



Date: July 30, 2026
Department: Administration / Clerk
Presenter: Monica L. Chenault, Clerk/Treasurer
Subject: Alpine Apex Annexation Petition - Applicant Supplemental Responses

Background

On July 21, 2026, the Alpine Town Council held a public hearing regarding the Dry Dog Development, LLC Alpine Apex Annexation Petition for Alpine Village No. 1, Plat 3, Lot 96. The hearing was held for the purpose of reviewing whether the proposed annexation complied with Wyoming State Statutes and applicable Town requirements.

During the hearing, questions were raised regarding the information provided in support of the statutory finding that annexation of the area would promote the health, safety, and welfare of the Town. The discussion also identified the type of supporting information Council may wish to receive as part of the annexation review process.

Following the hearing, the petitioners submitted the attached addendum to the annexation report to provide more specific responses and clarify information requested during the hearing. The addendum addresses health benefits, safety considerations, welfare of residents, fiscal benefits, sales and use taxes, water and sewer fees, and other potential revenues related to the proposed annexation.

This staff report is provided for background purposes only and to identify the attached supplemental information for Council review. No Council questions or suggested motion are included with this report.

**Addendum to the
Annexation Report
Alpine Village No. 1 Plat 3 lot 96
“Dry Dog Development LLC”**

July 2026



Creating solutions that work and relationships that last.

1.0 STATEMENT OF PURPOSE AND GENERAL INFORMATION

This addendum addresses a concern raised during the now named “Dry Dog Development LLC” Alpine Apex Annexation Petition hearing held on July 21, 2026. The concern centered around lack of evidence regarding section 2c. of the “TOWN OF ALPINE ORDINANCE NO. 2025-003 - TOWN BOUNDARIES AN ORDINANCE APPROVING AND AUTHORIZING THE ANNEXATION OF APPROXIMATELY 58.74 +/- ACRES OF PROPERTY LOCATED IN LINCOLN COUNTY, INTO THE BOUNDARIES OF THE TOWN OF ALPINE, WYOMING”.

This section requires finding that “the annexation of the area . . . is for the protection of health, safety, and welfare of the persons residing in the area and the Town of Alpine”. The following points outline some of the aspects of how the health, safety and welfare may be protected.

Health Benefits

The annexation will facilitate connection to the water and sewer systems. Each of these systems provide a distinct benefit. The water system provides clean, safe and affordable water and the sewer collection provides conveyance and treatment of wastewater. Use of these systems avoid additional wells and septic systems which have setbacks that can affect neighbors and restrict land use.

Safety

If annexed, the Dry Dog Development will fall under Town Ordinances with regard to signage, lighting, and traffic standards. The development drainage, walkways, buildings, and other infrastructure will fall under Town of Alpine development codes creating safe housing for residents.

Welfare of Residents

The annexation will bring this parcel under the Town of Alpine Development Codes. These codes adopted by current and past councils, reflect the concerns, wishes and vision of the residents of Alpine. The codes produce the type of community that the residents desire. Once annexed, the Town will have influence in shaping the vision of the developer and the ability to enforce its development codes. This will protect the welfare of neighbors that are part of the Town.

Fiscal Benefits

The following revenue sources would benefit the Town and these funds could be used to benefit health, safety and welfare within the Town. The examples shown are for illustrative purposes and could change once the parcel is actually developed.

Sales and Use Taxes

Wyoming distributes a portion of state sales and use tax revenues to cities and towns. The amount a municipality receives is determined under state distribution formulas that are partly population-based. The Wyoming Department of Revenue publishes annual distribution reports showing the amounts remitted to each city and town.

In the FY up to June 30 2026 Alpine received \$1,101,454 in distributions. The population for Alpine around the 2025–2026 period is approximately 1,222 residents, based on the Census Reporter profile using the most recent American Community Survey (ACS) 5-year data.

Adding 36 residents would be a 2.94% increase in population and although perhaps not a direct increase in distribution due to formula nuances, the rough approximation would be an increase of about \$32,000 in distributions.

Water and Sewer Fees

Additional water and sewer connections will support these funds by paying impact and connection fees and monthly user rates. Base rates for sewer are \$67.50 per month and base water rates are \$31.00 per month. On an annual basis 18 new units would generate about \$21,000 in base rates.

Other Revenues

Some transportation and grant allocations are based in-part on population.