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**FW: Turkey annexation**

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**From** Monica Chenault <clerk@alpinewy.gov>

**Date** Tue 7/21/2026 10:44 AM

**To** Town Council No Attorney <TownCouncilNoAttorney@alpinewy.gov>

Public comment – Sarah - Please attach to agenda

**Monica L. Chenault**

Clerk & Treasurer

Town of Alpine

P.O. Box 3070

Alpine, Wyoming 83128

Office: (307) 654-7757 ext. 2

[www.alpinewy.gov](http://www.alpinewy.gov)

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Email correspondence to and from this office in connection with the transaction of public business is subject to disclosure under the Wyoming Public Records Act.

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**From:** Kaitlin Aulie <aulieka@gmail.com>

**Sent:** Tuesday, July 21, 2026 9:42 AM

**To:** Monica Chenault <clerk@alpinewy.gov>

**Subject:** Turkey annexation

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Good morning Alpine Town Council,

This email is my formal opposition letter to the annexation of the Turley property into the town of Alpine. This land is a geological risk for the community, the land is rated a 9/10 for risk to have a landslide putting the planned 54 units in jeopardy along with the residents at the bottom of Dogwalk mountain. That includes the new apartment units. This land is far steeper than the Gros Ventre slide.

Further reasons to say no, there are bears and wildlife that live on that hill. Developing that area puts a risk to the people living there to have bears in their yard, garages and homes.

I live on Stoor Drive. My neighbors purchased their A frame cabin last summer and before the deal went through, the foundation had to be fixed. The home had shifted completely off of the original foundation. This proves that there is movement on the mountainside and nothing should be done construction wise to "wake the bear."

Please say no to Turley.

Sincerely,

Kaitlin Aulie and Keith DeGryse

174 Stoor Dr  
Alpine, WY 83128

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**FW: Concerns**

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**From** Monica Chenault <clerk@alpinewy.gov>

**Date** Tue 7/21/2026 10:52 AM

**To** Town Council No Attorney <TownCouncilNoAttorney@alpinewy.gov>

Public comment – Sarah please attach to the agenda.

**Monica L. Chenault**

Clerk & Treasurer

Town of Alpine

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**From:** Staci Watson <lshwatson@gmail.com>

**Sent:** Tuesday, July 21, 2026 10:02 AM

**To:** Monica Chenault <clerk@alpinewy.gov>

**Subject:** Concerns

This is the first time you received an email from this sender ([lshwatson@gmail.com](mailto:lshwatson@gmail.com)). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Alpine Town Council,

I am writing to express my concerns regarding the proposed Turley annexation. In addition to the well-known issues surrounding the geological survey findings, the county's previous decision not to allow development, and the limited road access available during emergencies, I would like to share concerns based on my family's experience as long-time property owners on "The Hill."

My family has owned property on The Hill since 1990, and we recently purchased an additional home on Lodge Lane. Neither property is used as a short-term rental. Due to the fire risk rating associated with the Lodge Lane property, obtaining homeowners insurance was extremely difficult. We first sought coverage from insurance providers within the valley and were repeatedly denied. Ultimately, we were forced to obtain coverage from an out-of-state insurer.

This experience highlights existing concerns about wildfire risk, emergency access, and the strain that additional development could place on the area. I respectfully ask that these factors be carefully considered as part of the annexation review process.

Thank you for your time and consideration.

Sincerely,

Staci Watson



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**FW: Turley**

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**From** Monica Chenault <clerk@alpinewy.gov>  
**Date** Tue 7/21/2026 10:47 AM  
**To** Town Council No Attorney <TownCouncilNoAttorney@alpinewy.gov>

Public comment – Sarah please attach to packet.

**Monica L. Chenault**  
Clerk & Treasurer  
Town of Alpine  
P.O. Box 3070  
Alpine, Wyoming 83128  
Office: (307) 654-7757 ext. 2  
[www.alpinewy.gov](http://www.alpinewy.gov)

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**From:** DAN STOOR <dstoор@cox.net>  
**Sent:** Tuesday, July 21, 2026 9:46 AM  
**To:** Monica Chenault <clerk@alpinewy.gov>; Dan Stoor <dstoор@cox.net>  
**Subject:** Turley

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To whom it may concern,

Actually it concerns all of us! It just baffles my mind that the county considers this Steve Turley development too dangerous to approve so he decides to do an end around with our city officials to get his approval. How can the mayor and city council members turn a blind eye to the people that live below this project and the people that move into this potential fire trap? My wife and I have had numerous conversations with Mr. Turley and we found him to be a very personable guy only to find out later he was lying to us the whole time! If he can lie to us don't think that he won't lie to you.

My family has owned land in Alpine for many decades and there was always the talk that Alpine will someday be another Jackson. I always believed in the potential this town has until recently. I feel the people in power have only one thing in mind and that is greed! I am now convinced Alpine will never be another Jackson!

I hope that when you make your decision it is within the best interest of the citizens and the town of Alpine.

Respectfully Dan and Robyn Stoor



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**FW: Turley Annexation**

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**From** Monica Chenault <clerk@alpinewy.gov>  
**Date** Tue 7/21/2026 10:51 AM  
**To** Town Council No Attorney <TownCouncilNoAttorney@alpinewy.gov>

Public comment – Sarah please attach to this evenings meeting.

**Monica L. Chenault**  
Clerk & Treasurer  
Town of Alpine  
P.O. Box 3070  
Alpine, Wyoming 83128  
Office: (307) 654-7757 ext. 2  
[www.alpinewy.gov](http://www.alpinewy.gov)

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**From:** Burke <burkewyfl@gmail.com>  
**Sent:** Tuesday, July 21, 2026 10:00 AM  
**To:** Monica Chenault <clerk@alpinewy.gov>  
**Subject:** Turley Annexation

This is the first time you received an email from this sender ([burkewyfl@gmail.com](mailto:burkewyfl@gmail.com)). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Please do not allow the Turley Annexation!! I am totally against it, risky location, access, Sunset Dr. road use, every reason mentioned. I am asking it not to be approved.

Thank you.

Mary Burke Shaw  
677 Sunset Dr.  
Alpine, Wy. 83128  
561-379-4225

Sent from my iPhone

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**FW: Turley Property Annexation**

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**From** Monica Chenault <clerk@alpinewy.gov>  
**Date** Tue 7/21/2026 10:53 AM  
**To** Town Council No Attorney <TownCouncilNoAttorney@alpinewy.gov>

Public comment – Sarah please attach to the agenda

**Monica L. Chenault**

Clerk & Treasurer  
Town of Alpine  
P.O. Box 3070  
Alpine, Wyoming 83128  
Office: (307) 654-7757 ext. 2  
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---

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**From:** Brett W <williamsonbrett@hotmail.com>  
**Sent:** Tuesday, July 21, 2026 10:07 AM  
**To:** Monica Chenault <clerk@alpinewy.gov>  
**Subject:** Turley Property Annexation

This is the first time you received an email from this sender ([williamsonbrett@hotmail.com](mailto:williamsonbrett@hotmail.com)). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello. My wife and I own a property directly adjacent to the Turley Property on Mtn. Drive.

I am submitting this letter to express my concerns regarding the proposed annexation of this property by the City of Alpine.

This property has a high hazard rating, and any future development should carefully consider the associated risks to public safety. I am also concerned about the proposed residential density, which could place additional strain on the area and increase evacuation challenges during an emergency.

Finally, the property is served by a single access road. Relying on one point of access raises significant concerns for emergency response and safe evacuation in the event of a wildfire or other emergency. I respectfully ask that these issues be given careful consideration before any annexation or development decisions are made.

Brett Williamson  
636 Mountain Drive

July 27, 2026

Dear Mayor and Council,

This letter is in opposition to the Turley Annexation proposal. I believe that this project will have such a significant impact on our town that the problems and potential problems incurred will drive us into financial ruin. The reasons to oppose this project are as follows:

1. The town's financial liability and that of every tax paying Alpine resident.
2. Water and sewer infrastructure and capacity
3. Insufficient roads to drive into the town as well as the extra traffic load
4. Density and overdevelopment
5. High landslide risk
6. High fire risk

I encourage each of you to make your decision only after listening to your constituents who would have to live with the consequences long after you are out of office.

Sincerely,

Merridee Matson  
527 Three Rivers Drive

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**FW: Turley Annexation**

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**From** Monica Chenault <clerk@alpinewy.gov>

**Date** Tue 7/21/2026 10:54 AM

**To** Town Council No Attorney <TownCouncilNoAttorney@alpinewy.gov>

Public comment – Sarah please attach to the meeting

**Monica L. Chenault**

Clerk & Treasurer

Town of Alpine

P.O. Box 3070

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**From:** Lynn Cox <lbjmtnman@yahoo.com>

**Sent:** Tuesday, July 21, 2026 10:26 AM

**To:** Monica Chenault <clerk@alpinewy.gov>

**Subject:** Turley Annexation

Caution: The sender name (Lynn Cox) is different from their email address ([lbjmtnman@yahoo.com](mailto:lbjmtnman@yahoo.com)), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

[Yahoo Mail for iPhone](#) My name is Lynn Cox and I own 702 Sunset Dr and a lot off of Pinecrest since 2000.  
I am totally against the Turley project. It's a very loud NO for me!

Lynn B. Cox  
702 Sunset Dr.  
Alpine, WY. 83128  
314-307-9086  
307-654-9210  
[lbjmtnman@yahoo.com](mailto:lbjmtnman@yahoo.com)

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**Fwd: Proposed Turley annexation**

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**From** Allan Burton <allanburton58@gmail.com>

**Date** Mon 7/27/2026 9:52 PM

**To** Sarah Greenwald <office@alpinewy.gov>

This is the first time you received an email from this sender (allanburton58@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

----- Forwarded message -----

**From:** **Allan Burton** <[allanburton58@gmail.com](mailto:allanburton58@gmail.com)>

**Date:** Mon, Jul 27, 2026 at 9:42 PM

**Subject:** Proposed Turley annexation

**To:** <[planning@alpinewy.gov](mailto:planning@alpinewy.gov)>

Dear Members of the Alpine P&Z,

I am writing to express my strong opposition to the proposed Turley annexation.

My wife, my 90-year-old in-laws, and I reside at 697 Sunset Drive. My wife's family has owned this property since 1972. Having witnessed the area's development over the past 50 years, I am deeply concerned about the proposed infrastructure changes.

