



**TOWN OF ALPINE
AFFIDAVIT OF MAILINGS**

**STATE OF WYOMING
COUNTY OF LINCOLN**

I, Jamie DeCora, being first duly sworn, depose and state as follows:

1. Applicant Information

- o Name: Dry Dog Development, LLC c/o Josh Springer
- o Mailing Address: 112 Pine Cliff Lane, Mooresville, NC 28117
- o Phone/Email: 801-381-4392/springerconsulting@gmail.com
- o Project/Case Name: Alpine Apex Annexation

2. Mailing Certification

On the 22 day of June, **2026**, I mailed notices of the pending application/public hearing for the above-referenced project as required by the Town of Alpine Land Use Development Code.

- o **Certified Mail:** Notices were sent by certified mail to all property owners within 500 feet of the subject property, using the official list provided by the Town. Copies of certified mail receipts are attached.
- o **Non-Certified Mail:** Notices were also sent via first-class (non-certified) mail where applicable or required.

3. Attachments

The following are attached hereto and incorporated into this affidavit:

- o **Exhibit A:** Complete mailing list of recipients, including names, addresses, and type of mailing (certified or non-certified).
- o **Exhibit B:** Copies of certified mail receipts and any return slips if you have received them.
- o **Exhibit C:** Copy of the notice mailed to each recipient.

4. Applicant Responsibility and Hold Harmless

I acknowledge and agree that:



**TOWN OF ALPINE
AFFIDAVIT OF MAILINGS**

- It is my sole responsibility, as the applicant, to ensure that all mailing requirements of the Town of Alpine and applicable law have been satisfied.
- The Town of Alpine has not verified these mailings and assumes no responsibility for their sufficiency or accuracy.
- I release, indemnify, and hold harmless the Town of Alpine, its officers, employees, and agents from any liability, claim, or action arising from or related to these mailings.
- I accept full responsibility that all notices were mailed in compliance with the law.

5. Certification

I certify under penalty of perjury that the foregoing statements are true and correct to the best of my knowledge and belief.

Agent

Signature of Applicant: Jamie DeCora

Printed Name: Jamie DeCora

Date: 06-22-2026

NOTARY ACKNOWLEDGMENT

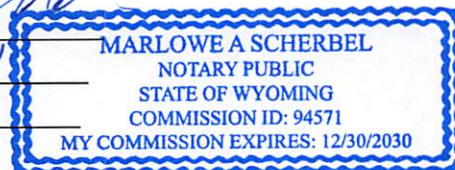
Subscribed and sworn to before me this 22nd day of June, 2026, by

Jamie DeCora

Notary Public Signature: Marlowe A. Scherbel

Printed Name: Marlowe A. Scherbel

My Commission Expires: 12.30.2030



NEIGHBORS WITHIN 500 FT OF Lot 96 of Alpine Village Plat 3 7th Filing

Information pulled from current LCWY GIS as of 03/24/2026

All Mailing was sent via Certified Mail

Exhibit A

Alpine 4-H Camp Assn Inc
561 W Oneida
Preston, ID 83263

Edward & Rebecca Kimmel
PO Box 444
Wilson, WY 83014

James & Kelly Cattnach
PO Box 3652
Alpine, WY 83128

Thomas Coy
127 Elkhorn DR
Alpine, WY 83127

Madeleine Grant, Trustee
14209 Academy Oaks LN
Clovis, CA 93619

Palisades Investments, LLC
PO Box 3930
Alpine, WY 83128

Sean & Elizabeth Ryan
PO Box 2883
Alpine, WY 83128

Alpine Lakes Commercial Center
PO Box 3321
Alpine, WY 83128

Targhee WY, LLC
1850 Mt Diablo BLVD, Ste 410
Walnut Creek, CA 94596

James Lindblom
3060 E Palo Verde
Gilbert, AZ 85296

Dry Dog Development, LLC
3572 E Doverhill DR
Cottonwood Heights, UT 84121

Matthew & Meaghan Lovely
PO Box 3277
Alpine, WY 83128

Wyoming Department of
Transportation
District 3 Headquarters
3200 Elk Street
Rock Springs, WY 82901

Silver Star
PO Box 226
Freedom, WY 83120

Lower Valley Energy
PO Box 572
Jackson, WY 83001

Exhibit B

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Preston, ID 83263

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To
 Alpine 4-H Camp Assn Inc
 561 W Oneida
 Preston, ID 83263

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.

