



**AFTON TOWN COUNCIL MEETING
JUNE 9, 2026
5:30 PM**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. AGENDA

Adopt the June 9, 2026, Afton Town Council Agenda

A. Motion to Approve Agenda for June 9, 2026, Afton Town Council Meeting

4. CONSENT AGENDA

A. Approve Minutes from the Regular Afton Town Council Meeting held May 12, 2026

B. Approve Town of Afton Bills for the Period Ending May 31, 2026

a. Motion to Approve the Consent Agenda

5. DEPARTMENT REPORTS

A. Public Works

B. Tourism Board

C. Afton Main Street Alliance Board

D. Heritage Board

E. Afton Fire Department

6. DELEGATIONS

Delegation decorum: There is a 5-minute Limit per delegation subject. The mayor must recognize the speaker, who must approach the podium. Only one speaker may speak at a time.

A. Star Valley Events, LLC - Update on East Alley Events

B. Donald Howser — Discussion on BMX track and E-bikes

C. Water Irrigation Conversation on Culverts in Parks

7. TOWN ADMINISTRATOR REPORT

A. Financial Statements for May 2026 (Attachment)

- B. 40 West 4th - Nielsen Annexation Application & Staff Report
- C. Silver Brooke Estates Master Plan Preliminary Plat Approval and Phase I & Phase II Final Plat Approval
 - a. Motion to to approve or deny Master Plan Preliminary Plat
Motion to deny or approve the FInal Plat Phase I & II and Authorize the Mayor to sign the final plat
- D. De-Annexation Petition Mountain Star Products LLC/ O. David Gardner Trust

8. NEW BUSINESS

- A. C and G, LLC - Catering Permits
June 12, 19, 2026; July 7, 8, 9, 10, 11, 17, and 24, 2026; August 14, 21, 28, 2026; September 4, 2026.
 - a. Motion to Approve or Deny Catering Permits
- B. Prohibition Outpost - Catering Permit for June 12, 2026
 - a. Motion to Approve or Deny Catering Permit
- C. Ordinance 709- De-Annexation of Mountain Star Products, LLC
 - a. Motion to pass or deny Ordinance 709 on First Reading
- D. Resolution 2026-05 Lodging Tax Question for Ballot
 - a. Motion to pass or deny Resolution 2026-05
- E. Ordinance 710 - Rezone 40 West 4th Ave
 - a. Motion to pass or deny Ordinance 710 on First Read
- F. Discussion About the Concession Stand at the Parks

9. CONTINUING BUSINESS

- A. Ordinance 701- Ordinance for Telecommunication Structure Regulations
 - a. Motion to pass or deny Ordinance 701 on Third and Final Reading
(Passed on First and Second Reading, Postponed on Third Reading in April)
- B. Ordinance 705 - Ordinance Rezoning Colters Lodge
 - a. Motion to pass or deny Ordinance 705 on Third and Final Reading
(Passed on First and Second Reading) (Was Tabled on Third Reading in May)
- C. Ordinance 706 - Ordinance Amending Chapter 5 of Title I Defensive Driving Dismissal Program
 - a. Motion to pass or deny Ordinance 706 on Third and Final Reading
(Passed on First Reading and Second Reading)
- D. Ordinance 707 - Ordinance Rezoning Ted Frome Lot 4 Replat
 - a. Motion to pass or deny Ordinance 707 on Third and Final Reading
(Passed on First Reading and Second Reading)

- E. Ordinance 708 - Fiscal Year Budget July 1, 2026, through June 30, 2027
 - a. Motion to pass or deny Ordinance 708 on Third and Final Reading
(Passed on First Reading and Second Reading)
- F. Planned Unit Development Application - Ted Frome 2nd Addition Lot 4
- G. Update on Master Plan
- H. Fish Scramble Update

10. MAYOR'S REPORT TO COUNCIL

- A. Set Agenda for the Next Work Session Scheduled for June 23, 2026.

11. TOWN ATTORNEY REPORT

12. CORRESPONDENCE

13. ONGOING ITEMS FROM PREVIOUS COUNCIL MEETINGS

14. WORKSESSION ITEMS/COUNCIL TRAINING

15. EXECUTIVE SESSION

Motion to go into executive session for the purpose of considering the acquisition of real estate, personnel matters, matters concerning litigation, to which the Town is a party, or to which the Town may be a party.

16. ADJOURN

- A. Motion to Adjourn Meeting

17. Upcoming Meetings

- A. Next Town Council Meeting — July 14, 2026, at 5:30 p.m. at the Afton Town Hall
Next Town Council Work Session — June 23, 2026, at 6:30 pm. at the Afton Town Hall

MINUTES FROM TOWN COUNCIL MEETING
May 12, 2026
AFTON TOWN HALL

Mayor Jensen welcomed those in attendance.

1. CALL TO ORDER

Mayor Jeff Jensen called the Afton Town Council meeting to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE

Mrs. Abby Humes, Afton Resident, led those present in the Pledge of Allegiance.

3. AGENDA

Mayor Jensen presented the agenda for the Afton Town Council meeting scheduled for April 14, 2026. At the Mayor's call, Council Member Wilkes moved to approve the agenda. Council Member Griffith seconded the motion, which was carried out unanimously.

- A. Adopt the May 12, 2026, Afton Town Council Agenda
 - a. Motion to approve Agenda for May 12, 2026, Afton Town Council Meeting

4. CONSENT AGENDA

At the mayor's call, Council Member Wilkes moved to approve the consent agenda. Council Member Brown seconded the motion. The motion carried unanimously.

- A. Approve Minutes from the Regular Afton Town Council Meeting held April 14, 2026

Council Member Griffith inquired whether the April minutes had been updated to accurately reflect the vote on the motion to direct the town attorney to provide a counteroffer to Mr. Nick Erickson. The corrected vote was as follows:

- Aye (yes): Council Members Dirk Hillyard, Will Wilkes, Brock Brown, and Mayor Jensen.
- Nay (no): Council Member Scott Griffith.

- B. Approve Town of Afton Bills for the Period ending April 30, 2026

Dry Creek Enterprises, Inc- Services \$910.00
Valley Auto- Supplies \$621.00
Local Government Liability Pool- Insurance \$15,850.00
L.N. Curtis & Sons- Supplies \$3,915.90
Energy Laboratories- Services \$819.00
Hastings- Supplies \$112.32
Mecco Electric- Services \$645.00

Star Valley Media, LLC- Services \$3,409.92
Harold Sweeny- Services \$380.00
Printstar- Services \$104.96
Wyoming Workers' Compensation- Services \$230.42
Fisher Scientific- Supplies \$60.79
Valley Sanitation Inc.- Services \$790.00
Town of Afton- Services \$22.00
NCPERS Group Life Insurance- Life Insurance 224.00
ODP Business Solutions, LLC- Supplies \$1,188.84
High Country Linen- Services \$518.53
Freedom Mailing Services- Services \$511.37
C&V LLC- Services \$965.00
Environmental Resource- Supplies \$426.64
Pltney Bowes Leasing- Services \$195.12
Wilbur-Ellis Company- Supplies \$1,207.17
R&R Products, Inc.- Supplies \$530.85
Broulims- Supplies \$9.18
Riverside Greenhouse & Graphic- Services \$4,134.30
One-Call of Wyoming- Services \$50.40
Dorsett Controls, Inc- Subscription \$1,485.00
Desktop Design- Services \$3,339.90
Bailey, Stock, Harmon, Cottam- Services \$13,933.00
Wex Bank- Fuel \$4,392.59
The Radar Shop- Services \$455.00
Miles Beverage- Supplies \$254.93
Mobile Golf Services- Parts & Labor \$5,141.45
Simplot Turf & Horticulture- Supplies \$3,755.00
Yost Pacific Office Automation- Services \$82.23
U.S. Bank Equipment Financing- Services \$151.33
Hireright, LLC- Services \$201.10
Zion Bankcard Center- Supplies 19,741.81
Hags with Rags, LLC- Services \$1,340.94
Jensen, Jeff- Reimbursement \$103.23
Conrad & Bischoff- Supplies \$784.95
Core & Main LP- Parts \$11,126.04
AT&T Mobility- Cellular Services \$182.86
Star Valley Lawn Care, Inc.- Services \$248.85
Verizon Connect Fleet- Services \$151.60
Burton Rental- Equipment \$78.75
Bradley Race Management- Sponsorship \$1,000.00
Grime Stoppers Housekeeping- Services 1,800.00
T-Mobile Use, Inc- Services \$63.00
Heidi Martin- Services \$116.00
Paige Alise, LLC- Services \$1,300.00
Edward Murdock- Supplies \$4,320.00
Epic Oldin- Services \$5,328.73
Wyoming Department of Revenue- Taxes \$6.30
Park, Landon- Services \$50.00

Park, Lane- Services \$50.00
Callaway Golf Sales Company- Supplies \$3,344.40
Workplace Partner, LLC- Furniture \$1,714.00
Parson Behle & Latimer- Legal Services \$5,000.00
Lou Anne Daz- Supplies \$5,155.00
Great-West Trust Company- Deferred Comp 1,035.00
Payroll \$103,849.55

5. DEPARTMENT REPORTS

A. Golf Course

Mr. Bryce Burton, Golf Director, reported to the Council that, due to a mild winter, the course opened earlier than usual and that the irrigation system was charged on March 19, 2026, initially using lake water for putting surfaces and tees. Summer help has been hired, and the course is in good shape heading into the summer. Mr. Burton also stated that a Request for Proposal (RFP) has been sent to a potential contractor in Montana.

B. Airport Board

Mr. Heath Lawson, the Airport Manager, provided an informative report to the Council detailing the airport's budget and financial status, current and upcoming projects, overall activity levels, noise abatement efforts, and strategic plans for the future.

C. Police Department

Chief Jason Romberg, Chief of Police for Afton, presented a comprehensive update to the Council concerning the current status of call volume, equipment purchase of a speed trailer, and vehicle disposal proposals. Additionally, Chief Romberg shared that Officer Booth is performing exceptionally well in the academy. He also noted his recent Facebook post regarding the enforcement of regulations governing e-bicycles and e-dirt bikes.

6. DELEGATIONS

Delegation decorum: There is a 5-minute Limit per delegation subject. The mayor must recognize the speaker, who must approach the podium. Only one speaker may speak at a time.

A. Abby Humes- Star Valley Festival of Trees

Mrs. Abby Humes spoke on behalf of the Star Valley Festival of Trees. She requested a waiver or a significant discount on the Civic Center's rental fees for their event on November 20-21, 2026.

7. TOWN ADMINISTRATOR REPORT

A. Financial Statements for April 2026 (Attachment)

Mrs. Sanderson presented the April 2026 financial statements.

B. WAM Summer Convention

Mrs. Sanderson informed the Council of the upcoming Wyoming Association of Municipalities (WAM) summer convention, scheduled for June 3 to June 5, 2026, in Laramie. In light of this, Mayor Jensen has appointed Mrs. Sanderson and the designated delegate to cast votes on behalf of the municipality.

8. NEW BUSINESS

A. Proclamation No 2026-02 - Professional Municipal Clerks Week

Mayor Jensen officially proclaimed May 3-9, 2026, as the 56th Annual Professional Municipal Clerk Week. This proclamation extends heartfelt appreciation to Afton Town Clerk Tina McGarvey and all municipal clerks for their dedicated service and commitment to enhancing the effectiveness of local government.

B. Proclamation No 2026-03 - Declaring May Nurses Month

Mayor Jensen has officially proclaimed May 2026 as Nurses Month, adopting the theme "The Power of Nurses." This proclamation acknowledges the significant contributions of nurses to the health and well-being of our community. Nurses from the local hospital were in attendance to honor this important recognition.

C. Renewal of Liquor Licenses

a. Motion to Approve or Deny Liquor License

Mayor Jensen presented the following retail liquor license applications for renewal: Broulim Supermarkets, LLC dba Broulim's #12, C & G, LLC dba A.J.'s Discount Liquor, Colter's Lodge, Inc. dba Colter's Lodge, Maverik Inc. dba Maverik #355, Shelly's Cowboy Bar, LLC dba Cowboy Bar. Mayor Jensen presented the following restaurant liquor license applications for renewal: Agave Group LLC dba Agave. Mayor Jensen presented the following bar & grill liquor license application for renewal: Smoked It LLC d.b.a. 225 BBQ & More, and Salt River Café, LLC dba Star Valley Roadhouse. Police Chief Jason Romberg said he had no objections to renewing the licenses. At the call of the Mayor, Council Member Hillyard made a motion to approve and renew the liquor licenses as presented, seconded by Council Member Brown. The motion carried unanimously.

D. C and G, LLC - Catering Permit

a. Motion to Approve or Deny Catering Permit

Mrs. Crystal McGee, representing C & G, LLC, asked that the Council consider approving a catering beverage permit for the 250th Celebration. She requested the permit be valid on July 3, 2026, from 10 a.m. to 10:00 p.m. At the Mayor's call, Council Member Wilkes moved to approve the permit. Council Member Hillyard seconded the motion. The motion carried unanimously.

E. Prohibition Outpost - Catering Permit for May 22, 29 & June 5, 12, 2026

a. Motion to Approve or Deny Catering Permit

Prohibition Outpost LLC submitted an application to the Council for a series of permits, seeking approval for a catering beverage permit for the event "Friday Night Lights." The requested permits were intended to be valid on May 22, May 29, June 5, and June 12, 2026, from 4:00 p.m. to 8:00 p.m. At the Mayor's request, Council Member Wilkes moved to table the catering permits. Council Member Hillyard seconded the motion, which passed with a vote of 3 to 2. Aye (yes) vote: Council Members Dirk Hillyard, Will Wilkes, and Mayor Jensen. Nay (No) vote: Council Members Scott Griffith and Brock Brown. As a result, tabling the decision effectively denies the permits for the May dates and the first June date.

- F. Prohibition Outpost - Catering Permit for June 12, 2026 (Private Party)
 - a. Motion to Approve or Deny Catering Permit

Prohibition Outpost, LLC, asked the Council to consider approving a catering beverage permit for a private party. The request was for the permit to be valid on July 12, 2026, from 4:00 p.m. to 10:00 p.m. at the Lincoln County Fairground Building. At the Mayor's call, Council Member Hillyard moved to approve the permit. Council Member Wilkes seconded the motion. The motion carried unanimously.

- G. Airport Board Acceptance of Resignation of Rod Jensen
 - a. Motion to Approve or Deny Resignation

Motion:

At the Mayor's request, Council Member Griffith made a motion to accept Mr. Rod Jensen's resignation. Council Member Brown seconded the motion, which passed unanimously.

- H. Discussion and Appointment of Board Member
 - a. Motion to Approve or Deny Rick Sessions to the Airport Board

At the request of the Mayor, Council Member Griffith made a motion to table the recommendation submitted by the Airport Board. However, the motion did not receive a second from other Council members and consequently did not pass. Council Member Brown motioned to accept the recommendation of Rick Session to the Airport Board, seconded by Council Member Wilkes, which passed with a vote of 3 to 2. Aye (yes) vote: Council Members Dirk Hillyard, Will Wilkes, and Brock Brown. Nay (No) vote: Council Members Scott Griffith and Mayor Jeff Jensen.

9. CONTINUING BUSINESS

- A. Ordinance 703 — Ordinance Rezoning Lot 1, Sessions Village
 - a. Motion to pass or deny Ordinance 703 on Third Reading and Final Reading (Passed on First and Second Reading)

Motion:

At the call of the Mayor, Council Member Hillyard made a motion to pass Ordinance 703 on third and final reading. Council Member Brown seconded the motion. The motion carried unanimously.

- B. Ordinance 704 - Ordinance Rezoning Afton 89 Ranch, LLC
 - a. Motion to pass or deny Ordinance 704 on Third and Final Reading
(Passed on First and Second Reading)

Motion:

At the call of the Mayor, Council Member Wilkes made a motion to pass Ordinance 704 on third and final reading. Council Member Hillyard seconded the motion. The motion carried unanimously.

- C. Ordinance 705 - Ordinance Rezoning Colters Lodge
 - a. Motion to pass or deny Ordinance 705 on Third and Final Reading
(Passed on First and Second Reading)

Motion:

At the call of the Mayor, Council Member Hillyard made a motion to table Ordinance 705 on third and final reading. Council Member Griffith seconded the motion. The motion carried unanimously.

- D. Ordinance 706 - Ordinance Amending Chapter 5 of Title I Defensive Driving Dismissal Program
 - a. Motion to pass or deny Ordinance 706 on Second Reading
(Passed on First Reading)

Motion:

At the call of the Mayor, Council Member Griffith moved to pass Ordinance 706 on second reading with the stated changes. Council Member Hillyard seconded the motion. The motion carried unanimously.

- E. Ordinance 707 - Ordinance Rezoning Ted Frome Lot 4 Replat
 - a. Motion to pass or deny Ordinance 707 on Second Reading
(Passed on First Reading)

Motion:

At the call of the Mayor, Council Member Wilkes made a motion to pass Ordinance 707 on second reading. Council Member Hillyard seconded the motion. The motion carried unanimously.

- F. Ordinance 708 - Fiscal Year Budget July 1, 2026, through June 30, 2027
 - a. Motion to pass or deny Ordinance 708 on Second Reading
(Passed on First Reading)

Motion:

At the call of the Mayor, Council Member Griffith made a motion to pass Ordinance 708 on second reading. Council Member Hillyard seconded the motion. The motion carried unanimously.

- G. West Alley Discussion

The Council has decided to proceed with the improvement project while the quiet tile is in

progress.

10. MAYOR'S REPORT TO COUNCIL

A. Election Filing Dates — May 14th - 29th, 2026

Mayor Jensen announced the filing dates are from May 14th to May 29th, 2026.

11. TOWN ATTORNEY REPORT

12. CORRESPONDENCE

13. ONGOING ITEMS FROM PREVIOUS COUNCIL MEETINGS

14. WORKSESSION ITEMS/COUNCIL TRAINING

A. Set Agenda for the Next Work Session Scheduled for May 28, 2026.

Mayor Jensen has requested items to be included on the agenda for the upcoming Council work session, scheduled for Tuesday, May 26, 2026. The proposed agenda will feature a discussion about the timing and scheduling of the work sessions, training on CivicPlus, and the use of the concession stand at the parks.

