



Annexation Process Checklist for Town Clerk

<u>Steve Turley</u>	Petitioner: <u>Alpine Property Holdings Group, LLC Premier Realty Investment, LLC</u>
Prepetition Application Submitted: <u>5/8/2026</u>	
Prepetition Fee Paid: <u>paid \$500 02/24/2026</u>	
(Initial and Date Below Once Action is Completed)	
Map of the Proposed Parcel Submitted:	<u>MLC 7/29/26</u>
Prepetition Conference Scheduled:	<u>MLC March 2026</u>
Staff Report and Recommendation from P&Z Submitted:	
Petition and Application filed on:	<u>MLC 7/29/26</u>
Major or Minor Annexation:	<u>Major</u>
Application Fee and Deposit submitted to Clerk:	<u>MLC</u>
THE PETITION CONTAINS THE FOLLOWING DETAILED INFORMATION:	
A legal description of the area sought to be annexed:	<u>MLC 7/29</u>
A request that the described territory be annexed:	<u>MLC 7/29</u>
The area sought to be annexed is contiguous with or adjacent to the annexing town:	<u>MLC 7/29</u>
A statement that each signer is an owner of land and a description of his land within the area proposed to be annexed:	<u>MLC 7/29</u>
A map of the area:	<u>MLC 7/29</u>
The clerk shall, within ten (10) days from the date the petition is filed, determine if the petition substantially complies with Wyoming State Statute as well as Town of Alpine's Ordinance No. 2024-001. If it does not comply the petitioner shall be notified that no further action will be taken on the petition until compliance is made.	
I, <u>Monica Chenault</u> / <u>Clerk/Treasurer</u> certify that the Annexation Petition is complete, and all information required to be submitted has been received.	
Signed: 	Date: <u>July 31, 2026</u>

The Petition complies, and it determined complete:	MLC 7/31/26
An Annexation Report has been prepared:	
Established Date for Public Hearing:	
Proof of Legal Advertisement in SVI has been provided:	
Proof of Notification Mailing provided:	
Proof of 18" x 24" Posting provided:	
If, after the public hearing, it is determined that the petition complies with Wyoming State Statutes (see Hearing Findings Required document), the Town of Alpine will annex the property by ordinance which will require three (3) readings by the Town Council.	
Request Town Attorney to prepare the annexation ordinance:	
Advertise Ordinance 1 st Reading:	
Advertise Ordinance 2 nd Reading:	
Advertise Ordinance 3 rd Reading:	
IN RECEIPT OF ANNEXATION MAP:	
The relative location of the area to be annexed to the Town:	
All lots, streets, alleys, and other major features with principal dimensions and area of each	
Ownership and subdivision lot (or indication of "Un-platted") on adjacent property:	
Existing Town limits including length abutting annexation and ratio to total perimeter:	
Proposed Town limits:	

Signature blocks for use by the Mayor and Town Clerk:	
Date of preparation, written scale, graphic scale (1" = 50' or a reasonable scale as determined by the Town Engineer), and north arrow designating true north. The top of the sheet should be north:	
Certification by a registered Wyoming Land Surveyor certifying that the map was prepared by him/her and that all dimensional and other details are correct:	
Upon adoption of the annexation Ordinance the Town Clerk will file the annexation map and a copy of the ordinance with the Lincoln County Clerk's Office:	
Once the Annexation Process is complete, the Clerk shall return any unused portion of the annexation deposit, along with an itemized statement of the costs incurred and charged to the deposit.	



Town of Alpine

Annexation Petition Application

Applicant:

Name:	Steven Turley
Address:	1480 South State Street, Provo, UT 84606
Telephone Number:	801-420-1299
Email Address:	Steventurley001@msn.com

When the applicant is not the landowner, the applicant shall provide a written letter from the landowner(s), as well as a description of their land within the area proposed to be annexed which authorizes the application and endorses the proposed project.

Please Indicate Below if Major or Minor Annexation:

MAJOR ANNEXATION: A major annexation shall be defined as any parcel of land proposed to be annexed to the Town of Alpine, Wyoming consisting of an area greater than two and one-half (2 ½) acres.

MINOR ANNEXATION: A minor annexation shall be defined as any parcel of land proposed to be annexed to the Town of Alpine, Wyoming consisting of an area of two and one-half (2 ½) acres or less.

MINOR:

☐

MAJOR:

☒

The Fees for Annexation are as follows:

Minor Application Fee: \$1,000.00

Minor MUST Deposit: \$5,000.00

Major Application Fee: \$2,500.00

Major MUST Deposit: \$10,000.00

Said deposit for annexation shall be held by the Clerk and the sums used to pay for costs of preparation of the annexation report required by W.S. § 15 – 1 – 402 and to pay for review of any infrastructure by the Town Engineer. The Clerk shall return any unused portion of said deposit, along with an itemized statement of the costs incurred and charged to the deposit, to the landowner(s) within thirty (30) days after approval or denial of the petition.

If the costs of preparation of the annexation report and review by the Town Engineer exceed the amount of the deposit, the landowner(s) shall be responsible to pay said excess amounts no later than thirty (30) days after approval or denial. If the landowner(s) fails to pay excess costs within the timeframe provided in this subsection, then the Clerk shall not record the annexation with the Clerk/Recorder, Lincoln County, Wyoming, and a lien shall be filed against the property.

Please answer the following questions in the provided area:	
What is the intended or planned use of the property if the annexation is granted?	See attached
What are the benefits that shall be provided to the Town if the annexation is granted?	See attached
Would the urban development of the area sought to be annexed constitute a natural, geographical, economic, and social part of the Town?	See attached
Would the area sought to be annexed be a logical and feasible addition to the Town?	See attached
Is the area sought to be annexed contiguous with or adjacent to the Town?	See attached
What utilities are needed to be available at the property sought to be annexed?	See attached
What is the requested zoning of the area sought to be annexed?	See attached

FOR MINOR ANNEXATION:

Applicants of a Minor Annexation must submit a proposed sketch plan.

SKETCH PLAN:

PURPOSE:

The purpose of a sketch plan is to publicly review a development for general consistency at a preliminary, conceptual level of detail before the development is fully designed.

HELPFUL TIPS:

Your project will be reviewed by The Planning & Zoning Commission, so when drafting your project description/narrative please provide as much detail pertaining to existing site conditions (i.e. lot size, existing development, etc.) and proposed physical changes (i.e. scale of development, setbacks, and parking). In addition, you will be tasked with detailing how the proposed project is consistent with numerous physical development standards found within the zoning district for which the project is located. The Planning & Zoning Commission will review and make a recommendation to the Town Council.

FOR MAJOR ANNEXATION:

Applicants of a Major Annexation must complete the following:

Person or Company Responsible for Preparation of The Conceptual Site Plan:

Name	Harper-Leavitt Engineering (Scott Dressen, P.E)
Address:	101 S Park Ave. Suite 210, Idaho Falls, Idaho 83402
Telephone Number:	208-524-0212
Email Address:	sdressen@hleinc.com

In Addition to Your Application, For Major Annexation, Please Submit the Following:

- Legal description and total land area of the lands incorporated into the proposed planned unit development.
- Location map of project site and properties immediately adjacent to the proposed planned unit development.
- A scaled illustration of the existing properties within the proposed planned unit development site. This illustration shall locate all existing utility systems, easements, roads and streets, drainage areas and facilities, existing zoning, existing buildings, and topography.
- A conceptual site plan of the proposed land use development concept.
- A schedule for the proposed development project.

Following Your Submission of All Required Items, The Process Is as Follows:

- The Zoning Administrator will make a careful plan review of the proposed annexation. The Zoning Administrator, or his or her authorized representative, will evaluate the merits, disadvantages, and potential impacts of the proposed project. Subsequently, the Zoning Administrator will prepare and transmit a documented staff report containing these analyses and related recommendations to the Alpine Planning and Zoning Commission.
- The Zoning Administrator will, as soon as practical, schedule a Planning and Zoning Commission Review Hearing for the proposed annexation.
- During the Planning and Zoning Commission Review Hearing, the landowner(s), or their legal representative, shall be present at said hearing. It shall be the burden of the landowner(s), or their legal representative, to provide clear and convincing evidence of all statements, representations, evidence, and exhibits contained in the proposed petition, request for zoning, and any other claim are truthful and based on actual evidence and not conclusory or promotional in nature.
- Upon consideration of a staff report from the Zoning Administrator, and public comment, the Alpine Planning and Zoning Commission shall make a written recommendation to the Alpine Town Council. The recommendation shall state the rationale for its decision. When necessary, the recommendation from the Alpine Planning and Zoning Commission may include stipulations that may be imposed to mitigate potential impacts upon neighboring properties and the general community.
- Following the Town of Alpine Planning and Zoning Commission Prepetition Review Hearing the landowner(s), and/or their legal representatives, the landowners may proceed to the process of filing their annexation petition pursuant to W.S. §§ 15 – 1 – 401, et. seq.
- Once the Petition have been filed with the Town Clerk, you will be notified within ten (10) days of your filing date if your petition and application comply with Wyoming State Statute as well as the Town of Alpine's Annexation Ordinance - Ordinance No. 2024-001
- At the Annexation Petition Public Hearing, the Town Council will review the staff report from the Zoning Administrator, for public comments, and the recommendation of the Alpine Planning and Zoning Commission. The final ruling and adoption/ rejection of the annexation petition will be determined.
- If, after the public hearing, it is determined that the petition complies with Wyoming State Statutes, the Town of Alpine will annex the property by ordinance which will require three (3) readings by the Town Council.