Alpine, WY 83128

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To
 Thomas Coy
 127 Elkhorn DR
 Alpine, WY 83128

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.

Wilson, WY 83014

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To
 Edward & Rebecca Kimmel
 PO Box 444
 Wilson, WY 83014

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.

Walnut Creek, CA 94596

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To
 Targhee WY, LLC
 1850 Mt Diablo BLVD, Ste 410
 Walnut Creek, CA 94596

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com.

Alpine, WY 83128

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To
 James & Kelly Cattanch
 PO Box 3652
 Alpine, WY 83128

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.

Clovis, CA 93619

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To
 Madeleine Grant, Trustee
 14209 Academy Oaks LN
 Clovis, CA 93619

City, State, ZIP+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1505 8680 86

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Alpine, WY 83128

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To

Street and Apt.

City, State, ZIP

Palisades Investments, LLC
PO Box 3930
Alpine, WY 83128

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1505 8681 23

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Gilbert, AZ 85296

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To

Street and Apt.

City, State, ZIP

James Lindblom
3060 E Palo Verde
Gilbert, AZ 85296

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1505 8680 93

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Alpine, WY 83128

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To

Street and Apt.

City, State, ZIP

Sean & Elizabeth Ryan
PO Box 2883
Alpine, WY 83128

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1505 8681 09

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Alpine, WY 83128

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To

Street and Apt.

City, State, ZIP

Alpine Lakes Commercial Center
PO Box 3321
Alpine, WY 83128

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1505 8681 30

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Alpine, WY 83128

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To

Street and Apt.

City, State, ZIP

Matthew & Meaghan Lovely
PO Box 3277
Alpine, WY 83128

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1505 8681 47

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jackson, WY 83001

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$1.07

Total Postage \$10.77

Sent To

Street and Apt.

City, State, ZIP

Lower Valley Energy
PO Box 572
Jackson, WY 83001

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1505 8681 54

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Freedom, WY 83120

Certified Mail Fee \$5.30
\$4.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07

Total Postage and Fees \$10.77

Sent To

Street and Apt. N

City, State, ZIP+4

Silver Star
PO Box 226
Freedom, WY 83120



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1505 8681 61

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Salt Lake City, UT 84121

Certified Mail Fee \$5.30
\$4.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07

Total Postage and Fees \$10.77

Sent To

Street and Apt.

City, State, ZIP

Dry Dog Development, LLC
3572 E Doverhill Dr.
Cottonwood Heights, UT 84121



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1505 8681 78

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rock Springs, WY 82901

Certified Mail Fee \$5.30
\$4.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.07

Total Postage and Fees \$10.77

Sent To

Street and Apt.

City, State, ZIP

Wyoming Department of
Transportation
District 3 Headquarters
3200 Elk Street
Rock Springs, WY 82901



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

ANNEXATION REPORT SUMMARY

PUBLIC NOTICE

**Alpine Apex Annexation / Alpine Village No. 1 Plat 3 Lot 96
Town of Alpine, Wyoming
June 10, 2026**

The Town of Alpine will hold a Public Hearing regarding the Petition to Annex into the Town of Alpine submitted by Dry Dog Development, LLC for the property known as the Alpine Apex Annexation. The petitioner is the owner of record for lands described as Lot 96, Alpine Village Subdivision No. 1, Plat 3 Amended – 7th Filing, Lincoln County, Wyoming.

Exhibit A (See Attached) – A map of the area proposed to be annexed showing identifiable landmarks and boundaries and the area which will, as a result of the annexation, be brought within one-half (1/2) mile of the corporate limits of the Town.

