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Sent: Tuesday, July 21, 2026 9:15 AM

To: Monica Chenault <clerk@alpinewy.gov>

Subject: Item 8e - why is the developer using the Town's own law firm?

Dear Mayor Green and Members of the Town Council,

My name is Gino Sesto. I live at 638 Mountain Drive in Alpine, and I'm writing about item 8e — the engagement of Jackson Hole Law, P.C. as outside counsel on the annexation matter involving Alpine Property Holdings Group, LLC and Premier Realty Investments, LLC.

First, what this matter is: those two entities and Steven C. Turley of Provo, Utah share the same address on the annexation application — they are one out-of-state applicant. This is the proposed annexation and multi-unit development of the steep hillside above our neighborhood.

I understand the Town needs independent counsel here because its regular attorney's firm is conflicted — the applicant retained that same firm. Bringing in separate counsel is the correct response to a conflict, and I am not faulting the Council for doing it.

But I'd ask the Council, and the public, to sit with what created the conflict in the first place. The developer seeking to annex into Alpine is legally entangled with the Town's own attorney — and Alpine's taxpayers are now paying a second law firm because of it. That is not how a simple, neighborly annexation unfolds. When an applicant retains sophisticated counsel, and specifically the Town's own firm, it signals this is being treated as a contest, not a courtesy.

So I would ask a few questions on the record tonight:

- When did the Town attorney's firm begin representing Mr. Turley or his entities?
- Did that firm advise the Town on this annexation, or on related Alpine land-use matters, at any point before the conflict was identified?
- What will the outside representation cost Alpine residents, and how long is it expected to run?

Residents deserve those answers before this annexation goes any further.

And on the merits, this is the wrong parcel to take on. The Wyoming State Geological Survey rates it a 9 out of 10 for geologic hazard. The applicant's own concept plan puts 54 multi-unit homes on that slope, served by a single switchback road — one way in and one way out for every household, and the only route for fire trucks and evacuation on a dry hillside. If Alpine annexes it, Alpine owns those hazards and the liability that comes with them for decades. The developer builds and leaves; residents hold the risk.

The opposition to this annexation is broad and it is organized — neighbors have signed, written, and shown up. Please hear it now, before this returns for its readings. And when it does, I am asking you to reject it, and to keep this parcel and its risk off the Town's books.

Respectfully,
Gino Sesto
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Alpine, WY 83128