Annexation Petition Public Hearing:

You will be provided with an Annexation Report, Annexation Report Summary, and Notice of Public Hearing prepared by the Town Clerk.

It will be your responsibility to do the following, **no less than twenty (20) business days prior to the Annexation Petition Public Hearing:**

- Distribute The Annexation Report and Notice of Public Hearing to all utilities via certified mail.
- Distribute The Annexation Report Summary and the Notice of Public Hearing must be mailed to any person owning property that is adjacent to or within five hundred (500) feet of the territory proposed to be annexed.

Legal Advertising:

It will be your responsibility to give notice of the public hearing at least twice in the local newspaper. The first notice shall be given at least fifteen (15) business days prior to the date of the public hearing. The notice shall contain a location map which includes identifiable landmarks and boundaries of the area sought to be annexed (See W.S. § 15-1-405).

Local Newspaper: Star Valley Independent

Email: amandan@svinews.com Phone Number: 307-885-5727

It will be your responsibility to post notice on the territory proposed to be annexed. Notice shall be no less than 18" x 24" and posted on material that is visible from the property line. Costs of production of the notice and posting the notice shall be borne by the petitioner.

PLEASE NOTE:

You must submit proof of the mailings, legal advertisements and posting to the Town Clerk.



250 River Circle

P.O. Box 3070

Alpine, WY 83128

**PETITION FOR ANNEXATION
TO THE
TOWN OF ALPINE,
LINCOLN COUNTY, WYOMING**

- 1) Alpine Property Holdings Group, L.L.C., Premier Realty Investments, LLC, and Steve Turley, the undersigned petitioners, hereby request the Town of Alpine to annex the following described lands as the TURLEY ANNEXATION TO THE TOWN OF ALPINE, in accordance with Wyoming Statutes § 15-1-401, et. seq., as amended.
- 2) Petitioners are owners of record of the lands proposed for annexation as per the records in the Office of the Clerk of Lincoln County:

Alpine Property Holdings Group, L.L.C. (see legal descriptions in EXHIBIT "D")

in Book 1156 of Photostatic Records on Page 771 (in part),

in Book 1158 of Photostatic Records on Page 344 (in part),

Stoor unrecorded contract (as per 15-1-401(a)(ii))

Premier Realty Investments, LLC (see legal description in EXHIBIT "E")

in Book 956 of Photostatic Records on Page 293;

Steve Turley (see legal descriptions in EXHIBIT "F")

in Book 633 of Photostatic Records on Page 734 (in part),

in Book 1086 of Photostatic Records on Page 91,

in Book 1143 of Photostatic Records on Page 293 (in part),

and that a hearing is requested in accordance with Wyoming Statutes § 15-1-402 and 15-1-405.

- 3) Legal description of the area proposed for annexation – see Exhibit "A".
- 4) Map of the area proposed for annexation – see Exhibit "B".

- 5) That the especial reason for requesting annexation is so that petitioners may enjoy the advantages of being served now by the Town of Alpine's public roads, culinary water system, and sanitary sewer system, and other desirable amenities of the Town of Alpine as they may become available. It is further noted and findings requested, as follows:
- a. That the annexation of the area proposed to be annexed protects the health, safety, and welfare of the persons residing in the area and in the Town of Alpine. See attached.
 - b. That the urban development of the area proposed to be annexed constitutes a natural, geographical, economical, and social part of the Town of Alpine. See attached.
 - c. That the area proposed to be annexed is a logical and feasible addition to the Town of Alpine and the extension of basic and other services customarily available to residents of the Town of Alpine shall, within reason, be available to the area proposed to be annexed. See attached.
 - d. That the area proposed to be annexed is contiguous with and adjacent to the incorporated limits of the Town of Alpine. See attached.
 - e. That the Town of Alpine designates Lower Valley Energy to provide electric power service to the area proposed to be annexed, pursuant to Wyoming Statutes § 15-1-410, and to authorize the designated utility provider to serve the area proposed to be annexed. See attached.
- 6) That the area proposed to be annexed will have access via public roads, namely, Lakeview Drive, Stoor Drive, Mountain Drive, and Grandview Drive.

- 7) That utilities such as electric power, and telecommunications are currently installed in the public roadways and are readily available. Culinary water and sanitary sewer are located within the Town of Alpine and may be brought to the site at a future time.
- 8) That properties to be annexed are not currently developed and will be required to connect to the Town of Alpine's sanitary sewer system and culinary water systems. The development of properties in the area proposed for annexation will also include easements for anticipated future connection to the sanitary sewer system and culinary water systems.
- 9) It is proposed that the area be zoned R-2 Multi-Unit Residential.

It is the prayer of said petitioners that the above-described area be annexed to the Town of Alpine and that the Town of Alpine adopt an ordinance for such annexation and zoning designation accordingly.

(Signature page to follow)

Alpine Property Holdings Group, L.L.C.

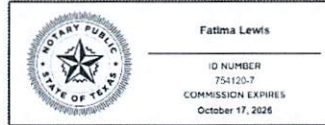
Steven

Steven Turley, Manager

State of Texas)
) ss.
County of Harris)

The foregoing instrument was acknowledged before me by Steven Turley, Manager for Alpine Property Holdings Group, L.L.C., a Utah limited liability company, this 24th day of April 2026.

Fatima Lewis
Notary Public



My commission expires: 10/17/2026

Residing in: Harris County, Texas

Electronically signed and notarized online using the Proof platform.

Premier Realty Investments, LLC

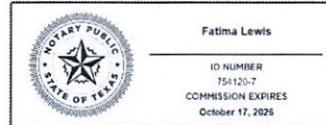
Steven

Steven Turley, Manager

State of Texas)
) ss.
County of Harris)

The foregoing instrument was acknowledged before me by Steven Turley, Manager for Premier Realty Investments, LLC, a Utah limited liability company, this 24th day of April 2026.

Fatima Lewis
Notary Public



Electronically signed and notarized online using the Proof platform.

My commission expires: 10/17/2026

Residing in: Harris County, Texas

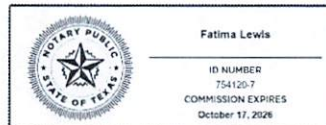
Steven

Steven Turley aka Steve Turley

State of Texas)
) ss.
County of Harris)

The foregoing instrument was acknowledged before me by Steven Turley aka Steve Turley this 24th day of April 2026.

Fatima Lewis
Notary Public



My commission expires: 10/17/2026

Residing in: Harris County, Texas,

Electronically signed and notarized online using the Proof platform.

EXHIBIT "A"
Legal description of the area proposed for annexation

**DESCRIPTION FOR
TURLEY ANNEXATION TO THE TOWN OF ALPINE**

To-wit: - -

That part of the S1/2SW1/4 and that part of the SW1/4SE1/4 of Section 29, T37N R118W, Lincoln County, Wyoming, described as follows:

BEGINNING at the southeast corner of said S1/2SW1/4;

thence N89°-03'-59"W, 2067.27 feet, along the south line of said S1/2SW1/4, to the southwest point of that tract of record in the Office of the Clerk of Lincoln County in Book 633 of Photostatic Records on page 734;

thence N00°-17'-32"W, 835.53 feet, along the west line of said tract in Book 633, to the southwest point of Lakeview Estates 13th Addition to the Town of Alpine, of record in said Office with Accession No. 931677;

thence N77°-11'-20"E, 459.18 feet, along the south line of said 13th Addition and the easterly prolongation thereof to a position on the west line of Lot 310 of Lakeview Estates Incorporated Tracts A-F, of record in said Office with Plat No. 157;

thence S01°-18'-48"E, 172.08 feet, to the southwest point thereof;

thence N88°-50'-10"E, 60.24 feet, along the south line of said Lot 310, to the southeast point thereof;

thence N15°-15'-07"E, 125.50 feet, along the east line of said Lot 310, to the southwest point of Lot 309 of said Lakeview Estates Incorporated Tracts A-F;

thence N88°-50'-07"E, 128.51 feet, along the south line of said Lot 309, to the southeast point thereof, identical with the southwest point of Lot 731 of Lakeview Estates 12th Addition to the Town of Alpine, of record in said Office with Accession No. 935448;

thence along the south line of said Lakeview Estates 12th Addition, as follows;

S85°-39'-53"E, 115.46 feet, to the common point of Lots 731 and 730;

N68°-50'-07"E, 116.46 feet, to the common point of Lots 730 and 729;

N72°-50'-07"E, 120.48 feet, to the common point of Lots 729 and 728;

N54°-06'-42"E, 108.15 feet, to the common point of Lots 728 and 727;

N69°-33'-06"E, 171.39 feet, to the common point of Lot 726 of said 12th Addition with the common point of Lots 724 and 725 of Lakeview Estates 9th Addition to the Town of Alpine, of record in said Office with Accession No. 912220, and leave said south line;

thence S88°-50'-47"E, 353.13 feet, along the south line of said Lot 725, to the southeast point thereof on the west line of Alpine Pines, an addition to the Town of Alpine of record in said Office with Accession No. 496708;