The Public Hearing will be held at the Alpine Town Hall located at 250 River Circle, Alpine, Wyoming on July 21, 2026, at 6:30 p.m.

Annexation Summary Report:

The area consists of approximately 2.5 acres of land identified as Lot 96, Alpine Village Subdivision No. 1, Plat 3 Amended – 7th Filing, Lincoln County, Wyoming. The property is located on the north side of Elkhorn Drive, north of Targhee Place, near the Targhee Landing area, and is contiguous with and adjacent to the current Town limits of the Town of Alpine.

The land is presently owned by Dry Dog Development, LLC, a Utah limited liability company.

The owner has indicated an intent to develop the property for residential use. Preliminary materials submitted to the Town describe a conceptual townhouse-style residential development with associated roadway circulation, parking, landscaping, and utility infrastructure improvements.

The parcel proposed to be annexed is shown on the attached map (Exhibit A). A legal description of the parcel is attached separately as Exhibit B.

Development Costs:

As is the case with all developments, public improvements required to serve the property, including water and sewer extensions and related infrastructure improvements, will be installed and paid for by the private developer. The Town of Alpine will not incur any costs for infrastructure improvements necessary to serve the area. Existing water, sewer, electric, telephone, and internet services are available at or near the property.

Basic Services Available:

Water: Available – Town of Alpine

Sanitary Sewer: Available – Town of Alpine

Electric: Available – Lower Valley Energy

Telephone/Internet: Available – Available through local providers

Roadway Maintenance and Snow Removal: Available upon acceptance of public improvements

Trash Service: Available through private providers

Projected Annual Expenses for Services
(Current Rates – Subject to Increase):

Water: \$31.00 per month plus applicable usage charges

Sewer: \$67.50 per month

The combined current base annual cost for Town water and sewer service is approximately \$1,182.00, plus applicable water usage charges and any connection or capacity fees.

The mill levy for the Town of Alpine is 5 mills.

The anticipated zoning for the Boardwalk II Lot 18 property once annexed into the Town is as follows:

Mixed Residential Commercial (MRC)

Attachments

- **Exhibit A:** Map
- **Exhibit B:** Legal Description

/s/ Monica L. Chenault Clerk/Treasurer

EXHIBIT A
MAP OF AREA PROPOSED FOR ANNEXATION
Alpine Apex Annexation
Town of Alpine, Wyoming