The plan to use Sunset Drive as a main artery to access arterial roads for the Turley annexation is unsafe and impractical for the following reasons:

- Inadequate Infrastructure: Sunset Drive is landlocked, and the steep grades cannot be safely modified to accommodate additional traffic.
- Traffic Volume: The proposed 54 units will introduce an estimated 200 to 400 additional vehicle trips per day, which the road cannot sustain.
- Pedestrian Safety: Local residents must walk on the road due to a lack of sidewalks, which has already caused close calls with vehicles. While the developer offered to install a sidewalk, there is no existing easement or city right-of-way to allow for it.
- Hazardous Road Conditions: The road features blind corners and steep sections that are dangerous in the summer and treacherous during the winter. This hazard has already been exacerbated by increased traffic from local short-term rentals.
- Capacity Limits: Sunset Drive was never designed to handle the increased traffic pressure of the first phase, let alone any subsequent phases of development.
- Dead-End Arterials: The current arterial roads are dead ends and were not designed to be expanded or to service additional density.

The negative impact on existing homeowners cannot be fully captured by studies. Driving the road just once makes it clear that Sunset Drive cannot accommodate the additional pressure from this annexation and development.

Sincerely,

Allan Burton



## Widespread Opposition to Proposed Annexation: Public Comment Petition Submission

From Max Mogren <maxmogren@gmail.com>

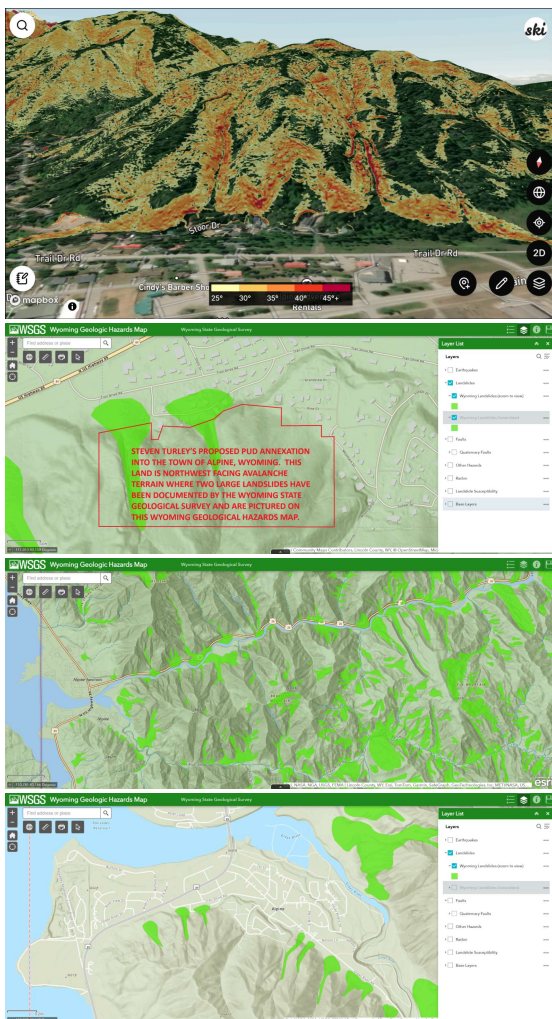
Date Mon 7/27/2026 7:42 PM

To Sarah Greenwald <office@alpinewy.gov>; office@svinews.com <office@svinews.com>; Eric Green <mayor@alpinewy.gov>; planning@lincolncountywy.gov <planning@lincolncountywy.gov>; Monica Chenault <clerk@alpinewy.gov>; Melody Leseberg <admin@alpinewy.gov>; Jeremy Larsen <jlarsen@alpinewy.gov>; shayscaffide@gmail.com <shayscaffide@gmail.com>; Shay Scaffide <sscaffide@alpinewy.gov>; editor@jhnewsandguide.com <editor@jhnewsandguide.com>; editor@svinews.com <editor@svinews.com>

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Dear Town of Alpine Elected Officials, Planning and Zoning, Town Employees, and Local Media:

Please take this updated petition submission into consideration and add it to the public record regarding the proposed Alpine Property Holdings Group, LLC and Premier Realty Investments, LLC Annexation (aka Turley Annexation) that is on the agenda for tomorrow's Alpine Planning and Zoning meeting on July 28th, 2026.



The **Protect Alpine Wyoming from Dangerous Development Petition** has now attained over 550 signatures: 339 signatures at [Change.org](https://www.change.org) and 226 on [Google Forms](https://www.google.com/forms). Please consider signing it yourself if you share our concerns about landslides, liabilities, avoiding costly catastrophes, health, safety, welfare, the public peace, and the need for the Town of Alpine to establish clear LUDC standards limiting development on and below the steep slopes within and surrounding this beautiful Wyoming town.

The full text of the petition is accessible on [Google Forms](https://www.google.com/forms), and here:

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## Petition: Protect Alpine, Wyoming from Dangerous Development

To: Alpine Planning and Zoning Commission, Alpine Town Council, and Mayor Green

We, the undersigned, respectfully petition the Town of Alpine, Wyoming to:

1. Reject the Turley Annexation Petition, and
2. Adopt slope angle and geological stability standards in the Alpine Land Use and Development Code (LUDC)

#### Why This Matters

A Utah-based developer is seeking to annex 46 acres of steep mountainside on Dog Walk Mountain into the Town of Alpine and receive Planned Unit Development (PUD) status. If approved, this proposal would expose Alpine residents, Wyoming taxpayers, and the Town of Alpine itself to serious and documented risks.

The facts are clear:

- The Wyoming State Geological Survey rates the entire Turley parcel 9 out of 10 for landslide susceptibility. Most of Alpine rates zero out of 10.
- Two landslides have already originated within the Turley parcel. At least 14 more scar surrounding drainages on the same mountain.
- The site contains prime avalanche terrain — northwest-facing slopes of 35°–45+° with two terrain-trap ravines aimed directly at private homes and public infrastructure.
- No comparable residential development exists anywhere in Teton or Lincoln Counties on terrain this steep, complex, and geologically unstable.
- Similar slope failures in our region have cost taxpayers over \$58 million in recent years — costs that fell on the public, not the developers.
- The developer has owned this land for twenty years yet has submitted no site plan, no engineering certifications, and no density projections as required by Alpine's own LUDC.
- Homeowner's insurance does not cover landslides or avalanches. Alpine residents below this slope would bear the risk.
- Approving this annexation before the Town's 2026 Master Plan is finalized is procedurally premature and potentially unlawful.
- Existing access roads to Alpine's "Hill People" neighborhood are steep, narrow, unsafe, shaded, and do not meet modern standards. Traffic has already increased drastically in recent years due to ongoing development and shifting demographics (more year round residents). ~49 vacant TofA lots already exist in the neighborhoods accessed by Sunset and Terrace Drives, and the proposed Turley annexation would only make a dangerous driving situation much worse.

#### Who Pays When It Goes Wrong?

History is unambiguous: when development triggers landslides and slope failures in mountain communities, taxpayers pay the bill — not the developers.

Recent regional examples make this painfully clear:

- Budge Drive landslide, Jackson (2014): A commercial development destabilized a small slope — less than 100 feet tall — condemning a neighboring family's home. Total cost to taxpayers and the Town of Jackson: \$11.2 million. The affected family received a fraction of their home's true value and lost everything else.
- Big Fill landslide, Teton Pass (2024): A small slope failure shut down the Pass for weeks and limited travel for over a year. Repair and remediation cost: \$43.2 million — paid by Wyoming taxpayers.
- Porcupine Creek, Grey's River (2018): A slow-moving landslide closed the road for six months. Cost: \$3.2 million.
- Snake River Canyon: Major landslide closures in 1997, 2011, and 2019 — same canyon, same story, repeated costs.

Total: over \$58 million in regional taxpayer-funded landslide disaster recovery — and counting.

The entire Turley parcel is on terrain equally or more dangerous than any of these sites. If annexed and developed, the Town of Alpine would inherit responsibility for:

- Snow removal, road maintenance, and emergency services on steep, shaded roads that receive no winter sun and traverse active slide paths
- Emergency response costs when roads and utilities wash out or are buried
- Infrastructure repair after landslides, erosion events, or avalanches damage roads, utilities, and drainage systems
- Legal liability for damage to private property below the development caused by construction-triggered slope failures
- Remediation costs that could dwarf anything Alpine has faced before

**Standard homeowner's insurance does not cover earth movement. If construction on this mountainside triggers a slide that damages or destroys homes on Stoor Drive, Trail Drive, or elsewhere in Alpine's existing neighborhoods, those homeowners will have no insurance recourse. They would be forced to pursue the developer in court — only to potentially find that the responsible LLC has been dissolved or bankrupted, leaving Alpine residents with nothing and the Town holding the cleanup costs.**

**The developer profits. Alpine pays. That is not a deal this Town should accept.**

#### **What We Are Asking For**

**1. Reject the Turley Annexation: The Planning and Zoning Commission should recommend denial of the annexation petition. The Town cannot make the legally required finding that this proposal protects the "health, safety, and welfare" of Alpine residents — not without complete engineering data, and not on terrain this hazardous.**

**2. Adopt Slope Angle and Stability Standards in the Alpine LUDC: Alpine currently has no slope angle or geological stability standards to guide development decisions. We call on the Town to amend the LUDC to include:**

- **A maximum slope angle threshold for residential and commercial development (recommended: no new development on slopes exceeding 20%)**
- **Mandatory geological hazard assessments for any parcel with a WSGS landslide susceptibility rating of 5 or higher**
- **Avalanche terrain mapping requirements for any parcel containing sustained slopes exceeding 25°**
- **Engineering certification requirements for roads, structures, and utilities proposed on slopes exceeding 12%**
- **Liability and bonding requirements for developers proposing construction in geological hazard zones**

**These standards are common in mountain communities across the American West. Alpine deserves the same protections.**

#### **Sign Below**

**By signing, I support the denial of the Turley annexation petition and urge the Town of Alpine to adopt slope and geological stability standards in its Land Use and Development Code.**

\*\*\*

Below are attached additional comments submitted by signers of the petition for your consideration. Many are quite insightful and informative. You can correlate the submitted comments to the person who made them by visiting [this Google spreadsheet](#). Please add these additional comments from the Protect Alpine, Wyoming from Dangerous Development petition to the public record as well.

