpine specifically desire a community overlay ordinance unique to their community. This overlay ordinance would be respectful of property rights, and provide for land uses that residents view as desirable.

VISION STATEMENT

It is the desire of Alpine residents to maintain and enhance the community's economic stability, scenic beauty and high quality of life. To achieve these desired conditions, residents of Alpine see a need to address the increasing density of subdivisions, the future aesthetic qualities of the community (especially existing businesses), improved transportation and utilities infrastructure, water supply and protection from catastrophic fire.

REGIONAL SETTING

The unincorporated community of Alpine is located in Apache County, Arizona, in the northeastern portion of the State of Arizona. The Alpine community is approximately 249 miles north and east of the Phoenix area, and centered at the intersection of Arizona State Highways 191 and 180. Alpine is 28 miles south of Springerville on state Highway 191 and 110 miles south of Interstate 40. The elevation ranges is 8,050 feet.

THE PLANNING AREA

The planning area, as defined by the Planning Committee, consists of approximately 288 square miles or 184,320 acres. The area breaks down into approximately 174,543.79 acres of National Forest and 4581.1 acres of privately owned land. The planning area falls in parts of Township 5 & 6 North, Ranges 29,30,31 East, Apache County, Arizona.

HISTORY

Alpine valley, a pristine mountain forest and meadow community, at an elevation of 8,000 feet surrounded by peaks that rise to nearly 11,000 feet, is surrounded by the White Mountains, Mogollon Rim, Apache County, Big Lake, Escudilla Mountain, Coronado Trail, Black River and the Blue Wilderness Area. There is a plentiful supply of wild game. The present-day hunter will find large herds of deer, elk, flocks of turkey and a creek full of fish. There are also mountain lions, timber wolves, the Mexican Grey Wolf – reintroduced to the area in 1998, black bear and grizzly bear. Escudilla Mountain is the third highest mountain in Arizona. The Zuni Indians called it the “sleeping buffalo mountain.”

It appears various Indian tribes used Alpine valley as a passage through the mountains to and from hunting and gathering areas. The short growing seasons and severity of the winters probably precluded settlement.

The “Coronado Trail” which passes through Alpine on Highway 191, was explored by Francisco Vasquez de Coronado and his party in 1540A.D.

Historians are not sure if early trappers were able to make it into Alpine Valley until after the Civil War because the Apache Indians were the primary occupants of the area and ruled the forest land with fierce determination. In 1863, by an act of Congress, the territory of Arizona was carved out of the New Mexico Territory.

The Apaches surrendered in 1873 to General George Cook after Kit Carson was directed in 1862 to exterminate the Indians. Patrick Hamilton, an Arizona Immigration Commission in 1884, wrote: “From 1864 to 1874 the history of Arizona was written in blood.”

In 1862 Spanish families, such as Juan Baca, from Texas migrated to the area and fled into the hills from the Apaches that had massacred other families. Other Spaniards built a rock fort and brought sheep to the area.

Pioneers to the area arrived in 1874. Julius Becker and his brother, Gustav, arrived two years later and together they began a mercantile business. About the same time, arriving from Arkansas was Dr. William Mann Rudd and his wife, Catherine, their 12 children, brother Jim Rudd and a Bush family.

The inaccessible deserts and mountains of Arizona were a haven for notorious outlaw gangs and social outcasts driven from New Mexico by the Texas rangers. They stole horses, rustled cattle, robbed banks and stores.

1 Submitted by Alpine Action Alliance with permission from E. Widtsoe Shumway

With the coming of railroads, cattlemen from Texas arrived in the 1880's with their longhorns and cowhands. The Spanish shepherders and their families were intimidated and run off by the cattlemen. There were honest pioneers, but others were troublemakers, causing a range war and the Pleasant Valley War.