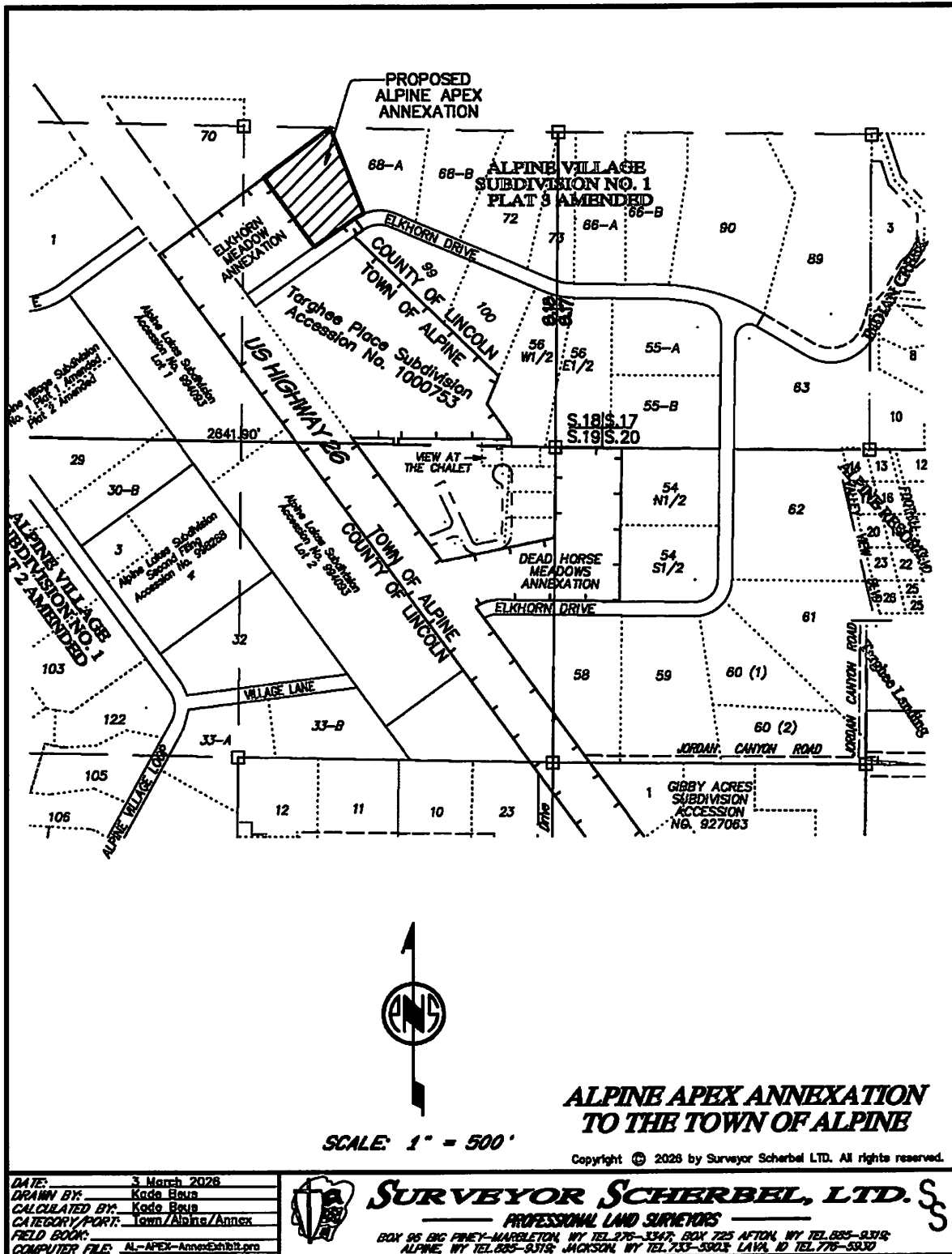


EXHIBIT B
LEGAL DESCRIPTION
Alpine Apex Annexation
Town of Alpine, Wyoming

Legal Description
Alpine Apex Annexation
Town of Alpine, Wyoming

Lot 96, Alpine Village Subdivision No. 1, Plat 3 Amended
– 7th Filing, Lincoln County, Wyoming, according to the
plat thereof recorded June 15, 2007, as Instrument No.
930379, Records of Lincoln County, Wyoming.

Parcel Owner: Dry Dog Development, LLC

Town of Alpine

Alpine Apex Annexation / Alpine Village No. 1 Plat 3 Lot 96

Annexation Report

Purpose:

The following report is prepared to ensure that the requirements of Wyoming Statue 15-1-402 Annexing Territory Requirements are met.

Description of Area:

The area consists of approximately 2.5 acres of land identified as Alpine Village Subdivision No. 1 Plat 3 Amended – 7th Filing, Lot 96, also referred to as the Alpine Apex Annexation. The property is located on the north side of Elkhorn Drive, north of Targhee Place, near the Targhee Landing area, and adjacent to existing residential development patterns. The property borders the existing Town of Alpine municipal boundary on the west and south. The entirety of the parcel is proposed to be annexed into the Town.

The land is presently owned by Dry Dog Development, LLC, a Utah limited liability company. The applicant has submitted materials for future residential development. The proposal has been described as a conceptual townhouse-style residential development with associated roadway circulation, parking, landscaping, and utility infrastructure improvements. No formal development approval is granted through this annexation report, and future development approvals shall remain subject to applicable Town ordinances, development standards, utility requirements, engineering review, and any required Planned Unit Development or other land use review processes.

See Exhibit A – Map of the area to be annexed.

See Exhibit B – Legal description of the property to be annexed.