I have stabilized 8 landslides and was a first responder to Wolf Mountain Slide in 1997. They were all caused by one common occurrence. When natural drainage paths are interrupted and runoff or stormwater finds its new path. If that new path happens to be a scarp or crack in the terrain then the area becomes saturated, weaker and unstable. Wolf Mtn occurred when a large rock rolled into the runoff water path and diverted the water in another direction. This Turley development slope steepness and questionable stability in its present condition would not take much disturbance to worsen conditions. Then if you started plowing and storing more snow in new locations this could impact it further. Wolf Mtn shot 60 foot pine trees 300 feet totally delimbed like arrows through the air as they were uprooted and slid down the new runoff path. The slide was 50 feet tall and 300 feet wide and closed the Snake River Canyon for months. The Turley slide could close the highway and impact the commuters coming from Star Valley the same way.

Absolutely ridiculous this is being considered, with all the data in the instability of this land let alone the grade and not to mention the source of this proposal is from someone that doesn't value what Wyoming and Alpine mean to its residents and just values the short term dollar signs. I am absolutely against the proposed land use and pity anyone who thinks otherwise. This is not good for the locals, this is not good for the land, this is a short term development that will leave scars for generations after it collapses. Absolutely a no from me dawg.

Who pays for the heavy rain/snow and wind damage to the town infrastructure? Who pays for the additional cost to the town for water and sewer requirements related to this project? Road repair and maintenance become much harder and expensive with these slopes, who pays? The answer to all the above is all the residents will see increased assessments and monthly operation cost for something that should not be approved/built in the 1st place.

Executive Summary: Opposition to the Turley Annexation (Alpine, WY)

[https://docs.google.com/document/d/1uHhUPjg3ssJ7sXiquY81uCMCJLfEAWjCa\\_88RgmTO3w/edit?usp=drivesdk](https://docs.google.com/document/d/1uHhUPjg3ssJ7sXiquY81uCMCJLfEAWjCa_88RgmTO3w/edit?usp=drivesdk)

Avalanche, Landslide, Erosion, and Drainage Concerns in Steven C. Turley's Proposed Annexation & PUD Affecting the Town of Alpine, Wyoming

[https://docs.google.com/document/d/1WpJI3\\_LTUIFzopX2tQoaZdCY6x2mmbqzNEnkAMkNyQc/edit?usp=drivesdk](https://docs.google.com/document/d/1WpJI3_LTUIFzopX2tQoaZdCY6x2mmbqzNEnkAMkNyQc/edit?usp=drivesdk)

I am skeptical of his integrity to develop his property, should it be annexed into the town. Turley caused an unnecessary expense with turmoil creating a lawsuit that existing landowners needed to defend access to their land, only to drop the case with several involved without recourse.

I strongly oppose the development of 54 units on Dog Walk Mountain. I am a resident on Stoor Drive below the dangerous 9/10 landslide terrain. My neighbors homes are in jeopardy if you allow this land to be annexed in and any consequences shall hold the town accountable.

We need a better plan of action on this annexation. We should not approve this until there is a better plan on how this could actually benefit the town. A bit more planning would go a long way before asking for the town to pay for this big undertaking.

If this development is approved and it results in damage to my home, property, or safety due to slope instability, altered drainage, or avalanche activity, this letter shall serve as formal notice that these risks were clearly identified in advance.

I think going forward with all the development we need to be good Stewards of the land. The area has a lot of slope and with that much development there will cause a lot of issues. Also, the area up there has always been bear habitat.

I'm concerned with the instability of the terrain and the consequences if buildings are constructed on it. These actions could negatively affect the Alpine hill people community and the migrating animals

One of my concerns is that the Town's infrastructure isn't capable of handling the extra volume that this project would require. The developer should have to pay IN FULL for ALL upgrades needed!

As someone who loves Alpine and wants to see it thrive for generations, I believe growth should be thoughtful, safe, and sustainable. Decisions made today will affect our community for decades.

I've got countless memories in this beautiful valley that I would hopefully be able to come back to and relive. Think of the future generations and keep Wydaho wild.

There are so many things about this proposal that scream NO. Stop trying to turn Alpine into Jackson, especially on a sketchy ass slope!!

Do not build any more big projects: - Protect the land. - Keep it natural. - Don't ruin the beautiful land that we have.

I am opposed to this development and would like an explanation as to the benefit annexation would have to the community.

Why build on landslide prone property that could mess up the ecosystems as well as the current infrastructure??

"All of the proposed Turley Annexation has a WSGS landslide susceptibility rating of 9 out of 10."

Subject to slides? Something like this was canceled in the Hollywood hills for being stupid.

This annexation should be denied on the stated basis of hazardous landslide potential.

This is extremely dangerous to Alpine residents and opens up liability for the town.

Alpine does not have the resources of water, fire/ems or power for more development.

I am in complete opposition to this development - no to the Turley development

Protect our town from outside interests and benefits at OUR expense and peril.

Deny this annexation and property development for reasons stated above

Listen to the People of ALPINE. Do the right thing. Thanks

Mr Turkey please keep your developing mitts out of Alpine.

I do not support the annexation of the Turley property.

Keep rich idiots from destroying our beautiful home

Thanks for bringing awareness to this issue.

Please do not make this place Jackson Hole.

Keep Utah hands off of our Wyoming lands!

I reject the Turley Annexation!

We must protect against KNOWN hazards.

Don't want this subdivision, dangerous

I am against this dangerous development

This is not what the Alpine residents want.

Property owner in Alpine Meadows

Agree with everything above

Let's develop smart Alpine

Less Utards, more Wyomin'

Stop this idiocy!!!!!!!

Don't Jackson our Alpine

Deny Turley annexation.

Don't raise out taxes

Deny the annexation

Do not allow this!

This cannot happen

Deny Annexation

Absolutely not.

Unacceptable.

We The People

No no no

Brough

Signers:

- Abigail Kurt-Mason
- Adelaide Poole
- Adin Buck
- Ahmad Bashirimogh addam
- Allan Burton
- Ally Heimark
- Amaiyah Walton
- Amanda Housley
- Amber Bassett
- Amber Johnson
- Amber Schultz
- Amy Almeida Scott
- Amy Barnes
- Amy Hamilton
- Amy Lou Wagner
- Amy P
- Amy VanderDoes
- Anahi Morillon
- Andy packer
- Angel cervantes
- Angel Wilson
- Angeline Norris
- Angie Nicolle Leiva
- Ann Haviland
- Anne Kahle
- Anne Montarou
- Anne Wray & Noel Wray



- Annessa  
Melnick
- Annie  
Johnson
- Antonia  
Beus
- Audrey  
Morgan
- Azaria Creed
- B Pratt
- Beau  
Campbell
- Beau Taylor
- Beth  
Thebaud
- Bethanie  
Hruska
- Bettina Ho
- Bill Saks
- Bill Southard
- Blair Carter
- Bojan  
Mitkovski
- Braden  
Stewart
- Brandon  
Jaques
- Brandon  
Michaels
- Brandon  
Rutand
- Brandon  
Rutland
- Brandon  
Mutschler
- brett Wiskur
- Brett Schulz
- Brett Schultz
- Brianna  
Bolton
- Brian  
Christensen
- Brian Shott
- Brittani  
Denny
- Brittani  
Turley
- Brittany  
Quinn
- Brittney  
Perkins
- Cade  
Johnson
- Cameron  
(Mr.  
Cameron)

- Cari  
Johnson
- Carlos  
Castillo
- Carol  
Hickner
- Carol  
Perkins
- Carrie  
Dagher
- Carter Parkin
- Cassie  
Pansze
- Catherine  
Stewart
- Cathy  
Mitkovska
- Chandler  
Ehlert
- Charles  
McCarthy
- Chelese  
Short
- Chevelle  
mitchell
- Chris Carter
- Chris Davies
- Chris  
Mitchell
- Chris Tyler
- Christopher  
Evans
- Christopher  
Parkin
- Chuck  
Castle
- Claire Perrin
- Cole  
bowman
- Cole Deines
- Colin  
Ferguson
- Connie Von  
Hagen
- Cooper  
Draper
- Corbett  
Kirkley
- Cynthia Allen
- Cynthia  
Barber
- Damaris  
Hernandez
- Dan Carter
- Daniel  
Johnson-  
Schunk

- Daniel  
Maradiaga
- Danny  
Blacker
- Darcy Rubin
- David Auten
- David Brown
- David  
Cranford
- David  
George
- David  
Gustafson
- David  
Whatley
- Daviana  
Gutiérrez
- Dawn Guffey
- Dawn  
Neptune  
Adams
- DeAnna  
Starcer
- Debi Gurney  
Blankenship
- Debra  
Brooks
- Dejan  
Stojanoski
- Dennis  
Wilson
- Derryk  
Wheeler
- Diana  
Hanson
- Dominique  
(Ms.  
Dominique)
- Donald  
Cribbins
- Dorelyn  
Talcott (D  
Talcott)
- Dorothy  
Swezey
- Douglas  
Walker
- Dustin Davis
- Elena Ljubik
- Elizabeth  
Cheston
- Ella Weasler
- Emily bodner
- Emily  
Castillo
- Emme  
Monique

- engy  
masoud
- Erica  
Hookland
- Erika Melody  
Auten
- Erin Munk
- Ethan  
Frandsen
- Eunice Villa
- Evan  
Simpson
- Feliz  
Johnson
- Fournier  
Fernande
- Frank Olsen
- Franshesca  
Fonseca
- Fred  
Pritchard
- Gabrielle  
Walker
- Garrett  
Chadwick
- Geoff Kinley
- Gillian b
- Gino Sesto
- Glen Perrin
- Gloria Navan
- Grant Holly
- Hale Hannah
- Hannah  
Baudendistel
- Hannah  
Detrick
- Hayden  
Hilke
- Heidi Webb
- Helen  
Leuthner
- Henry  
Michael  
McElroy
- Heppie s
- Hootan  
Taheri
- Ian Delisa
- Ian Nelson
- Inanna  
Reistad
- Isidore  
Sevigny
- Ivi Olofson
- Jack Killmain