B. Discussion on Time and Date for Work Session

15. EXECUTIVE SESSION

A. Motion to go into executive session for the purpose of considering the acquisition of real estate, personnel matters, matters concerning litigation, to which the Town is a party, or to which the Town may be a party.

Motion:

At 8:56 p.m., upon the mayor's request, Council Member Wilkes moved to go into executive session for the purpose of considering the acquisition of real estate, personnel matters, matters concerning litigation, to which the Town is a party, or to which the Town may be a party. Council Member Griffith seconded the motion, and it was carried out unanimously.

At the mayor's call, Council Member Hillyard motioned to return to regular session at 9:11 p.m. with no action taken, seconded by Council Member Brown. The motion carried unanimously.

16. ADJOURN

At the call of the Mayor, Council Member Wilkes motioned to adjourn the regular meeting of the Afton Town Council, seconded by Council Member Brown. The motion carried unanimously.

The regular meeting adjourned at 9:12 p.m.

17. Upcoming Meetings

- A. Next Town Council Meeting — June 9, 2026, at 5:30 p.m. at the Afton Town Hall
Next Town Council Work Session — May 30th, 2026, at 6:30 pm. at the Afton Town Hall

BILLS AGAINST THE TOWN OF AFTON
FOR THE PERIOD ENDING
May 31, 2026

BILLS	\$ 180,731.24
PAYROLL	<u>\$ 166,018.60</u>
TOTAL	\$ 346,749.84

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
190								
190	CALL READY MIX & LUMBER, IN	228521	BUILDING SUPPLIES- CEMETE	05/18/2026	721.54	.00		
190	CALL READY MIX & LUMBER, IN	228527	SCREWS- CEMETERY	05/18/2026	86.00	.00		
190	CALL READY MIX & LUMBER, IN	228532	BUILDING SUPPLIES- CEMETE	05/18/2026	382.90	.00		
190	CALL READY MIX & LUMBER, IN	228535	BUILDING SUPPLIES- CEMETE	05/18/2026	22.98	.00		
190	CALL READY MIX & LUMBER, IN	228542	BUILDING SUPPLIES- CEMETE	05/18/2026	480.00	.00		
190	CALL READY MIX & LUMBER, IN	228544	BUILDING SUPPLIES- CEMETE	05/18/2026	39.00	.00		
190	CALL READY MIX & LUMBER, IN	228545	FLOWABLE FILL- CEMETERY	05/18/2026	1,310.00	.00		
Total 190:					3,042.42	.00		
267								
267	VALLEY AUTO	6557-555917	AUTO PARTS- FIRE DEPT	05/18/2026	322.54	.00		
267	VALLEY AUTO	6557-555928	AUTO PARTS- FIRE DEPT	05/18/2026	297.36	.00		
267	VALLEY AUTO	6557-555952	SOLENOID- FIRE DEPT	05/18/2026	43.04	.00		
267	VALLEY AUTO	6557-555958	SOLENOID- FIRE DEPT	05/18/2026	40.86	.00		
267	VALLEY AUTO	6557-556262	LIFT SUPPORT- FIRE DEPT	05/18/2026	29.06	.00		
267	VALLEY AUTO	6557-557261	BRAKE PADS- POLICE	05/29/2026	288.10	.00		
267	VALLEY AUTO	6557-557266	OIL FILTER- POLICE	05/29/2026	6.15	.00		
267	VALLEY AUTO	CM	CREDIT MEMO- FIRE DEPT	05/18/2026	8.28-	.00		
Total 267:					1,018.83	.00		
284								
284	CNA SURETY	0526	TREASURER'S BOND	05/18/2026	500.00	.00		
Total 284:					500.00	.00		
590								
590	LINCOLN COUNTY SHERIFFS O	0526	COMMUNICATION APR 26	05/19/2026	1,948.00	.00		
Total 590:					1,948.00	.00		
600								
600	LOWER VALLEY ENERGY	0526	GOLF COURSE ELECTRICITY	06/01/2026	1,608.69	1,608.69	06/01/2026	
600	LOWER VALLEY ENERGY	0526	UTILITY & VALVE HOUSE	06/01/2026	151.24	151.24	06/01/2026	
600	LOWER VALLEY ENERGY	0526	STREET LIGHTS	06/01/2026	4,670.98	4,670.98	06/01/2026	
600	LOWER VALLEY ENERGY	0526	FIRE DEPT	06/01/2026	388.20	388.20	06/01/2026	
600	LOWER VALLEY ENERGY	0526	PARKS	06/01/2026	179.09	179.09	06/01/2026	
600	LOWER VALLEY ENERGY	0526	TOWN HALL	06/01/2026	421.94	421.94	06/01/2026	
600	LOWER VALLEY ENERGY	0526	BALLFIELDS	06/01/2026	941.54	941.54	06/01/2026	
600	LOWER VALLEY ENERGY	0526	STORAGE BLDG	06/01/2026	125.20	125.20	06/01/2026	
600	LOWER VALLEY ENERGY	0526	WATER PUMP HOUSE	06/01/2026	1,068.10	1,068.10	06/01/2026	
600	LOWER VALLEY ENERGY	0526	LIFT PUMP- SVHS	06/01/2026	72.71	72.71	06/01/2026	
600	LOWER VALLEY ENERGY	0526	SEWER LAGOONS	06/01/2026	1,953.66	1,953.66	06/01/2026	
600	LOWER VALLEY ENERGY	0526	INFO CENTER	06/01/2026	20.84	20.84	06/01/2026	
600	LOWER VALLEY ENERGY	0526	CIVIC CENTER	06/01/2026	1,300.73	1,300.73	06/01/2026	
600	LOWER VALLEY ENERGY	0526	PRO SHOP	06/01/2026	125.94	125.94	06/01/2026	
600	LOWER VALLEY ENERGY	4	GOLF COURSE ELECTRICITY	04/30/2026	1,396.66	1,396.66	05/01/2026	
600	LOWER VALLEY ENERGY	4	UTILITY & VALVE HOUSE	04/30/2026	179.71	179.71	05/01/2026	
600	LOWER VALLEY ENERGY	4	STREET LIGHTS	04/30/2026	4,053.51	4,053.51	05/01/2026	
600	LOWER VALLEY ENERGY	4	FIRE DEPT	04/30/2026	535.99	535.99	05/01/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
600	LOWER VALLEY ENERGY	4	PARKS	04/30/2026	125.63	125.63	05/01/2026	
600	LOWER VALLEY ENERGY	4	TOWN HALL	04/30/2026	504.30	504.30	05/01/2026	
600	LOWER VALLEY ENERGY	4	BALLFIELDS	04/30/2026	163.51	163.51	05/01/2026	
600	LOWER VALLEY ENERGY	4	STORAGE BLDG	04/30/2026	161.84	161.84	05/01/2026	
600	LOWER VALLEY ENERGY	4	WATER PUMP HOUSE	04/30/2026	94.39	94.39	05/01/2026	
600	LOWER VALLEY ENERGY	4	LIFT PUMP- SVHS	04/30/2026	70.01	70.01	05/01/2026	
600	LOWER VALLEY ENERGY	4	SEWER LAGOONS	04/30/2026	2,067.87	2,067.87	05/01/2026	
600	LOWER VALLEY ENERGY	4	INFO CENTER	04/30/2026	21.04	21.04	05/01/2026	
600	LOWER VALLEY ENERGY	4	CIVIC CENTER	04/30/2026	1,515.99	1,515.99	05/01/2026	
600	LOWER VALLEY ENERGY	4	PRO SHOP	04/30/2026	137.43	137.43	05/01/2026	
Total 600:					24,056.74	24,056.74		
720								
720	MOUNTAIN STAR PRODUCTS	11570	DRAIN ROCK- UTILITY	05/29/2026	244.94	.00		
720	MOUNTAIN STAR PRODUCTS	11610	BEDDING SAND- UTILITY	05/29/2026	325.66	.00		
720	MOUNTAIN STAR PRODUCTS	11691	ROAD BASE- UTILITY	05/29/2026	124.43	.00		
Total 720:					695.03	.00		
847								
847	SILVER STAR TELEPHONE	0526	TELEPHONE- FIRE DEPT	06/01/2026	83.30	83.30	06/01/2026	
847	SILVER STAR TELEPHONE	0526	TELEPHONE- POLICE	06/01/2026	18.35	18.35	06/01/2026	
847	SILVER STAR TELEPHONE	0526	TELEPHONE- PROSHOP	06/01/2026	166.37	166.37	06/01/2026	
847	SILVER STAR TELEPHONE	0526	TELEPHONE- CIVIC CENTER	06/01/2026	302.40	302.40	06/01/2026	
847	SILVER STAR TELEPHONE	0526	SCADA & INTERNET- UTILITY	06/01/2026	294.19	294.19	06/01/2026	
847	SILVER STAR TELEPHONE	0526	INTERNET- PARKS	06/01/2026	127.48	127.48	06/01/2026	
847	SILVER STAR TELEPHONE	0526	INTERNET- SHOP	06/01/2026	63.74	63.74	06/01/2026	
847	SILVER STAR TELEPHONE	0526	INTERNET- BALLFIELDS	06/01/2026	106.24	106.24	06/01/2026	
847	SILVER STAR TELEPHONE	0526	INTERNET- CEMETERY	06/01/2026	106.24	106.24	06/01/2026	
847	SILVER STAR TELEPHONE	0526	TELEPHONE & INTERNET- TOW	06/01/2026	943.25	943.25	06/01/2026	
847	SILVER STAR TELEPHONE	0526	IT SERVICES	06/01/2026	1,623.41	1,623.41	06/01/2026	
847	SILVER STAR TELEPHONE	4	TELEPHONE- FIRE DEPT	05/01/2026	83.30	83.30	05/01/2026	
847	SILVER STAR TELEPHONE	4	TELEPHONE- POLICE	05/01/2026	18.35	18.35	05/01/2026	
847	SILVER STAR TELEPHONE	4	TELEPHONE- PROSHOP	05/01/2026	166.05	166.05	05/01/2026	
847	SILVER STAR TELEPHONE	4	TELEPHONE- CIVIC CENTER	05/01/2026	302.40	302.40	05/01/2026	
847	SILVER STAR TELEPHONE	4	SCADA & INTERNET- UTILITY	05/01/2026	294.19	294.19	05/01/2026	
847	SILVER STAR TELEPHONE	4	INTERNET- PARKS	05/01/2026	127.48	127.48	05/01/2026	
847	SILVER STAR TELEPHONE	4	INTERNET- SHOP	05/01/2026	63.74	63.74	05/01/2026	
847	SILVER STAR TELEPHONE	4	INTERNET- BALLFIELDS	05/01/2026	106.24	106.24	05/01/2026	
847	SILVER STAR TELEPHONE	4	INTERNET- CEMETERY	05/01/2026	106.24	106.24	05/01/2026	
847	SILVER STAR TELEPHONE	4	TELEPHONE & INTERNET- TOW	05/01/2026	943.25	943.25	05/01/2026	
847	SILVER STAR TELEPHONE	4	IT SERVICES	05/01/2026	1,623.41	1,623.41	05/01/2026	
Total 847:					7,669.62	7,669.62		
855								
855	CASELLE, INC.	INV-16754	SOFTWARE SUPPORT	05/19/2026	1,477.00	.00		
Total 855:					1,477.00	.00		
880								
880	STAR VALLEY MEDIA LLC	28613	STREET IMPROVEMENT PROJE	05/29/2026	209.00	.00		
880	STAR VALLEY MEDIA LLC	28613	CEMETERY NOTICE	05/29/2026	356.00	.00		
880	STAR VALLEY MEDIA LLC	28613	RADIO	05/29/2026	350.00	.00		
880	STAR VALLEY MEDIA LLC	28613	DRINKING WATER QUALITY RE	05/29/2026	47.50	.00		
880	STAR VALLEY MEDIA LLC	28613	Public Notices	05/29/2026	1,615.01	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
880	STAR VALLEY MEDIA LLC	28613	OPEN COUNCIL SEATS	05/29/2026	393.50	.00		
880	STAR VALLEY MEDIA LLC	28613	APPLICATIONS	05/29/2026	320.64	.00		
Total 880:					3,291.65	.00		
926								
926	SUNRISE ENGINEERING, INC.	ARIV1012456	AFTON SOUTH HWY 89 WATER	05/20/2026	4,184.50	.00		
Total 926:					4,184.50	.00		
1095								
1095	WYOMING WORKERS COMPEN	0526	WORKER'S COMPENSATION	05/26/2026	230.42	230.42	05/26/2026	
Total 1095:					230.42	230.42		
1363								
1363	FISHER SCIENTIFIC	8320312	LAB SUPPLIES- UTILITY	05/20/2026	176.82	.00		
Total 1363:					176.82	.00		
1559								
1559	VALLEY SANITATION INC.	30863	TRASH REMOVAL- BALLFIELD	06/01/2026	.00	.00		
1559	VALLEY SANITATION INC.	30863	TRASH REMOVAL- CEMETERY	06/01/2026	.00	.00		
1559	VALLEY SANITATION INC.	30863	TRASH REMOVAL- CIVIC CENT	06/01/2026	125.00	.00		
1559	VALLEY SANITATION INC.	30863	TRASH REMOVAL- FIRE DEPT	06/01/2026	125.00	.00		
1559	VALLEY SANITATION INC.	30863	TRASH REMOVAL- GOLF COU	06/01/2026	125.00	.00		
1559	VALLEY SANITATION INC.	30863	TRASH REMOVAL-TOWN HALL	06/01/2026	125.00	.00		
1559	VALLEY SANITATION INC.	30863	TRASH REMOVAL- PARKS	06/01/2026	.00	.00		
1559	VALLEY SANITATION INC.	30863	TRASH REMOVAL- STREETS	06/01/2026	165.00	.00		
1559	VALLEY SANITATION INC.	30863	TRASH REMOVAL- FOREST SE	06/01/2026	125.00	.00		
1559	VALLEY SANITATION INC.	30863	TRASH REMOVAL- INFO CENTE	06/01/2026	.00	.00		
Total 1559:					790.00	.00		
1775								
1775	ODP Business Solutions, LLC	470952971001	INK- COURT	05/29/2026	66.99	.00		
Total 1775:					66.99	.00		
1985								
1985	HIGH COUNTRY LINEN	0568593	RUGS- TOWN HALL	05/20/2026	99.12	.00		
1985	HIGH COUNTRY LINEN	0568593	SERVICES- STREET DEPT.	05/20/2026	49.05	.00		
1985	HIGH COUNTRY LINEN	0568595	RUGS- PRO SHOP	05/29/2026	25.78	.00		
1985	HIGH COUNTRY LINEN	0569777	SERVICES- STREET DEPT.	05/20/2026	41.59	.00		
1985	HIGH COUNTRY LINEN	0570243	RUGS- FOREST SERVICE	05/20/2026	139.01	.00		
1985	HIGH COUNTRY LINEN	0571075	SERVICES- STREET DEPT.	05/29/2026	49.05	.00		
1985	HIGH COUNTRY LINEN	0571075	RUGS- TOWN HALL	05/29/2026	99.12	.00		
1985	HIGH COUNTRY LINEN	0571076	RUGS- PRO SHOP	05/29/2026	25.78	.00		
1985	HIGH COUNTRY LINEN	0572348	SERVICES- STREET DEPT.	05/29/2026	41.59	.00		
1985	HIGH COUNTRY LINEN	S0567917	CLEANING SUPPLIES- TOWN	05/29/2026	95.93	.00		
1985	HIGH COUNTRY LINEN	S0567917	CLEANING SUPPLIES- CIVIC CE	05/29/2026	101.52	.00		
1985	HIGH COUNTRY LINEN	S0568908	CLEANING SUPPLIES- PARKS	05/20/2026	201.78	.00		
1985	HIGH COUNTRY LINEN	S0569876	CLEANING SUPPLIES- FOREST	05/29/2026	464.90	.00		
Total 1985:					1,434.22	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2186								
2186	ALAN STAUFFER DIGITAL SERV	0526	HERITAGE PICTURES	05/29/2026	847.68	.00		
Total 2186:					847.68	.00		
2312								
2312	J-BAR EXCAVATION, LLC	6311	SAND- GOLF COURSE	05/29/2026	1,026.49	.00		
Total 2312:					1,026.49	.00		
2314								
2314	SKAGGS COMPANIES, INC.	450A3384491	UNIFORM GEAR- POLICE	05/29/2026	226.85	.00		
Total 2314:					226.85	.00		
2469								
2469	J-BAR TRUCKING LLC	14304	DELIVERY OF SAND- GOLF CO	05/29/2026	847.84	.00		
Total 2469:					847.84	.00		
2568								
2568	ONE- CALL OF WYOMING	79711	LOCATES- UTILITY	05/29/2026	74.55	.00		
Total 2568:					74.55	.00		
2663								
2663	DESKTOP DESIGN	3207	RECEIPT BOOKS- COURT	05/19/2026	315.00	.00		
Total 2663:					315.00	.00		
2754								
2754	BAILEY, STOCK, HARMON, COT	40058	LEGAL SERVICES	05/29/2026	5,300.50	.00		
Total 2754:					5,300.50	.00		
2810								
2810	WEX BANK	112428595	FUEL- GOLF	05/12/2026	132.75	132.75	05/12/2026	
Total 2810:					132.75	132.75		
2812								
2812	INTELLICHOICE, INC.	1234772	2ND YR ANNUAL LICENSE & SU	05/29/2026	6,650.82	.00		
Total 2812:					6,650.82	.00		
2883								
2883	MILES BEVERAGE, INC	75524	BEVERAGE SUPPLIES- PRO SH	05/29/2026	218.58	.00		
2883	MILES BEVERAGE, INC	755624	BEVERAGE SUPPLIES- PRO SH	05/29/2026	174.27	.00		
2883	MILES BEVERAGE, INC	75573	BEVERAGE SUPPLIES- PRO SH	05/29/2026	125.05	.00		
Total 2883:					517.90	.00		
2885								
2885	MOUNTAIN STATES STOCKDOG	1116	SPONSORSHIP - TOURISM	05/20/2026	7,500.00	.00		
Total 2885:					7,500.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
3015								
3015	YOST PACIFIC OFFICE AUTOMA	C06519	COPIER LEASE PAYMENT & AD	05/29/2026	73.90	.00		
Total 3015:					73.90	.00		
3041								
3041	U.S. BANK EQUIPMENT FINANC	581327772	COPIER LEASE PAYMENT	05/12/2026	151.33	151.33	05/12/2026	
Total 3041:					151.33	151.33		
3069								
3069	ZIONS BANKCARD CENTER	0426	For staining new kiosk	04/29/2026	17.99	17.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	new clean gloves for water	04/29/2026	24.99	24.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Propane for asphalt trailer	04/29/2026	17.34	17.34	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Disinfectant cleaner per Ron	04/29/2026	10.56	10.56	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Disinfectant cleaner per Ron	04/29/2026	55.97	55.97	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Coats	04/29/2026	239.96	239.96	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	New combo padlock for gate at se	04/29/2026	26.99	26.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	parts to repair water leak inside ch	04/29/2026	29.74	29.74	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Service filters for rough mower	04/29/2026	208.78	208.78	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	New Driver Head for Rental Set	04/29/2026	76.58	76.58	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Training cost for Ventrac training f	04/29/2026	150.00	150.00	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Prizes for the Easter Egg Hunt-Pe	04/29/2026	186.00	186.00	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Ratchet straps for the trucks	04/29/2026	125.97	125.97	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	More replacement bulbs and lock	04/29/2026	156.97	156.97	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Credit Voucher Uplift Desk	04/29/2026	45.75-	45.75-	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Credit Voucher Country Inn & Suit	04/29/2026	100.00-	100.00-	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Ventrac training hotel incidental (	04/29/2026	100.00	100.00	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Subscription for Google for Town	04/29/2026	344.58	344.58	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Ventrac training hotel incidental (	04/29/2026	100.00	100.00	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Ventrac training room for JR Nield	04/29/2026	125.33	125.33	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Ventrac training motel for Stetson	04/29/2026	125.33	125.33	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Flagging ribbon for Eater Egg Hun	04/29/2026	12.57	12.57	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Adobe Creative Cloud Subscriptio	04/29/2026	73.49	73.49	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	pipe wrench to do work	04/29/2026	60.87	60.87	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Replacement keys for golf carts	04/29/2026	15.58	15.58	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Cleaning supplies for Shar	04/29/2026	50.97	50.97	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Credit Voucher Country Inn & Suit	04/29/2026	100.00-	100.00-	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	NVFC membership for all active fir	04/29/2026	720.00	720.00	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Signs for Golf Course per Dusty	04/29/2026	36.07	36.07	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Microsoft Subscription for Water L	04/29/2026	104.99	104.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Dogs must be on a leash sign for	04/29/2026	37.79	37.79	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Computer monitor desk mount an	04/29/2026	88.98	88.98	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	3 pad locks for bmx frost free hydr	04/29/2026	28.99	28.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	New Lift/Standing Desk	04/29/2026	940.80	940.80	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Sand paper and blades for cemet	04/29/2026	182.57	182.57	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Stain and supplies for new sign ar	04/29/2026	96.54	96.54	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Storage unit	04/29/2026	85.00	85.00	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Metal for new Cemetery signs	04/29/2026	302.80	302.80	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	tote for mxu's	04/29/2026	13.99	13.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	AI subscription	04/29/2026	47.42	47.42	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Credit Voucher Amazon Mark* Bc	04/29/2026	15.58-	15.58-	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Pension board meeting	04/29/2026	52.00	52.00	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	DONUTS	04/29/2026	13.99	13.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Brushes to stain the new sign arc	04/29/2026	17.97	17.97	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Rakes for branches	04/29/2026	355.56	355.56	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	More replacement light bulbs for t	04/29/2026	194.97	194.97	05/05/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
3069	ZIONS BANKCARD CENTER	0426	Fraudulent Charge to be refunded	04/29/2026	60.00	60.00	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Computer monitors, laptop, dockin	04/29/2026	861.78	861.78	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Computer monitors, laptop, dockin	04/29/2026	421.80	421.80	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Computer monitors, laptop, dockin	04/29/2026	43.08	43.08	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Pension board meeting	04/29/2026	60.00	60.00	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Driver Head Replacement for Ren	04/29/2026	76.58	76.58	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	PPE	04/29/2026	32.96	32.96	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Storage Boxes for Plat Maps	04/29/2026	97.96	97.96	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Cleaning supplies for golf shop an	04/29/2026	61.90	61.90	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Newspapers for Scrapbooking	04/29/2026	5.00	5.00	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Hitch adapter	04/29/2026	43.27	43.27	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Adobe Document Creation Subscr	04/29/2026	20.99	20.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Candy bars	04/29/2026	114.36	114.36	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Credit voucher for Uplift Desk for	04/29/2026	44.80-	44.80-	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Pfas sample	04/29/2026	54.15	54.15	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Small light for meter number, utilit	04/29/2026	47.98	47.98	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Credit Voucher Ebay O*20-14432-	04/29/2026	76.58-	76.58-	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	food	04/29/2026	49.09	49.09	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	food	04/29/2026	80.39	80.39	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	School	04/29/2026	73.49	73.49	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	School	04/29/2026	24.98	24.98	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Hose repair for cleaning golf carts.	04/29/2026	8.39	8.39	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Calculator * this is being returned	04/29/2026	71.88	71.88	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	food	04/29/2026	50.49	50.49	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Hose Bib for Pro Shop	04/29/2026	12.59	12.59	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Credit Voucher Hastings Ace Hdw	04/29/2026	2.10-	2.10-	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Electrical stuff for new Kiosk	04/29/2026	110.48	110.48	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	School	04/29/2026	38.42	38.42	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	food	04/29/2026	51.09	51.09	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	File Folders & Binder Clips for To	04/29/2026	32.11	32.11	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Hose Nozzle for Cart Washing	04/29/2026	18.89	18.89	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Vacuum	04/29/2026	125.99	125.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Fore grip for rifle and m lock. Nee	04/29/2026	36.73	36.73	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	tie downs, grease bucket, pellets	04/29/2026	141.68	141.68	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Replacement Golf Cart Keys for b	04/29/2026	30.36	30.36	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	2" pipe plug	04/29/2026	7.99	7.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	sewer boots	04/29/2026	114.99	114.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Fradulent Charge to be refunded	04/29/2026	39.99	39.99	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	Pressure treated lumber to repair t	04/29/2026	32.57	32.57	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	School	04/29/2026	456.52	456.52	05/05/2026	
3069	ZIONS BANKCARD CENTER	0426	School	04/29/2026	456.52	456.52	05/05/2026	
3069	ZIONS BANKCARD CENTER	0526A	VIETNAM WALL SHIRTS- FIRE D	05/29/2026	1,176.00	1,176.00	06/01/2026	
3069	ZIONS BANKCARD CENTER	0526A	MOTHER DAY GIFTS- FIRE DEP	05/29/2026	378.00	378.00	06/01/2026	
Total 3069:					10,893.62	10,893.62		
3108								
3108	CASH	0526	CORNHOLE PRIZE MONEY- 250	05/20/2026	1,050.00	.00		
Total 3108:					1,050.00	.00		
3146								
3146	NILSON, DAVID	58531653	BOUNCE HOUSES 250TH CELE	05/20/2026	5,211.00	.00		
Total 3146:					5,211.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
3173								
3173	HAGS WITH RAGS LLC	T22	CLEANING SERVICE- TOWN HA	05/29/2026	1,340.94	.00		
Total 3173:					1,340.94	.00		
3273								
3273	BAXBO LLC	1000560	APPAREL- GOLF	05/29/2026	1,764.00	.00		
Total 3273:					1,764.00	.00		
3293								
3293	CORE & MAIN LP	V000041290	SUPPLIES- UTILITY	05/29/2026	907.94	.00		
Total 3293:					907.94	.00		
3302								
3302	AT & T MOBILITY	X05202026	CELLULAR PHONES- POLICE	05/26/2026	277.86	277.86	05/26/2026	
Total 3302:					277.86	277.86		
3355								
3355	STAR VALLEY LAWN CARE INC	38397	SERVICE MAY 26- FOREST SER	05/29/2026	587.12	.00		
Total 3355:					587.12	.00		
3356								
3356	VERIZON CONNECT FLEET US	630000088905	VEHICLE TRACKING	06/01/2026	151.60	.00		
Total 3356:					151.60	.00		
3386								
3386	ERIC BRIGGS	0526	UPDATE SERVICES- SHOP	05/20/2026	1,394.78	.00		
Total 3386:					1,394.78	.00		
3394								
3394	GRIME STOPPERS HOUSEKEE	0526	CLEANING SERVICES- FOREST	06/01/2026	1,800.00	.00		
3394	GRIME STOPPERS HOUSEKEE	4	CLEANING SERVICES- FOREST	05/01/2026	1,800.00	1,800.00	05/06/2026	
Total 3394:					3,600.00	1,800.00		
3419								
3419	THE LOCK SHOP OF STAR VAL	2732	REKEY- CIVIC CENTER	05/18/2026	100.00	.00		
Total 3419:					100.00	.00		
3424								
3424	BURTON RENTAL	INV-1251	BOOMLIFT RENTAL- FOREST S	05/20/2026	391.44	.00		
Total 3424:					391.44	.00		
3463								
3463	JENSEN ELECTRIC LLC	1152	SERVICES @ WATER TREATME	05/29/2026	498.19	.00		
Total 3463:					498.19	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
3510								
3510	T-MOBILE USE, INC	0526	INTERNET- UTILITY	05/29/2026	61.00	.00		
Total 3510:					61.00	.00		
3511								
3511	HEIDI MARTIN	1177	RANDOM DRUG TEST- TOWN	05/29/2026	29.00	.00		
Total 3511:					29.00	.00		
3512								
3512	JACK W/ JOHNSON	2026-11614	1/2 PF FULL COLOR AD- GOLF	05/29/2026	450.00	.00		
Total 3512:					450.00	.00		
3525								
3525	LANTIS PRODUCTIONS, INC	26113	FIREWORKS 250TH CELEBRATI	05/20/2026	15,000.00	.00		
Total 3525:					15,000.00	.00		
3538								
3538	PAIGE ALISE, LLC	0526	JUNE SOCIAL MEDIA- TOURISM	05/29/2026	1,300.00	.00		
Total 3538:					1,300.00	.00		
3590								
3590	WYOMING DEPARTMENT OF R	0526	SALES TAX FOR PERIOD 4/1/26	05/20/2026	42.72	42.72	05/20/2026	
Total 3590:					42.72	42.72		
3599								
3599	CALLAWAY GOLF SALES COMP	942562299	GOLF BALLS- PRO SHOP	05/29/2026	3,370.11	.00		
Total 3599:					3,370.11	.00		
3601								
3601	PARSONS BEHLE & LATIMER	8139798	PROFESSIONAL SERVICES RE	05/18/2026	2,156.00	.00		
Total 3601:					2,156.00	.00		
3603								
3603	WANNABE RUNNING	1001	SPONSORSHIP FOR HALF MAR	05/18/2026	2,000.00	.00		
Total 3603:					2,000.00	.00		
3604								
3604	SALT RIVER MOTORS	670481	TIRES- FIRE DEPT	05/18/2026	1,121.59	.00		
Total 3604:					1,121.59	.00		
3605								
3605	WYOMING OFFICE OF TOURIS	0526	REIMBURSEMENT FOR UNEXP	05/13/2026	40,000.00	40,000.00	05/13/2026	
Total 3605:					40,000.00	40,000.00		
3606								
3606	RAD CURBSIDE, LLC	100359	ROLL OFF RENTAL- CIVIC CEN	05/20/2026	278.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 3606:					278.00	.00		
3607								
3607	SALT RIVER YOUTH FOUNDATI	206	SPONSORSHIP FOR AFTON JR	05/20/2026	5,000.00	.00		
Total 3607:					5,000.00	.00		
3608								
3608	NICOLE GALLOWAY	1001	VISITOR CENTER REPAIR- UTIL	05/29/2026	3,343.60	.00		
Total 3608:					3,343.60	.00		
3609								
3609	P & W GOLF SUPPLY, LLC	INV165730	ECONOMIC DISPENSER- GOLF	05/29/2026	4,123.88	.00		
Total 3609:					4,123.88	.00		
3610								
3610	ANN VAUGHAN	0526	REFUND ON UTILITY BILL CKIN	05/29/2026	39.00	.00		
Total 3610:					39.00	.00		
Grand Totals:					180,731.24	85,255.06		