Mormons started settling in northeast Arizona in 1876. Their "calling" was to befriend the Indians. This established a degree of tolerance between the Indians and the settlers. Among those called to travel from Utah were Sarah Gale Mortensen's family, William J. Flake, Isaac Turley and Mr. Reidhead and his sons. They suffered many hardships along the way.

The Alpine area was named Bush Valley after the first settler, Anderson Bush, built his one room log cabin just east of the present Alpine cemetery in 1876. Other settlers at the time were Elias Gibbs, Con Bunch and Mr. Springer. Bush, Gibbs and others sold their property to the Mormon settlers. It was not an easy life. Their homes were squatty log houses that harbored bed bugs; floors were sometimes dirt, bedrooms were separated by cloth partitions, rugs were made of rags sewed or woven together. Everyone in the household used the same bucket of soap and water to wash.

A fort was built in 1879 about a mile east of the present site of Alpine to protect the settlers from the marauding Indians, Geronimo, Victorio, and Nauchez. A monument on Highway 180 was erected to mark the spot.

Bishop Edward A. Noble, ecclesiastical head of the Mormon settlers, was instructed to create a town plan. The plot was nine blocks, each containing four lots, twelve rods square with six rods wide. Williams B. Maxwell and Fredrick Hamblin gave creek water for the benefit of the town. In 1881 instructions were given for building of a meeting place. A log cabin 20 feet by 20 feet was built on the hill in the middle of town in 1882. It served as church, school and a community-meeting place. It was the center of community life. The old school lasted for 30 years until it was burned to the ground. Ira Harper built a new multi-purpose wood building on a lot donated by Joe Jepson in 1916. It was big enough to hold 300 people. It was struck by lightning two years later and burst into flames. In 1938-1939 a limestone block building was erected. The blocks were hauled by team and wagon to the site and then "hammer" dressed by local workmen under the supervision of an Italian stonemason. The building still stands and at present is part of Alpine Elementary School.

A post office was established in 1885 and William G. Black Jr. was the first postmaster.

Hubert Burk started a little store (Alpine Mercantile Company) in 1884 and later moved into a larger log building. "Alpine was kind of a half-way place between Luna, New Mexico and Springerville." He also had a rock house built on Main Street. Lyman Hamblin did the inside carpentry and Mansel Thompson and Alger Jones constructed the home. The home stands today and was purchased by the Jepson family in 1947.

J.M.Heywood describes the town: “This small band of pioneers made the narrow valley their home, their world. And it had individuality, a personality, perhaps a soul. It differed from neighboring towns as one solid body. Differences, of course, occurred but were settled peaceably by ward teachers or bishop’s court and not, as in one town, with fists and clubs. There was their little world and not often did they get far away, at least not very far. Each home was independent of others, just as the town was independent of other places; yet they were bound together in a unity of the Faith, woven into the fabric of the whole.”

It appears, since there is no record left, that Bush Valley was changed to Alpine when the post office felt there was a conflict with another Bush Valley in Arizona. The people got together and named the post office and town, Alpine, because it reminded them of the Swiss Alps or high mountain country.

Bush Valley thus became a town with planned lots and streets, a school, a church house, a post office, a fort for protection, homes, fields, the beginnings of business ventures, and people who could withstand the rigors of pioneering, and who had the independence of spirit sufficient to meet challenges that would make us living in the current day pause and blanch a bit.

History of prominent families and more information can be found in the book: [Alpine, Arizona A Stroll through History](#) by E. Widtsoe Shumway.

