



Date: July 21, 2026
Department: Clerk/Treasurer
Presenter: Monica L. Chenault, Clerk/Treasurer
Subject: Public Hearing and Consideration of Alpine Apex Annexation / Dry Dog Development, LLC

Purpose

Council is conducting a public hearing on the Petition to Annex submitted by Dry Dog Development, LLC for the property commonly referred to as the Alpine Apex Annexation. Council is being asked to determine whether the petition and annexation process satisfy the requirements of Wyoming law and applicable Town requirements, and whether to proceed with annexation by ordinance if the required findings and procedures have been met.

Background

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

The applicant has requested that the property be brought into the Town of Alpine and has requested Mixed Residential Commercial (MRC) zoning. The Planning and Zoning Commission conducted prepetition review and submitted its written report and recommendation to Town Council. The annexation report has also been prepared for Council review.

Annexation brings property into the corporate limits of the Town. It does not, by itself, approve a subdivision, development plan, building permit, utility connection, or any other separate development or utility approval. If annexed, the property will be subject to the same Town ordinances, zoning requirements, development standards, utility rules, fees, and review processes that apply to other properties within the Town.

Review Based on Annexation Checklist Requirements

The following checklist items are included for Council consideration during the public hearing and any subsequent action on the annexation:

- **Petition Requirements:** The Petition to Annex has been submitted for Council review. Council may consider whether it is signed and notarized, includes a request that the described territory be annexed, includes the required owner statement, and includes the required legal description and supporting ownership documentation.
- **Property Description and Map:** The annexation materials include the legal description and annexation map showing the area proposed to be annexed, identifiable landmarks and boundaries, the relationship of the property to the Town limits, and the proposed boundary change.
- **Planning and Zoning Review:** The Planning and Zoning Commission completed its prepetition review and submitted a written report and recommendation. The Commission identified the annexation as a minor annexation and commented on the requested MRC zoning and related development considerations.
- **Annexation Report:** The annexation report has been prepared for Council review. The report addresses the statutory annexation findings, service availability, estimated infrastructure costs, projected service costs, mill levy information, and anticipated infrastructure obligations.
- **Notice Requirements:** The record includes notice documentation, including the Affidavit of Mailing and Affidavit of Posting. Council should confirm that all required notice and publication requirements have been completed before taking final action.



- Public Hearing: The public hearing has been scheduled for July 21, 2026, at 6:30 p.m., at Alpine Town Hall, 250 River Circle, Alpine, Wyoming.

Alternatives

Option A - Find that the statutory conditions and required procedures have been met and proceed with annexation by ordinance.

- Benefits Include: Allows the Town to proceed if Council finds the petition, report, notices, hearing, and statutory findings are sufficient.
- Challenges Include: Council should be comfortable that the required findings and procedures are complete before proceeding.

Option B - Continue the matter for additional information or correction.

- Benefits Include: Allows time to correct or supplement the record if Council identifies missing information or unresolved questions.
- Challenges Include: Delays the annexation process and may require updated scheduling or notice review.

Option C - Deny the petition if required statutory findings or procedures have not been met.

- Benefits Include: Ensures annexation does not proceed unless legal requirements are satisfied.
- Challenges Include: Ends or delays the applicant's current annexation request unless a corrected or new petition is submitted.

Fiscal Impact

The petitioner is responsible for applicable annexation fees, deposits, notice costs, publication costs, engineering review costs, and other pass-through costs required by Town ordinance. Based on the annexation report, no Town-funded infrastructure improvements within the existing Town boundaries are anticipated to be required to accommodate the proposed annexation. Infrastructure improvements needed to serve the annexed property are the responsibility of the developer/property owner.

Strategic or Community Impact

Annexation would bring the property into the Town limits and place it under the Town's ordinances, zoning requirements, development standards, utility rules, fees, and review processes. This supports orderly growth and allows future land use, subdivision, utility, and development questions to be reviewed through the Town's established processes. Annexation does not independently approve future development or utility connection.

Key Questions

1. Does Council find that the Petition to Annex substantially complies with the requirements of W.S. 15-1-403?
 2. Does Council find that the annexation report and supporting materials address the requirements of W.S. 15-1-402?
 3. Have the required notice and public hearing procedures been completed under W.S. 15-1-405 and applicable Town requirements?
 4. Can Council make the statutory findings that the annexation protects health, safety, and welfare; is a natural, logical, and feasible addition to the Town; is contiguous or adjacent; and that services can reasonably be made available?
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Suggested Motion

I move to find that the statutory conditions for annexation exist, that the required annexation procedures have been met, and to approve Ordinance No. _____ on first reading annexing the property commonly referred to as the Alpine Apex Annexation into the Town of Alpine.