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Friday Night Lights Update & Requests

During the first three weeks of Friday Night Lights, attendance has grown from approximately 200 attendees during the first event to nearly 400 attendees by the third week. Based on observations and conversations with visitors, we estimate that approximately 25% of attendees have traveled from outside the immediate area, demonstrating the event's ability to attract visitors and contribute to local tourism.

Vendor participation has also continued to grow, with approximately 5 to 10 new vendors joining the event each week, including two new youth entrepreneurs. Several vendors have reported strong sales and positive customer engagement. These results indicate that Friday Night Lights is generating meaningful economic activity in downtown Afton while providing a family-friendly community gathering space.

Requests for Council Consideration:

1. Permission for participating Friday Night Lights food truck vendors to remain and operate on Saturdays following the event.
2. Approval to extend Friday Night Lights operating hours until 9:00 PM on July 8 and August 21 to accommodate special events being held in conjunction with Friday Night Lights. This would allow concerts and entertainment to run from 7:00 PM to 9:00 PM on those evenings.

THE TOWN OF AFTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 REVENUE - PROPERTY TAXES	14,812.24	262,681.98	300,000.00	37,318.02	87.6
10-31-20 REVENUE - VEHICLE REGISTRATION	.00	125,720.50	120,000.00	(5,720.50)	104.8
10-31-30 REVENUE - FRAN TAX/POWER	(4,409.70)	36,085.55	30,450.00	(5,635.55)	118.5
10-31-35 REVENUE-FRANCHISE-PHONE	.00	1,707.42	5,000.00	3,292.58	34.2
10-31-40 REVENUE - FRAN TAX/ GAS	4,409.70	13,501.32	18,000.00	4,498.68	75.0
10-31-41 REVENUE/GEN SALES & USE TAX	161,122.29	1,666,681.77	1,825,000.00	158,318.23	91.3
10-31-51 REVENUE - GASOLINE TAX	8,076.13	99,194.21	102,000.00	2,805.79	97.3
10-31-61 REVENUE - CIGARETTE TAX	616.74	7,686.76	8,600.00	913.24	89.4
10-31-71 REVENUE - SEVERANCE TAX	.00	60,790.83	81,200.00	20,409.17	74.9
10-31-80 REVENUE- GAMING	.00	13,369.86	12,000.00	(1,369.86)	111.4
10-31-81 LODGING TAX	8,281.34	157,851.74	165,000.00	7,148.26	95.7
10-31-90 REVENUE- LOTTERY	.00	15,692.93	12,500.00	(3,192.93)	125.5
TOTAL TAXES	192,908.74	2,460,964.87	2,679,750.00	218,785.13	91.8
<u>LICENSES & PERMITS</u>					
10-32-41 REVENUE- FILING FEES	175.00	175.00	.00	(175.00)	.0
10-32-51 REVENUE - ANIMAL LICENSES	.00	813.00	680.00	(133.00)	119.6
10-32-61 REVENUE - BLDG/SIGN PERMITS	825.00	5,775.00	10,000.00	4,225.00	57.8
10-32-71 REVENUE - LICENSES - BUSINESS	8,150.00	14,165.00	16,650.00	2,485.00	85.1
10-32-81 REVENUE - LICENSES - LIQUOR	250.00	10,683.50	13,700.00	3,016.50	78.0
TOTAL LICENSES & PERMITS	9,400.00	31,611.50	41,030.00	9,418.50	77.0
<u>INTERGOVERNMENTAL</u>					
10-33-01 EXCESS MONEY FROM STATE	.00	222,978.70	222,979.00	.30	100.0
10-33-03 EXTENSION OFFICE/ ELECTRICITY	232.50	3,518.87	3,750.00	231.13	93.8
10-33-06 TERRA POWER IMPACT FUNDS	6,521.74	58,695.66	65,000.00	6,304.34	90.3
10-33-11 REVENUE - FED MIN/ROYAL	.00	130,227.41	172,000.00	41,772.59	75.7
10-33-94 FIRE DEPART.-PENSION	.00	723.50	900.00	176.50	80.4
TOTAL INTERGOVERNMENTAL	6,754.24	416,144.14	464,629.00	48,484.86	89.6

THE TOWN OF AFTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISC CHARGES FOR SERVICES</u>					
10-34-03 PARK RESERVATION FEE	640.00	3,620.00	3,500.00	(120.00)	103.4
10-34-43 YOUTH FLAG FOOTBALL	.00	10,949.25	10,950.00	.75	100.0
10-34-44 YOUTH SOFTBALL	2,609.87	5,329.07	5,000.00	(329.07)	106.6
10-34-45 YOUTH BASKETBALL	.00	5,827.72	9,200.00	3,372.28	63.3
10-34-46 YOUTH BASEBALL	2,218.52	5,518.53	7,500.00	1,981.47	73.6
10-34-47 YOUTH SOCCER	.00	11,966.04	12,500.00	533.96	95.7
10-34-48 YOUTH VOLLEYBALL	.00	2,933.60	3,200.00	266.40	91.7
10-34-88 RURAL FIRE DISTRICT REVENUE	.00	78,634.38	95,950.00	17,315.62	82.0
10-34-90 REVENUE CEM/GRAVE SERVICES	2,150.00	14,800.00	20,000.00	5,200.00	74.0
10-34-91 CIVIC CENTER RENTAL FEES	2,125.00	30,387.89	27,500.00	(2,887.89)	110.5
TOTAL MISC CHARGES FOR SERVICES	9,743.39	169,966.48	195,300.00	25,333.52	87.0
<u>FINES & FORFEITURES</u>					
10-35-60 REVENUE - FINES AND COSTS	19,644.00	68,533.60	15,000.00	(53,533.60)	456.9
TOTAL FINES & FORFEITURES	19,644.00	68,533.60	15,000.00	(53,533.60)	456.9
<u>MISCELLANEOUS</u>					
10-36-02 HADERLIE- SPECIAL IMPROVEMENT	.00	3,500.00	5,000.00	1,500.00	70.0
10-36-05 REVENUE-ADVERTISING	.00	150.00	.00	(150.00)	.0
10-36-06 HWY SAFETY GRANT/ POLICE OT	.00	.00	2,000.00	2,000.00	.0
10-36-08 ASPEN COURT IMPROVEMENT DIST	.00	1,983.00	3,000.00	1,017.00	66.1
10-36-11 HIGHWAY CORRIDOR GRANT FUNDING	19,837.72	61,095.42	75,000.00	13,904.58	81.5
10-36-70 REVENUE - MISCELLANEOUS	8,481.64	55,677.39	47,000.00	(8,677.39)	118.5
10-36-71 REVENUE- FREEDOM FESTIVAL	.00	.00	2,500.00	2,500.00	.0
10-36-72 ELKHORN ARCH	.00	723.12	.00	(723.12)	.0
10-36-75 RODEO- FREEDOM FESTIVAL	.00	.00	2,500.00	2,500.00	.0
10-36-77 TOURISM GRANTS	.00	40,000.00	40,000.00	.00	100.0
10-36-80 REVENUE - INTEREST	8,052.41	83,912.99	35,000.00	(48,912.99)	239.8
10-36-90 SURPLUS PROPERTY REVENUE	.00	12,729.00	12,000.00	(729.00)	106.1
TOTAL MISCELLANEOUS	36,371.77	259,770.92	224,000.00	(35,770.92)	116.0
TOTAL FUND REVENUE	274,822.14	3,406,991.51	3,619,709.00	212,717.49	94.1

