



TOWN OF ALPINE

PLANNING AND ZONING COMMISSION

REPORT AND RECOMMENDATION TO TOWN COUNCIL

Date: May 12, 2026

Applicant: Dry Dog Development, LLC

Representative: Surveyor Scherbel, Ltd.

Request: Annexation – Alpine Apex Annexation

Location: Lot 96, Alpine Village Subdivision No. 1, Plat 3 Amended – 7th Filing, Lincoln County, Wyoming

Requested Zoning: Mixed Residential Commercial (MRC)

I. PURPOSE

The purpose of this report is to provide the Town Council with the Planning and Zoning Commission’s findings and recommendations regarding the proposed annexation commonly referred to as the “Alpine Apex Annexation.”

This report is submitted in accordance with Section 2.1(g) of Ordinance 2024-001, which requires the Planning and Zoning Commission to conduct a prepetition review hearing and submit written findings and recommendations to the Town Council.

II. BACKGROUND

The applicant, Dry Dog Development, LLC, submitted an annexation petition application requesting annexation of approximately Lot 96 of Alpine Village Subdivision No. 1, Plat 3 Amended – 7th Filing into the incorporated limits of the Town of Alpine.

The proposal includes a conceptual townhouse-style residential development with associated roadway circulation, parking, landscaping, and utility infrastructure improvements.

The subject property is located near the Targhee Landing area and adjacent to existing residential development patterns.

Application materials submitted included:

- Annexation Petition Application;



TOWN OF ALPINE

- Draft Petition for Annexation;
- Area Exhibit / Location Map;
- Conceptual Development Plan;
- Ownership Documentation / Warranty Deed; and
- Supporting correspondence and project narrative materials.

The purpose of the annexation is to allow the property to receive Town services and facilitate future residential development as a logical extension of existing Town growth patterns.

A Prepetition Review Hearing was conducted before the Planning and Zoning Commission on May 12, 2026.

III. CLASSIFICATION OF ANNEXATION

Pursuant to Section 1.2 of Ordinance 2024-001:

- A Minor Annexation is defined as an annexation consisting of 2.5 acres or less; and
- A Major Annexation is defined as an annexation consisting of greater than 2.5 acres.

Based upon the submitted materials and conceptual plans, the Planning and Zoning Commission reviewed the proposal as follows:

Minor Annexation

IV. REVIEW PROCESS

The Planning and Zoning Commission conducted a Prepetition Review Hearing in accordance with Section 2.1 of Ordinance 2024-001.

At the hearing:

- The applicant and/or representatives were present;
- Supporting documentation and exhibits were presented.
- Staff provided an overview of the annexation request and conceptual development proposal; and



TOWN OF ALPINE

- The Commission evaluated the request based on the submitted materials and public discussion.

The burden of proof was on the applicant to provide clear and convincing evidence supporting all representations made in the annexation materials and supporting exhibits.

V. FINDINGS

Based on the submitted materials, staff review, and testimony provided during the hearing, the Planning and Zoning Commission makes the following findings:

1. Completeness

The applicant submitted the required annexation materials, including conceptual plans, legal descriptions, ownership documentation, and supporting exhibits.

2. Contiguity

The subject property appears contiguous to portions of the existing incorporated limits of the Town of Alpine.

3. Logical Extension of Town Boundaries

The proposed annexation represents a logical extension of existing Town development patterns and surrounding residential growth.

4. Provision of Services

The applicant proposes connection to Town water and sewer systems, and the property appears adjacent to existing utility service corridors.

5. Health, Safety, and Welfare

The proposed annexation would allow the property to develop under Town regulations and standards intended to protect public health, safety, and welfare.

6. Compatibility and Development Considerations

The Planning and Zoning Commission discussed:

- project density;
- compatibility with surrounding development;



TOWN OF ALPINE

- roadway circulation;
- parking and snow storage;
- landscaping and green space considerations;
- utility infrastructure and sewer/water capacity;
- existing powerline constraints; and
- future infrastructure impacts associated with the proposed development.

7. Future Development Review

The Commission discussed that future review processes, including Planned Unit Development (PUD) review, engineering review, and additional annexation procedures, will still be required prior to any formal development approvals.

8. Zoning Request

The applicant requested Mixed Residential Commercial (MRC) zoning designation as part of the annexation request.

VI. RECOMMENDATION

I would slightly soften and clarify the recommendation language to better match what actually occurred procedurally at the meeting since:

- no formal approval recommendation was made,
- and it was treated conceptually.

Replace the current recommendation paragraph with:

Based upon the discussion, submitted materials, and conceptual annexation review, the Planning and Zoning Commission recommends that the Town Council acknowledge receipt of the Annexation Prepetition Review materials for the Dry Dog Development, LLC Alpine Apex Annexation proposal and allow the applicant to continue through the formal annexation review process pursuant to Ordinance No. 2024-001 and Wyoming Statutes §15-1-401 et seq.

VII. ADDITIONAL COMMENTS / CONDITIONS

The Planning and Zoning Commission offers the following comments for Town Council consideration:



TOWN OF ALPINE

1. Future development approvals shall remain subject to compliance with all applicable Town ordinances, development standards, utility requirements, and engineering review processes.
2. Future Planned Unit Development (PUD) review will be required pursuant to the Town's current Land Use and Development Code.
3. Final annexation approval shall remain contingent upon completion of all applicable statutory annexation procedures, including preparation of the annexation report required by W.S. §15-1-402.
4. All costs associated with notice, publication, engineering review, and annexation processing shall be borne by the applicant as required by Ordinance 2024-001.
5. The Planning and Zoning Commission discussed concerns related to density, landscaping, green space, compatibility with surrounding development, and future infrastructure impacts, and recommended that these topics continue to be evaluated during future review processes.

VIII. CONCLUSION

The Planning and Zoning Commission finds that the proposed annexation generally meets the intent and procedural requirements of the Town of Alpine Uniform Annexation Process and represents a logical extension of the Town's incorporated limits, subject to completion of all future review and approval processes.

The Commission further notes that the May 12, 2026, review was conceptual in nature and that no formal development approval was granted at this stage of review.



Date: 5/18/2026

Prepared and signed for Planning and Zoning Chairman Melissa Wilson by Gina Corson
Planning and Zoning Administrator
Town of Alpine, Wyoming



TOWN OF ALPINE