**DESCRIPTION FOR
TURLEY ANNEXATION TO THE TOWN OF ALPINE**

thence S00°-05'-33"W, 179.34 feet, along the west line of said Alpine Pines, to the southwest point thereof;

thence S89°-53'-24"E, 339.79 feet, along the south line of said Alpine Pines, to the northwest point of that tract of record in said Office in Book 990 of Photostatic Records on page 802;

thence S00°-06'-36"W, 100.00 feet, along the west line of said tract in Book 990, to a position;

thence S89°-53'-24"E, 120.00 feet, to a position on the east line of said S1/2SW1/4;

thence S00°-06'-36"W, 828.73 feet, along the east line of said S1/2SW1/4, to the **CORNER OF BEGINING**

ENCOMPASSING an area of 45.10 acres, more or less;

the BASE BEARING for this survey is the south line of the SE1/4 of Section 29, T37N R118W, being N89°-16'-39"E;

each "corner" found as described in the Corner Record filed in the Office of the Clerk of Lincoln County;

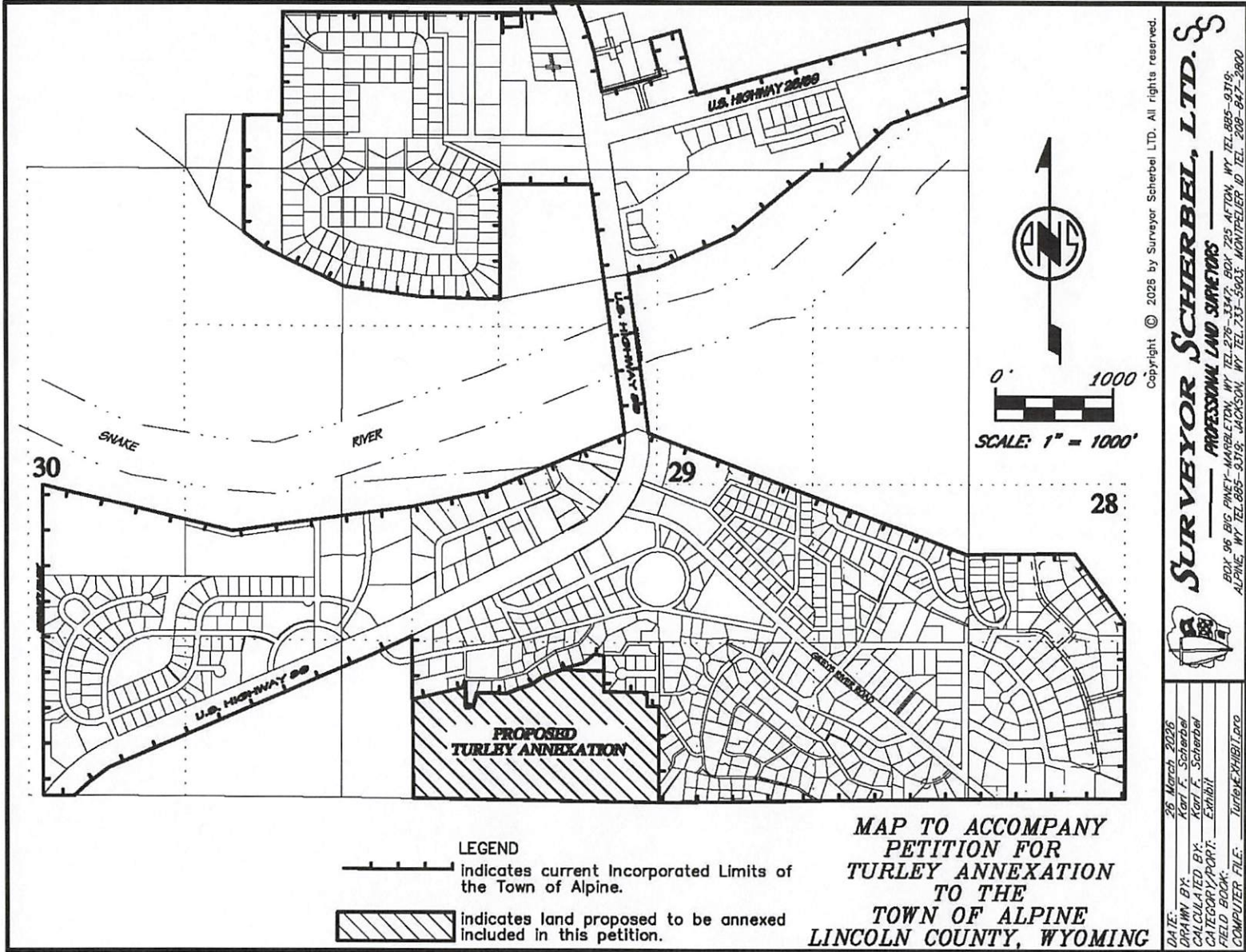
each "point" marked by a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details;

each "position" is a calculated position with no monument found or set;

all in accordance with the plat prepared to be filed in the Office of the Clerk of Lincoln County titled, "PLAT TO ACCOMPANY ORDINANCE No. _____ FOR TURLEY ANNEXATION TO THE TOWN OF ALPINE WITHIN S1/2SW1/4 SW1/4SE1/4 SECTION 29 T37N R118W LINCOLN COUNTY, WYOMING", dated 15 January 2025, as revised

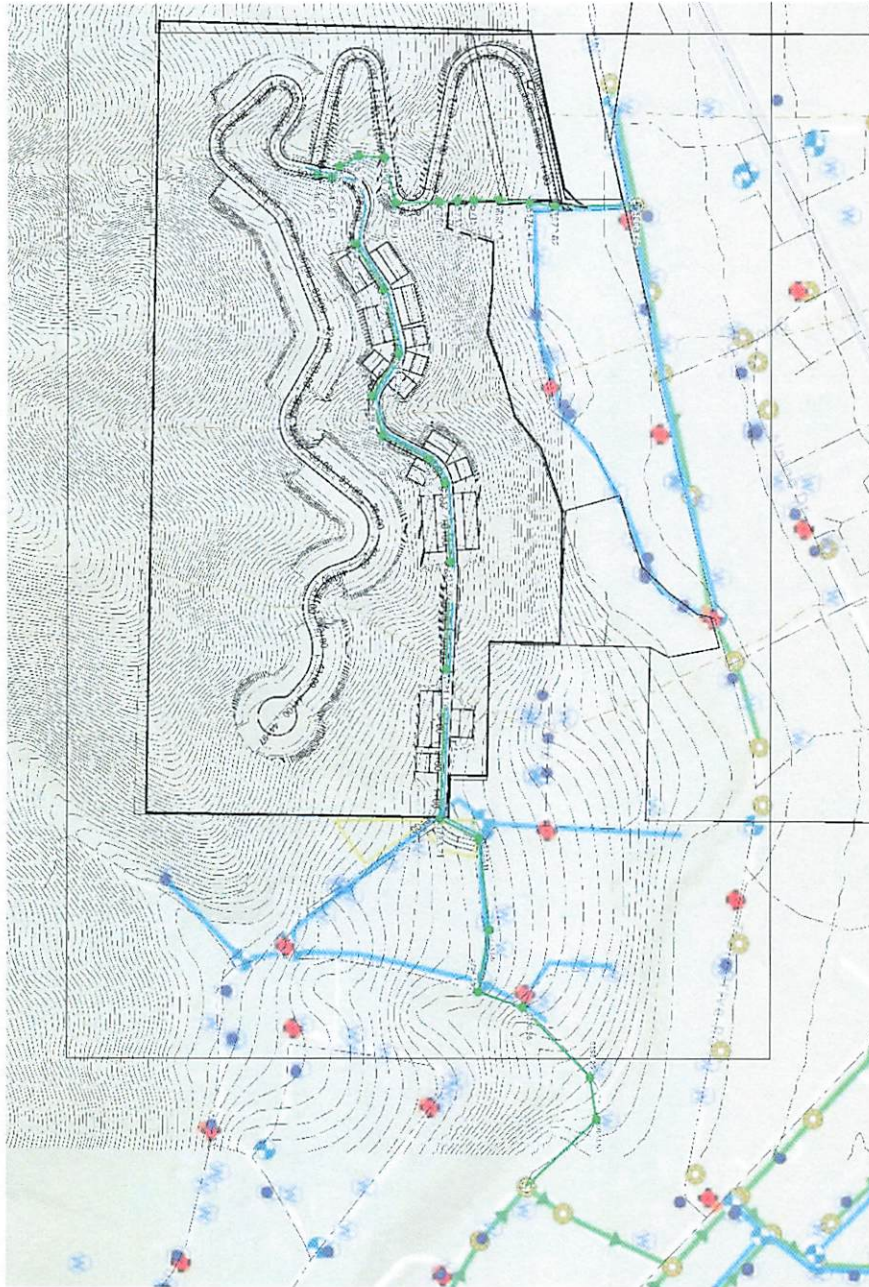
26 March 2026

EXHIBIT "B"
Map of the area proposed for annexation



[illegible]





SCALE 1" = 150' (25N34)
SCALE 1" = 300' (11N17)

WEST SIDE
LENGTH OF PIPES = 1279 FT
TOTAL DROP IN 11 (DROP IN = 10)
EAST SIDE
TOTAL LENGTH OF PIPES = 1841 FT
TOTAL DROP IN 11 (DROP IN = 2)

PRELIMINARY
FOR REVIEW
NOT FOR
CONSTRUCTION

3
3

SEWER LAYOUT
ALPINE HILLSIDE CONCEPT
ALPINE, WYOMING

NO.	DATE	DESCRIPTION
1	10/1/2025	ISSUED FOR PERMIT
2	10/1/2025	ISSUED FOR PERMIT
3	10/1/2025	ISSUED FOR PERMIT



CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977

EXHIBIT "D"

Description of Alpine Property Holdings Group, L.L.C.'s land within area proposed to be annexed

Book 1156 of Photostatic Records on Page 771 (in part)

PARCEL 2: (00R0016013)

A PORTION OF TRACT B, LAKEVIEW ESTATES, ACCORDING TO THE PLAT THEREOF, WHICH IS A PORTION OF THE SW1/4 OF SECTION 29, T37N, R118W, 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF LOT 310 OF SAID LAKEVIEW ESTATES, THENCE S 0°0' W 80 FEET AND 77°10' W, 80 FEET TO THE BEGINNING;

THENCE S 77°10' W, 100 FEET;

THENCE S 0°0' W, 90 FEET;

THENCE N 77°10' E, 100 FEET;

THENCE N 0°0' E, 90 FEET TO THE POINT OF BEGINNING;

Book 1158 of Photostatic Records on Page 344 (in part)

A PART OF THE SW1/4 OF SECTION 29, T37N R118W OF THE 6TH P.M., LINCOLN COUNTY, WYOMING.