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MUNICIPAL JUDGE</u>					
10-41-11 SALARY/ MUNICIPAL JUDGE	800.00	9,983.02	10,000.00	16.98	99.8
10-41-12 PAYROLL BENEFITS	81.28	1,014.27	1,200.00	185.73	84.5
10-41-24 OFFICE EXP/SUPPLIES/POSTAGE	381.99	2,339.30	2,000.00	(339.30)	117.0
10-41-34 COURT SOFTWARE	.00	14,241.27	15,000.00	758.73	94.9
10-41-74 LEGAL FEES- COURT	.00	5,637.50	2,000.00	(3,637.50)	281.9
TOTAL MUNICIPAL JUDGE	1,263.27	33,215.36	30,200.00	(3,015.36)	110.0
<u>MAYOR</u>					
10-42-11 SALARY/ MAYOR	500.00	5,500.00	6,000.00	500.00	91.7
10-42-12 MAYOR - FICA	38.25	420.75	500.00	79.25	84.2
10-42-23 TRAVEL	.00	275.42	2,500.00	2,224.58	11.0
10-42-41 COMMUNITY DEVELOPMENT	.00	.00	750.00	750.00	.0
TOTAL MAYOR	538.25	6,196.17	9,750.00	3,553.83	63.6
<u>TOWN COUNCIL</u>					
10-43-11 COMPENSATION/ TOWN COUNCIL	400.00	4,400.00	4,800.00	400.00	91.7
10-43-12 TOWN COUNCIL - FICA	22.95	313.65	300.00	(13.65)	104.6
10-43-23 TRAVEL	.00	2,981.37	3,000.00	18.63	99.4
10-43-62 BOARD EXPEND.	393.50	435.65	1,500.00	1,064.35	29.0
10-43-63 COUNCIL/EMPLOYEE RELATIONS	.00	3,199.88	3,500.00	300.12	91.4
TOTAL TOWN COUNCIL	816.45	11,330.55	13,100.00	1,769.45	86.5
<u>HUMAN RESOURCES</u>					
10-44-07 UNEMPLOYMENT CLAIMS	.00	.00	2,000.00	2,000.00	.0
TOTAL HUMAN RESOURCES	.00	.00	2,000.00	2,000.00	.0

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-45-11 SALARIES/WAGES CLK/TRES/ADMIN.	21,868.58	259,323.07	295,140.00	35,816.93	87.9
10-45-12 CLK/TREAS/ADMIN BENEFITS	16,345.92	184,043.88	182,741.00	(1,302.88)	100.7
10-45-15 BANK CHARGES- CREDIT CARD	1,923.26	20,712.55	15,000.00	(5,712.55)	138.1
10-45-23 EDUC/TRAVEL/LIC. FEES	890.93	20,757.12	20,000.00	(757.12)	103.8
10-45-47 FILING FEES	.00	172.88	250.00	77.12	69.2
10-45-48 PUBLIC NOTICES	2,285.65	24,515.39	20,000.00	(4,515.39)	122.6
10-45-49 SOFTWARE	1,628.60	32,773.21	35,000.00	2,226.79	93.6
10-45-50 FINANCIAL AUDIT EXPENSE	.00	25,517.00	24,000.00	(1,517.00)	106.3
10-45-60 PROMO ITEMS/BOARD GIFTS	25.00	3,469.07	4,500.00	1,030.93	77.1
10-45-74 CAPITAL OUTLAY - EQUIPMENT	1,188.11	16,010.75	15,000.00	(1,010.75)	106.7
10-45-75 WEBSITE	.00	2,370.00	2,200.00	(170.00)	107.7
TOTAL ADMINISTRATION	46,156.05	589,664.92	613,831.00	24,166.08	96.1
<u>CIVIC CENTER MANAGEMENT</u>					
10-46-11 SALARIES/ WAGES- CIVIC CENTER	526.75	4,417.75	7,600.00	3,182.25	58.1
10-46-12 PAYROLL BENEFITS- CIVIC CENTER	53.52	448.88	595.00	146.12	75.4
10-46-22 SUPPLIES- CIVIC CENTER	178.43	1,876.82	3,500.00	1,623.18	53.6
10-46-25 ELECT./ GAS- CIVIC CENTER	2,816.72	14,958.82	17,000.00	2,041.18	88.0
10-46-26 TELEPHONE EXP.- CIVIC CENTER	604.80	3,327.99	3,400.00	72.01	97.9
10-46-73 BUILDING MAINT.- CIVIC CENTER	577.65	10,959.77	10,000.00	(959.77)	109.6
TOTAL CIVIC CENTER MANAGEMENT	4,757.87	35,990.03	42,095.00	6,104.97	85.5
<u>LEGAL</u>					
10-47-12 LEGAL EXPENSE	7,456.50	96,446.73	65,000.00	(31,446.73)	148.4
TOTAL LEGAL	7,456.50	96,446.73	65,000.00	(31,446.73)	148.4
<u>BUILDING OPERATIONS</u>					
10-48-11 SALARY/WAGES- CLEAN TOWN HALL	1,340.94	14,750.34	18,500.00	3,749.66	79.7
10-48-12 ADMIN. PAYROLL BENEFITS	11.38	125.19	1,420.00	1,294.81	8.8
10-48-22 CLEANING SUPPLIES	151.95	595.36	1,000.00	404.64	59.5
10-48-23 ELECTRICITY/ NATURAL GAS	926.24	5,565.34	7,000.00	1,434.66	79.5
10-48-24 OFFICE EXPENSE, SUPPLIES	1,885.39	22,916.70	15,000.00	(7,916.70)	152.8
10-48-25 COPIER MAINTENANCE CONTRACT	225.23	2,705.98	5,000.00	2,294.02	54.1
10-48-26 TELEPHONE EXPENSES	2,036.50	18,156.93	12,000.00	(6,156.93)	151.3
10-48-61 POSTAGE EXPENSES	.00	3,550.40	3,500.00	(50.40)	101.4
10-48-62 RANDOM DRUG TESTING	29.00	1,577.77	750.00	(827.77)	210.4
10-48-72 BUILDING MAINTENANCE	323.24	10,185.59	25,000.00	14,814.41	40.7
10-48-73 COMPUTER SERVICE & REPAIRS	3,246.82	21,731.98	8,000.00	(13,731.98)	271.7
TOTAL BUILDING OPERATIONS	10,176.69	101,861.58	97,170.00	(4,691.58)	104.8

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OTHER GOV EXPENDITURES</u>					
10-49-12 PAYROLL BENEFITS	279.35	3,193.80	3,400.00	206.20	93.9
10-49-13 TOWN CODE REVISION	.00	6,624.98	9,200.00	2,575.02	72.0
10-49-16 TOURISM DIRECTOR	2,749.50	30,870.23	30,000.00	(870.23)	102.9
10-49-18 PLAN REVIEWS	.00	255.00	2,600.00	2,345.00	9.8
10-49-37 CONTRACTS-WAM	.00	2,863.00	2,863.00	.00	100.0
10-49-38 DUES & SUBSCRIPTIONS	2,759.17	6,669.83	3,200.00	(3,469.83)	208.4
10-49-52 INSURANCE - GENERAL LIABILITY	.00	15,850.00	16,000.00	150.00	99.1
10-49-53 ARPA EXPENDITURES	.00	106,204.56	107,000.00	795.44	99.3
10-49-55 PROPERTY TAXES	.00	806.02	810.00	3.98	99.5
10-49-57 INSURANCE- PROPERTY	.00	29,262.93	25,000.00	(4,262.93)	117.1
TOTAL OTHER GOV EXPENDITURES	5,788.02	202,600.35	200,073.00	(2,527.35)	101.3
<u>POLICE DEPARTMENT</u>					
10-54-07 CUSTODY OF PRISONER	.00	60.00	800.00	740.00	7.5
10-54-11 SALARIES/WAGES - POLICE	24,490.39	315,560.41	330,747.00	15,186.59	95.4
10-54-12 POLICE BENEFITS	14,219.99	158,877.50	174,000.00	15,122.50	91.3
10-54-13 PART-TIME & OVERTIME	.00	.00	2,000.00	2,000.00	.0
10-54-20 DISPATCH CENTER	1,948.00	21,328.00	24,000.00	2,672.00	88.9
10-54-23 EDUCATION/TRAVEL	15.93	1,227.55	5,300.00	4,072.45	23.2
10-54-24 OFFICE EXP/SUPPLIES/POSTAGE	438.19	4,404.31	1,200.00	(3,204.31)	367.0
10-54-25 EQUIPMENT & SUPPLIES	7,931.15	36,455.73	19,308.00	(17,147.73)	188.8
10-54-26 AUTO OPERATION/ MAINTENANCE	306.23	16,639.50	20,000.00	3,360.50	83.2
10-54-27 E - FORCE	.00	11,623.48	12,000.00	376.52	96.9
10-54-28 TELEPHONE	314.56	2,119.47	3,200.00	1,080.53	66.2
10-54-30 ANIMAL CONTROL	.00	68.01	750.00	681.99	9.1
10-54-32 DRUG ENFORCEMENT	.00	410.52	500.00	89.48	82.1
10-54-74 COMMUNITY PROGRAMS	.00	.00	500.00	500.00	.0
TOTAL POLICE DEPARTMENT	49,664.44	568,774.48	594,305.00	25,530.52	95.7

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FIRE DEPARTMENT</u>					
10-57-11 ADMINISTRATION AND GENERAL	832.00	2,109.01	1,500.00	(609.01)	140.6
10-57-12 FIREMEN PENSION FUND	899.22	10,946.50	9,500.00	(1,446.50)	115.2
10-57-13 PURCHASE SERVICES	7.65	18,480.32	20,000.00	1,519.68	92.4
10-57-20 INSURANCE- FIRE DEPT. VEHICLES	.00	3,624.00	3,000.00	(624.00)	120.8
10-57-25 EQUIP/SUPPLIES/MAINT	2,780.33	27,909.77	36,000.00	8,090.23	77.5
10-57-26 EQUIPMENT TESTING	.00	5,411.56	4,000.00	(1,411.56)	135.3
10-57-27 RANDOM DRUG TESTING	.00	188.83	1,200.00	1,011.17	15.7
10-57-28 TELEPHONE	196.60	2,326.50	2,500.00	173.50	93.1
10-57-33 CONVENTION/ EDUCATION EXP.	4,146.87	6,635.95	10,000.00	3,364.05	66.4
10-57-64 DRILL FIELD- UTILITIES	.00	714.50	1,200.00	485.50	59.5
10-57-65 BUILDING - ELECTRIC	924.19	7,546.42	10,000.00	2,453.58	75.5
10-57-66 WAGES- SALARIES/ FIRE DEPT.	1,091.35	12,076.09	12,000.00	(76.09)	100.6
10-57-74 AVFD- SPECIALITY EQUIPMENT	.00	19,982.06	35,000.00	15,017.94	57.1
10-57-75 CAPITLA OUTLAY/FIRE TRUCK	.00	.00	50,000.00	50,000.00	.0
TOTAL FIRE DEPARTMENT	10,878.21	117,951.51	195,900.00	77,948.49	60.2
<u>PUBLIC WORKS/STREETS</u>					
10-60-02 STREET REPAIRS	74.88	5,430.23	10,000.00	4,569.77	54.3
10-60-03 MAINT. PAVED STREET/SUMMR FUEL	.00	2,272.06	7,500.00	5,227.94	30.3
10-60-04 STORAGE BLDG./ MAINT. & UTIL.	287.04	2,146.09	5,000.00	2,853.91	42.9
10-60-05 TELEPHONE EXP.	247.48	2,021.14	1,300.00	(721.14)	155.5
10-60-06 STREETS LIGHTS	8,724.49	39,199.04	32,000.00	(7,199.04)	122.5
10-60-07 EQUIP/MAINT & EXPENSES	2,671.06	26,239.65	40,000.00	13,760.35	65.6
10-60-08 STREET CLEANING-BROOMS/FILTERS	.00	511.84	2,500.00	1,988.16	20.5
10-60-09 HAND TOOLS/ SAFETY EQUIPMENT	997.53	3,379.20	5,000.00	1,620.80	67.6
10-60-10 SUPPLIES-PAINT, SIGNS, BANNERS	489.22	2,613.93	7,000.00	4,386.07	37.3
10-60-11 SALARIES/WAGES - P.W. STREETS	9,164.11	111,454.03	125,580.00	14,125.97	88.8
10-60-12 PUBLIC WORKS STREET BENEFITS	6,607.32	74,698.09	82,105.00	7,406.91	91.0
10-60-13 PART-TIME HELP	705.00	1,781.91	8,000.00	6,218.09	22.3
10-60-14 SALT/SAND MIX	.00	3,362.85	7,000.00	3,637.15	48.0
10-60-15 PART-TIME/ STREETS BENEFITS	.00	.00	500.00	500.00	.0
10-60-16 HIGHWAY CORRIDOR STUDY	.00	56,737.74	89,000.00	32,262.26	63.8
10-60-20 SPRING/FALL CLEAN UP	355.56	1,511.78	4,500.00	2,988.22	33.6
10-60-71 SNOW REMOVAL/ WINTER FUEL	.00	6,240.84	20,000.00	13,759.16	31.2
10-60-72 CHRISTMAS LIGHTS	.00	.00	1,500.00	1,500.00	.0
10-60-73 MAIN STREET PLANTERS/FLOWERS	.00	47.97	6,500.00	6,452.03	.7
10-60-74 CAPITAL OUTLAY/ EQUIP PURCHASE	.00	5,377.23	.00	(5,377.23)	.0
10-60-75 STREET IMPROVEMENT/REPLACEMENT	209.00	1,494.00	5,000.00	3,506.00	29.9
10-60-77 SIDEWALK IMPROVEMENTS	.00	.00	5,000.00	5,000.00	.0
10-60-78 EQUIPMENT RESERVE	.00	49,566.92	30,000.00	(19,566.92)	165.2
10-60-81 STORM DRAIN MAINTENANCE	.00	4,968.75	5,000.00	31.25	99.4
10-60-82 ENGINEERING FEES- STREETS	.00	600.00	.00	(600.00)	.0
10-60-83 ELK ANTLER ARCH MAINTENANCE	.00	250.00	2,500.00	2,250.00	10.0
TOTAL PUBLIC WORKS/STREETS	30,532.69	401,905.29	502,485.00	100,579.71	80.0

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PROFESSIONAL SERVICES</u>					
10-66-77 ENGINEERING SERVICES	.00	9,301.75	5,000.00	(4,301.75)	186.0
10-66-81 PROF. SERVICES	.00	7,629.00	30,000.00	22,371.00	25.4
10-66-95 GIS PROGRAM	.00	.00	1,200.00	1,200.00	.0
TOTAL PROFESSIONAL SERVICES	.00	16,930.75	36,200.00	19,269.25	46.8
<u>PUBLIC WORKS/PARKS</u>					
10-70-09 GROUND MAINTENANCE- PARKS	499.92	3,865.37	10,000.00	6,134.63	38.7
10-70-11 SALARIES/WAGES- PARKS	8,323.53	102,176.42	116,226.00	14,049.58	87.9
10-70-12 BENEFITS/PARKS	5,951.35	68,146.10	75,545.00	7,398.90	90.2
10-70-14 BUILDING MAINT./ REPAIRS	177.97	927.76	2,000.00	1,072.24	46.4
10-70-25 SUPPLIES- PARKS	375.02	4,620.41	8,000.00	3,379.59	57.8
10-70-26 EQUIPMENT- PARKS	150.30	10,553.15	15,000.00	4,446.85	70.4
10-70-27 UTILITIES- PARKS	559.68	2,831.58	3,000.00	168.42	94.4
10-70-28 UTILITIES- SIMPLOT BALLFLDS	1,317.53	8,225.30	7,500.00	(725.30)	109.7
10-70-29 MISC. SUPPLIES- PARKS	.00	282.55	750.00	467.45	37.7
10-70-71 FERTILIZER- PARKS	.00	.00	500.00	500.00	.0
10-70-78 PAINT/SUPPLIES- NEW BALLFIELDS	.00	7,618.99	7,700.00	81.01	99.0
10-70-80 EQUIPMENT- NEW BALLFIELDS	.00	.00	2,500.00	2,500.00	.0
10-70-81 PROJECTS- NEW BALLFIELDS	.00	.00	700.00	700.00	.0
10-70-92 TOPSOIL- PARKS	.00	.00	2,500.00	2,500.00	.0
10-70-96 INFORMATION CENTER MAINT.	108.09	720.18	725.00	4.82	99.3
10-70-97 CAPITAL OUTLAY/EQUIPMENT	.00	134.73	.00	(134.73)	.0
TOTAL PUBLIC WORKS/PARKS	17,463.39	210,102.54	252,646.00	42,543.46	83.2
<u>PUBLIC WORKS/CEMETERY</u>					
10-72-03 GROUND MAINTENANCE	6,215.18	7,891.31	10,000.00	2,108.69	78.9
10-72-04 EQUIPMENT & SUPPLIES	1,786.52	2,374.44	5,000.00	2,625.56	47.5
10-72-11 CEMETERY RECORD UPDATE	.00	30,617.50	40,000.00	9,382.50	76.5
10-72-12 PUBLIC WORKS CEMETERY BENEFITS	.00	1,452.86	1,530.00	77.14	95.0
10-72-13 WAGES/SALARY- CEMETERY	.00	14,300.00	20,000.00	5,700.00	71.5
10-72-20 SPRINKLER PIPE	.00	.00	500.00	500.00	.0
10-72-27 UTILITIES-CEMETERY	212.48	1,168.64	1,350.00	181.36	86.6
10-72-30 CONTRACT SERVICES	.00	35.00	500.00	465.00	7.0
10-72-40 TOPSOIL/ SOD	.00	.00	1,500.00	1,500.00	.0
10-72-91 CAPITAL/ NEW LAWN MOWER	.00	134.75	.00	(134.75)	.0
TOTAL PUBLIC WORKS/CEMETERY	8,214.18	57,974.50	80,380.00	22,405.50	72.1