- Jacob Nutt
- Jaina Call
- Jaime Beus
- Jake Dahl
- Jake Thompson
- Jami Davis
- James Phillips
- Janine Liggett
- Janyce hemmert
- Jared Glazier
- Jason Ponce
- Jeanine Smegal
- Jeff Brodie (Jeffry Brodie)
- Jeff O Bray
- Jeffery Raver
- Jenna Dasilva
- Jenn Hall
- Jennifer Bohnert
- Jennifer Walker
- Jeremy Worthington
- Jeri Williams
- Jericka Parker
- Jerzy Moszynski and S. Keranen
- Jesus Santana
- Jessica Winters
- Jessika Wallace
- Jodi James
- Jodi Wadsworth
- Joel Toombs
- John Wacławsky
- Johnnie Salami
- Jon Inwood
- Jose Salazar

- Josh Ehresman
- Josh Mandel
- Josh Palmer
- Josh pratt
- Josh Mason
- Joshua Klein
- Joshua Floyd
- Joyce Barker
- Juana miranda
- Julie Balsamo
- Julian Klein
- Jymme Snider
- Kaitlin Aulie
- Karmen Hobby
- Katherine
- Catherine Stewart
- Katina Krajniak
- Katie Metzler
- Kathy Price
- Keith DeGryse
- Kellie Jacobus
- Kelly Grisamer
- Kelly Stewart
- Kenneth Clark
- Kent Krajniak
- Kerry Harrison
- Kim Taft
- Kimberly Smith
- Kirsten merrill
- Krislynnne Schultz
- Krissy Bender
- Kristin Combs
- Kurt Fitts
- Kyler Woodul
- Kytan Smith

- Lance Armor
- Lauri Coates
- LeeRoy  
Huffman
- Leslie Lewis
- Leslie  
Watson III
- Lesley  
Schilling
- Leslie  
Jorgensen
- Linda  
Anderson
- Lindsey  
Hightower
- Lisa Day
- Luisa bernal
- Lynn Harris
- Lynne  
LaRose
- Lyudmila  
Zvegintzov
- M C
- Madison Ohl
- Maeve  
McKovac
- Makiah  
Nicholls
- Mallory  
Ware
- Marcie  
Toombs
- Maria  
Rodriguez
- Maria Klein
- Mari Stewart
- Mark  
Manfredi
- Mark  
Mathews
- Mark  
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- Marko  
Hudak
- Marlene  
O'Leary
- Marni Walsh
- Marshall  
Rose
- Martin  
Carlson
- Mary Burke  
Shaw
- Mary Grace  
Kullman

- Mason  
Wadsworth
- Matthew  
Gridley
- Matthew  
Ryan
- Maurene  
Gustafson
- Max Mogren
- Maya  
Anderson
- Meaghan  
Lovely
- Melissa  
Thompson
- Micaela  
poole
- Micaela  
Toombs
- Michael  
Coeah
- Michael  
Hyde
- Michael  
Perry
- Michael  
Piraino
- Michael  
Senibaldi
- Michael  
Travis
- Michelino  
Sunseri
- Miguel  
Antonio
- Millie Latta
- Molly Bearss
- Morgan  
Hackworth
- Nancy  
Gustafson
- Nannette  
Watson
- Natalia  
Hernandez
- Natalie  
McLane
- Nicholas  
Cardone
- Nicholas  
Perrenoud
- Nick  
Edwards
- Nicole  
McDonald
- Nikola  
Andonoski
- Noah Klein



- Noelle Walker
- Pamela Thompson
- Parker Bertles
- Patricia Carter
- Patricia McQuaide
- Patricia Sunseri
- Patrick Kehoe
- Peter Hamilton
- Polly Jones
- Priscilla Greenwell
- Prizrak Chernov
- Rachel Warren
- Raelyn Burton
- Rafael castellanos
- Randy Harmon
- Raphaël Ponce
- Rebecca Boyle
- Richard Allred
- Richard Morgan
- Richard Wyndham
- Rick Bickner
- Riley Burnham
- Riley Gardner
- Rob Reinhardt
- Robert Lichvar
- Robert Whitney
- Rosa Soto
- Rosanne Scherba
- Rosemary Adrat
- Ruby Cote
- S T

- Sara Gertsch
- Sarah  
Manley
- Savannah  
Lee
- Scott  
Holman
- Sean  
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- Selena Ojeda
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- Shannon  
Glandt
- Shannon  
Wendricks
- Shaun Smith
- Shelly  
Williams
- Skyla  
Hamilton  
Holderman
- Sophia  
Johnson
- Stacey Price
- Staci  
Watson
- STACIE  
JONES
- Susana  
Muñoz
- Susanne  
Taylor
- Tatiana  
Robinson
- Tayler Jones
- Tayler  
Zbornik
- Taytin Dana
- Teresa  
anderson
- Tessa  
Barnes
- Tessa Devlin
- Thomas  
Turiano
- Tiffany  
Snedaker
- Toby Grohne
- Todd Birk
- Tom Bartlett
- Tony  
DiJiosia
- TRACY  
NAYLOR
- Trina S.  
Smith

- Trinity St  
John
- Tyler j White
- Tyler Lucero
- Valeria  
Rodriguez
- Villy Mandel
- Victoria  
Rosenberger
- Walker  
gittens
- Wanona  
Merrill
- Wendi  
Walton
- Wendy  
Gutierrez
- Wendy  
Hobbs
- Wes Gardner
- William  
Joseph  
Corey
- William Saks
- Wyatt  
Anesko
- Yvette  
Wellborn
- yahaira  
lopez
- Zack Byrne
- Zoie Dayton

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Thank you,

Max Mogren  
[maxmogren@gmail.com](mailto:maxmogren@gmail.com)  
3076990464  
Alpine, Wyoming

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## Comments on Turley Annexation

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From Kelly J. Owens <kjoowens@gmail.com>

Date Tue 7/28/2026 9:17 AM

To Sarah Greenwald <office@alpinewy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

In summary, **I am writing to express strong opposition to the Turley Annexation.** I live at 135 Stoor Dr, which is adjacent to the proposed annexation.

-I never received the required, written notice that this annexation was being proposed. Per town ordinances and Wyoming state law (W.S. 15-1-402(a)(vi), 15-1-405) certified mail to affected owners within 300 ft is required to be sent at least 20 days prior. This hearing should be postponed until the legal requirements of notification have been met. If the city moves forward with tonight's meeting, it is breaking Wyoming State Law.

-W.S. 15-1-402 (a)(iii) requires that a proposed annexation 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; It doesn't take a geologist to see that the steepness of this terrain will create problems for the city when installing sewer lines and maintaining roads in this area. The Wyoming Geologic Hazards map rate this area a 9 out of 10 for landslide susceptibility. Other past landslides in this area have already been mapped. The town should not accept the responsibility of maintaining infrastructure on this area. Sewer lines will require costly pump systems to service an area this steep and septic systems will not be appropriate for such steep terrain. While the developer may pay for the design and engineering and installation of such systems, the city will ultimately accept responsibility for them if this annexation moves forward. This annexation is not "logical" due to the challenges associated with building and maintaining infrastructure on landscapes susceptible to landslides.

-The city should wait until the Master Development plan has been completed before it undertakes such a large annexation. Alpine residents have provided input on that plan and that input should be incorporated before moving forward on this annexation.

I strongly oppose the Turley annexation.

Kelly Owens  
[kjoowens@gmail.com](mailto:kjoowens@gmail.com)  
864-710-5116  
135 Stoor Dr  
PO Box 3352  
Alpine WY 83128

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## Request for Careful Review: Turley PUD & Annexation Proposal

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**From** Inanna Reistad <reistadinanna@gmail.com>

**Date** Tue 7/28/2026 8:38 AM

**To** Sarah Greenwald <office@alpinewy.gov>

**Cc** Patrick Kehoe <pkehoevt@gmail.com>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

July 28, 2026

Dear Lincoln County Office of Planning and Development, Alpine Planning & Zoning Commission, Alpine Town Council, and Mayor Green,

I am writing to express serious concern regarding the proposed annexation and Planned Unit Development (PUD) by Steven C. Turley on the northwest-facing mountainside above the Town of Alpine.

My concerns are grounded in well-documented geologic hazards, the absence of a clear development plan, and the potential long-term risk to existing residents, infrastructure, and public resources.

First, the terrain in question is widely recognized as avalanche-prone and highly susceptible to landslides. Mapping tools such as SkiMoMap and data from the Wyoming State Geological Survey (WSGS) indicate that much of the proposed development area lies on slopes within the 35–45 degree range—conditions commonly associated with avalanche activity. Additionally, WSGS mapping confirms that at least two landslides have historically originated within this parcel, and the broader mountainside is rated at the highest levels of landslide susceptibility.

These are not theoretical risks. Landslides and slope failures are well documented throughout the region and have repeatedly resulted in road closures, costly repairs, and long-term disruptions to infrastructure. Introducing roads, utilities, and structures into this terrain—particularly without a clearly defined and publicly vetted plan—raises legitimate concerns about triggering or exacerbating slope instability.

Second, there is a notable lack of transparency and specificity in the proposal. To date, no detailed development plans have been presented to the public. The proposal references road construction and future development but does not clearly define scope, engineering strategies, or mitigation measures. Given the scale of the annexation and the sensitivity of the terrain, the community deserves a thorough and technically substantiated plan before any approvals are considered.

Third, the potential downstream impacts are significant. Existing homes, roads, and utilities below this slope—including areas near Stoor Drive and Trail Drive—could be directly affected by slope failure or altered drainage patterns. Development activities such as grading, road cuts, and utility installation

may increase these risks. The financial burden of future mitigation, emergency response, or infrastructure repair could ultimately fall on the Town and its residents.

It is also worth noting that development patterns throughout Alpine and surrounding areas reflect a long-standing understanding of these risks. Existing neighborhoods are largely situated on stable benches and avoid steep, sustained slopes. This proposal represents a significant departure from those established and prudent practices.

Given these concerns, I respectfully request the following:

1. That no annexation or PUD approval be granted until a comprehensive geotechnical and avalanche hazard analysis is completed by qualified, independent experts.
2. That detailed development plans—including road alignments, grading strategies, drainage plans, and utility infrastructure—be made publicly available and subject to thorough review.
3. That the Town prioritize public safety, fiscal responsibility, and long-term resilience over speculative development in high-risk terrain.
4. That meaningful opportunities for public comment be ensured, including adequate meeting time and accessible venues for community participation.