BEGINNING AT A POINT SOUTH 520.00 FEET FROM THE NORTHEAST CORNER OF THE SE1/4SW1/4 OF SAID SECTION 29;

RUNNING THENCE SOUTH 28.90 FEET TO A POINT 790 FEET NORTH OF THE S1/4 CORNER OF SAID SECTION 29;

THENCE WEST 120.00 FEET;

THENCE NORTH 28.9 FEET;

THENCE EAST 120.00 FEET TO THE POINT OF BEGINNING.

Stoor unrecorded contract (as per 15-1-401(a)(ii))

A TRACT OF LAND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 29, T 37 N, R 118 W, 6TH P.M. COMMENCING AT THE NW CORNER OF LOT 310;

THENCE S 0°0' W 80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 77°10' W, 80 FEET;

THENCE S 0°00' W, 90 FEET;

THENCE N 77°10' E, 80 FEET;

THENCE N 0°0' E, 90 FEET TO THE TRUE POINT OF BEGINNING;

EXHIBIT "E"

Description of Premier Realty Investments, LLC's land within area proposed to be annexed

Book 956 of Photostatic Records on Page 293

A plot of ground in Lakeview Estates, Inc. Subdivision, as per the official plat thereof, recorded with the Lincoln County Recorder at Kemmerer, Wyoming:

Beginning at the southwest corner of Lot 304 of Lakeview Estates, Inc. Subdivision within Section 29, T37N R118W, Lincoln County, Wyoming;

thence South 0°0' West, 160 feet;

thence South 90°0' E, (Record E 0°0' South) 210 feet;

thence North 0°0' East, 220 feet;

thence North 90°0' West, (Record W 0°0' North), 60 feet;

thence South 70°45' West, 177 feet to the point of beginning.

SUBJECT, HOWEVER, to all reservations, restrictions, exceptions, easements and rights-of-way of record.

EXHIBIT "F"
Description of Steve Turley's land within the area proposed to be annexed

Book 633 of Photostatic Records on Page 734 (in part)

Beginning at the South quarter corner of Section 29, T37N R118W of the 6th P.M., Lincoln County, Wyoming and running thence West 2046 feet to a point;
thence North 680 feet, more or less, to a point;
thence N 78°01' E, 475 feet, more or less, to the Southwest corner of Lot 310 of Lake View Estates Subdivision;
thence East 90 feet, more or less, to a point;
thence North 125 feet to the Southwest corner of Lot 309 of Lake View Estates Subdivision;
thence N 90°0' E, 127 feet to the Southeast corner of said Lot 309;
thence N 85°0' E, 117 feet, more or less, to the Southeast corner of Lot 308 of Lake View Estates Subdivision;
thence East 800 feet, more or less; thence South 120 feet;
thence East 460 feet, more or less, to a point on the North-South center line;
thence South 750 feet, more or less, to the point of beginning.

AND ALSO

A tract of land in the SW¹/₄SW¹/₄ of Section 29, T37N R118W of the 6th P.M., Lincoln County, Wyoming, described as follows:

Commencing West 2046 feet and N 0°07' W, 830 feet from the South Quarter corner of said Section 29, the point of beginning;
thence N 75°50' E, 290 feet;
thence S 0°0' E, 150 feet;
thence S 75°50' W, 290 feet;
thence N 0°07' W, 150 feet to the point of beginning.

AND ALSO

Beginning at the South One-quarter corner of Section 29, T37N R118W, marked with a Government brass cap;
thence N 23°37'00" E, 40.46 feet to the South corner of Grand View Enterprises Subdivision;
thence N 0°30' E, 1320 feet along the West line of said subdivision to a point 14.61 feet South on said line from a brass cap;
thence West 15.14 feet to a point on the East line of the SW¹/₄ of said Section 29;
thence S 0°34'11" W, 1342.76 feet along the East line of Grant I. Morris property, described in Warranty Deed recorded August 9, 1979 in Book 158PR on page 465, to the S¹/₄ corner of said Section 29 to the point of beginning.

AND ALSO

A tract of land in the SE¹/₄ of the SW¹/₄ of Section 29, Township 37 North, Range 118 West, 6th P.M., beginning 50 feet East of the Southwest corner of Lot 724 of Lake View Estates Ninth Addition and running thence East 300 feet;

thence South 200 feet;
thence West 300 feet;
thence North 200 feet to the point of beginning.

LESS AND EXCEPT any land previously conveyed or lying within Grandview Enterprises, Lake View Estates and Lake View Estates Ninth Addition.

Book 1086 of Photostatic Records on Page 91

Tracts of land in the SE¼ of the SW¼ of Section 29, Township 37 North, Range 118 West, 6th P.M., more particularly described as follows:

Parcel 1

COMMENCING at a POINT located on the north-south center line of Section 29, S89°14'24"W 2620.12 feet and N00°05'56"E 750.00 feet from the South ¼ corner of Section 29, Township 37 North, Range 118 West;

thence along the North boundary of the Turley tract, West 460 feet;

thence along the East boundary of the Turley tract, North 180 feet, more or less, and more particularly to the southwest corner of Lot 5 of the ALPINE PINES SUBDIVISION, ACCESSION NO. 196708;

thence along the South boundary of the ALPINE PINE SUBDIVISION, ACCESSION NO. 196708 (also known as the boundary of the incorporated limits of the Town of Alpine), N89°22' 15"E 360 feet to the corner of the boundary of the incorporated limits of the Town of Alpine;

thence along the boundary of the incorporated limits of the Town of Alpine, South 100 feet, to the corner of the boundary of the incorporated limits of the Town of Alpine;

thence along the boundary of the incorporated limits of the Town of Alpine, East 100 feet, more or less, to a point on the ¼ section line of said Section 29;

thence along the ¼ section line of said Section 29, S00°05'56"E 80 feet, more or less, to the POINT OF BEGINNING.

Parcel 2

COMMENCING at the POINT OF BEGINNING located at a point along the South boundary of LAKEVIEW ESTATES NINTH ADDITION, ACCESSION NO. 912220, East 50 feet, from the southwest corner of Lot 302 of the LAKEVIEW ESTATES SUBDIVISION INCORPORATED TRACTS A-F, TRACT B, PLAT NO. 157, ACCESSION NO. 386448 (now known as LOT 724 of the LAKEVIEW ESTATES NINTH ADDITION, ACCESSION NO. 912220), which point is also the northeast corner of the PREMIER REALTY INVESTMENTS, LLC, tract (formerly known as the Rich tract);

thence along the South boundary of the LAKEVIEW ESTATES NINTH ADDITION, ACCESSION NO. 912220, East 300 feet, more or less, to the West boundary of the ALPINE PINES SUBDIVISION, ACCESSION NO. 912220;

thence along the West boundary and an extension of the ALPINE PINES SUBDIVISION, ACCESSION NO. 912220, South 200 feet;

thence along the North boundary of the Turley tract, West 300 feet;

thence along the East boundary of the PREMIER REALTY INVESTMENTS, LLC, tract, North 200 feet, more or less, to the POINT OF BEGINNING.

ALSO INCLUDING ANY REMAINING REAL PROPERTY INTEREST HELD BY EVELYN A WARREN, EVELYN A. WARREN TRUST, AND PATRICIA ANN WASHBURN IN SECTION 29. TOWNSHIP 37 NORTH. RANGE 118 WEST.

Book 1143 of Photostatic Records on Page 293 (in part)

Quit Claim Deed for: The S $\frac{1}{2}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 37 North, Range 118 West, 6th P.M.

Turley Annexation



ALPINE PROPERTY HOLDINGS GROUP

PREMIER REALTY INVESTMENTS

STEVE TURLEY



Agenda

Annexation Area Details

Town of Alpine Uniform Annexation Process - Ordinance 2024-001

Wyoming State Code - Title 15, Chapter 1, Article 4, Section 3

Wyoming State Code - Title 15, Chapter 1, Article 4, Section 2

Other helpful information, some context, and the zoning request

Questions?