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>AIRPORT</u>					
10-73-03 SERVICES	.00	65,000.00	65,000.00	.00	100.0
TOTAL AIRPORT	.00	65,000.00	65,000.00	.00	100.0
<u>RECREATION DEPARTMENT</u>					
10-74-02 LITTLE LEAGUE PROGRAM	191.64	2,745.54	2,750.00	4.46	99.8
10-74-03 YOUTH SOFTBALL	385.52	4,055.92	2,500.00	(1,555.92)	162.2
10-74-04 YOUTH FLAG FOOTBALL	.00	7,851.00	7,900.00	49.00	99.4
10-74-05 YOUTH SOCCER PROGRAM	.00	4,853.36	4,854.00	.64	100.0
10-74-08 YOUTH BASKETBALL PROGRAM	.00	2,118.15	5,600.00	3,481.85	37.8
10-74-09 YOUTH VOLLEYBALL	.00	942.00	2,250.00	1,308.00	41.9
10-74-11 SALARIES/WAGES - RECREATION	.00	16,950.00	15,000.00	(1,950.00)	113.0
10-74-12 RECREATION BENEFITS	.00	1,709.59	1,200.00	(509.59)	142.5
TOTAL RECREATION DEPARTMENT	577.16	41,225.56	42,054.00	828.44	98.0
<u>COMMUNITY DEVELOPMENT</u>					
10-77-04 SALT RIVER CENTER	.00	.00	5,000.00	5,000.00	.0
10-77-05 HERITAGE COMMITTEE	847.68	2,142.11	2,000.00	(142.11)	107.1
10-77-07 AFTON MAIN STREET ALLIANCE	.00	4,932.51	10,000.00	5,067.49	49.3
10-77-08 AFTON FOOD PANTRY	.00	5,000.00	5,000.00	.00	100.0
10-77-09 COMMUNITY DEVELOPMENT	.00	2,000.00	106,466.00	104,466.00	1.9
10-77-25 STAR PROJECT	.00	233.79	2,750.00	2,516.21	8.5
TOTAL COMMUNITY DEVELOPMENT	847.68	14,308.41	131,216.00	116,907.59	10.9
<u>LODGING TAX BOARD</u>					
10-78-02 MARKETING & PROMOTION	1,300.00	52,283.82	70,000.00	17,716.18	74.7
10-78-03 TOWN EVENTS	21,862.15	32,857.68	45,000.00	12,142.32	73.0
10-78-04 SPECIAL EVENTS	14,500.00	79,110.92	33,500.00	(45,610.92)	236.2
10-78-05 DESTINATION DEVELOPMENT GRANT	40,000.00	40,000.00	.00	(40,000.00)	.0
TOTAL LODGING TAX BOARD	77,662.15	204,252.42	148,500.00	(55,752.42)	137.5
<u>TRANSFER TO OTHER FUNDS</u>					
10-80-50 TRANSFER TO GOLF COURSE FUND	.00	.00	38,250.00	38,250.00	.0
TOTAL TRANSFER TO OTHER FUNDS	.00	.00	38,250.00	38,250.00	.0

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAPITAL PROJECTS</u>					
10-90-70 STREET PAVING	.00	195,914.64	379,554.00	183,639.36	51.6
10-90-93 TANK RESURFACE	.00	79,854.64	80,000.00	145.36	99.8
TOTAL CAPITAL PROJECTS	.00	275,769.28	459,554.00	183,784.72	60.0
TOTAL FUND EXPENDITURES	272,793.00	3,051,500.43	3,619,709.00	568,208.57	84.3
NET REVENUE OVER EXPENDITURES	2,029.14	355,491.08	.00	(355,491.08)	.0

THE TOWN OF AFTON
BALANCE SHEET
MAY 31, 2026

FIRE DEPT. FUND

ASSETS

20-1165	FIRE DEPT. CHECKING ACCT.	46,989.43	
20-1167	FIRE DEPT. INVESTMENT ACCT.	23,384.77	
20-1190	CASH IN COMBINED CASH FUND	93,501.79	
TOTAL ASSETS			163,875.99

LIABILITIES AND EQUITY

LIABILITIES

20-2131	ACCOUNTS PAYABLE	5,103.18	
TOTAL LIABILITIES			5,103.18

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
20-2980	BALANCE BEGINNING OF YEAR	164,364.22	
	REVENUE OVER EXPENDITURES - YTD	(5,591.41)	
BALANCE - CURRENT DATE		158,772.81	
TOTAL FUND EQUITY			158,772.81
TOTAL LIABILITIES AND EQUITY			163,875.99

THE TOWN OF AFTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

FIRE DEPT. FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUE- FIRE DEPT.</u>					
20-36-57 DONATIONS - FIRE DEPT	15,225.00	20,651.56	15,000.00	(5,651.56)	137.7
20-36-58 MUTUAL AID- FIRE DEPT.	1,000.00	3,008.94	2,500.00	(508.94)	120.4
20-36-80 INTEREST- FIRE DEPT.	.65	8.68	45.00	36.32	19.3
TOTAL REVENUE- FIRE DEPT.	16,225.65	23,669.18	17,545.00	(6,124.18)	134.9
TOTAL FUND REVENUE	16,225.65	23,669.18	17,545.00	(6,124.18)	134.9

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

FIRE DEPT. FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURE- FIRE DEPT.					
20-57-25 EQUIP/SUPPLIES/MAINT	1,554.00	29,260.59	17,545.00	(11,715.59)	166.8
TOTAL EXPENDITURE- FIRE DEPT.	1,554.00	29,260.59	17,545.00	(11,715.59)	166.8
TOTAL FUND EXPENDITURES	1,554.00	29,260.59	17,545.00	(11,715.59)	166.8
NET REVENUE OVER EXPENDITURES	14,671.65	(5,591.41)	.00	5,591.41	.0

THE TOWN OF AFTON
BALANCE SHEET
MAY 31, 2026

AFTON TOURISM BOARD

ASSETS

30-1165	AFTON TOURISM BD CHECKING ACCT	115,072.70	
30-1190	CASH IN COMBINED CASH FUND	31,158.89	
	TOTAL ASSETS		146,231.59

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
30-2980	BALANCE BEGINNING OF YEAR	148,011.55	
	REVENUE OVER EXPENDITURES - YTD	(1,779.96)	
	BALANCE - CURRENT DATE	146,231.59	
	TOTAL FUND EQUITY		146,231.59
	TOTAL LIABILITIES AND EQUITY		146,231.59

THE TOWN OF AFTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

AFTON TOURISM BOARD

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>REVENUE- AFTON TOURISM BOARD</u>					
30-36-20 INTEREST- AFTON TOURISM	4.73	52.76	.00	(52.76)	.0
TOTAL REVENUE- AFTON TOURISM BOARD	4.73	52.76	.00	(52.76)	.0
TOTAL FUND REVENUE	4.73	52.76	.00	(52.76)	.0

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

AFTON TOURISM BOARD

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURE- AFTON TOURISM</u>					
30-61-36 SPECIAL EVENTS- TOURISM BOARD	.00	1,832.72	.00	(1,832.72)	.0
TOTAL EXPENDITURE- AFTON TOURISM	.00	1,832.72	.00	(1,832.72)	.0
TOTAL FUND EXPENDITURES	.00	1,832.72	.00	(1,832.72)	.0
NET REVENUE OVER EXPENDITURES	4.73	(1,779.96)	.00	1,779.96	.0

THE TOWN OF AFTON
BALANCE SHEET
MAY 31, 2026

WATER FUND

ASSETS

51-1100	WATER RESERVE FUND	418,173.28	
51-1190	CASH IN COMBINED CASH FUND	658,561.37	
51-1311	ACCOUNTS RECEIVABLE-WATER	46,132.76	
51-1631	WATER LINES	14,034,891.23	
51-1635	WATER TANK	943,269.00	
51-1637	WATER WELL	842,230.77	
51-1651	MACHINERY AND EQUIPMENT	267,289.65	
51-1710	ACCUMULATED DEPRECIATION	(7,475,675.70)	
	TOTAL ASSETS		9,734,872.36

LIABILITIES AND EQUITY

LIABILITIES

51-2131	ACCOUNTS. PAY- AUDIT ENTRY	193,105.47	
51-2151	ACCRUED LIABILITIES	24,391.60	
51-2153	ACCRUED INTEREST	57,000.00	
51-2154	ACCRUED VACATION	4,600.00	
51-2320	BONDS PAYABLE- 2006 SERIES	1,490,129.82	
51-2330	WELL PROJECT LOAN	22,035.37	
51-2350	NOTES PAYABLE- SLIB	421,317.62	
	TOTAL LIABILITIES		2,212,579.88

FUND EQUITY

51-2800	NET PENSION LIABILITY	81,420.00	
51-2805	DEFERRED INFLOWS OF RESOURCES	8,686.00	
51-2810	DEFERRED OUTFLOW OF RESOURCES	(22,140.00)	

UNAPPROPRIATED FUND BALANCE:

51-2980	BEGINNING OF YEAR	7,559,578.23	
	REVENUE OVER EXPENDITURES - YTD	(105,251.75)	

BALANCE - CURRENT DATE	7,454,326.48	
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TOTAL FUND EQUITY	7,522,292.48	
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TOTAL LIABILITIES AND EQUITY	9,734,872.36	
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THE TOWN OF AFTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS</u>					
51-36-18 SALES OF MATERIALS/WATER	.00	1,206.80	2,500.00	1,293.20	48.3
TOTAL MISCELLANEOUS	.00	1,206.80	2,500.00	1,293.20	48.3
<u>UTILITIES</u>					
51-37-10 REVENUE -WATER PENALTIES	900.00	9,011.00	10,000.00	989.00	90.1
51-37-16 TRANSFER FROM GENERAL FUND	.00	.00	153,351.25	153,351.25	.0
51-37-20 CONNECTION FEES	2,157.00	34,488.00	48,000.00	13,512.00	71.9
51-37-21 WATER IMPACT FEES	5,500.00	72,875.00	100,000.00	27,125.00	72.9
51-37-30 LVE DEBT SERVICE	.00	11,727.26	11,702.00	(25.26)	100.2
51-37-90 REVENUE - WATER CHARGES-AFTON	53,715.60	579,549.85	632,000.00	52,450.15	91.7
TOTAL UTILITIES	62,272.60	707,651.11	955,053.25	247,402.14	74.1
TOTAL FUND REVENUE	62,272.60	708,857.91	957,553.25	248,695.34	74.0

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
51-40-02 SOURCE OF SUPPLY	.00	8,603.54	5,000.00	(3,603.54)	172.1
51-40-03 CERTIFICATION/ EDUCATION DUES	712.56	2,069.71	3,500.00	1,430.29	59.1
51-40-04 UTILITY/VALVE HSE- ELECTRICITY	330.95	1,841.86	2,000.00	158.14	92.1
51-40-05 TRANSMISSION AND DISTRIBUTION	1,860.55	276,792.11	180,000.00	(96,792.11)	153.8
51-40-06 SHOP MAINT./FUEL PRUCHASES	.00	8,957.78	9,000.00	42.22	99.5
51-40-07 TELEPHONE	60.00	660.00	1,500.00	840.00	44.0
51-40-08 OFFICE SUPPLIES	.00	1,476.50	5,000.00	3,523.50	29.5
51-40-09 DEBT PMT- SWIFT CREEK HYDRO	.00	23,402.95	23,500.00	97.05	99.6
51-40-10 SCADA SYSTEM	588.38	23,175.03	15,000.00	(8,175.03)	154.5
51-40-11 SALARIES & WAGES/ UTILITY	9,116.14	113,985.69	117,949.00	3,963.31	96.6
51-40-12 PAYROLL BENEFITS/ UTILITY	5,465.15	64,950.91	78,709.00	13,758.09	82.5
51-40-14 POWER/PUMPING	1,162.49	8,796.17	10,000.00	1,203.83	88.0
51-40-15 VEHICLE REPAIRS & INS. DED.	.00	2,433.24	5,000.00	2,566.76	48.7
51-40-20 CHLORINE	.00	14,374.08	15,000.00	625.92	95.8
51-40-21 OSHA/ SAFETY EQUIP.	1,233.07	2,741.18	2,500.00	(241.18)	109.7
51-40-22 CONTRACT SERVICES- WATER	.00	.00	8,500.00	8,500.00	.0
51-40-31 UTILITY BILLING	.00	6,072.79	8,500.00	2,427.21	71.4
51-40-33 S HWY 89 WATERLINE REPLACEMENT	.00	10,235.00	.00	(10,235.00)	.0
51-40-70 SNOW REMOVAL	.00	612.71	5,000.00	4,387.29	12.3
51-40-71 TOOL PURCHASE/EQUIP REPAIR	147.83	3,737.20	5,000.00	1,262.80	74.7
51-40-72 STORAGE TANK CLEANING	.00	6,300.00	6,800.00	500.00	92.7
51-40-73 TESTING SOURCE OF SUPPLY	.00	6,599.25	1,500.00	(5,099.25)	440.0
51-40-76 DEPRECIATION RESERVE	.00	.00	80,959.00	80,959.00	.0
51-40-77 DEBT PMT- WATER SYS- 1ST BANK	.00	159,668.97	159,699.00	30.03	100.0
51-40-78 EMERGENT INFRASTRUCT PROTECTIO	.00	3,370.50	.00	(3,370.50)	.0
51-40-79 GIS FEES	61.00	2,622.00	1,200.00	(1,422.00)	218.5
51-40-80 HYDRO PROJECT PERMIT	.00	195.00	.00	(195.00)	.0
51-40-81 DEBT PMT- WWDC/ WATER WELL PRO	.00	6,070.49	6,070.00	(.49)	100.0
51-40-82 DEBT PMT. WWDC/WATER SYSTEM	.00	30,816.05	30,816.00	(.05)	100.0
51-40-83 SPRING/NORTH AFTON PROJECT	.00	.00	153,351.25	153,351.25	.0
51-40-84 ENGINEERING FEES	4,184.50	22,805.75	10,000.00	(12,805.75)	228.1
51-40-85 LEGAL FEES	.00	157.50	2,500.00	2,342.50	6.3
51-40-90 SENSUS SOFTWARE	.00	.00	3,500.00	3,500.00	.0
51-40-92 ONE-CALL WYOMING	74.55	585.70	500.00	(85.70)	117.1
TOTAL EXPENDITURES	24,997.17	814,109.66	957,553.25	143,443.59	85.0
TOTAL FUND EXPENDITURES	24,997.17	814,109.66	957,553.25	143,443.59	85.0
NET REVENUE OVER EXPENDITURES	37,275.43	(105,251.75)	.00	105,251.75	.0

THE TOWN OF AFTON
BALANCE SHEET
MAY 31, 2026

FUND 52

ASSETS

52-1100	SEWER RESERVE FUND	567,591.58	
52-1190	CASH IN COMBINED CASH FUND	650,385.84	
52-1311	ACCOUNT RECEIVABLE-SEWER	30,036.66	
52-1411	DUE FROM OTHER GOVERNMENTS	315,407.19	
52-1612	CONSTRUCTION IN PROGRESS	1,487,091.71	
52-1641	SEWER PIPE	2,967,322.43	
52-1642	SEWER CELLS	1,297,936.00	
52-1651	MACHINERY AND EQUIPMENT	255,488.37	
52-1710	ACCUMULATED DEPRECIATION	(2,482,818.57)	
TOTAL ASSETS			5,088,441.21

LIABILITIES AND EQUITY

LIABILITIES

52-2131	ACCOUNTS PAYABLE	288,255.32	
52-2151	ACCRUED LIABILITIES	5,199.01	
52-2154	ACCRUED VACATION	4,600.00	
TOTAL LIABILITIES			298,054.33

FUND EQUITY

52-2800	NET PENSION LIABILITY	81,420.00	
52-2805	DEFERRED INFLOWS OF RESOURCES	8,686.00	
52-2810	DEFERRED OUTFLOW OF RESOURCES	(22,140.00)	
UNAPPROPRIATED FUND BALANCE:			
52-2980	BEGINNING OF YEAR	4,936,204.66	
	REVENUE OVER EXPENDITURES - YTD	(213,783.78)	
BALANCE - CURRENT DATE		4,722,420.88	
TOTAL FUND EQUITY			4,790,386.88
TOTAL LIABILITIES AND EQUITY			5,088,441.21

