



Date: August 18, 2026

Department: Administration

Presenter: Monica Chenault, Clerk/Treasurer

Subject: Resolution No. 2026-034 – Annexation Petition Certification

Purpose:

The Town Council is being asked to consider Resolution No. 2026-034, certifying the annexation petition submitted by Alpine Property Holdings Group, LLC, Premier Realty Investments, LLC, and Steve Turley, and establishing October 6, 2026, at 7:00 p.m. as the date and time for the annexation public hearing.

Certification of the petition is a procedural determination and does not constitute approval of the annexation, requested zoning, or future development of the property.

Background:

Mr. Turley submitted the annexation petition to the Town Clerk on July 29, 2026. The petitioners are Alpine Property Holdings Group, LLC, Premier Realty Investments, LLC, and Steve Turley. The petition involves approximately 46.35 acres adjacent to the Town of Alpine and is classified as a Major Annexation under Ordinance No. 2024-001.

The petitioners completed the Town's prepetition requirements and paid the required fees. The Town Clerk reviewed the petition and determined that it contains the information required by W.S. § 15-1-403 and Ordinance No. 2024-001. On July 31, 2026, the Town Clerk certified that the annexation petition was complete and that all required information had been received.

Wyoming state statute requires the Town Council to schedule the annexation public hearing no fewer than 30 days and no more than 180 days after the date the Town Clerk certifies the petition as complete. The proposed October 6, 2026, hearing date falls within that statutory period.

Resolution No. 2026-034 certifies the annexation petition, establishes the date and time for the annexation public hearing, and authorizes the Town Clerk to complete the procedural steps required by Wyoming state statute.

Alternatives:

- Option A — Approve as Presented
 - Approve Resolution No. 2026-034 as presented, certifying the annexation petition and establishing October 6, 2026, at 7:00 p.m. as the annexation public-hearing date.
- Option B — Amend the Hearing Date and Approve
 - Amend Resolution No. 2026-034 to establish a different annexation public-hearing date and approve the resolution as amended. Any amended hearing date must comply with Wyoming state statute, which requires the Town Council to schedule the hearing no fewer than 30 days and no more than 180 days after the Town Clerk certified the petition as complete on July 31, 2026.
- Option C — Deny
 - Deny Resolution No. 2026-034 and identify the specific reason the petition should not be certified.

Fiscal Impact:

The petitioners have paid the required fees. The Town Clerk will complete the annexation report required by Wyoming state statute. Upon completion, the report will be submitted for attorney and engineering review. The Town will incur costs associated with those professional reviews.

Strategic or Community Impact:

Approval of Resolution No. 2026-034 allows the annexation petition to proceed through the public process required by Wyoming state statute. Approval of the resolution does not approve the annexation, establish zoning, or authorize future development of the property.

Key Questions:

1. Does the Town Council wish to approve Resolution No. 2026-034, certifying the annexation petition?
2. Does the Town Council wish to establish October 6, 2026, at 7:00 p.m. as the annexation public-hearing date?
3. If the Town Council selects a different hearing date, does that date comply with the statutory requirement that the hearing be scheduled no fewer than 30 days and no more than 180 days after the Town Clerk's July 31, 2026, certification?

Staff Recommendation:

Staff recommends approval of Resolution No. 2026-034 as presented.

Suggested Motions:

Option A: Motion to approve Resolution No. 2026-034 as presented, certifying the annexation petition submitted by Alpine Property Holdings Group, LLC, Premier Realty Investments, LLC, and Steve Turley, and establishing October 6, 2026, at 7:00 p.m. as the annexation public-hearing date.

Option B: Motion to amend Resolution No. 2026-034 by changing the annexation public-hearing date to [new date and time], which falls within the period required by Wyoming state statute, and approve Resolution No. 2026-034 as amended.

Option C: Motion to deny Resolution No. 2026-034 based on the following identified deficiency: [state the specific deficiency].

Attachments:

1. Petition to Annex
2. Town Clerk's Certification
3. Annexation Timeline, identifying the statutory deadlines that must be met to conduct the public hearing on October 6, 2026.