POPULATION

2000 Census

Total Population	352
White	315
Black	3
Hispanic	20
American Indian	11
Other	3

SCHOOL ENROLLMENT

<u>YEAR</u>	<u>K-8</u>
91-92	42.965
92-93	40.405
93-94	34.280
94-95	32.760
95-96	30.823
96-97	27.163
97-98	28.050
98-99	31.280
99-00	37.892

ALPINE SCHOOL DISTRICT TAX HISTORY

<u>YEAR</u> <u>VALUATION</u>	<u>TAX RATE PER \$100 ASSESSED</u>
91-92	4.9409
92-93	4.9247
93-94	4.8855
94-95	4.8515
95-96	4.7268
96-97	4.7746
97-98	4.4854
98-99	4.4528
99-00	4.3150

ALPINE FIRE DISTRICT TAX HISTORY

TAX RATE PER \$100

<u>YEAR</u>	<u>ASSESSED VALUATION</u>	
<u>ASESED</u>		
95-96	5,914,646	1.0652
96-97	6,281,602	1.0984
97-98	6,632,917	0.9498
98-99	7,387,221	0.8934
99-00	7,974,064	1.0626

CLIMATE DATA

ALPINE APACHE COUNTY

YEARS IN AVERAGE: 10

Month	Average Minimum Temperature	Average Mean Temperature	Average Monthly Precipitation
January	10.4	45.8	1.49
February	12.6	47.3	0.96
March	16.9	50.8	1.13
April	22.1	60.4	0.58
May	28.4	68.8	0.05
June	34.6	77.3	0.78
July	44.1	78.6	3.43
August	42.9	75.8	3.95
September	35.0	73.0	2.19
October	26.7	65.0	1.91
November	16.4	45.8	0.91
December	11.8	48.4	1.58

ALPINE COMMUNITY SURVEY

The community survey was distributed to box holders at the Alpine Post Office. Approximately 550 were delivered. These numbers were determined from the Postmasters' estimates of the numbers of active box holders at that time of year.

The purpose of the questionnaire was to gather information on what residents considered to be the major issues that should be addressed in planning for the future of the community.

PUBLIC MEETINGS

In the course of preparing the Community Plan for the Alpine area, the Planning Committee conducted 18 public meetings. The purpose of the public meetings was to solicit public comment on the various issues being addressed.

- The initial public meeting was held on June 7, 1999.
- The second public meeting was held on June 16, 1999.
- The third public meeting was held on June 21, 1999.
- The fourth public meeting was held on June 28, 1999.
- The fifth public meeting was held on June 29, 1999.
- The sixth public meeting was held on June 30, 1999.
- The seventh public meeting was held on July 6, 1999.
- The eighth public meeting was held on July 7, 1999.
- The ninth public meeting was held on July 8, 1999.
- The tenth public meeting was held on July 12, 1999.
- The eleventh public meeting was held on July 13, 1999.
- The twelfth public meeting was held on July 14, 1999.
- The thirteenth public meeting was held on July 15, 1999.
- The fourteenth public meeting was held on May 30, 2000.
- The fifteenth public meeting was held on July 18, 2000.
- The sixteenth public meeting was held July 12, 2001.
- The seventeenth public meeting was held July 20, 2001.
- The eighteenth public meeting was held August 23, 2001.

PLAN

ELEMENTS

COMMERCIAL / LIGHT INDUSTRY **INFRASTRUCTURE**

INTRODUCTION

Alpine has shifted from a largely ranching and agriculture based economy in the late 19th century to a mixed service based ranching and agriculture economy today. Services offered in Alpine generally center around recreation (e.g. fishing, hunting, hiking, camping, winter sports, home construction and government.)

EXISTING COMMERCIAL DEVELOPMENT

Major Private Employers:

- | | |
|-------------------------------|------------------------|
| 1. Tal WiWi Lodge | 7. Tackle Shop |
| 2. The Northside Restaurant | 8. Alpine Mini Storage |
| 3. Bear Wallow Café | 9. Alpine Lodge |
| 4. Thompson Builders
Lodge | 10. Mountain High |
| 5. Alpine Market | 11. Sportsman Lodge |
| 6. Alpine Garage
Breakfast | 12. Alpine Bed & |

Major Public Employers:

1. U.S. Post Office
2. Alpine Public Library
3. Alpine Public School
4. U.S. Forest Service

FUTURE COMMERCIAL DEVELOPMENT

GOALS:

- Focus commercial development within 300 feet of existing U.S. highways starting from Judd's Cabins to the Coronado Trail Cabins to the Outpost RV Park
- Designate the Forest Service and State Land in the above defined area as open space and not developable.
- Recommend creation of development fees for new businesses to help pay for new infrastructure.
- Consider all other commercial or light industrial uses on a case-by-case basis.
- The area's primary residential and open space character should be maintained
- Ensure that commercial activities are compatible with surrounding land uses in terms of visual appearance, traffic generation, water and sewer requirements, and noise and air quality impacts.
- Commercial activities should be tailored for the convenience of local residents and to provide limited employment opportunities.
- Improve the appearance of existing commercial and public sites through landscaping, painting and regular maintenance. All lighting should be downcast and not allowed to reflect offsite.

EXISTING INFRASTRUCTURE

INTRODUCTION:

Alpine offers a broad range of community facilities including a library, a country club and a golf course (open May through October). For snow enthusiasts, Alpine has a winter sports recreation area with maintained cross-country ski trails and designated snowmobile and sled areas. Alpine also has a county maintained public library located on state Highway 180.

Transportation

Alpine is serviced by two federal highways (U.S. 180 & 191), which intersect in the Alpine town site. Additionally, County roads lace the landscape ranging from non-maintained to all-weather surfaced. Recent surveys of roads in the Alpine area showed that most, if not all, County maintained roads are marked with a road number.

Continuing challenges for roads in Alpine include snow, erosion and other weather related phenomena unique to high elevation mountainous area.

Water

As with many other Arizona communities, Alpine's future growth is tied to the availability and quality of its groundwater. Initial studies suggest that the Alpine valley contains one major aquifer extending from the Alpine divide to Luna Lake, with an unknown capacity.

Another area of concern is the quality of Alpine's water supply. With increasing development comes an increase in on-site wastewater treatment systems, as people build outside of the sanitary district. This may become a serious issue if contaminant levels also rise in the area's drinking water. To address this concern, it appears critical that a valley-wide solution is needed.

Educational Institutions

Alpine Elementary School

Financial

Community and Frontier State Banks in Eagar/National Bank in Springerville

Governmental Agencies

Alpine Fire District: Volunteer

Law Enforcement: Sheriff's Office

Airports

Residents of Alpine use Springerville Municipal Airport: lighted 6,600 ft. paved runway with radio and non-directional beacon.

Medical

Complete medical facilities are available in Springerville, 28 miles away.

Hotel and Lodging Facilities

Number of Rooms: 70

Meeting Rooms: 2

Capacity of Largest Facility: 45

Industrial Properties

For more information contact the Alpine Area Chamber of Commerce.

Utilities

Electricity	Navopache Electric Cooperative	928-333-4631
Propane	Propane/Butane in Springerville	
Sewer	Alpine Sanitary District	928-339-4704
Telephone	Citizens Telecom (Alpine)	800-921-8101
Water	Alpine Water Company (private wells)	928-333-2411

Cable Providers: Yes	Cable Internet Service Provider: No
Digital Switching Station: No	Fiber Optics: Some
Internet Service Provider: Yes	

FUTURE INFRASTRUCTURE

Wastewater:

- Study the Alpine valley's water availability and determine the maximum growth that the water supply can sustain.
- Community residents as a whole should not pay the projected costs of expanding the community wastewater system to serve additional areas. These costs should fall upon the individuals requesting such services or new developments.
- Develop a wastewater treatment solution for the entire Alpine valley.

