

EXHIBIT A

SCOPE OF ADOPTION AND CERTIFICATION

Town of Alpine 2026 Master Plan, dated August 2026

Incorporation. This Exhibit A is attached to and incorporated into the Planning and Zoning Commission resolution adopting and certifying the municipal portion of the Town of Alpine 2026 Master Plan (the “Master Plan”). It expressly identifies the maps, descriptive matter, policies, implementation actions, and other materials adopted and certified pursuant to W.S. § 15-1-505.

1. General Scope of Adoption

The Commission adopts and certifies the complete text, goals, policies, actions, maps, charts, tables, photographs, appendices, descriptive matter, and explanatory matter contained in the Master Plan, but only to the extent those materials: (a) describe existing conditions; (b) provide regional background or geographic context; (c) state Town policies, recommendations, or implementation actions applicable within the Town’s corporate limits; or (d) guide future decisions of the Town concerning property, facilities, services, annexation, zoning, or other matters within the Town’s lawful authority.

2. Geographic Limitation

No map designation, policy, recommendation, action, facility location, future land-use category, development expectation, or implementation measure is adopted or certified as municipal planning direction for land located outside the Town’s corporate limits, except to the limited extent expressly characterized below as regional context, a nonbinding coordination objective, or guidance for a future decision of the Town.

3. Specific Treatment of Potential Outside-Territory Provisions

The following provisions are adopted and certified only as described in this section. Any application beyond the stated limitation is deferred and is not part of the adopted municipal Master Plan. Page references correspond to the August 2026 Master Plan.

Provision	Location	Adopted and Certified Scope
Planning Area boundary	p. 18	Adopted as regional context and to identify the area studied during plan preparation. The boundary is not adopted as a municipal planning jurisdiction or as Town planning direction for unincorporated land.
Future Land Use Map	pp. 40-42	Adopted as a future land-use map only for property within the Town’s corporate limits. Categories shown outside Town limits are not adopted or certified as land-use designations for County property and are retained only for context.
Annexation and zoning tied to the FLUM	p. 41	Adopted solely as guidance for future Town decisions concerning annexation and the zoning of property if and after it is annexed. It does not presently assign Town zoning or binding development expectations to unincorporated property.
Interjurisdictional agreement with Lincoln County - LU 3.1.A	p. 63	Adopted as a nonbinding objective for the Town to pursue future coordination or an agreement with Lincoln County. No substantive County land-use policy or agreement is adopted by this action.
Transfer of development rights with Lincoln County - LU 3.3.E	p. 64	Adopted only as an exploratory Town objective. No transfer-of-development-rights program, regulation, designation, or restriction affecting County property is adopted by this action.
Annexation, development patterns, and utility service - H 2.1.A	p. 84	Adopted only as guidance for Town annexation, municipal utility-service, and related Town decisions. It is not adopted as development policy governing property while it remains outside Town limits.
Shared or community septic systems in the Planning Area - TSI 2.3.B	p. 99	Not adopted or certified as an infrastructure recommendation, development standard, or policy for territory outside Town limits. Any municipal application of this action is adopted only within Town boundaries.

Provision	Location	Adopted and Certified Scope
Multi-use paths and connections outside Town	pp. 109-110	Adopted as facility recommendations only for segments within Town limits. Connections shown outside Town are conceptual regional connections retained for context and are not adopted as facility locations or directives for County territory.
Transportation coordination with Lincoln County Engineering	p. 114	Adopted as a nonbinding Town coordination objective. It does not approve, require, or locate any transportation project outside Town limits.
Lincoln County identified as an implementation partner	Various tables	Adopted only as identification of possible future coordination. The designation does not bind Lincoln County, create a joint program, or adopt planning direction for County territory.

4. Outside-Territory Matters Deferred

Any portion of the Master Plan that would otherwise establish, map, designate, recommend, or direct the physical development or use of territory outside the Town’s corporate limits is expressly excluded from this adoption and certification. Such material remains deferred pending legal clarification, any concurrence required under W.S. § 15-1-503(a), and subsequent Commission action by resolution.

5. No Assertion of Extraterritorial Jurisdiction

Nothing in the Master Plan or this Exhibit shall be interpreted as rezoning County property, regulating land outside the Town, obligating Lincoln County or another public body, approving a joint program, or asserting municipal regulatory jurisdiction beyond the Town’s corporate limits.

6. Controlling Interpretation

If any text, map, table, caption, action, or other material in the Master Plan could reasonably be interpreted as applying Town planning direction to territory outside the Town’s corporate limits, this Exhibit controls and that outside-territory application is not adopted or certified. The remainder of the municipal Master Plan remains adopted and certified.

Resolution reference language: In Section 1 of the resolution, add: “The maps, descriptive matter, policies, actions, and other materials adopted and certified by this Resolution are expressly identified and limited by Exhibit A, attached hereto and incorporated herein.”