This decision carries long-term consequences for the Town of Alpine and its residents. I urge the Commission and Council to proceed with caution, require rigorous analysis, and ensure that any development aligns with the physical realities of the landscape. Having called Alpine home for the past decade, my husband and I feel a strong responsibility to advocate for a future that protects this place and the people who live here.

Thank you for your time and consideration.

Sincerely,

Inanna Reistad and Patrick Kehoe

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## Comment for Turley Annexation meeting 7/28

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From Dominique Brough <dominique@tetongeo.com>

Date Tue 7/28/2026 9:16 AM

To Sarah Greenwald <office@alpinewy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

I am submitting a public comment regarding the Turley Annexation for the Prepetition Review Hearing today.

My comment is that the proposed 46.35 acre property spans two mapped landslide areas that are both categorized as multiple debris flow by the Wyoming State Geological Survey. While potential future development will ultimately determine engineering recommendations, I am concerned about the site becoming annexed into the Town. I hope that there would be a requirement for a geotechnical engineering analysis prior to design of any future development but am unclear if that is something the Town can require? I do not believe it is required at other sites within Town limits currently. The Draft Master Plan SNR Action 2.1.B specifically calls out the need to map geologic hazards and require geotech studies for steep-slope projects. This project would be annexed before that requirement could be formalized, and as a Professional Geologist, this particular project needs it more than any other I've seen locally. The Town would be assuming risk for future road and infrastructure upkeep in an unstable area. I have direct experience with debris flows in steep areas after wildfires, and while no one is in a position to predict the future, I think the chances of that happening within the life of any future development on this parcel is a real concern.

Thank you.

Dominique Brough, PG  
Owner / Geologist  
Teton Geological Services, LLC  
(307) 200-5949  
[www.tetongeo.com](http://www.tetongeo.com)  
[dominique@tetongeo.com](mailto:dominique@tetongeo.com)







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**Turley Annexation request**

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**From** Natalie C. <zealnp@yahoo.com>

**Date** Thu 7/23/2026 5:04 PM

**To** Sarah Greenwald <office@alpinewy.gov>

Caution: The sender name (Natalie C.) is different from their email address (zealnp@yahoo.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

To whom it may concern,

This Annexation request IS a really bad idea for Alpine. Not only would this development wipe out ALL trees that are currently anchoring that plane, this location IS a known snow/mud/water slide location .

Building in an already acknowledged hazard area would be catastrophic for homes, businesses & their occupants .

It is my understanding after looking at the maps and terrain -That even the smallest event AFTER changing the current landscape, would likely leave the town of Alpine with a massive to possibly catastrophic liabilities.

I suggest all officials do their due diligence and use common sense to avoid the danger and risks of building in this area.

Respectfully,  
Natalie J Parkin Clements

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**Comments RE: proposed Turley annexation**

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From Mar O <olearym90@gmail.com>

Date Tue 7/28/2026 8:55 AM

To Sarah Greenwald <office@alpinewy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

**To: Alpine Planning and Zoning Commission, Alpine Town Council, and Mayor Green**

**I, Marlene A. O'Leary, Alpine citizen, agree and signed the following Change.org petition urging the Town of Alpine, Wyoming to:**

- 1. Reject the Steven C. Turley Annexation request, and**
- 2. Adopt slope angle and geological stability standards in the Alpine Land Use and Development Code (LUDC).**

The following information is contained within the [change.org](#), "Protect Alpine, Wyoming from Dangerous Development":

**Why This Matters:**

**A Utah-based developer is seeking to annex 46 acres of steep mountainside on Dog Walk Mountain into the Town of Alpine and receive Planned Unit Development (PUD) status. If approved, this proposal would expose Alpine residents, taxpayers, and the Town itself to serious and documented risks.**

**The facts are clear:**

- The Wyoming State Geological Survey rates the entire Turley parcel 9 out of 10 for landslide susceptibility. Most of Alpine rates zero out of 10.**
- Two landslides have already originated within the Turley parcel. At least 14 more scar surrounding drainages on the same mountain.**
- The site contains prime avalanche terrain — northwest-facing slopes of 35°–45+° with two terrain-trap ravines aimed directly at private homes and public infrastructure.**
- No comparable residential development exists anywhere in Teton or Lincoln Counties on terrain this steep, complex, and geologically unstable.**
- Similar slope failures in our region have cost taxpayers over \$58 million in recent years — costs that fell on the public, not the developers.**
- The developer has owned this land for twenty years yet has submitted no site plan, no engineering certifications, and no density projections as required by Alpine's own LUDC.**

- Homeowner's insurance does not cover landslides or avalanches. Alpine residents below this slope would bear the risk.
- Approving this annexation before the Town's 2026 Master Plan is finalized is procedurally premature and potentially unlawful.
- Existing access roads to the "Hill People" neighborhood are steep, narrow, unsafe, and do not meet modern standards. Traffic has already increased due to ongoing development and shifting demographics (more year round residents). 49 vacant TofA lots already exist in the neighborhoods accessed by Sunset and Terrace Drives.

### Who Pays When It Goes Wrong?

History is unambiguous: when development triggers landslides and slope failures in mountain communities, taxpayers pay the bill — not the developers.

Recent regional examples make this painfully clear:

- Budge Drive landslide, Jackson (2014): A commercial development destabilized a small slope — less than 100 feet tall — condemning a neighboring family's home. Total cost to taxpayers and the Town of Jackson: \$11.2 million. The affected family received a fraction of their home's true value and lost everything else.
- Big Fill landslide, Teton Pass (2024): A small slope failure shut down the Pass for weeks and limited travel for over a year. Repair and remediation cost: \$43.2 million — paid by Wyoming taxpayers.
- Porcupine Creek, Grey's River (2018): A slow-moving landslide closed the road for six months. Cost: \$3.2 million.
- Snake River Canyon: Major landslide closures in 1997, 2011, and 2019 — same canyon, same story, repeated costs.

Total: over \$58 million in regional taxpayer-funded landslide disaster recovery — and counting.

The entire Turley parcel is on terrain equally or more dangerous than any of these sites. If annexed and developed, the Town of Alpine would inherit responsibility for:

- Snow removal, road maintenance, and emergency services on steep, shaded roads that receive no winter sun and traverse active slide paths
- Emergency response costs when roads and utilities wash out or are buried
- Infrastructure repair after landslides, erosion events, or avalanches damage roads, utilities, and drainage systems
- Legal liability for damage to private property below the development caused by construction-triggered slope failures
- Remediation costs that could dwarf anything Alpine has faced before

Standard homeowner's insurance does not cover earth movement. If construction on this mountainside triggers a slide that damages or destroys homes on Stoor Drive, Trail Drive, or elsewhere in Alpine's existing neighborhoods, those homeowners will have no insurance recourse. They would be forced to pursue the developer in court — only to potentially find that the responsible LLC has been dissolved or bankrupted, leaving Alpine residents with nothing and the Town holding the cleanup costs.

The developer profits. Alpine pays. That is not a deal this Town should accept.

## What We Are Asking For

**1. Reject the Turley Annexation: The Planning and Zoning Commission should recommend denial of the annexation petition. The Town cannot make the legally required finding that this proposal protects the "health, safety, and welfare" of Alpine residents – not without complete engineering data, and not on terrain this hazardous.**

**2. Adopt Slope Angle and Stability Standards in the Alpine LUDC: Alpine currently has no slope angle or geological stability standards to guide development decisions. We call on the Town to amend the LUDC to include:**

- **A maximum slope angle threshold for residential and commercial development (recommended: no new development on slopes exceeding 20%)**
- **Mandatory geological hazard assessments for any parcel with a WSGS landslide susceptibility rating of 5 or higher**
- **Avalanche terrain mapping requirements for any parcel containing sustained slopes exceeding 25°**
- **Engineering certification requirements for roads, structures, and utilities proposed on slopes exceeding 12%**
- **Liability and bonding requirements for developers proposing construction in geological hazard zones**

**These standards are common in mountain communities across the American West. Alpine deserves the same protections.**

The location of Mr. Turley's proposed annexation. All the color coded slopes are avalanche terrain. The dark red slopes within both "terrain trap" ravines exceed 45°. In reality, both ravines are even steeper than they appear on this map.

WSGS Geologic Hazards Map shows two previous landslides originating within the proposed Turley annexation and running down into the existing Town of Alpine.

All of the proposed Turley Annexation has a WSGS landslide susceptibility rating of 9 out of 10.

WSGS Map shows that many homes, parcels, and infrastructure would be destroyed if development triggered new landslides similar to the documented previous landslides. Larger landslides could take out the electrical substation and even more public and private infrastructure.

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**Burley annexation comment**

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**From** James <jimbrow.atkins@gmail.com>

**Date** Thu 7/23/2026 5:10 PM

**To** Sarah Greenwald <office@alpinewy.gov>

Caution: The sender name (James) is different from their email address (jimbrow.atkins@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Hi my name is Skylar Atkins and have owned a home in alpine 16 years including serving on the fire department and local charities that benifit Alpine and its residents. I would like to express my concerns for the proposed anaxation. First is the developer himself. He had a horrible reputation in Utah where he is from including multiple legal alterations. Why trust someone with such a poor reputation. Second is the topography of the proposed housing expansion. The current properties up on sunset and "the hill" are extremely difficult to service for snow removal and emergency responders like fire and ems. To expand in such terrain is going to end up being a burden on the town utilities and workers leaving the permanent residents paying g for it. With all kf this said I understand that the town had yo grow to support future needs of current residents. There are just too many red flags and obstacles for me to support the proposed anaxation. Also I have not talked to 1 resident here in town in the last 3 months that is even 1% in support of helping Mr. Turley become richer off our town. Thanks for allowing me tk have a say.

---

**FW: Turley annexation of 46 acres**

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**From** Monica Chenault <clerk@alpinewy.gov>

**Date** Mon 7/27/2026 3:07 PM

**To** Gina Corson <planning@alpinewy.gov>; Melisa Wilson <planningboard1@alpinewy.gov>; Dan Schou <planningboard2@alpinewy.gov>; Rachael Stewart <planningboard3@alpinewy.gov>

**Cc** Sarah Greenwald <office@alpinewy.gov>

Sarah, please add to comments. I have responded to the commenter.