AREA DETAILS

Acres: 46.35+/-

Owners: Steve Turley, Alpine Property Holdings, Premier Realty Investments

UNIFORM ANNEXATION PROCESS
TOWN OF ALPINE

Ordinance 2024-001

2.1(a)

Prepetition conference

MARCH 2, 2026

CONFERENCE ATTENDED

2.1(b)

Prepetition application

FEBRUARY 24, 2026

APPLICATION SUBMITTED

2.1(c)

Pay prepetition application fee

MARCH 2, 2026

FEE PAID

2.1(d)

Pay noticing fee

NO NOTICING/FEE REQUIRED FOR P&Z HEARING

2.1(e)

Annexation Petition

MAY 8, 2026

ANNEXATION PETITION DRAFT ACCEPTED

2.1(f)

P&Z Review Hearing

JULY 28, 2026

HEARING (IN PROCESS)

3.1(b)

Pay Major Annexation Filing Fee & Deposit

MARCH 2, 2026

FEE PAID

ANNEXATION
WYOMING STATE CODE

15-1-403(a)
Written Petition

15-1-403(a)(i)

Signed and dated by a majority of landowners owning a majority of the area

15-1-403(a)(ii)(A)

Legal description

15-1-403(a)(ii)(B)

Request to be annexed

15-1-403(a)(ii)(C)

Statement of ownership

15-1-403(a)(ii)(D)

Map of the area

Written Petition

15-1-403(a)

15-1-403(a)(i)

Signed and dated by a majority of
landowners owning a majority of the
area

15-1-403(a)(ii)(A)

Legal description

15-1-403(a)(ii)(B)

Request to be annexed

15-1-403(a)(ii)(C)

Statement of ownership

15-1-403(a)(ii)(D)

Map of the area

<u>OWNER</u>	<u>LANDOWNERS %</u>	<u>ACREAGE %</u>
ALPINE PROPERTY HOLDINGS GROUP	33.3 %	0.5 %
PREMIER REALTY INVESTMENTS	33.3 %	4.5 %
STEVE TURLEY	33.4 %	9.5 %
TOTAL	100 %	100 %

Written Petition 15-1-403(a)

15-1-403(a)(i)

Signed and dated by a majority of
landowners owning a majority of the
area

15-1-403(a)(ii)(A)

Legal description

15-1-403(a)(ii)(B)

Request to be annexed

15-1-403(a)(ii)(C)

Statement of ownership

15-1-403(a)(ii)(D)

Map of the area

Alpine Property Holdings Group, L.L.C.

Steven Turley
Steven Turley, Manager

State of Texas)
) ss.
County of Harris)

The foregoing instrument was acknowledged before me by Steven Turley, Manager for Alpine Property Holdings Group, L.L.C., a Utah limited liability company, this 24th day of April 2026.

Fatima Lewis
Notary Public



My commission expires: 10/17/2026
Residing in: Harris County, Texas

Electronically signed and notarized online using the Proof platform.

Premier Realty Investments, LLC

Steven Turley
Steven Turley, Manager

State of Texas)
) ss.
County of Harris)

The foregoing instrument was acknowledged before me by Steven Turley, Manager for Premier Realty Investments, LLC, a Utah limited liability company, this 24th day of April 2026.

Fatima Lewis
Notary Public



Electronically signed and notarized online using the Proof platform.
My commission expires: 10/17/2026
Residing in: Harris County, Texas

Steven Turley aka Steve Turley
Steven Turley aka Steve Turley

State of Texas)
) ss.
County of Harris)

The foregoing instrument was acknowledged before me by Steven Turley aka Steve Turley this 24th day of April 2026.

Fatima Lewis
Notary Public



My commission expires: 10/17/2026
Residing in: Harris County, Texas,

Electronically signed and notarized online using the Proof platform.

Written Petition

15-1-403(a)

15-1-403(a)(i)

Signed and dated by a majority of
landowners owning a majority of the
area

15-1-403(a)(ii)(A)

Legal description

15-1-403(a)(ii)(B)

Request to be annexed

15-1-403(a)(ii)(C)

Statement of ownership

15-1-403(a)(ii)(D)

Map of the area

EXHIBIT "A"

Legal description of the area proposed for annexation

DESCRIPTION FOR TURLEY ANNEXATION TO THE TOWN OF ALPINE

To-wit: --

That part of the S1/2SW1/4 and that part of the SW1/4SE1/4 of Section 29, T37N R118W, Lincoln County, Wyoming, described as follows:

BEGINNING at the southeast corner of said S1/2SW1/4;

thence N89°-03'-59"W, 2067.27 feet, along the south line of said S1/2SW1/4, to the southwest point of that tract of record in the Office of the Clerk of Lincoln County in Book 633 of Photostatic Records on page 734;

thence N00°-17'-32"W, 835.53 feet, along the west line of said tract in Book 633, to the southwest point of Lakeview Estates 13th Addition to the Town of Alpine, of record in said Office with Accession No. 931677;

thence N77°-11'-20"E, 459.18 feet, along the south line of said 13th Addition and the easterly prolongation thereof to a position on the west line of Lot 310 of Lakeview Estates Incorporated Tracts A-F, of record in said Office with Plat No. 157;

thence S01°-18'-48"E, 172.08 feet, to the southwest point thereof;

thence N88°-50'-10"E, 60.24 feet, along the south line of said Lot 310, to the southeast point thereof;

thence N15°-15'-07"E, 125.50 feet, along the east line of said Lot 310, to the southwest point of Lot 309 of said Lakeview Estates Incorporated Tracts A-F;

thence N88°-50'-07"E, 128.51 feet, along the south line of said Lot 309, to the southeast point thereof, identical with the southwest point of Lot 731 of Lakeview Estates 12th Addition to the Town of Alpine, of record in said Office with Accession No. 935448;

thence along the south line of said Lakeview Estates 12th Addition, as follows:

S85°-39'-53"E, 115.46 feet, to the common point of Lots 731 and 730;

N68°-50'-07"E, 116.46 feet, to the common point of Lots 730 and 729;

N72°-50'-07"E, 120.48 feet, to the common point of Lots 729 and 728;

N54°-06'-42"E, 108.15 feet, to the common point of Lots 728 and 727;

N69°-33'-06"E, 171.39 feet, to the common point of Lot 726 of said 12th Addition with the common point of Lots 724 and 725 of Lakeview Estates 9th Addition to the Town of Alpine, of record in said Office with Accession No. 912220, and leave said south line;

thence S88°-50'-47"E, 353.13 feet, along the south line of said Lot 725, to the southeast point thereof on the west line of Alpine Pines, an addition to the Town of Alpine of record in said Office with Accession No. 496708;

Page 1 of 2

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T37N R118W Section 29/Sec 29/T37N R118W

Page 5 of 15

Written Petition

15-1-403(a)

15-1-403(a)(i)

Signed and dated by a majority of
landowners owning a majority of the
area

15-1-403(a)(ii)(A)

Legal description

15-1-403(a)(ii)(B)

Request to be annexed

15-1-403(a)(ii)(C)

Statement of ownership

15-1-403(a)(ii)(D)

Map of the area

DESCRIPTION FOR TURLEY ANNEXATION TO THE TOWN OF ALPINE

thence S00°05'33"W, 179.34 feet, along the west line of said Alpine Pines, to the southwest point thereof;

thence S89°53'24"E, 339.79 feet, along the south line of said Alpine Pines, to the northwest point of that tract of record in said Office in Book 990 of Photostatic Records on page 802;

thence S00°06'36"W, 100.00 feet, along the west line of said tract in Book 990, to a position;

thence S89°53'24"E, 120.00 feet, to a position on the east line of said S1/2SW1/4;

thence S00°06'36"W, 828.73 feet, along the east line of said S1/2SW1/4, to the CORNER OF BEGINNING

ENCOMPASSING an area of 45.10 acres, more or less;

the BASE BEARING for this survey is the south line of the SE1/4 of Section 29, T37N R118W, being N89°16'39"E;

each "corner" found as described in the Corner Record filed in the Office of the Clerk of Lincoln County;

each "point" marked by a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD.", with appropriate details;

each "position" is a calculated position with no monument found or set;

all in accordance with the plat prepared to be filed in the Office of the Clerk of Lincoln County titled, "PLAT TO ACCOMPANY ORDINANCE No. _____ FOR TURLEY ANNEXATION TO THE TOWN OF ALPINE WITHIN S1/2SW1/4 SW1/4SE1/4 SECTION 29 T37N R118W LINCOLN COUNTY, WYOMING", dated 15 January 2025, as revised

26 March 2026

Written Petition

15-1-403(a)

15-1-403(a)(i)

Signed and dated by a majority of landowners owning a majority of the area

15-1-403(a)(ii)(A)

Legal description

15-1-403(a)(ii)(B)

Request to be annexed

15-1-403(a)(ii)(C)

Statement of ownership

15-1-403(a)(ii)(D)

Map of the area

Alpine Property Holdings Group, L.L.C., Premier Realty Investments, LLC, and Steve Turley, the undersigned petitioners, hereby request the Town of Alpine to annex the following described lands as the TURLEY ANNEXATION TO THE TOWN OF ALPINE, in accordance with Wyoming Statutes § 15-1-401, et. seq., as amended.