Development Costs:

Costs to be borne by the Town of Alpine:

Based on the annexation materials submitted, the Alpine water system has capacity to serve the proposed annexed area, and the Town sewer system and treatment plant have capacity to serve the proposed annexed parcel. No Town-funded infrastructure improvements within the existing boundaries of the Town are anticipated to be required to accommodate the proposed annexation.

Costs to be borne by the Developer:

The developer shall be responsible for the infrastructure improvements required to serve the proposed annexed property, including water and sewer extensions and related improvements. The engineer's opinion of probable construction cost estimates the required water and sewer

improvements at approximately \$400,000, with the detailed construction cost estimate totaling \$396,300.

The developer shall also be responsible for costs associated with required development improvements, utility extensions, connection requirements, engineering review, notice, publication, annexation processing, and any other costs required by Town ordinance, applicable development standards, or conditions of approval.

Statutory Requirements:

W.S. 15-1-402 sets specific requirements with regard to the annexation process and the supporting documentation.

- 1) Before any territory is eligible for annexation, the governing body of any city or town at a hearing as provided in W.S. 15-1-405 shall find that:

- a. An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town.

FINDING: The annexation of the area is for the protection of the health, safety, and welfare of persons residing in the area and in the Town. Annexation will allow the property to develop under Town regulations, utility standards, development standards, and review processes intended to protect public health, safety, and welfare.

- b. The urban development of the area sought to be annexed would constitute a natural, geographical, economical, and social part of the annexing city or town.

FINDING: The proposed annexation constitutes a natural, geographical, economical, and social part of the Town of Alpine. The property is located adjacent to existing Town limits, near existing residential development patterns, and near existing utility service corridors. The proposed annexation represents a logical extension of existing Town development patterns and surrounding residential growth.

- c. The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed.

FINDING: The area sought to be annexed is a logical and feasible addition to the Town of Alpine. The property is contiguous with or adjacent to the existing incorporated limits of the Town and is located adjacent to existing utility service corridors. Town water and sewer services are available through extension of existing systems, subject to construction, inspection, approval, and connection in accordance with Town requirements. Other

services customarily available to Town residents are available or will reasonably be available to the area proposed to be annexed.

- d. The area sought to be annexed is contiguous with or adjacent to the annexing Town or the area meets the requirements W.S 15-1-407.

FINDING: The area sought to be annexed is contiguous with or adjacent to the Town of Alpine. The property borders the existing Town municipal boundary on the west and south.

- e. If the town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410.

FINDING: Lower Valley Energy is the electric utility provider serving the area and is prepared to provide electrical service to the annexed property. The Town of Alpine is prepared to issue any franchise necessary to serve the annexed area pursuant to W.S. 15-1-410.

- f. The annexing town, not less than twenty (20) business days¹ prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory and by first class mail to any persons owning property that is within three hundred (300) feet of the territory proposed to be annexed, regardless of whether the property is inside or outside the corporate limits of the annexing town and regardless whether the city or town is exercising authority under W.S. 15-3-202 (b)(ii), a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

FINDING: The required notice, report, and summary of the proposed annexation report were sent by certified mail to landowners and affected public utilities within the territory proposed to be annexed, and the required notice and summary report were sent by first-class mail to persons owning property within five hundred (500) feet of the territory proposed to be annexed, which exceeds the minimum notice requirements of W.S. 15-1-405(a). Notice was mailed not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a).

- 2) That an annexing municipality prepare an annexation report, which shall find that:
 - a. A map of the area proposed to be annexed showing identifiable landmarks and boundaries and the area which will, as a result of the annexation then be brought

within one-half (1/2) mile of the new corporate limits of the city, if it has exercised the authority granted under W.S. 15-3-202(b)(ii).

FINDING: SEE EXHIBIT A (MAP)

- b. Total estimated costs of infrastructure improvements required of all landowners related to the annexation.

FINDING: The total estimated cost of infrastructure improvements required of the landowner/developer related to the annexation is approximately \$400,000. The engineer's opinion of probable construction cost includes water system improvements estimated at \$243,800 and sewer system improvements estimated at \$152,500, for a total estimated construction cost of \$396,300.