**Monica L. Chenault**

Clerk & Treasurer

Town of Alpine

P.O. Box 3070

Alpine, Wyoming 83128

Office: (307) 654-7757 ext. 2

[www.alpinewy.gov](http://www.alpinewy.gov)

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**From:** Bill Axford <axfordw@hotmail.com>

**Sent:** Monday, July 27, 2026 2:31 PM

**To:** Monica Chenault <clerk@alpinewy.gov>

**Subject:** Turley annexation of 46 acres

This is the first time you received an email from this sender ([axfordw@hotmail.com](mailto:axfordw@hotmail.com)). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

To Whom it May concern,

I wanted to voice my opposition to the annexation of 46 acres for a development above my properties on Stoor Drive. Although I don't currently reside in Alpine, I did grow up there and presently own 2 parcels of vacant land in which I intend to build my retirement home on in the coming decade. Alpine is Alpine because of the peaceful and quiet nature that makes it unique. With the added population of this proposed development this will strain the small town feel of Alpine and our resources will be overwhelmed. In addition, I don't think building on the steep slopes above Alpine is prudent as well. We have all seen the land slides that have taken place from Jackson, to the Snake River Canyon to the town of Kelly. I worry that this could have disastrous consequences. Please take my opinions as an Alpine landowner to heart and make the choice that's good for the entire community. Not just for an out of state developer from Utah.

All the best,

William Axford

Sent from my iPhone



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## Turley

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From Brianna Bolton <runbri3@hotmail.com>

Date Tue 7/28/2026 11:47 AM

To Sarah Greenwald <office@alpinewy.gov>

Caution: The sender name (Brianna Bolton) is different from their email address (runbri3@hotmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

To whom it may concern

My concerns about the Turley development are primarily logistical. Sunset and Terrace already experience accidents and block traffic several days a year. Especially in winter, it is poorly maintained. On Pine Court alone, the road was "graded," and there are over 20 potholes in a 1/4 mile length. We obviously cannot maintain our roads at the moment. So what is the plan for additional traffic? In conjunction with the road issue, what about ingress and egress for fire, wildfire, EMS, etc? Those roads barely allow a truck and a car to pass each other. You add a large engine or an ambulance, and good luck getting any traffic movement.

Next, our area is prone to landslides. Just take a drive up any dirt road, and you will see them. The slope where Turley wants to develop seems likely to cause mud to slide downhill with any development. This will especially happen once all the vegetation is removed. So what are the plans for if and when that happens? What measures are going to be taken to prevent that from happening?

Next, what are the plans for water? Water pipes have already broken several times over the last few years. It seems like our system needs improvement before we add to it. What are those plans?

Back to wildfire and structure fire. I see little to no fire hydrants on the hill. So those on the hill are already at risk. What are the plans for wildfire?

Lastly, about 1/2 to 3/4 of the homes up there are summer homes or Airbnb. They are already not maintained to the point where there is 4+ grass, overgrown brush along the roads, and trees that also inhibit ingress and egress. Again, we are already falling short. So, how do we improve what needs improvement now? What are the plans for when you add additional homes? That most likely will be Airbnb and summer homes

Brianna Bolton

801-602-2553

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## Hard NO on Turley annexation

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**From** Rachel W. <rshadow73@yahoo.com>  
**Date** Mon 7/27/2026 7:18 PM  
**To** Sarah Greenwald <office@alpinewy.gov>

Caution: The sender name (Rachel W.) is different from their email address (rshadow73@yahoo.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

To the Alpine Planning and Zoning,

I am writing to express my strong opposition to the proposed Turley annexation. This project is not in the best interest of the residents of Alpine and would have lasting negative consequences for our community.

The proposed development would place an enormous strain on our existing infrastructure, increase costs for current residents, and create significant long-term problems, including increased traffic, erosion, drainage issues, and the potential for landslides. It also threatens the wildlife and the natural beauty that make Alpine such a special place to live.

This proposal appears to prioritize the interests of an outside developer over the well-being of the people who have chosen to make Alpine their home. Once this land is annexed and developed, the impacts cannot simply be undone.

I respectfully urge Planning and Zoning and the town of Alpine to reject the Turley annexation proposal and protect the character, environment, and future of Alpine. Please put the interests of the community ahead of speculative development and preserve the town that residents know and love.

Thank you for your time and consideration.

Rachel Warren  
PO Box 3932  
Alpine Wyoming  
83128

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**TOA- P&Z Meeting Letter of Opinion- Turley Annexation**

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**From** Phil Clauson <phil@mpmjh.com>

**Date** Tue 7/28/2026 12:03 PM

**To** Sarah Greenwald <office@alpinewy.gov>

**Cc** Classy Clausons <classyclausons@gmail.com>

This is the first time you received an email from this sender (phil@mpmjh.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Members of the Town of Alpine Planning and Zoning Commission,

Please accept this document as a formal submission for the proposed "Turley Annexation" project to the town of Alpine.

Hello Madam Chairwoman and distinguished commissioners, My name is Phillip Clauson and I am residence of Alpine WY, located on Mountain Drive. Our property abuts one of these properties.

Over the last year, I have been a contributing member to the new Master Plan as a sitting member of the steering committee. We have spent many hours pouring over documents and research trying to create a workable path forward for the community of Alpine into the future. We listened to community members through open houses and poured through public comments and submissions.

I want to be clear that I am a strong proponent of smart and balanced growth in this valley. I believe this community can become it's own world class destination set apart from the shadows of Jackson Hole. My perspective on the Master Plan Steering Committee came from growing up in a small town (much like Alpine is now), as a bedroom community for Aspen and Vail. I watched that town grow up into an incredible location, but I also watched the mistakes that town made.

I'm assuming my opinion differs from many in this room. I actually support this man's right to develop his property. I support smart growth... growth that helps our community... growth that helps not just for today but for generations to come. Unfortunately, the proposal presented today is not smart growth.

I am going to skip the common concerns such as hillside gradient and additional traffic. I think actually think those affects can be mitigated and ultimately will be negligible. I'm also going to skip over the developer's questionable history and documented unethical practices which you are all aware of. Unfortunately, nothing can be trusted from this developer until documents are signed and secured bonds and payments are in the bank. I'm not going to mentioned that this request doesn't even address the fact that you cannot build a street through two residential lots just because you own them. Instead, I'm going to focus on the extremely critical aspects of zoning designations and infrastructure, particularly the R2 zoning request.

I want to be clear on my position...under no circumstances should this property be annexed and Zoned R2 allowed for muliti-family townhouses and apartments. We only get one shot to get this one right, and there is no going back on failed hillside that gets butchered and cut up to make way for large community development.

We cannot spoil our skyline by stacking dense multi-family homes on the hill. Think of any luxury resort destination you've been too... Can you picture where all the apartments were built and can you picture where all the single family homes are built houses? Hillsides are always prioritized and zoned as R1 single family residential no matter where in the world you travel. Look at places like Park City, Beaver Creek, Aspen, Vail Verbier, Chamonix, Kitzbuhel. These are timeless, generational and iconic mountain towns. And in these towns, they all purposefully avoid building apartments and condos which would greatly diminish the natural beauty of the skyline view.

If the Planning and Zoning commission proceed forward with recommendation for annexation, they cannot recommend an R2 zoning. If R2 is recommended by the commission, it is my opinion that this will be a great disservice to our fellow community members of Alpine for today and for generations to come. I can support an R1 zoning annexation as smart growth for the town.

The next item is infrastructure:

- Multifamily homes built to current IBC and IRC codes require specific fire and life safety features. Multifamily homes constructed within the wildland urban interface (WUI) require even more stringent building practices. From 1 hour fire rated exterior material, central alarm systems and most importantly central fire suppression systems.
- In the last 3 months, how many Town of Alpine water main breaks have we had? How many of these breaks had boil orders? These fire suppression require massive amounts of volume and pressure. All which would very likely run beyond the existing capacity of our already aging and deteriorating lines. These lines are in dire need to replacement, and that's before we add 50 units plus their fire suppression systems.
- Topography will also play a large role because many areas of the proposed annexation is higher in elevation than our existing water tanks. That means booster pump stations or new wells to get this water up to the top. The town's "tap" fees for sewer and water would never off-set the capital investment it would take to bring city services to these units.
- Sewer service is not even available to current residence of the hill. Does the TOA have any estimate on the cost to bring all these services up to existing houses AND include the 50+ new homes?
- Single family homes on the other hand would likely not require such a major strain on the systems.

Again, I support smart growth for this town. I believe we can and we will become a generational destination. I support an R1 Zoned annexation. But never...never, can this be allowed as an R2.

Thank you for your time and all your hard work. Please let me know if you have any questions or need anything else.

Best,

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**Turley Annex comment**

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**From** Drew Herder <poptopcinema@gmail.com>

**Date** Tue 7/28/2026 10:07 AM

**To** Sarah Greenwald <office@alpinewy.gov>

Caution: The sender name (Drew Herder) is different from their email address (poptopcinema@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Hi! I just feel that this proposed growth doesn't seem to respect the land, protect our families from foreseeable hazards, as well as contributing to the local community in a holistic way. Let's keep Alpine in check and fight for the place we choose to call home. I'm worried about the steepness as I already have had some very scary slide outs driving on sunset drive over the years. The reason we here is for the forest and sense of nature as well as a safe place for the family.

--

Herder

9707080237

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**Public comment in opposition - Turley annexation (July 28 P&Z)**

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From ginosesto@gmail.com <ginosesto@gmail.com>

Date Tue 7/28/2026 11:57 AM

To Sarah Greenwald <office@alpinewy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Chair and Members of the Planning and Zoning Commission,

My name is Gino Sesto and I live at 638 Mountain Drive. Please enter this comment into the record for tonight's hearing on the Turley annexation.

I requested the applicant's submitted materials from the Town and have reviewed them. I oppose the annexation and the proposed R-2 zoning, and I want to be precise about why.

1. The Commission is being asked to apply a code that has nothing to apply.

Alpine's Land Use and Development Code contains no geological-hazard standards and no wildfire-access standards. None. That is not a criticism of staff — it's simply the state of the code. But it means that on the two issues that matter most for this particular parcel, there is no criterion in front of the Commission against which to make a finding. A recommendation issued under those conditions isn't a judgment about whether the proposal is safe; it's a judgment made in the absence of any way to tell.