Written Petition

15-1-403(a)

15-1-403(a)(i)

Signed and dated by a majority of landowners owning a majority of the area

15-1-403(a)(ii)(A)

Legal description

15-1-403(a)(ii)(B)

Request to be annexed

15-1-403(a)(ii)(C)

Statement of ownership

15-1-403(a)(ii)(D)

Map of the area

Petitioners are owners of record of the lands proposed for annexation as per the records in the Office of the Clerk of Lincoln County:

Alpine Property Holdings Group, L.L.C. (see legal descriptions in EXHIBIT "D")

in Book 1156 of Photostatic Records on Page 771 (in part),

in Book 1158 of Photostatic Records on Page 344 (in part),

Stoor unrecorded contract (as per 15-1-401(a)(ii))

Premier Realty Investments, LLC (see legal description in EXHIBIT "E")

in Book 956 of Photostatic Records on Page 293;

Steve Turley (see legal descriptions in EXHIBIT "F")

in Book 633 of Photostatic Records on Page 734 (in part),

in Book 1086 of Photostatic Records on Page 91,

in Book 1143 of Photostatic Records on Page 293 (in part),

and that a hearing is requested in accordance with Wyoming Statutes § 15-1-402 and 15-1-405.

Written Petition 15-1-403(a)

15-1-403(a)(i)

Signed and dated by a majority of landowners owning a majority of the area

15-1-403(a)(ii)(A)

Legal description

15-1-403(a)(ii)(B)

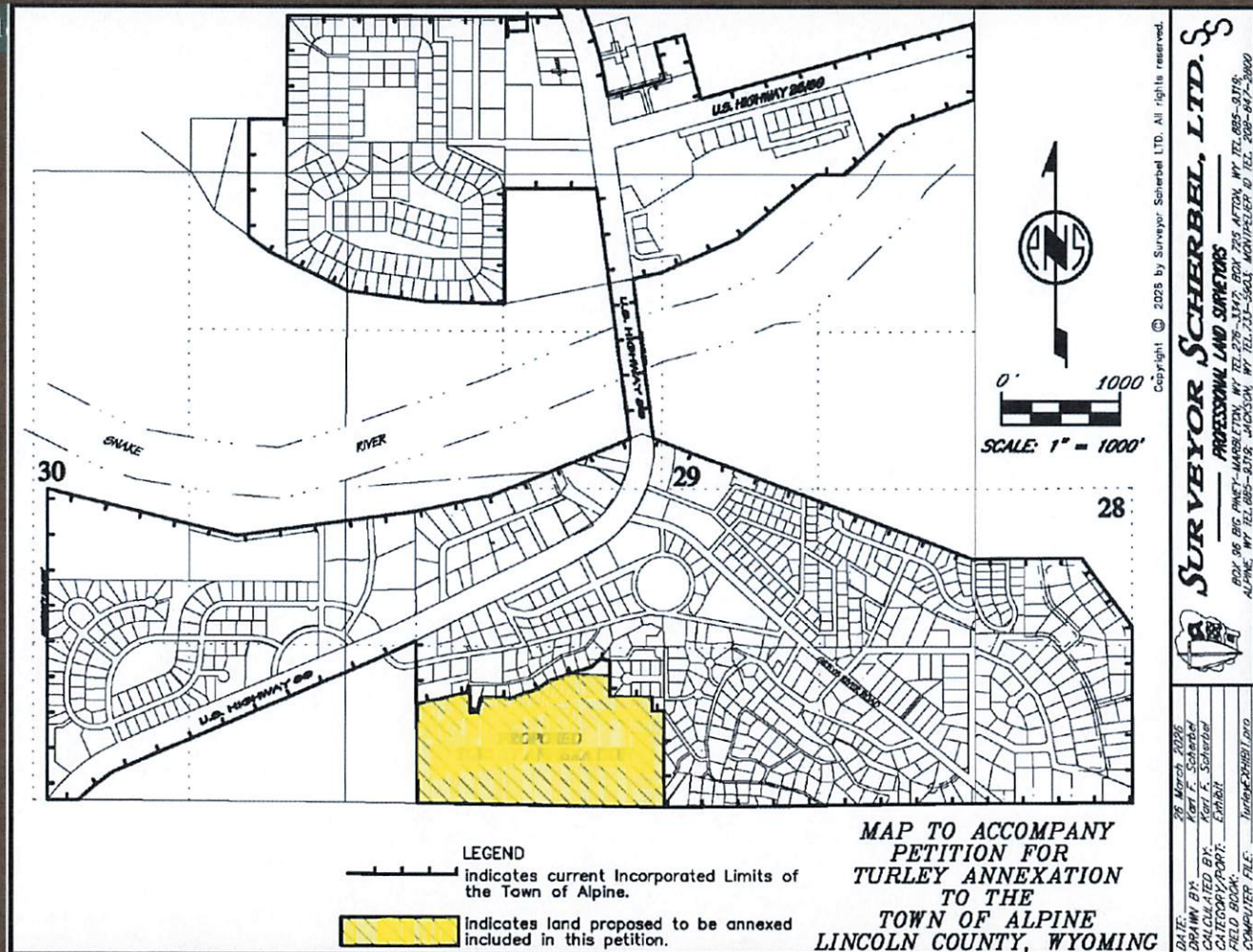
Request to be annexed

15-1-403(a)(ii)(C)

Statement of ownership

15-1-403(a)(ii)(D)

Map of the area



Written Petition 15-1-403(a)

15-1-403(a)(i)

Signed and dated by a majority of
landowners owning a majority of the
area

15-1-403(a)(ii)(A)

Legal description

15-1-403(a)(ii)(B)

Request to be annexed

15-1-403(a)(ii)(C)

Statement of ownership

15-1-403(a)(ii)(D)

Map of the area



ANNEXATION
WYOMING STATE CODE

15-1-402(a)
Council Findings Required

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

15-1-402(a)

Recommended Findings

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

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Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

15-1-402(a)

Recommended Findings

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

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15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

Health

- Annexation promotes public health by providing the development with access to reliable culinary water and sanitary sewer service.
- The proposed development would be served by privately constructed water and sewer infrastructure, including private water mains and private sewer mains, at no cost to the Town.
- Those systems would also be privately maintained, while still being designed, reviewed, inspected, and operated in accordance with applicable municipal, engineering, health, and building standards.
- This approach helps protect Alpine residents by reducing the risk of inadequate wells, failing septic systems, groundwater contamination, unreliable water supply, or uncoordinated utility systems near the Town.
- Annexation also allows water, sewer, drainage, and other infrastructure capacity to be reviewed as part of one coordinated development process helping ensure that infrastructure is appropriately sized, safely constructed, and adequately funded before development occurs.

15-1-402(a)

Recommended Findings

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

Safety

- Annexation promotes public safety by placing the development within a consistent system of law enforcement, fire protection, emergency response, building-code enforcement, and fire-code enforcement.
- The future subdivision would benefit from professional law enforcement and fire protection, while Alpine would have the ability to require appropriate road access, emergency access, fire-flow capacity, street design, addressing, hydrant placement, and other public-safety improvements.
- The proposed private streets would be constructed and maintained at private expense rather than at the expense of the Town. Even though the streets would be privately maintained, they would still be required to meet applicable standards for safe travel, emergency access, pavement, grades, turning movements, and fire-apparatus access.
- Consistent building and fire-code enforcement is particularly important in a foothill and wildland-urban interface setting.
- Annexation allows the Town to require and enforce appropriate construction standards, defensible space, wildfire breaks, vegetation management, emergency access, fire-resistant materials, and other wildfire-mitigation measures.
- These requirements do not protect only the future homes within the development, but they also help reduce the potential for wildfire to spread beyond the development and threaten existing Alpine neighborhoods, residents, and public resources.

15-1-402(a)

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

Recommended Findings

Welfare

- Annexation protects the general welfare by allowing Alpine to guide the development through its own zoning, subdivision, engineering, building, and fire-safety regulations.
- Without annexation, development near Alpine could occur under fragmented or inconsistent standards, with separate decisions concerning roads, utilities, drainage, emergency access, land use, and service delivery.
- Gives Alpine a direct role in determining how the property develops and allows the Town to require:
 - safe transportation and emergency access;
 - adequate utility and infrastructure capacity;
 - compatible transitions to surrounding neighborhoods;
 - appropriate setbacks, buffering, landscaping, and open space;
 - coordinated drainage and stormwater improvements;
 - wildfire mitigation and defensible-space measures;
 - trail planning and public-access connections; and
 - compliance with Alpine's adopted zoning and subdivision requirements.
- This coordinated approach promotes orderly growth and reduces the potential for fragmented service delivery, incompatible development, inadequate infrastructure, or improvements that are not properly funded or maintained.
- The proposal also includes trail access connecting toward adjacent Game and Fish lands expanding recreational access, improve community connectivity, and help integrate the development into Alpine's broader trail and open-space system.
- The proposed private streets, private water mains, and private sewer mains would be constructed and maintained without imposing those maintenance costs on the Town.

15-1-402(a)

Recommended Findings

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

Natural part of Alpine

- The area shares Alpine's mountain setting, foothill landscape, vegetation, views, climate, and natural drainage patterns.
- The property is visually and physically connected to Alpine rather than separated from it by a major natural barrier.
- The proposed development can preserve Alpine's natural character through open space, sensitive grading, landscaping, trail connections, and protection of important view corridors.
- Annexation would allow a single municipality to coordinate drainage, wildfire planning, hillside development, and environmental protections.
- The subdivision would represent an orderly extension of existing development rather than a disconnected development enclave.