- c. List of basic and other services customarily available to town residents and a timetable when those services will reasonably be available to the area.

FINDING: The following services are available or will reasonably be available to the area proposed to be annexed and provision of these services will be initiated by the property owner.

- i. Electricity: Electrical power is available in the area. Lower Valley Energy is identified as the electric utility prepared to serve the annexed area. Service will be available upon completion of any required application, design, extension, inspection, and connection requirements of the utility provider.
- ii. Water: Town water service is available through extension of the existing Town water system. An existing 4-inch water main is located adjacent to the property along Elkhorn Drive, and the nearest 6-inch waterline is located approximately 100 feet west of the proposed subdivision and 300 feet south along Elkhorn Drive. The proposed improvements include extension of a 6-inch waterline into and around the property before tying back into the existing waterline on Elkhorn Drive. Water service will be available upon construction, inspection, approval, and connection to the Town system in accordance with Town standards.
- iii. Sewer: Town sewer service is available through extension of the existing Town sewer system. Existing Town sewer is located adjacent to the parcel, with the nearest existing manhole at the intersection of Targhee Loop and Elkhorn Drive. New collection lines will be constructed to extend sewer service into the proposed annexation. Sewer service will be available upon

construction, inspection, approval, and connection to the Town system in accordance with Town standards.

- iv. Telephone/Internet/Fiber: Telephone and related utility services are installed within public roadways and are readily available in the area. Service will be available upon completion of any required application, extension, and connection requirements of the applicable provider.
 - v. Roadway Maintenance/Snow Removal: Roadway maintenance and snow removal are customarily provided by the Town on accepted public streets. Any internal roadways or new public streets shall be subject to Town standards, inspection, approval, and acceptance before Town maintenance obligations apply.
 - vi. Trash Service: Trash service is provided through private service providers and will be available to the annexed area through the applicable provider.
- d. A projected annual fee or service cost for services described in paragraph c. above is Projected annual service costs are estimated as follows:
- i. Electricity: Based on Use – Contact provider for details.
 - ii. Water: The Town's current 3/4-inch water connection base rate is \$31.00 per month, or \$372.00 per year, plus a usage fee of \$2.00 per 1,000 gallons.
 - iii. Sewer: The Town's current residential sewer connection rate is \$67.50 per month, or \$810.00 per year.
 - iv. Telephone/Internet/Fiber: Based on Use – Contact provider for details.
 - v. Trash Service: Based on Use – Contact provider for details.

The combined current base annual cost for Town water and sewer service is \$1,182.00 per year, plus water usage charges and any applicable connection, capacity, or other adopted Town fees.

- e. The current and projected property tax mill levies imposed by the municipality.

FINDING: 5 mills

- f. The cost of infrastructure improvements within existing boundaries of the town to accommodate the annexation.

FINDING: Based on the annexation materials submitted, the Town water and sewer systems have capacity to serve the proposed annexed area. No

infrastructure improvements within the existing boundaries of the Town are anticipated to be required to accommodate the proposed annexation.

Zoning:

- 1) The anticipated zoning for this property once annexed to the Town of Alpine is Mixed Residential Commercial (MRC). The applicant requested Mixed Residential Commercial zoning as part of the annexation petition. Future development of the property shall remain subject to the Town's Land Use and Development Code, including any applicable Planned Unit Development, subdivision, engineering, utility, design, and development review requirements.