2. The hazard rating is at the top of the scale.

The Wyoming State Geological Survey rates this parcel 9 out of 10 for geologic hazard. If the Town is going to permit multi-unit residential density anywhere, this ground is the least defensible place to start.

3. Single access is an emergency-egress problem, not a traffic problem.

The concept plan shows 54 units in Phase 1 — duplex through six-plex — with additional phases implied, served by one switchback road. In a wildfire event, evacuating residents and responding apparatus would occupy the same single lane in opposite directions. I would ask the Commission to identify, on the record, whether Alpine Fire has reviewed this access configuration and what its written finding was. If that review is not in the file, the Commission does not yet have what it needs to act.

4. Zoning is where this gets decided, not later.

I understand tonight is characterized as pre-petition and that the Commission's role is advisory, with the Council deciding later. But density is fixed at the zoning stage. Once this is annexed as R-2, every subsequent hazard question is asked against an entitlement that already exists. The leverage is now.

5. Annexation is functioning here as a workaround.

The applicant is based in Provo, Utah. The reason town limits matter is that the county would not permit this density on this ground. The Commission should be clear-eyed that it is being asked to supply an approval the county would not.

My request: recommend denial, or recommend that the item be tabled until (a) the Town adopts geological-hazard and wildfire-access standards, and (b) Alpine Fire provides a written review of the single-access design. Either outcome protects the Town's position; approving on the current record does not.

Thank you for your service and for your consideration.

Respectfully,

Gino Sesto  
638 Mountain Drive  
Alpine, WY 83128  
310-621-9848

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**Public comment in opposition — Turley annexation (July 28 P&Z)**

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**From** Bettina Ho <bettina.dac.ho@gmail.com>

**Date** Tue 7/28/2026 11:59 AM

**To** Sarah Greenwald <office@alpinewy.gov>

This is the first time you received an email from this sender (bettina.dac.ho@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear Chair and Members of the Planning and Zoning Commission,

My name is Bettina Ho and I live at 638 Mountain Drive Alpine WY 83128. I'm writing in opposition to the Turley annexation on tonight's agenda, and I'd ask that this be entered into the record.

Mountain Drive is one of the streets that would serve this development. I want to describe what that actually means from where I live.

The applicant's own concept plan shows 54 units in Phase 1 — duplexes through six-plexes — with more phases implied, all reached by one switchback road up the slope. One way in, one way out. Every family in those units, plus the families already up here, would share that single road on the worst day.

That is my central objection, and it isn't hypothetical. If a wildfire starts below that slope, the same lane we would be driving down is the lane the fire trucks need to be driving up. Add dozens more households to it and you have not just a traffic problem but a genuine emergency-egress failure. I would like to know whether Alpine Fire has reviewed this access plan and what their finding was, because I have not seen it in the materials.

The Wyoming State Geological Survey rates this parcel a 9 out of 10 for geologic hazard — the highest category there is. Alpine's Land Use and Development Code currently contains no geological-hazard standards and no wildfire-access standards at all. So the Commission is being asked to approve R-2 multi-unit zoning on the most hazardous ground in town, using a code that has nothing written in it to evaluate that hazard.



I'd also ask the Commission to consider why the applicant needs to be inside town limits at all. The county would not permit this density here. Annexation is the mechanism for getting around that, and once the land is annexed and zoned R-2, the density is locked in before any real hazard review takes place.

I'm not opposed to Alpine growing. I'm opposed to putting families on a 9-out-of-10 hazard slope with one road out, under a code that has no standard to measure either risk.

I respectfully ask the Commission to recommend denial, or at minimum to postpone any recommendation until the Town has adopted geological-hazard and wildfire-access standards and Alpine Fire has reviewed the single-access design in writing.

Thank you for your service and for your time tonight.

Sincerely,

Bettina Ho

638 Mountain Drive

Alpine, WY 83128

Email: [bettina.dac.ho@gmail.com](mailto:bettina.dac.ho@gmail.com)

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## Turley annexation

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**From** d stephens <dvdstephens@pm.me>  
**Date** Tue 7/28/2026 11:20 AM  
**To** Sarah Greenwald <office@alpinewy.gov>

This is the first time you received an email from this sender (dvdstephens@pm.me). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

As a long-time resident of Alpine, I am writing to express my concerns about the proposed Turley annexation and development and to implore the Town to reject the plans for that development.

Between the fire hazard, the geological hazard, the snow hazard, and the detrimental impact it would have on existing residents at both ends of the development, it is definitely NOT in the public interest to go forward with this plan.

To be clear, I am NOT anti-growth. I just believe that it needs to be done intelligently and safely. This proposed development appears to be neither.

Regards,

David Stephens

July 27, 2026

Dear Planning & Zoning and Town Council Members,

You would be doing everyone, including Mr. Turley, a big favor, if you do not approve of the Turley annexation.

This plan is unpractical, unsafe, and unfair to existing residents.

It is hard to understand why Mr. Turley thinks it is okay to build on avalanche terrain, especially at such high densities in the face of such opposition by neighbors and townspeople.

The town is not obligated to allow annexation. It is a privilege which the town should only allow if it is beneficial to the town. This project is not. Please end it now before more resources are wasted on the town's part and Mr. Turley's.

Please make sure the new LUDC addresses no building on avalanche terrain provisions since we are spending another \$112,000 + on a consultant to rewrite our LUDC before the Master Plan is even approved.

The argument that the town is better off being in control of this development doesn't stand up. It doesn't seem possible he would be able to do what he is proposing if the land remains in the county. Considering it undevelopable might be the wiser choice, but certainly not R2.

Sincerely,

Kathy Owsiany

Submitted to: Alpine Planning and Zoning Commission  
Submitted by: Robert Lichvar, PhD  
Address: 189 Stoor Drive, Alpine, WY 83128  
Date: July 28, 2026  
Re: Public Comment – Supporting evidence addressing serious concerns for Turley Annexation Petition

**To:** Alpine Planning & Zoning Commission; Gina Corson, Planning Administrator  
**CC:** Alpine Town Council; Eric Green, Mayor; Alpine Town Clerk, Turley LLC

**Brief Intro:**

- Previously on April 18th, I submitted a 11-page letter to the board that outlined the physical setting and features of the Turley hillside. Here I will quickly highlight the key points from that prior input, followed by a comparison of a regionally known landslide when compared to the Turley property.
- The **key point** about what I've been submitting is: to bring forth the local scientific literature and the published documents and their citations for the board and others to read and consider.

**Previous Letter Overview:**

- My previous input to the town had 6 topics that were supported by literature and described in the letter as a scientific basis for concern.
- These topics were:
  - Landscape setting – geologic setting (mtn building, faults)
  - Colluvium – weathering and sliding materials
  - Hydrology and groundwater – movement of water on the slope
  - Runoff and soil conditions – infiltration of water in the soil type
  - Impacts from roads and housing development – culvert effect
  - Existing landsides – along Stoor Drive
- Risks associated with landscape features and hydrologic features
  - Disturbance of subsurface hydrology – channeling effect as in a culvert
  - Destabilization via pore water pressure (The "Hydraulic Jack") – between bedrock and colluvium
  - Proximity to Active Geologic Hazards – seismic activities locally

**Two sites compared: Gros Ventre Slide and Turley's project**

|                                 | <b>Gros Ventre Slide</b>       | <b>Turley</b>                                            |
|---------------------------------|--------------------------------|----------------------------------------------------------|
| <b>Slope</b>                    | 32-38%                         | 25-75%                                                   |
| <b>Bedrock</b>                  | 18-21%                         | 46-70%                                                   |
| <b>Structural basement rock</b> | Solid tilted sandstone bedrock | Fractured and tilted limestone rock in large flat blocks |

|                          |                                                                                  |                                                                            |
|--------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>Hydrology</b>         | Single flat bedrock with interface flow                                          | Fractured bedrock and flows that follow breaks (cracks) in the limestone   |
| <b>Pore infiltration</b> | Spring melt and rain can grease the interface of the bedrock and colluvium       | Spring melt and rain can grease the interface of the bedrock and colluvium |
| <b>Seismic</b>           | Active seismic weeks prior to the slide happening that caused the flood in Kelly | Frequent seismic active in Star Valley and the local region                |
| <b>Climate</b>           | similar                                                                          | similar                                                                    |

### Comparisons:

**Great than features:** Slope and bedrock angles on Turley's project is steeper

**Similar but not identical:** basement rock type and hydrologic movement

**Identical:** pore infiltration, seismic, and climate

**Summary comparison:** All landscape features are generally similar except Turley's project has a greater hillside slope and angle of bedrock.

**Concerns:** Landslide potential, modified groundwater and possible wet basements, human injury, property damage. Also, it could be a financial disaster for the town.

**Actions needed:** the town needs to acquire a certified geologist and groundwater hydrologist to evaluate the site and sign off approving or disagreeing with the potential landslide issues and report their findings. These should not be building engineers used for the project and not paid for by Turley. This needs to be an independent neutral 3<sup>rd</sup> party evaluation.

### Questions:

1. If the mountain does slide, who is legally responsible for the property damages or personal injuries? For how many years out would the costs be covered?
2. If there are drainage issues that water damages to houses and properties, who is liable for the costs?
3. Is the town liable for a class action lawsuit from property owners surrounding the base of the mountain? Or would that be Turley?
4. Can a water laden fire truck even get up the proposed west side switch backs?
5. Forest fires are inevitable someday on the Turley project so what are the mitigating plans for fire control? Would clearing trees and brush for fire mitigation reasons cause even greater potential for a landslide?
6. Has the town discussed with the State of Wyoming the hazardous rating of 9 out of 10 for Turley's parcel on the State Hazardous Map and what that means? Has the State ever approved a project in an area with such a high rating?

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## Turley Annexation

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**From** Keith DeGryse <k6degryse@gmail.com>  
**Date** Tue 7/28/2026 10:34 AM  
**To** Gina Corson <planning@alpinewy.gov>  
**Cc** Sarah Greenwald <office@alpinewy.gov>

This is the first time you received an email from this sender (k6degryse@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

In light of the town's deep previous concerns and the significant risk of annexing Turkey's property, I must emphasize the potential financial burden, tax burden, and high risk to the Town of Alpine, its residents, and the underlying neighboring homes.