15-1-402(a)

Recommended Findings

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, **geographical**, economical and social **part of Alpine**

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

Geographical part of Alpine

- The property is contiguous with, surrounded by, or immediately adjacent to Alpine.
- Its primary road accesses are through Alpine.
- The area is closer to Alpine neighborhoods and facilities than to those of another municipality.
- Annexation would create a more logical municipal boundary.
- Roads, trails, drainage systems, or utility corridors naturally connect the property to Alpine.
- Emergency services would access the property from existing Alpine routes.
- The project is located within Alpine's natural growth area.

15-1-402(a)

Recommended Findings

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, **economical** and social **part of Alpine**

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

Economic part of Alpine

- The project would add taxable property value to Alpine.
- New residents would patronize Alpine businesses, schools, recreation, and community services.
- The developer would construct and fund required roads, utilities, drainage, and other improvements.
- Development fees, impact fees, and property taxes would help support municipal services.
- The subdivision can be served efficiently as an extension of existing systems.
- Annexation avoids inefficient duplication of roads, utilities, public safety, or government administration.
- The project provides housing for people who work, shop, worship, attend school, or have family connections in Alpine.
- The proposed density helps distribute infrastructure costs and makes orderly development economically feasible.
- The project would broaden Alpine's housing supply without requiring the city to finance the private development.
- User fees, impact fees, and property taxes directly benefit Alpine. Additional residents provide additional local purchasing power which supports the local economy.

15-1-402(a)

Recommended Findings

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

Social part of Alpine

- Residents will use Alpine roads, parks, trails, schools, churches, businesses, and community events.
- The project is residential, not an incompatible industrial or regional commercial use.
- The homes and neighborhood design are consistent with Alpine's family-oriented residential identity.
- Residents are likely to have family, employment, school, religious, recreational, or social ties to Alpine.
- The development provides opportunities for children, young families, empty nesters, or others to remain near family in Alpine.
- Roads, walkways, trails, parks, open spaces, and street connections can integrate the subdivision rather than isolate it.
- The project will be governed by Alpine's laws and participate in Alpine's civic institutions.
- Additional housing allows new generations to join or remain in the community.

15-1-402(a)

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

15-1-402(a)(iv)

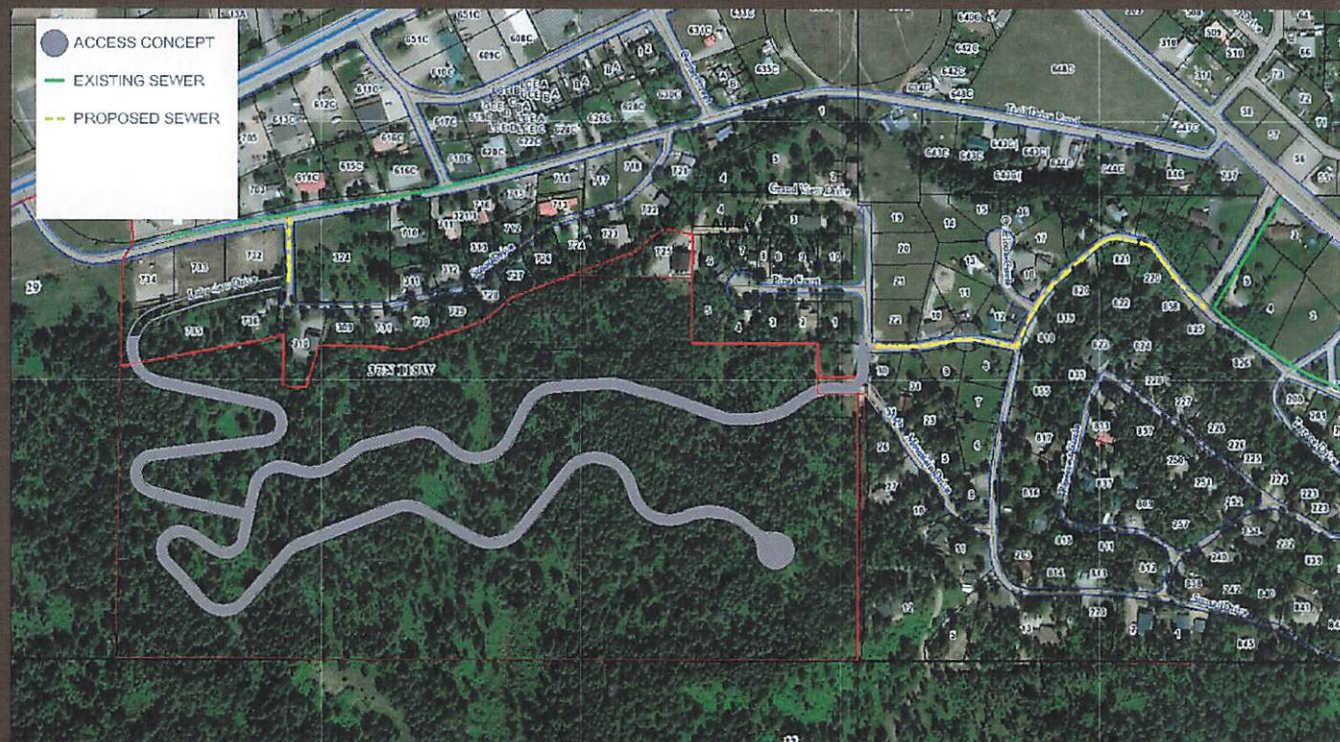
Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

Recommended Findings

SEWER SERVICES



15-1-402(a)

Recommended Findings

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

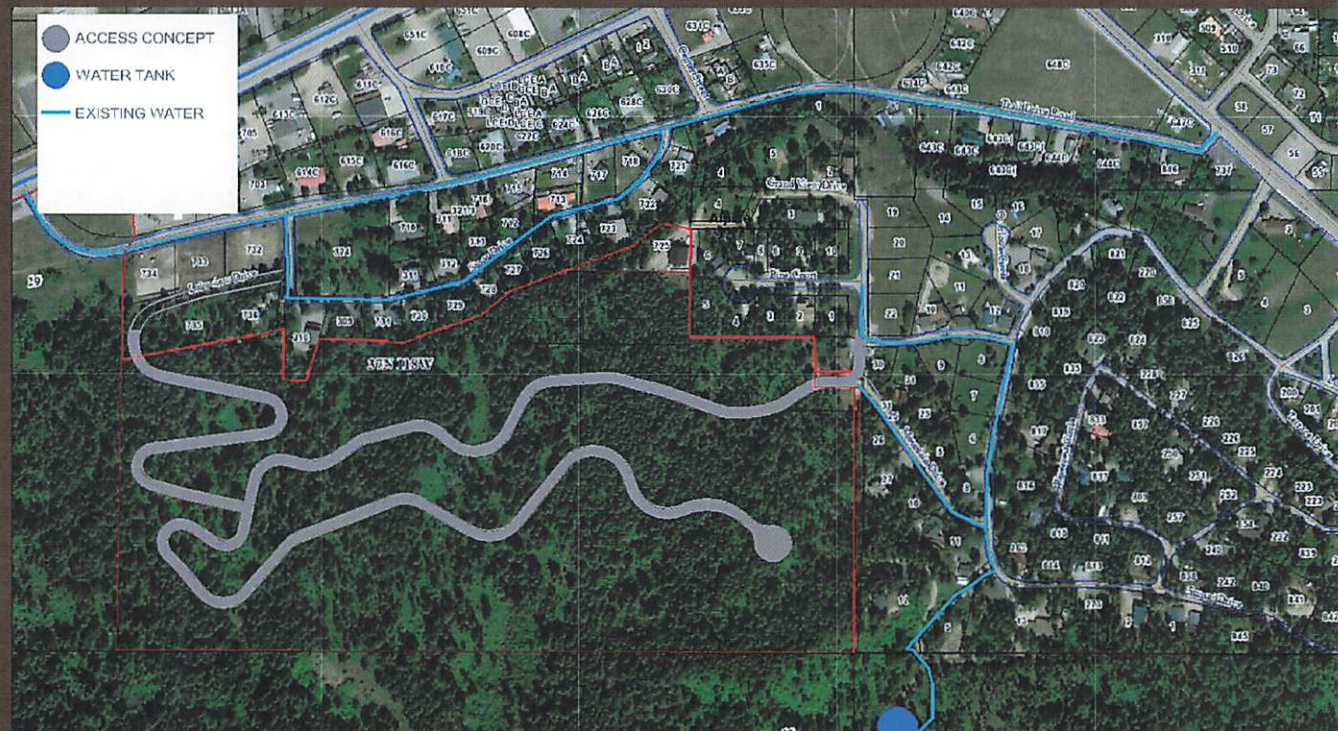
15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

WATER SERVICES



15-1-402(a)

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

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15-1-402(a)(iv)