Roads:

- Require applicants to demonstrate that there is legal access to the proposed building site
- Research what other counties have done in dealing with access issues
- Limit access by ATV's from future subdivisions in adjoining forestlands
- Remove, or require the removal of, vehicles parked for a long time or abandoned in public rights of way
- Contact the appropriate office of the state government, requesting that 1) the speed limit on the highways running through the Bush Valley be reduced to 25 miles per hour in populated areas and 2) that passing be prohibited in additional areas where passing is not safe
- Install county road number signs on all roads, whether or not the road is maintained

ENVIRONMENTAL ELEMENT

INTRODUCTION

Mountain residents and investment are attracted by the spaciousness available between homes and between developments. The views and openness are a significant part of the area's quality of life. Because of its especially important visual qualities, development throughout the Alpine area should be designed to complement the landscape, not degrade it.

FUTURE ENVIRONMENTAL PROTECTION

Goals:

- Costs of wastewater disposal improvements installed in the future should fall upon the individuals who the additional improvements would serve or upon developers
- Promote slow growth
- Promote conservation and encourage owners to seek compensation for not using their land
- Continue traditional ranching and agriculture opportunities.
- Require conditional use permits and impact statements for any proposed use within the 100-year flood plain.
- Cut only those trees that meet the following standards and are approved by the Planning & Zoning Director: 1) Approved building construction, 2) Fire hazard reduction, 3) Diseased trees, 4) Trees that create a hazard such as Mistletoe.
- Encourage purchase and leasing of development rights to protect meadow areas.

Strategies:

- Perform a study to determine the availability of water in the Alpine area and the amount of development / population the existing water could support
- Establish standards for amount of water used during periods of peak water use
- Explore establishing a requirement that environmental impact studies be done (by the private developer and submitted to the County for review) before any building is permitted in lowlands located within the 100-year flood plain
- Set up meetings with the Nature Conservancy, the Rocky Mountain Elk Foundation, and other similar groups, in order to allow interested landowners, on a voluntary basis, to consider working with these groups to establish conservation areas or easements.
- Require applicants to demonstrate that there is legal access to the proposed building site
- Request one of the universities to perform a water quality study for Luna Lake

RESIDENTIAL AND WILDFIRE ELEMENTS

INTRODUCTION

The recommendations in this section are intended to accommodate future housing needs in a way compatible with the unique resources of the Alpine area. When development is proposed, the characteristics of the site are identified and development impacts are evaluated. It is during the development review process that wildlife and visually sensitive areas are identified, the capacity of the roads to carry the additional traffic is determined, the water and sanitation concerns are noted, and the availability of essential services identified.

EXISTING RESIDENTIAL DEVELOPMENT

According to the Assessor's tax parcel records, there are in excess of 900 property owners in the Alpine area. Starting as a high elevation farming and ranching community, Alpine has evolved into a complex mix of seasonal, year-round residential, commercial, recreational, light industrial, ranching and agricultural uses. At present, the Apache County Zoning Ordinances are the only guidance as to how the community of Alpine should grow and develop its land use.

FUTURE RESIDENTIAL DEVELOPMENT

Goals:

- Maintain and protect important natural space
- Connect open spaces with corridors and linkages
- Minimize habitat fragmentation
- Set aside large parcels of meadow for open spaces
- Provide for a diversity of housing opportunities consistent with the unique resources of the Alpine area
- Grandfather the Alpine town site and other legally existing lots and require that new lots outside of this area be at least one acre in size.
- Encourage lower density residential development that is enhanced by open space

Strategies

- Manufactured homes must be certified and built by 1976 or later
- Homes should be natural in appearance and sideboards blend in with the surroundings
- Retain as much natural vegetation during construction; no clear cutting of any acreage for building
- Provide for increased side yard setbacks, and a minimum of 50% open space on any lot or parcel.
- Limit condominiums, townhouses and other multi-family dwellings to no more than one building containing four dwelling units per acre.
- Require natural-appearing material for homes and fences.
- Prohibit mobile homes except in existing mobile home parks.