The Wyoming State Geological Survey has rated this property as a 9 out of 10 for geologic hazard. This forecasting tool not only serves as a safety measure but also provides substantial evidence of local land instability in our area. Ignoring this evidence, such as numerous local slides and a "high risk" forecast report from the State, while considering potential future tax revenue is irresponsible. More critical than the financial burden, there are over a dozen underlying properties and resident structures situated directly beneath this land slide-prone area. Are we adequately prepared for this potential threat?

Furthermore, the recent Walgreens land slide in Jackson serves as a stark reminder of the potential consequences of this development. The town's financial burden, budget, and tax burden are being exposed for a high-risk development with limited *potential* tax revenue. This should be viewed as an investment, but not all investments are suitable, especially in a rapidly growing town where resources can be more effectively allocated to safer and more profitable ventures.

My career has been dedicated to safety-based decision-making. When making such decisions, it is crucial to have a clear justification for each choice. Ignoring geological surveys from the State, observing local evidence of land slides in steep terrain, a locally approved but failed construction on unstable land, and the previously denied annexation of this property by the superior government entity of Lincoln County makes it challenging to justify an approval decision for this annexation.

I look forward to seeing the entire Town of Alpine at tonight's meeting. This alone should speak volumes!!

I understand these decisions are difficult and tiresome, as a local neighbor in our beautiful town, thank you for your time and dedicated work.

Sincerely,  
Keith DeGryse

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**comment for P&Z tomorrow**

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**From** Hannah Alessandria <h.alessandria1@gmail.com>

**Date** Mon 7/27/2026 5:52 PM

**To** Sarah Greenwald <office@alpinewy.gov>

This is the first time you received an email from this sender (h.alessandria1@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello,

To whom it may concern, the Turley annexation obviously is a bad idea. What is with these developments coming in and only doing less than half, and thats just the infrastructure! They're also doing less than half when it comes to quality of the buildings (apartments) and keeping them up. Look at the other older multi family units in town, they look nice at first then years down the road, the original investors have sold, and the buyer is only looking to make money. There is no upkeep, sadly this has parts of Alpine looking very sad and unkept....

Alpine deserves better. We deserve people to care about what is getting built and the long term plans.

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## Public Comment for Turley Annexation

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From Angie Parkin <angieparkin@yahoo.com>

Date Fri 7/24/2026 2:14 PM

To Sarah Greenwald <office@alpinewy.gov>

This is the first time you received an email from this sender (angieparkin@yahoo.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

To whom it may concern,

Please log this email as yet another resident who is against this proposal. The liability for the Town of Alpine is too great! Which the additional cost, I fully anticipate, would make its way to higher property taxes for us all.

The proposal would remove SO many trees, the green ecosystem is iconic for Alpine, and contributes to Alpine's character, brand, and a reason why we want to live here.

The removal of trees will only exacerbate what we know gravity will do. No matter if it's snow, water, or mud, it will find a way of least resistance down the mountain. The catastrophic liability to life and homes below are jaw-dropping. Why would the Town of Alpine seriously consider this to be a good move?

In addition to the snow/water/mud avalanche risk, there is also increased wildfire danger. I've talked with many who have fire safety experience who put this issue as their highest concern.

I regularly walk my dogs up one of the two steep roads that, if projected build-out goes as the developer wants, would mean 120+ cars will need to travel it twice a day up and down super steep roads. The snow removal cost alone surely doesn't justify any perceived benefit.

The liability to the Town of Alpine is TOO great. I urge the Zoning & Planning Commission to not approve this annexation request.

Angie Parkin  
514 Nelson Lane





Outlook

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## Objection to annexation of Turley, et al, property as R-2 Multi-family housing

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**From** pmc@silverstar.com <pmc@silverstar.com>

**Date** Fri 7/24/2026 12:49 PM

**To** Sarah Greenwald <office@alpinewy.gov>

 1 attachment (17 KB)

Letter Turley annexation.docx;

This is the first time you received an email from this sender (pmc@silverstar.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Attached is my letter hoping that you do NOT approve the annexation and development request of the property owned by Steven C. Turley, Alpine Property Holdings Group, LLC, and Premier Realty Investments, LLC, as R-2 Multi-family housing. Please help Alpine grow RESPONSIBLY!!

Sincerely,  
Paula McCann

**I object to annexing Steve Turley's (et al) property into Alpine zoned as R-2 Multi-family.**

Why would you even consider annexing this proposed development for R-2 Multi-family housing?

- The terrain is not suited to R-2 Multi-family development. Too steep, too fragile. With the road wide enough to service the proposed development not to mention the buildings themselves, there would be incredible disruption of soils by removal of trees that anchor those soils, from cuts and fills and from digging foundations.
- The county had the wisdom to reject Mr. Turley's (et al) application to develop this acreage as they desire. I hope the Town of Alpine will be wise also. Refer to above bullet.
- Does the Town of Alpine want to assume responsibility for endangering existing houses on Stoor Drive?
- Has the Town of Alpine considered the increasing risks of wildfire?
- Is the Town of Alpine so anxious to grow it would do so at any cost?
- Last objection though not least, destruction of habitat. Don't do it. Please.

Other thoughts:

- Do you remember the landslide in Jackson at the relatively new (at the time) Walgreen's? Take a lesson from that.
- Do you remember the landslide over the highway in the Narrows?
- Do you remember the two big landslides over the highway in the Canyon?

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Alpine has no obligation to rush to accommodate any developer whose main objective is to make a buck, regardless of a lack of common sense. The homes that already exist on Stoor Drive deserve protection from problematic development on the land above them. Please use your common sense and deny this request for annexation as R-2 Multi-family zoning.

I looked through the Master Plan pages on your website and saw various zoning maps, including the property in question. It is being shown as "Housing," which makes it appear this is already a done deal. It does not show the designation as R-2. Another thing that really struck me is how piecemeal the boundaries of the Town of Alpine are. I would rather see the Town work on annexing more properties on the north side of the river to have a more cohesive boundary. I know there's been opposition by many there to being annexed into the Town but perhaps they'd be won over if the Town made the argument that they'd have more say in decisions made that affect them.

Please say no to this request. A mountainside is not an appropriate place for this kind of development. There is a lot of flat land around that is much better suited to building condos, townhouses, and apartments.

Thank you. Paula McCann, 40-year resident near Alpine, hoping to see Alpine develop responsibly

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## Proposed development of Alpine Meadows

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**From** tonipete@yahoo.com <tonipete@yahoo.com>

**Date** Sat 7/25/2026 8:47 PM

**To** Sarah Greenwald <office@alpinewy.gov>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

I am writing in strong opposition to the proposed development of Alpine Meadows.

The proposed area is against a mountain side that, in itself, is a dangerous location with a strong possibility of a serious landslide. Case in point is the Walgreens that was erected in Jackson Hole, in a very similar location. It experienced a strong landslide, the building was unable to proceed and, I believe, has since been demolished because of the danger involved. There is a very strong possibility that this could happen in Alpine.

Also, entrance to the site is one way and, in case of an emergency, it would be impossible to exit the area.

What of the wildlife in the area. We love living in Alpine and cherish the wildlife that we have. Are they of no concern?

Research has shown that the developer himself has had several law suits filed against him. Do we, as property owners in Alpine, want to risk another development that has all the potential of complete failure

Annette Peterson  
765 Terracre Dr.  
Alpine, WY

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**Fwd: Turley Project**

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**From** prions\_waxes63@icloud.com <prions\_waxes63@icloud.com>

**Date** Mon 7/27/2026 5:40 PM

**To** Sarah Greenwald <office@alpinewy.gov>

This is the first time you received an email from this sender (prions\_waxes63@icloud.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Begin forwarded message:

**From:** D.S. Stephens <sledmountain@me.com>

**Subject:** Turley Project

**Date:** July 27, 2026 at 5:37:26 PM MDT

**To:** planning@alpinewy.gov

I'm a multi-decade resident of Alpine writing out of concern for the people who will be most affected by the Steve Turley proposed development;; those who live at the bottom of the hill that's being considered for development, whose property values would be negatively impacted by condos hovering above them; not to mention all those who would see a great deal more traffic on the roads they live on.

And there's the possible safety issues concerning the stability of the mountain & the reduction in the beauty of the town.

I would also think that Steve Turley's highly questionable history is a concern. A quick internet search brings up many hits re: lawsuits that appear to have been filed against him. I'm sure we'd all like to know more about. The council must have looked into those. Could you tell us about them?

Lastly, what is the solution for the issue posited by the engineer who designed the town's sewer system, who stated at the last meeting that the system was not design to accommodate such a development?

My letter mentions six concerns, I hope all of them will be addressed at the meeting

Thank you for your attention to this matter

## Turley Annexation

---

**From** Chris Parkin <cparkin70@hotmail.com>

**Date** Fri 7/24/2026 9:04 AM

**To** Sarah Greenwald <office@alpinewy.gov>

This is the first time you received an email from this sender (cparkin70@hotmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hello - I am writing to provide my objection to the Turley Annexation Petition.

This Annexation request is a really bad idea for Alpine. Not only would this development wipe far too many trees, this location is a known snow/mud/water slide location which would be catastrophic for the homes and businesses in the path, it would also leave the town of Alpine with massive liability and maintenance expense.

Vote NO.

Thanks,  
Christopher Parkin  
514 Nelson Lane

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## Turley Annexatiin Opposition

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**From** Cody Pitz <codywilliampitz@gmail.com>

**Date** Sat 7/25/2026 8:03 AM

**To** Sarah Greenwald <office@alpinewy.gov>

This is the first time you received an email from this sender (codywilliampitz@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Greetings,

I am writing to you today to state my public opinion in opposition to the Turley annexation. I do not believe having a housing development above the town of Alpine is safe in terms of the slope angle of the proposed development, avalanche hazards, as well as removing trees and vegetation to facilitate building the homes decreasing slope stability and further contributing to mud slide/land slide potential.

Furthermore, we the residents of Alpine would like to preserve our beautiful skyline above the town and not have short-sighted construction projects led by out-of-state developers negatively impacting our community's small town character.

Our neighbors to the north in Teton County have been the leading example of irresponsible development for communities across the west, let's do our part to preserve the integrity of Alpine as best we can.

Best regards,

**Cody Pitz**

**AMGA Ski & Alpine Guide**

**+1-307-699-0699**