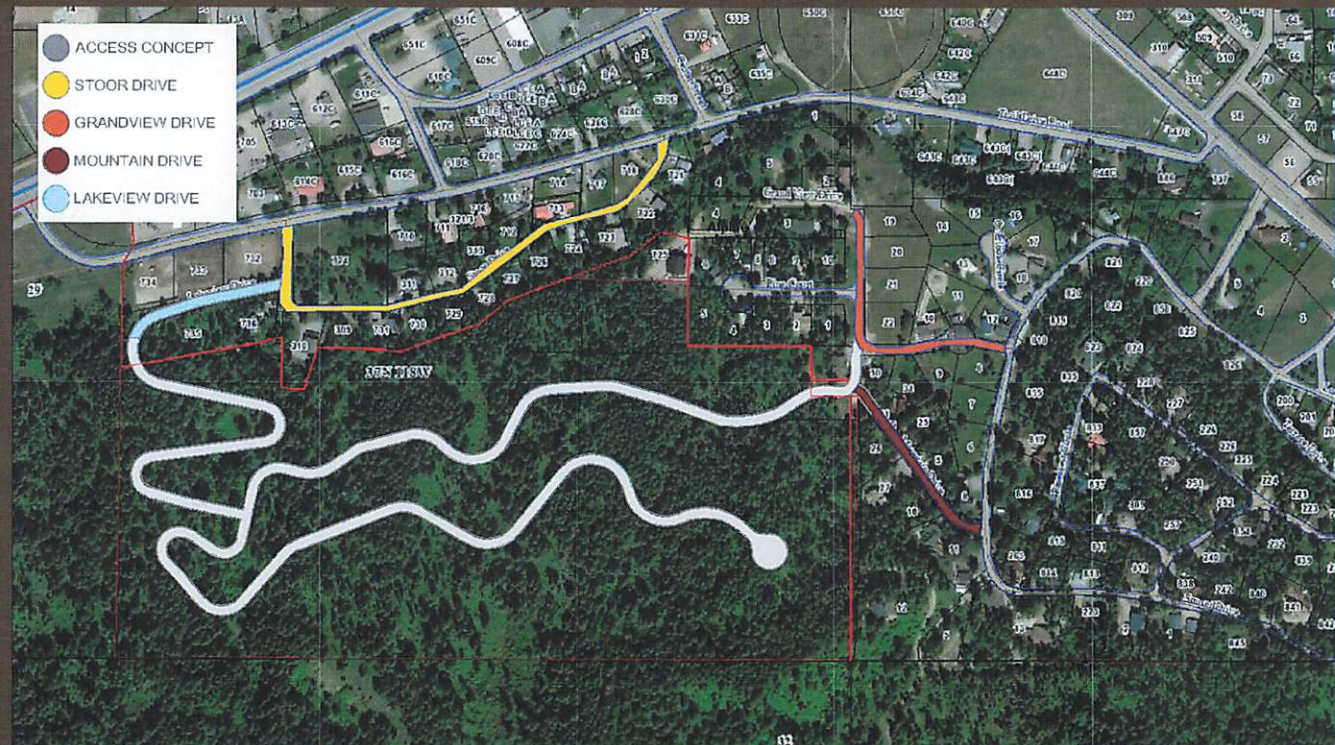
Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

Recommended Findings

ACCESS ROADS



15-1-402(a)

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

Recommended Findings

Lakeview Drive:

In 1965, Don and Gwendolyn Earle dedicated Lakeview Estates Tracts A, B, C, D, E, F (entry #286448). On this plat, they dedicated all streets and roads shown on the plat "as intended for public use", including Lakeview Drive.

In 2007, Eugene R. Davis, Sally Pavlick and Craig Pavlick created Lake View Estates 13th Addition (entry #931677). This was subject to all easements, exceptions, reservations, restrictions, rights-of-way and improvements of sight and or record. This plat shows Lakeview Drive.

Stoor Drive:

In 1965, Don and Gwendolyn Earle dedicated Lakeview Estates Tracts A, B, C, D, E, F (entry # 286448). On this plat, they dedicated all streets and roads shown on the plat "as intended for public use", including Stoor Drive.

In 2005, Lakeview Estates Ninth Addition (entry #912220) was dedicated. Stoor Drive was dedicated to the public in this plat.

In 2007, Eugene R. Davis, Sally Pavlick and Craig Pavlick created Lake View Estates 13th Addition (entry #931677). This was subject to all easements, exceptions, reservations, restrictions, rights-of-way and improvements of sight and or record. This plat shows Stoor Drive.

Grandview Drive:

In 1973, Carl Hirachi and Harry Nighswonger dedicated Grand View Enterprises Incorporated Tract-1 (entry #447722). The streets in this plat were dedicated as private, for the use of the adjacent owners. This included Grandview Drive.

In 1976, Alpine Pines (entry #196708) was dedicated. This plat shows Grandview Drive, and dedicates the roads shown as public roads.

Mountain Drive:

In 1973, Carl Hirachi and Harry Nighswonger dedicated Grand View Enterprises Incorporated Tract-1 (entry #447722). The streets in this plat were dedicated as private, for the use of the adjacent owners. This included Mountain Drive.

In 2006, Grand Lakes (entry #924971) was dedicated. Portions of Mountain Drive were dedicated to the public.

All roads have been maintained by the Town of Alpine as public streets.

15-1-402(a)

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

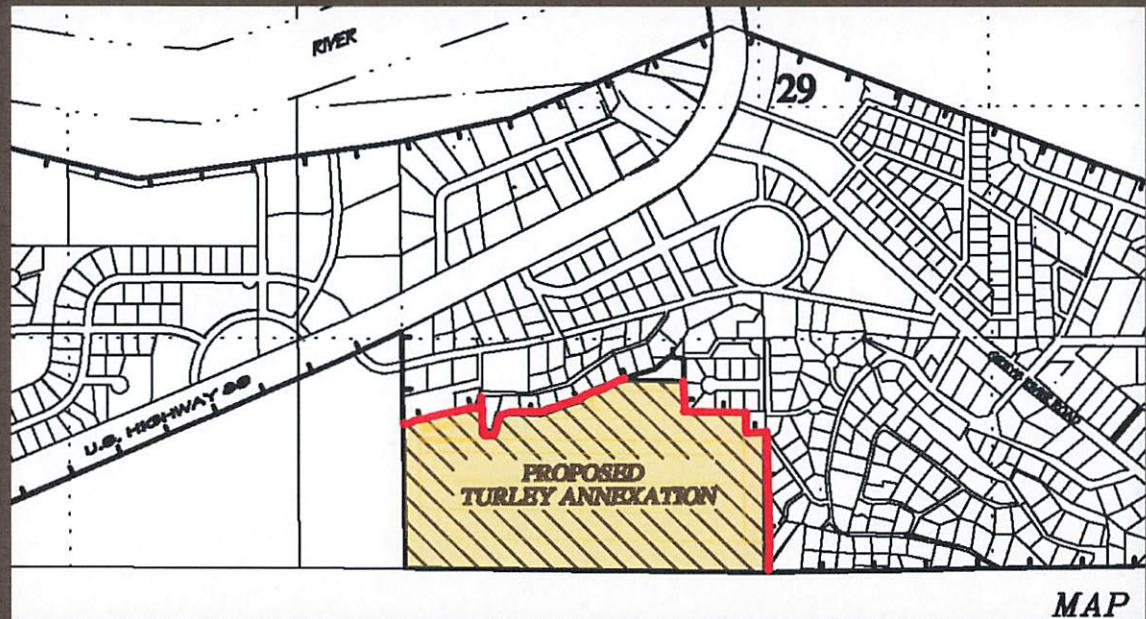
15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

Recommended Findings



Area boundary contiguous with Alpine boundary for 2,300 feet

15-1-402(a)

Recommended Findings

15-1-402(a)(i)

Protection of the health, safety and welfare of the persons residing in the area and in Alpine

15-1-402(a)(ii)

Development area would constitute a natural, geographical, economical and social part of Alpine

15-1-402(a)(iii)

Area is logical and feasible addition to Alpine and the extension of services will be available to the area

15-1-402(a)(iv)

Area is contiguous with or adjacent to Alpine

15-1-402(a)(v)

Alpine is prepared to issue [necessary] franchises to serve the area

LOWER VALLEY ENERGY

written confirmation to provide service pending

Ordinances & General Plan regarding Zoning



#1 GOAL FOR HOUSING:

"Encourage a range of housing types to serve diverse household needs."

(General Plan draft, p. 83)



"R-2 Multi-Unit Residential District: The purpose of this district (R-2) is to encourage the development of duplexes, townhouses, apartments, multi-unit residential facilities which can provide housing for both short and long-term residents." (Town of Alpine Land Use and Development Code ADOPTED – 3/18/2025 – ORDINANCE 2024-009, p. 58)

"The purpose of the planned unit development process...is to:

1. Permit and encourage the development of a combination of land uses that would not be possible via the permitted uses authorized within each zoning district where there is a demonstrable benefit to the town.
2. Permit and encourage the creative design of new residential areas that may vary from residential subdivisions of standard lot sizes and standard street systems..."

(Town of Alpine Land Use and Development Code ADOPTED – 3/18/2025 – ORDINANCE 2024-009, p. 14)

"The types of homes available don't fully match local needs. While there are some alternative housing types in Alpine, most homes are still single-family."

(General Plan draft, p. 75)

"Residents expressed interest in expanding housing choices, such as smaller starter and finisher homes, duplexes and triplexes, and other middle housing types while maintaining Alpine's character." (General Plan draft, p. 80)

REQUESTED ZONING DESIGNATION
&
ANNEXATION AGREEMENT

Intended use of the property

Residential

Intended zone designation

R2 P.U.D.

No residential dwelling development until geotechnical, slope stability, hydraulic, geologic, seismic report compliance

Single-family residences only (attached and detached)

Private roads, sewer & water infrastructure provided by developer

Maintenance of private infrastructure and snow removal provided by property owner's association



Thank you

Questions?