/s/ Monica L. Chenault Clerk/Treasurer

EXHIBIT A
MAP OF AREA PROPOSED FOR ANNEXATION

Alpine Apex Annexation
Town of Alpine, Wyoming

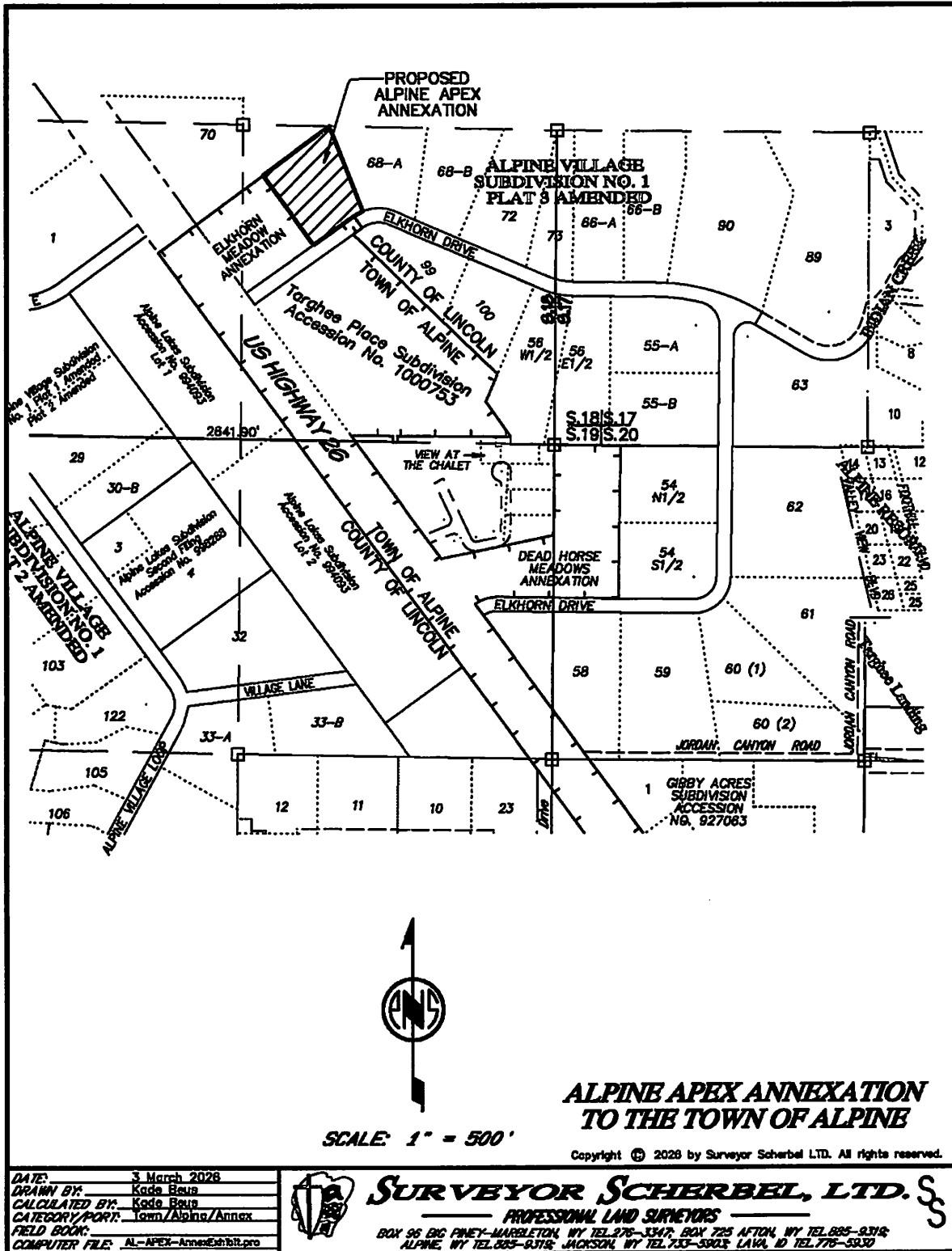


EXHIBIT B
LEGAL DESCRIPTION

Alpine Apex Annexation
Town of Alpine, Wyoming

Legal Description
Alpine Apex Annexation
Town of Alpine, Wyoming

Lot 96, Alpine Village Subdivision No. 1, Plat 3 Amended
– 7th Filing, Lincoln County, Wyoming, according to the
plat thereof recorded June 15, 2007, as Instrument No.
930379, Records of Lincoln County, Wyoming.

Parcel Owner: Dry Dog Development, LLC

Current Parcel Identification Number: 37181840201600