THE TOWN OF AFTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

FUND 52

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS</u>					
52-36-40 REVENUE/SEPTIC DUMPING	459.00	17,927.35	25,000.00	7,072.65	71.7
52-36-50 REVENUE/RV DUMP	437.45	6,610.01	5,000.00	(1,610.01)	132.2
TOTAL MISCELLANEOUS	896.45	24,537.36	30,000.00	5,462.64	81.8
<u>UTILITIES</u>					
52-37-30 REVENUE - SEWER CHARGES	28,758.15	314,339.69	300,000.00	(14,339.69)	104.8
52-37-35 CONNECTION FEES	600.00	12,600.00	5,000.00	(7,600.00)	252.0
52-37-40 SEWER IMPACT FEES	16,200.00	94,800.00	100,000.00	5,200.00	94.8
52-37-80 ARPA INFRASTRUCTURE GRANT	.00	315,407.16	315,407.19	.03	100.0
TOTAL UTILITIES	45,558.15	737,146.85	720,407.19	(16,739.66)	102.3
<u>CONTRIBUTIONS & TRANSFERS</u>					
52-39-41 TRANSFER FROM OTHER FUNDS	.00	.00	350,395.10	350,395.10	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	350,395.10	350,395.10	.0
TOTAL FUND REVENUE	46,454.60	761,684.21	1,100,802.29	339,118.08	69.2

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

FUND 52

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
52-40-02 SEWER LINE CLEANING	.00	41,914.91	45,000.00	3,085.09	93.1
52-40-05 TRANSMISSION AND DISTRIBUTION	9,093.25	53,120.69	38,500.00	(14,620.69)	138.0
52-40-06 SHOP AND MAINTENANCE	14.98	323.87	1,200.00	876.13	27.0
52-40-07 LIFT PUMP/ SVHS	142.72	10,860.07	11,000.00	139.93	98.7
52-40-08 CERTIFICATION/EDUCATION DUES	568.43	580.58	2,500.00	1,919.42	23.2
52-40-09 ARPA INFRASTRUCTURE GRANT	.00	665,753.52	665,800.00	46.48	100.0
52-40-10 SCADA	26.99	5,306.16	5,000.00	(306.16)	106.1
52-40-11 SALARY/WAGES- UTILITY	9,115.96	113,984.33	123,306.04	9,321.71	92.4
52-40-12 EMPLOYEE BENEFITS- UTILITY	5,460.39	64,899.11	78,709.00	13,809.89	82.5
52-40-72 CONTRACT SERVICES- SEWER	.00	10,213.00	10,213.00	.00	100.0
52-40-73 ENGINEERING FEES- SEWER	.00	7,817.75	7,817.75	.00	100.0
52-40-76 DEPRECIATION RESERVE	.00	.00	37,756.50	37,756.50	.0
52-40-79 LAGOON TESTING	.00	694.00	2,500.00	1,806.00	27.8
52-40-85 DEPRECIATION EXPENSE	.00	.00	71,500.00	71,500.00	.0
TOTAL EXPENDITURES	24,422.72	975,467.99	1,100,802.29	125,334.30	88.6
TOTAL FUND EXPENDITURES	24,422.72	975,467.99	1,100,802.29	125,334.30	88.6
NET REVENUE OVER EXPENDITURES	22,031.88	(213,783.78)	.00	213,783.78	.0

THE TOWN OF AFTON
BALANCE SHEET
MAY 31, 2026

WATER LAB FUND

ASSETS

53-1190	CASH ALLOCATION TO OTHER FUNDS	22,209.70	
	TOTAL ASSETS		22,209.70

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
53-2980	BALANCE BEGINNING OF YEAR	22,682.62	
	REVENUE OVER EXPENDITURES - YTD	(472.92)	
	BALANCE - CURRENT DATE	22,209.70	
	TOTAL FUND EQUITY		22,209.70
	TOTAL LIABILITIES AND EQUITY		22,209.70

THE TOWN OF AFTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

WATER LAB FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 37</u>					
53-37-19 WATER LAB REVENUES	1,632.00	18,007.00	20,300.00	2,293.00	88.7
TOTAL SOURCE 37	1,632.00	18,007.00	20,300.00	2,293.00	88.7
TOTAL FUND REVENUE	1,632.00	18,007.00	20,300.00	2,293.00	88.7

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

WATER LAB FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 76</u>					
53-76-11 SALARIES & WAGES- WATER LAB	680.00	8,100.00	9,000.00	900.00	90.0
53-76-12 PAYROLL BENEFITS- WATER LAB	71.39	835.72	1,300.00	464.28	64.3
53-76-73 WATER LAB EXPENSES	346.80	9,544.20	10,000.00	455.80	95.4
TOTAL DEPARTMENT 76	1,098.19	18,479.92	20,300.00	1,820.08	91.0
TOTAL FUND EXPENDITURES	1,098.19	18,479.92	20,300.00	1,820.08	91.0
NET REVENUE OVER EXPENDITURES	533.81	(472.92)	.00	472.92	.0

THE TOWN OF AFTON
BALANCE SHEET
MAY 31, 2026

NIELD STRING WATER FUND

ASSETS

54-1190	CASH IN COMBINED CASH FUND	266.17	
54-1311	A/R - NIELD STREAM	(238.40)	
	TOTAL ASSETS		27.77

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
54-2980	BEGINNING OF YEAR	27.77	
	REVENUE OVER EXPENDITURES - YTD		
	BALANCE - CURRENT DATE	27.77	
	TOTAL FUND EQUITY		27.77
	TOTAL LIABILITIES AND EQUITY		27.77

THE TOWN OF AFTON
BALANCE SHEET
MAY 31, 2026

GOLF COURSE FUND

ASSETS

55-1152	GOLF SQUARE ACCOUNT- BOSV	14,160.53	
55-1190	CASH IN COMBINED CASH FUND	(158,193.35)	
55-1611	LAND	4,812,863.66	
55-1621	BUILDING	44,934.00	
55-1635	LAND IMPROVEMENTS	2,516,323.44	
55-1651	MACHINERY AND EQUIPMENT	432,771.96	
55-1662	ALLOW DEP AUTOS & TRUCKS	173,152.00	
55-1710	ACCUMULATED DEPRECIATION	(2,609,862.17)	
	TOTAL ASSETS		5,226,150.07

LIABILITIES AND EQUITY

LIABILITIES

55-2131	ACCOUNTS PAYABLE- AUDIT	9,502.91	
55-2151	ACCRUED LIABILITIES	8,460.77	
55-2154	ACCRUED VACATION	13,400.00	
55-2512	CAPITAL LEASE-GOLF EQUIP.#2	133,110.00	
	TOTAL LIABILITIES		164,473.68

FUND EQUITY

55-2800	NET PENSION LIABILITY	81,420.00	
55-2805	DEFERRED INFLOWS OF RESOURCES	8,686.00	
55-2810	DEFERRED OUTFLOW OF RESOURCES	(22,140.00)	
	UNAPPROPRIATED FUND BALANCE:		
55-2980	BEGINNING OF YEAR	5,054,914.89	
	REVENUE OVER EXPENDITURES - YTD	(61,204.50)	
	BALANCE - CURRENT DATE	4,993,710.39	
	TOTAL FUND EQUITY		5,061,676.39
	TOTAL LIABILITIES AND EQUITY		5,226,150.07

THE TOWN OF AFTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GOLF COURSE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>REVENUES</u>					
55-30-09 GOLF COURSE REVENUE	93,004.98	381,663.36	459,485.00	77,821.64	83.1
55-30-59 TRANSFER FROM GENERAL FUND	.00	.00	38,250.00	38,250.00	.0
TOTAL REVENUES	93,004.98	381,663.36	497,735.00	116,071.64	76.7
TOTAL FUND REVENUE	93,004.98	381,663.36	497,735.00	116,071.64	76.7

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GOLF COURSE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
55-40-12 GOLF BENEFITS	1,061.94	4,222.95	960.00	(3,262.95)	439.9
55-40-15 PRO SHOP EMPLOYEES	10,452.03	56,755.49	55,000.00	(1,755.49)	103.2
55-40-16 PRO SHOP EMPLOYEES- BENEFITS	.00	2,150.12	7,207.00	5,056.88	29.8
55-40-18 SALES TAX	42.72	49.02	.00	(49.02)	.0
55-40-20 REPAIRS/MAINTENANCE	97.64	97.64	500.00	402.36	19.5
55-40-26 TELEPHONE EXP.- PRO SHOP	.00	.00	500.00	500.00	.0
55-40-28 TRASH REMOVAL- PRO SHOP	125.00	727.00	900.00	173.00	80.8
55-40-30 ELECTRICITY/GAS- PRO SHOP	263.37	2,049.78	1,850.00	(199.78)	110.8
55-40-31 WATER/SEWER	.00	2,025.16	2,280.00	254.84	88.8
55-40-32 ADVERTISING- PRO SHOP	450.00	3,298.00	4,000.00	702.00	82.5
55-40-35 DUES- HANDICAP GHIN	.00	.00	550.00	550.00	.0
55-40-38 TOURNAMENT EXP.	224.00	1,516.48	3,000.00	1,483.52	50.6
55-40-40 FOOD & BEVERAGE- PRO SHOP	1,000.80	7,325.49	7,250.00	(75.49)	101.0
55-40-41 PRO SHOP MERCHANDISE	5,134.11	14,932.91	8,000.00	(6,932.91)	186.7
55-40-42 RANGE BALLS- PRO SHOP	4,123.88	4,702.70	500.00	(4,202.70)	940.5
55-40-44 OSHA SUPPLIES	16.98	16.98	500.00	483.02	3.4
55-40-45 SOFTWARE- PRO SHOP	.00	.00	750.00	750.00	.0
55-40-46 CLEANING SUPPLIES/ PRO SHOP	182.86	640.05	700.00	59.95	91.4
55-40-47 OFFICE SUPPLIES	73.86	410.12	750.00	339.88	54.7
55-40-50 GOLF CART RENTALS	3,469.62	38,165.82	41,640.00	3,474.18	91.7
TOTAL DEPARTMENT 40	26,718.81	139,085.71	136,837.00	(2,248.71)	101.6

EXPENDITURES

55-50-05 MAINTENANCE OF BUILDINGS	.00	7,752.58	1,200.00	(6,552.58)	646.1
55-50-10 MAINTENANCE OF EQUIPMENT	3,506.37	18,910.70	10,000.00	(8,910.70)	189.1
55-50-11 SALARY- GOLF COURSE MAINT.	6,569.53	76,477.28	73,660.00	(2,817.28)	103.8
55-50-12 PUBLIC WORKS GOLF BENEFITS	4,719.06	53,090.57	51,323.00	(1,767.57)	103.4
55-50-13 SEASONAL HELP- GOLF COURSE	5,711.46	68,663.56	70,000.00	1,336.44	98.1
55-50-14 SEASONAL BENEFITS- GOLF COURSE	321.20	2,404.56	5,355.00	2,950.44	44.9
55-50-20 TELEPHONE	362.42	2,256.50	1,500.00	(756.50)	150.4
55-50-25 UTILITIES	3,005.35	11,611.51	11,000.00	(611.51)	105.6
55-50-30 LANDSCAPING - SEED AND TREES	.00	.00	500.00	500.00	.0
55-50-35 IRRIGATION SYSTEM MAINT.	105.82	4,325.63	7,500.00	3,174.37	57.7
55-50-50 GOLF CARTS	.00	3,180.98	4,500.00	1,319.02	70.7
55-50-55 SAND	1,874.33	8,235.14	7,500.00	(735.14)	109.8
55-50-60 FERTILIZER	.00	11,414.17	7,500.00	(3,914.17)	152.2
55-50-61 FUNGICIDE	.00	6,038.50	5,000.00	(1,038.50)	120.8
55-50-62 CHEMICAL	.00	170.00	.00	(170.00)	.0
55-50-65 SUPPLIES	32.96	1,910.75	1,500.00	(410.75)	127.4
55-50-66 SMALL TOOL PURCHASES	.00	.00	750.00	750.00	.0
55-50-70 DRY CREEK IRRIGATION ASSESSMEN	.00	2,069.00	2,069.00	.00	100.0
55-50-75 DEPRECIATION RESERVE	.00	.00	49,541.00	49,541.00	.0
55-50-80 CAPITAL OUTLAY	.00	12,242.50	32,500.00	20,257.50	37.7
55-50-81 EDUCATION/ TRAINING	664.00	3,530.39	3,000.00	(530.39)	117.7
55-50-83 FUEL	132.75	9,497.83	15,000.00	5,502.17	63.3
TOTAL EXPENDITURES	27,005.25	303,782.15	360,898.00	57,115.85	84.2

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GOLF COURSE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	53,724.06	442,867.86	497,735.00	54,867.14	89.0
NET REVENUE OVER EXPENDITURES	39,280.92	(61,204.50)	.00	61,204.50	.0

THE TOWN OF AFTON
BALANCE SHEET
MAY 31, 2026

FOREST SERVICE PROPERTY

ASSETS

57-1190	CASH IN COMBINED CASH FUND	642,964.32	
57-1400	LEASE RECEIVABLE- FOREST SERV	1,180,677.31	
	TOTAL ASSETS		1,823,641.63

LIABILITIES AND EQUITY

FUND EQUITY

57-2800	DEFERRED INFLOWS OF RESOURCES	1,180,677.31	
	UNAPPROPRIATED FUND BALANCE:		
57-2980	BEGINNING OF YEAR	551,588.67	
	REVENUE OVER EXPENDITURES - YTD	91,375.65	
	BALANCE - CURRENT DATE	642,964.32	
	TOTAL FUND EQUITY		1,823,641.63
	TOTAL LIABILITIES AND EQUITY		1,823,641.63

THE TOWN OF AFTON
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

FOREST SERVICE PROPERTY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>SOURCE 30</u>					
57-30-10 REVENUE- FOREST SERVICE LEASE	19,141.10	216,503.36	226,380.00	9,876.64	95.6
TOTAL SOURCE 30	19,141.10	216,503.36	226,380.00	9,876.64	95.6
TOTAL FUND REVENUE	19,141.10	216,503.36	226,380.00	9,876.64	95.6

THE TOWN OF AFTON
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

FOREST SERVICE PROPERTY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
57-65-01 DEBT SERVICE- FIRST BANK	.00	88,052.17	88,052.00	(.17)	100.0
57-65-02 CLEANING- FOREST SERVICE	4,064.90	20,264.90	25,000.00	4,735.10	81.1
57-65-03 SUPPLIES- FOREST SERVICE	.00	480.35	750.00	269.65	64.1
57-65-04 TRASH REMOVAL- FOREST SERVICE	125.00	1,214.00	1,500.00	286.00	80.9
57-65-05 GROUND MAINT./ FOREST SERV.	587.12	2,336.97	5,000.00	2,663.03	46.7
57-65-06 BLDG. MAINT/ REPAIRS	1,143.63	8,760.39	50,000.00	41,239.61	17.5
57-65-11 SALARY/WAGES- FOREST SERVICE	218.40	2,714.65	6,500.00	3,785.35	41.8
57-65-12 PAYROLL BENEFITS	112.06	1,304.28	2,500.00	1,195.72	52.2
TOTAL DEPARTMENT 65	6,251.11	125,127.71	179,302.00	54,174.29	69.8
TOTAL FUND EXPENDITURES	6,251.11	125,127.71	179,302.00	54,174.29	69.8
NET REVENUE OVER EXPENDITURES	12,889.99	91,375.65	47,078.00	(44,297.65)	194.1

THE TOWN OF AFTON
BALANCE SHEET
MAY 31, 2026

GENERAL FIXED ASSETS

ASSETS

91-1611	LAND	1,356,985.24	
91-1612	CONSTRUCTION IN PROGRESS	46,227.00	
91-1621	BUILDINGS	7,075,495.14	
91-1651	MACHINERY AND EQUIPMENT	4,665,190.85	
91-1671	INFRASTRUCTURE- STREETS	7,423,196.32	
91-1672	INFRASTRUCTURE- BRIDGES	359,816.27	
91-1673	INFRASTRUCTURE - OTHER	128,580.38	
91-1711	ACCUM. DEP. - BUILDINGS	(4,324,546.07)	
91-1712	ACCUM. DEP.- EQUIPMENT	(3,242,737.28)	
91-1713	ACCUM. DEP.- INFRASTRUCTURE	(3,885,213.75)	
TOTAL ASSETS			9,602,994.10

LIABILITIES AND EQUITY

LIABILITIES

91-2200	ACCRUED LEAVE PAYABLE	106,000.00	
91-2203	ACCRUED INTEREST	15,000.00	
91-2350	SLIB LOAN	140,417.70	
91-2360	BUILDING LOAN	251,502.91	
TOTAL LIABILITIES			512,920.61

FUND EQUITY

91-2800	NET PENSION LIABILITY	686,624.00	
91-2805	DEFERRED INFLOWS OF RESOURCES	292,659.00	
91-2810	DEFERRED OUTFLOW RESOURCES	(213,264.00)	
UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	8,324,054.49	
	REVENUE OVER EXPENDITURES - YTD		
BALANCE - CURRENT DATE		8,324,054.49	
TOTAL FUND EQUITY			9,090,073.49
TOTAL LIABILITIES AND EQUITY			9,602,994.10

AFTON TOWN COUNCIL
TOWN COUNCIL BOARD STAFF REPORT
Town Council

HEARING TIME AND DATE: 5:30 PM, June 9, 2026

HEARING LOCATION: Afton Town Hall, Conference Room, 416 Washington St., Afton, WY

APPLICANT(S): Ryan & Amber Nielsen

PROJECT NAME: Town Council

PROJECT LOCATION: 40 W 4th Ave - PT of Lot 1 Block 19n, a portion of Section 25, T32N, R119W within Lincoln County

CURRENT ZONING: CBD

REPRESENTATIVE: Ryan Nielsen

PROPOSAL: The applicant seeks to rezone the property located at the address of 40 West 4th Ave, Part of Lot 1 of Block 19 of the Original Townsite, a portion of Section 25, T32N, R119W in Lincoln County within the Municipal bounds of the Town of Afton. The applicant wishes to bring the existing uses of the property into conformance with zoning regulations and potentially expand the established single family dwelling unit located on the property.

FACTUAL DATA:

Current Zone: CBD

Total Acres of Project: .375± Acres

Proposed Zone: R-1

SERVICES:

Water: Current Afton Water

Sewer: Current Afton Sewer

ATTACHMENTS:

1. 40 W 4th -Nielsen Rezone Application

TOWN COUNCIL BOARD RECOMMENDATION:

Planning & Zoning Board recommends that the Afton Town Council Approve the proposed Rezone with:

- Findings of Approval A. through B.
- Conditions of Approval 1.