EXISTING WILDFIRE DEVELOPMENT

Wildfire is a constant threat faced by mountain area residents. As development and related human activity continues to increase in the Alpine area, the risk of wildfire will increase. Therefore, it will be important to reduce the risk of wildfire through maintenance, education, thinning defensible space around buildings, drives and roads, and by providing adequate access for fire protection equipment and water supplies.

The dead wood, which is accumulating at an increasing rate on public and private land, heightens the potential for wildfires.

FUTURE WILDFIRE DEVELOPMENT

Goals:

- Improve the mapping capabilities for the Alpine area to aid fire hazard reduction, emergency rescue and infrastructure development efforts
- Collaborate with government and private parties to reduce fire hazards on USDA Forest Service and private lands in the interface
- Development should not be allowed in high hazard areas without adequate risk reduction
- Water companies should be encouraged to expand their network of fire hydrants to areas not presently served

Strategies:

- Recommend that propane tanks be located a minimum of 25 feet from any occupied structure, and placed parallel to that occupied structure, subject to availability of a 25 foot distance
- Combustible debris (trees/vegetation/slash) shall be removed from any construction site prior to the start of construction
- Obtain and use Alpine Ranger District Arc View GIS layers of high fire risk areas
- Recommend that all new roads, lanes and driveways be built with: a) a minimum 18-foot wide clearance; b) a minimum 15-foot overhead clearance; and c) a minimum 12-foot gravel or better surface
- Recommend fire retardant class A roofing materials on all structures; Recommend Alpine Village East change CC&R's to conform
- Encourage Health Department to actively and objectively enforce the existing trash and debris ordinance
- Encourage notification of burns to the National Forest Service and the Sheriff's Office
- Recommend burn periods be Monday-Friday 6:00am to 6:00pm.
- Encourage the fire district to adopt a fire code
- Recommend a metal top or screen be required to retrofit existing pits to prevent the escape of sparks and to be sure fires are completely smothered
- Publish numbers to notify district personnel
- Recommend all fencing be clear of the roadways and allow fire truck access.
- Develop an emergency evacuation plan for wildfires. This plan should include identifying areas to go for assistance, households with person of special needs, etc.
- Develop a standard procedure to ensure the completion and long-term maintenance of fuel hazard risk reduction for all existing and new development
- Develop an educational program for public and private landowners, residents, business people and developers, to inform them about wildfire hazards and mitigation techniques for both forests and grasslands

CLOSING STATEMENT

The passage of time inevitably brings change. Alpine has changed through the years and the future seems to be arriving at an ever-increasing pace. The task facing us is to manage that change and grow in ways that prevent damage to the character and livability of Alpine. We must accept some changes or we risk losing all the things that make Alpine one of the most unique communities in the White Mountains.

APPENDIX A
PUBLIC MEETINGS

Alpine Working Group Meetings

Residential Industry

1. Tuesday June 22, 6:00 PM
Alpine Elementary School
1. Tuesday June 29, 6:00 PM
Alpine Elementary School
2. Tuesday July 6, 6:00 PM
PM
Alpine Elementary School
3. Tuesday July 13, 6:00 PM
Alpine Elementary School

Commercial & Light

1. Tuesday June 22, 6:00 PM
Alpine Elementary School
2. Tuesday June 29, 6:00 PM
Alpine Elementary School
3. Tuesday July 6, 6:00
Alpine Elementary School
4. Tuesday July 13, 6:00 PM
Alpine Elementary School

Infrastructure / Environment

1. Monday June 21, 6:00 PM
Alpine Elementary School
2. Monday June 28, 6:00 PM
Alpine Elementary School
3. Wednesday July 7, 6:00 PM
Alpine Elementary School
4. Monday July 12, 6:00 PM
Alpine Elementary School

Wildfire Interface

1. Thursday June 24, 7:00 PM
Alpine Firehouse
2. Thursday July 1, 7:00 PM
Alpine Firehouse
3. Thursday July 8, 7:00 PM
Alpine Firehouse
4. Thursday July 15, 7:00 PM
Alpine Firehouse