FINDINGS OF APPROVAL:

FINDINGS OF APPROVAL:

A. The proposed application is complete and consistent with the procedural requirements outlined in Section 17-2-7 of the Afton Land Development Code, Zone Change Process

B. The proposed Rezone Application is evaluated in the context of the five (5) considerations outlined in 17-2-7(d).

1. Consistency of the zone change with the Town of Afton Municipal Master Plan;
 - a. The applicant property was sited in the adopted Land Use Option 1 map of the Municipal Master Plan as a Commercial/Residential area contiguous to Residential sited to the West.
2. Suitability of the subject and adjacent properties to existing zoning;
 - a. The applicant property is contiguous to existing R-1 Single Family Residential to the West and had historically operated as a single family residential.
3. Purpose and potential need for the rezone request and public policies that may support the proposed zone change:
 - a. The proposed land use for the applicant property is to continue existing, historical usage that is operating under non conforming usage clauses and to be able to possibly expand the existing home in the future.
4. Compatibility and potential impacts of the proposed zone change upon adjoining land uses; and;
 - a. The applicant property is already operating under non conforming usage of CBD regulations, and in conformance to R-1. This zone change brings the existing usage into conformance with R-1 regulations and allows for the potential to expand the single family home with further permitting.
5. Potential impacts of the zone change on municipal roads, water systems, wastewater systems, stormwater management, and other public services.
 - a. The applicant property is already connected to town water and sewer. The zone change will not immediately change the services being provided.

CONDITIONS OF APPROVAL:

CONDITIONS OF APPROVAL:

1. The rezoning, if approved, would not constitute or automatically approve the building permit for any expansion for structures on the property.

BACKGROUND:

BACKGROUND:

The applicant seeks to rezone the property located at the address of 40 West 4th Ave, Part of Lot 1 of Block 19 of the Original Townsite, a portion of Section 25, T32N, R119W in Lincoln County within the Municipal bounds of the Town of Afton. The applicant wishes to bring the existing uses of the property into conformance with zoning regulations and potentially expand the established single family dwelling unit located on the property.

April 24, 2026

To Whom it May Concern

This letter is being submitted with the Rezone Application for the Nielsen property located at 40 W 4th Avenue.

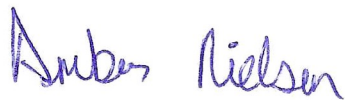
We, the applicants, are seeking to rezone our property from a commercial zone to a residential zone. The Rezone Application, if approved, will be zoned consistently with the surrounding area, current land use pattern, and would allow us the opportunity to make much needed changes to the existing residence.

Attached you will find:

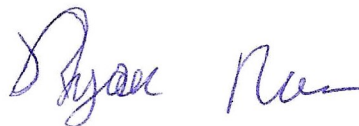
1. Location Map
2. Legal Description
3. Site plan of the existing residence
4. Rationale for the zone change
5. A list of landowners within 300ft of the property
6. A copy of the recorded deed

If anything else is needed, or if you have any questions, please contact Amber or Ryan Nielsen.

Sincerely,



Amber Nielsen



Ryan Nielsen



416 S. Washington
P.O. Box 310
Afton, WY 83110
Phone (307) 885-9831

ZONING CHANGE APPLICATION

APPLICATION FEE: \$150.00

PROPERTY OWNER(S)

Name: Ryan Nielsen
Mailing Address: P.O. Box 144
Afton WY 83110
Phone #: (307) 371-7927

Name: Amber Nielsen
Mailing Address: P.O. Box 144
Afton, WY 83110
Phone #: (307) 248-3683

REPRESENTATIVE/SURVEYOR/ENGINEER

Name: _____
Mailing Address: _____
Phone #: _____

The applicant will be required to provide the Town Clerk with the following:

- (1) Location map of the lots or land parcels being considered for the zone change.
- (2) Legal description and total land area of the lands proposed for a zone change.
- (3) A site plan of the proposed land use development concept.
- (4) A development schedule for proposed land use.
- (5) Rationale for the zone change.
- (6) A list of landowners who own properties within 300 feet of the proposed zone change.

Landowner name and addresses within 300 feet of zoning change location:

Included on Seperate Page

A hearing date will be set for the Planning and Zoning Board to review and make their recommendation to the Afton Town Council. The applicants description and hearing date will be advertised in the local paper for two weeks prior to hearing date.

I/We the undersigned have read and understand this Rezone Application and certify that the information provided is true and correct.

I/We also have read and understand all planning and development requirements in the Afton Land Development Code-Title 17.

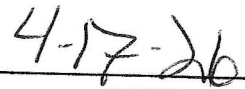
(ALL Property owners must sign).



PROPERTY OWNER


PROPERTY OWNER

PROPERTY OWNER



DATE
4/17/26

DATE

DATE

Rationale for Zone Change

The requested zoning change from commercial to residential is appropriate given the property's current use, and the surrounding land use pattern.

This property is currently used as a residence and has operated in a manner consistent with residential occupancy since about 1932. Retaining a commercial zoning designation does not reflect the actual use of the property and creates unnecessary regulatory challenges. Rezoning the property to residential would align the zoning classification with its existing and intended use.

The surrounding area is predominantly residential in character, with neighboring properties primarily consisting of single-family homes or similar uses. In a community like Afton, where maintaining neighborhood cohesion is especially important, consistency between zoning and existing land use is a key consideration. A commercial designation within a residential area introduces the potential for uses that may be incompatible with the established neighborhood pattern.

From an infrastructure and service standpoint, residential use typically generates less demand on roads, parking, and utilities than commercial development. The proposed change is therefore unlikely to negatively impact public services and is consistent with the Town's goal of efficient and appropriate use of infrastructure.

For these reasons, the proposed zoning change from commercial to residential is reasonable, and compatible with surrounding properties.

Web App Builder for ArcGIS



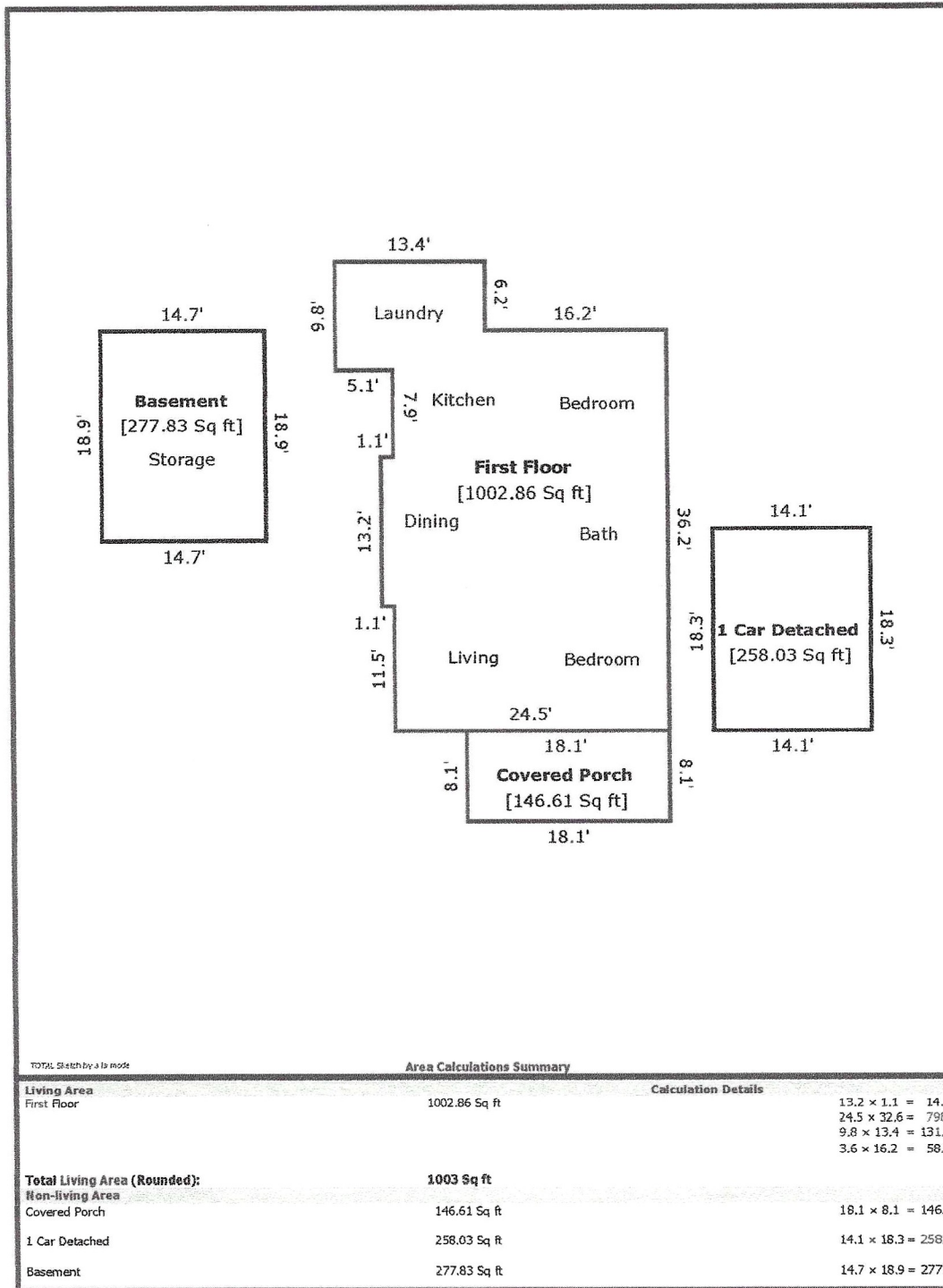
Legal Description: Afton OT B 19 L 01 PT T32 R119 S25

Total land area: .375 acres

Form SCNLGL - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE

Building Sketch

Borrower	Nielsen, Ryan J				
Property Address	40 W 4th Ave				
City	Afton	County	Lincoln	State	WY Zip Code 83110
Lender/Client	Advantage Plus Federal Credit Union				



Jeffrey & Tamara Jensen
P.O. Box 1194
Afton, WY 83110

David Cox
P.O. Box 653
Afton, WY 83110

Alexis Clark
67 West 4th Avenue
Afton, WY 83110

Carlton & Breanna Herbert
P.O. Box 1453
Afton, WY 83110

Christopher Bronson
P.O. Box 864
Afton, WY 83110

Western Postal Realty Holdings
75 Columbia Avenue
Cedarhurst, NY 11516

Bank of Star Valley
P.O. Box 8007
Afton, WY 83110

Jackson Fitzgerald & Elise Roberts
15 Mahogany Way #7850
Star Valley Ranch, WY 83127

Harold Leavitt
P.O. Box 863
Afton, WY 83110

Eli Rodgers
P.O. Box 52
Afton, WY 83110

Jacob Anderson
72 W 4th Avenue
Afton, WY 83110

Donna Hall & Rachel Twitchell
P.O. Box 2819
Alpine, WY 83128

Quality Case Management, INC
P.O. Box 585
Afton, WY 83110

Kyler Cazier
P.O. Box 1365
Afton, WY 83110

Chad & Kathy Fortuna
P.O. Box 255
Thayne, WY 83127

Harry & Cynthia Keyfauver
P.O. Box 343
Afton, WY 83110

SVP, LLC
P.O. Box 1210
Afton, WY 83110

Valley Enterprise, LLC
P.O. Box 497
Afton, WY 83110

Arts Assets, LLC
P.O. Box 463
Afton, WY 83110

Walker Legacy LLC C/O England Design CO LLC
P.O. Box 789
Afton, WY 83110

Taylor Legacy, LLC
P.O. Box 630
Thayne, WY 83127

Francis D Trustee Hale
4231 State HWY 241
Afton, WY 83110

NORTHERN TITLE COMPANY - AFTON
350 WASHINGTON STREET

AFTON, WY 83110

NTL-85340
Ryan J. Nielsen
PO Box 144
Afton, WY 83110

996243 1/12/2018 12:40 PM
LINCOLN COUNTY FEES: \$12.00 PAGE 1 OF 1
BOOK: 915 PAGE: 670 DEED, WD
JEANNE WAGNER, LINCOLN COUNTY CLERK



WARRANTY DEED

Wendell "G" Montague and Lannice A. Montague, Grantors and Trustees of the
Wendell "G" Montague and Lannice A. Montague Family Trust between Grantors
and Trustee Dated the 22nd day of July 1981

Grantor(s) of Afton, State of WY hereby **CONVEY AND WARRANT** to

Ryan J. Nielsen and Amber H. Nielsen, Husband and Wife

Grantee(s) of PO Box 144, Afton, State of Wyoming for the sum of TEN DOLLARS
AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described
tract of land in Lincoln County, State of WY, hereby releasing and waiving all rights
under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

Beginning at a point 15 rods West of the Northeast corner of Lot 1 in Block 19 in the
Town of Afton, Wyoming, and running thence South 12 rods; thence West 5 rods; thence
North 12 rods to the Northwest corner of said Lot 1 Block 19 and running thence East 5
rods to the Place of Beginning.

(PART OF: 00R0008894)

Subject to easements, declarations of covenants and restrictions, rights of way of record,
and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this

Wendell "G" Montague, Grantor and Trustee

Lannice A. Montague, Grantor and Trustee

State of ~~Wyoming~~ **CALIFORNIA**
County of ~~Lincoln~~ **SAN DIEGO**

On this 09 of January 2018, personally appeared before me Wendell "G"
Montague, Trustee and Grantor, and Lannice A. Montague, Trustee and Grantor, who,
being by me duly sworn, did say that THEY ARE the Trustee(s) of Wendell "G"
Montague and Lannice A. Montague, Grantors and Trustees of the Wendell "G"
Montague and Lannice A. Montague Family Trust between Grantors and Trustee Dated
the 22nd day of July 1981, and that said instrument was signed in behalf of said Trust by
the authority of its Trust Agreement, and the aforesaid individual(s) acknowledged to me
that said Trust executed the same.



Notary Public

AFTON TOWN COUNCIL
TOWN COUNCIL BOARD STAFF REPORT
Town Council

HEARING TIME AND DATE: 5:30 PM, June 9, 2026

HEARING LOCATION: Afton Town Hall, Conference Room, 416 Washington St., Afton, WY

APPLICANT(S): Hillstead Investments, LLC

PROJECT NAME: Town Council

PROJECT LOCATION: N1/2SE1/4 Section 24, T32N, R119W, within Town of Afton, Lincoln County, Wyoming

CURRENT ZONING: APPROVED ZONING: GC, R-3, R-2 & R-1

REPRESENTATIVE: Marlowe Scherbel, Surveyor Scherbel, LTD, Devon Hillstead

PROPOSAL:

The applicant now seeks approval for a modification to the Master Plan Preliminary Plat Including the Following: Eastern Boundary Adjustment has been brought in line with the official deed line and not the existing fence line as previously shown on the Master Plan Preliminary Plat. The Highway 89 and Rulon Gardner Avenue Right of Way is now shown to conform to the required 80ft HWY89 street frontage that was a condition of approval to the original Master Plan Preliminary Plat. The Halling Ditch that was previously shown on the Master Plan Preliminary Plat for relocation will be abandoned entirely. The Phasing Structure has been updated to reflect removal of two (2) of the multi-family lots previously approved for Phase I to be moved to a later phase to be platted with the similar units. Phase I will now consist of twenty six (26) lots and the Lot numbers for the Master Plan Preliminary Plat have reflected the lot number sequence change. The applicant also seeks final approval on the Final Plat as presented for Phase I & Phase II.

FACTUAL DATA:

Current Zone: GC, R-3, R-2 & R-1
Total Acres of Project: 69.21± Acres
Number of Lots: 93 lots (1 park lot)
Average Lot Size: .61± Acres

SERVICES:

Water: No Current Afton Water
Sewer: No Current Afton Sewer

LOT STRUCTURE:

R-1 Detached Single Family Residential R-2 Mixed Single Family Residential

Lots 7-15,19, 22, 24, 27-75 and Park Lot Lots 6, 16-18, 20, 21, 23, 25 and 26

Total Lots in R-1: 61 and Park Lot Total Lots in R-2: 9

Total Acres R-1: 30.66 ± Acres Total Acres R-2: 4.06 ± Acres

R-3 Multi Family Residential GC General Commercial

Lots 76-93 Lots 1-5

Total Lots in R-3: 18 Total Lots in GC: 5

Total Acres in R-3: 14.93 ± Acres Total Acres in GC: 8.5± Acres

ATTACHMENTS:

1. Final Plat Review & Approval Phase I and Phase II-Silverbrooke Estates
-

TOWN COUNCIL BOARD RECOMMENDATION:**PLANNING & ZONING BOARD RECOMMENDATION:**

The Afton Planning & Zoning Board recommends that the AftonTown Council **Approve** the proposed adjustments to the Master Plan Preliminary Plat for Silver Brooke Estates Major Subdivision and the Phase I & Phase II Final Plat, and authorize the Mayor to sign with;

FINDINGS OF APPROVAL:**FINDINGS OF APPROVAL:**

- A. The proposed application is complete and consistent with the procedural requirements outlined in Section 17-2-4.3 of the Afton Land Development Code, Major Subdivision Process
 2. Applicant previously completed and filed Major Subdivision Application and all required accompaniments.
 3. Town Council Approved (with Planning & Zoning's recommendation and conditions) the Original Preliminary Master Plan on March 10, 2026.
- B. The proposed Major Subdivision Master Plan Approval Application was previously evaluated in the context of the six (6) considerations outlined in 17-2-4.3(f) and approved.
 1. The Notice of Determination (NOD) was provided to the Applicant relaying the March 10, 2026 Town Council Approval outlining all conditions and the requested changes to the updated Master Plan Preliminary Plat account for some of the conditions set forth in the NOD.

CONDITIONS OF APPROVAL:**CONDITIONS OF APPROVAL**

1. Any substantial modification to the approved Preliminary Master Plan Preliminary Plat shall require additional review and permitting.
2. The Final Plat shall depict all easements necessary for the long-term operation and maintenance of roadways and associated improvements.
3. Bond or Irrevocable Letter of Credit for the Improvements required for Phase I & Phase II as depicted on the Final Plat be provided to the Town.
4. Developers Agreement for Phase I & Phase II be executed and recorded before the Mayor signs the Final Plat.

BACKGROUND:

BACKGROUND:

Previously the Major Subdivision Master Plan Preliminary Plat approval of approximately 61 lots zoned R-1 (Detached Single Family Residential) with an average lot size of $.50 \pm$ Acres, 9 lots zoned R-2 (Mixed Single Family Residential) with an average lot size of $.45 \pm$ Acres, 18 lots zoned R-3 (Multi Family Residential) with average lot size of $.79 \pm$ Acres, 5 lots zoned GC (General Commercial) with an average lots size of $1.70 \pm$ Acres and 1 lot located in the R-1 zoning district identified as a Park lot. The lot structure and densities as proposed will provide 130 Multi Family Residential Units and 70 Single Family Residential Units with 5 Commercial Lots.

The proposal will not overburden or unnecessarily extend existing roads, utility and service infrastructure. Any extensions or expansion of the current roadway infrastructure and required connections to accommodate the application will be at the Developers expense per Section 17-5-2.4(c) The developer of any subdivision shall bear complete responsibility for the design and construction of all local streets, roads, and sidewalks necessary to accommodate vehicle circulation, pedestrian, and bicycle traffic within a new subdivision. The cost for the design and installation of all water and wastewater utilities to be installed and connections needed to accommodate the proposed subdivision are the responsibility of the developer per Section 8-1-37, 8-1-40 and Section 8-2-24 of the Town of Afton Code. All plans for improvements shall be approved by the Town of Afton and designed to the Town of Afton and DEQ required specifications. A Developers agreement and Bond for 125% of the cost of the infrastructure will be executed and recorded before the Final Plat for any phase will be approved by the Town of Afton. The proposed development is not anticipated to disproportionately increase the cost to the public for the provision of municipal services. Potential impacts will be appropriately mitigated through the collection of applicable utility connection fees, service fees, and property taxes associated with the new development. Additionally, the anticipated increase in residential population is expected to contribute to the Town of Afton's sales tax revenues, thereby helping to offset the costs associated with any additional public services required to support the area.

SCOTT A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 3889
Utah Registration No. 372111
Idaho Registration No. 8026

MARLOWE A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 5368

KARL F. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 11810
Idaho Registration No. 13493
Certified Federal Surveyor No. 1223

SURVEYOR SCHERBEL, LTD. PROFESSIONAL LAND SURVEYORS

Est. 1951 CONSULTANTS IN Boundary Matters, Irrigation and Water Rights

AFTON OFFICE
Box 725, 46 West 3rd Avenue
Afton, WY 83110
307-885-9319
307-885-9809 (Fax)

BIG PINEY OFFICE
Box 96, 283 Main Street
Big Piney-Marbleton, WY 83113
307-276-3347
307-276-3348 (Fax)

SUSAN HOFFMAN
Big Piney Office Manager

KASSIE KEEHN
Afton Office Manager
Jackson, Wyoming
Direct to Big-Piney Office
307-733-5903 & Fax

Lava Hot Springs, Idaho
Direct to Big Piney Office
208-776-5930 & Fax

Montpelier, Idaho
Direct to Afton Office
208-847-2800 & Fax

5 May 2026

Mayor Jeffrey Jensen
Town of Afton
P.O. Box 310
Afton, Wyoming 83110

Re: Hillstead Investments, LLC – Master Plan Preliminary Plat / Final Plat for Phase I and Phase II – within Section 24, T32N R119W within the Town of Afton, Lincoln County, Wyoming

Dear Mayor Jensen,

We would appreciate your approval for the following modifications to the Silver Brook Estates Master Plan Preliminary Plat:

Boundary Adjustment: The eastern boundary has been moved to align with the official deed line rather than the existing fence. This follows an agreement with the Francis Duane Hale Revocable Living Trust and increases the acreage for adjacent lots.

Highway 89 & Rulon Gardner Avenue: The right-of-way for Rulon Gardner Avenue at the US Highway 89 intersection has been expanded to 80 feet, resulting in a reconfiguration of Lot 1.

Phasing Update: Two multi-family lots have been moved from Phase I to a later phase to be platted with similar units. Phase I now consists of 26 lots (numbered 1–26). Please note that the lot numbers have been amended to reflect the changes to the phasing schedule.

Halling Ditch: The lateral of Halling Ditch, previously marked for relocation, will now be abandoned entirely.

Enclosed please find a print of the **revised** master plan titled, “MASTER PLAN/PRELIMINARY PLAT FOR SILVER BROOK ESTATES N1/2SE1/4 SECTION 24 T32N R119W IN THE TOWN OF AFTON LINCOLN COUNTY, WYOMING”, dated 14 August 2025.

The developer would like to present the final plat of Phase I and Phase II of Silver Brook Estates to the Afton Town Council for approval and signatures.

Page 1 of 2



Enclosed please find the following items for the final approval:

- 1) A copy of the ownership deed 1161 PR 323 – Hillstead Investments, LLC
- 2) A print of an advance plat titled, “SILVER BROOK ESTATES PHASE I AND PHASE II AN ADDITION TO THE TOWN OF AFTON IN THE INCORPORATED LIMITS OF THE TOWN OF AFTON WITHIN N1/2SE1/4 SECTION 24 T32N R119W LINCOLN COUNTY, WYOMING” dated 25 December 2025.

It is our understanding that Devon Hillstead is working with the Town of Afton on the developer's agreement, engineers estimate of public improvement costs and the surety bond.

If all is not in order, or if you have any questions, please contact our office.

Sincerely,
SURVEYOR SCHERBEL, LTD.



Jamie DeCora
enclosures
cc: Hillstead Investments, LLC (email)



WARRANTY DEED

Ann Vaughan, Successor Trustee of the Austin Warren Revocable Trust, dated June 26, 1991, GRANTOR(S), of 6618 Squirecrest Dr., Spring, TX 77389, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Hillstead Investments, LLC, a Wyoming limited liability company, GRANTEE(S), whose address is 550 Chariot Dr., Afton, WY 83110, the following described real estate, situated in the County of Lincoln, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Attached Exhibit "A"

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 20
day of March, 2026.

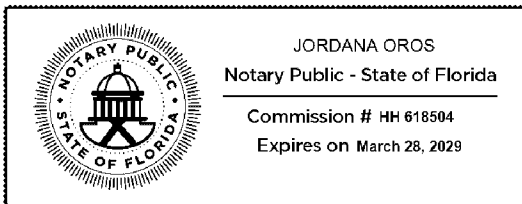
The Austin Warren Revocable Trust, dated June 26,
1991

Ann Vaughan
Ann Vaughan, Successor Trustee

State of Florida)
County of Collier)
:ss

This instrument was acknowledged before me this 20 day of March, 2026 by
Ann Vaughan, Successor Trustee of the Austin Warren Revocable Trust, dated June 26, 1991.
This was signed utilizing remote online notarization with Proof.

(SEAL)



[Signature]
Signature of Notarial Officer
NOTARY

Title and Rank

My Commission Expires 03/28/2029

Provided a driver license as identification

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The N1/2SE1/4 of Section 24, Township 32 North, Range 119 West of the 6th P.M., Lincoln County, Wyoming, less and except the following parcels:

EXCEPTED PARCEL 1:

Beginning at the East Quarter-corner of said Section 24, and running thence West 522.72 feet;
Thence South 250 feet;
Thence East 233.72 feet;
Thence South 552 feet;
thence East bearing South 289 feet, more or less, to a point on the Section Line which is 824 feet South from the point of beginning;
Thence North to the Point of Beginning.

EXCEPTED PARCEL 2:

Beginning at the SE corner of the NE1/4SE1/4 of said Section 24 and running thence N 0°0' 134 feet;
Thence N 90°0' W, 200 feet;
Thence S 0°0' E, 134 feet;
Thence S 90°0' E, 200 feet to the Point of Beginning.

EXCEPTED PARCEL 3:

The West 30 feet of the NW1/4SE1/4 as conveyed to Lincoln County School District No. 2 by Warranty Deed recorded on March 6, 1996 at Instrument No. 816358.

EXCEPTED PARCEL 4:

The "Warren Access Tract - Revised" as conveyed to Lincoln County School District No. 2 by Warranty Deed recorded August 6, 1996 at Instrument No. 824279.

EXCEPTED PARCEL 5:

That tract conveyed to Arlo and Dianne Miller by Warranty Deed recorded January 24, 2000 at Instrument No. 863791.

EXCEPTED PARCEL 6:

That tract conveyed to Merle and Alysia Ricks by Warranty Deed recorded August 13, 2024 at Instrument No. 901954.

PIDN: 12-3219.24.4.00.002.00

SILVER BROOK ESTATES

ROCKY ROAD INDUSTRIAL PARK SECOND ADDITION
ACCESSION No. 994548
LOT 3

ROCKY ROAD INDUSTRIAL PARK SECOND ADDITION
ACCESSION No. 994548
LOT 4

ROCKY ROAD INDUSTRIAL PARK
FOURTH ADDITION
ACCESSION
No. 1034242
LOT 8

Melanie Taylor Family Trust
dated 9 November, 2010
757 PR 325

Alan N. Taylor and
Annette Taylor
853 PR 60

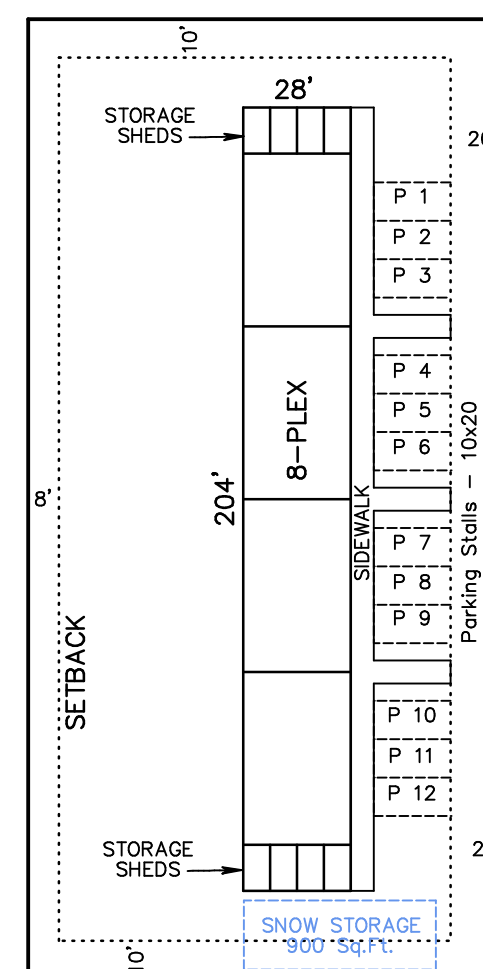
Francis Duane Hale
Revocable Living Trust
Dated 23 November, 2021
1007 PR 365

Kellen and Connie Lancaster
Family Revocable Trust
dated 18 April, 2011
851 PR 136

Randy C. Kallgren and
Janie D. Kallgren
929 PR 887

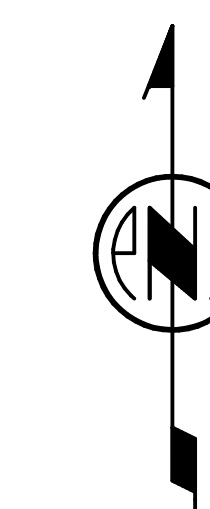
Shan Townsend and
Nick Townsend
951 PR 736

TYPICAL MULTI-FAMILY



SCALE: 1" = 50'

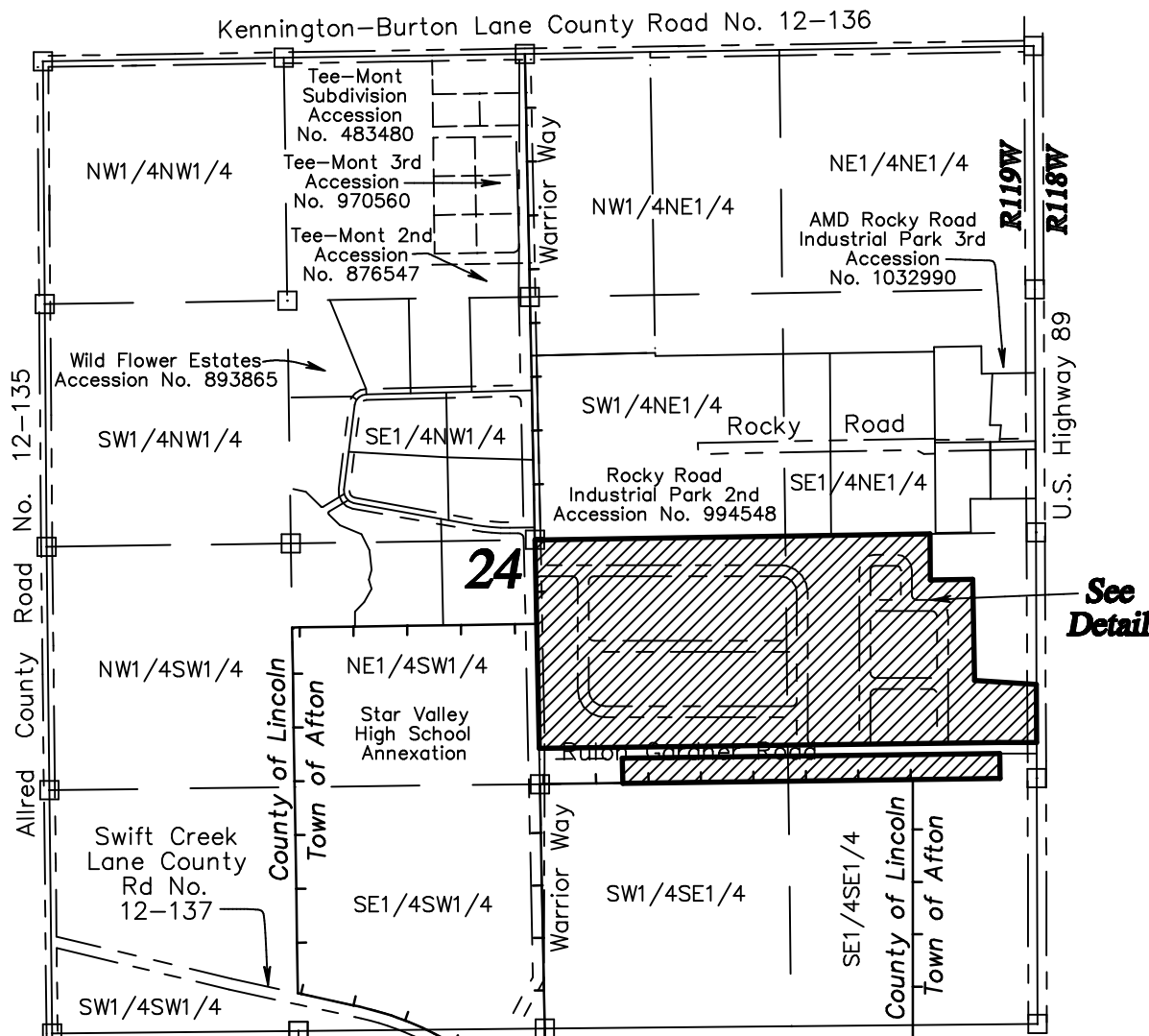
SNOW STORAGE:
Plowable Surface = 3200 Sq. Ft.
x 20%
(Required Snow Storage) 640 Sq. Ft.
(Actual Snow Storage) 900 Sq. Ft.



0' 100' 200' 300'
SCALE: 1" = 100'

**ADVANCE PLAT -
SUBJECT TO CORRECTION
AND APPROVAL**

LOCATION MAP T32N R119W



PLOT DATE: 2 June 2026

NOTE:
Elevation Drawing is for information purposes only.
Not necessarily representative of the final design.

LEGEND

- ⊙ indicates a sewer manhole.
- ✕ indicates a calculated position.
- indicates a right-of-way line.
- indicates an easement line.
- indicates the centerline of a ditch.
- indicates sewer line.
- indicates water line.
- indicates sidewalk.
- indicates walking path.

PHASING SCHEDULE:

- PHASE I Lots 1-26
- PHASE II Lots 27-43
- PHASE III Lots 44-65 and Park Lot
- PHASE IV Lots 66-93

ZONING:

R1 - Detached Single Family Residential
Lots 7-15, 19, 22, 24, 27-75, and Park Lot

Total Number of Lots: 61 + Park Lot
Total Acres: 30.66± Acres
Average Lot Size: 0.50± Acres

R2 - Mixed Single Family Residential
Lots 6, 16-18, 20, 21, 23, 25, and 26

Total Number of Lots: 9
Total Acres: 4.06± Acres
Average Lot Size: 0.45± Acres

R3 - Multi-Family Residential
Lots 76-93

Total Number of Lots: 18
Total Acres: 14.93± Acres
Average Lot Size: 0.83± Acres

GC - General Commercial
Lots 1-5

Total Number of Lots: 5
Total Acres: 8.37± Acres
Average Lot Size: 1.67± Acres

OWNERS:

Austin Warren
Revocable Trust,
dated 26 June 1991
6518 Squirecrest Drive
Spring, Texas 77389

SURVEYOR:

Surveyor Scherbel, Ltd.
P.O. Box 725
Afton, Wyoming 83110
(307) 885-9319

ENGINEER:

Sunrise Engineering, Inc.
770 S. Washington Street, Suite A
Afton, Wyoming 83110
(307) 885-8500

DEVELOPERS:

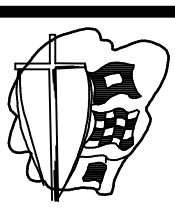
Twisted 6, LLC
550 Charlot Drive
Afton, Wyoming 83110

LAND USE TABLE:

Total Number of Lots: 93 + Park Lot
Total Acres: Drive
Afton, Wyoming 83110
Acres in Road: 11.71± Acres
Average Lot Size: 0.62± Acres

DATE: January 2026

**MASTER PLAN/PRELIMINARY PLAT
FOR
SILVER BROOK ESTATES
N1/2SE1/4 SECTION 24
T32N R119W
IN THE TOWN OF AFTON
LINCOLN COUNTY, WYOMING**



SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY-MARBLETON, WYO. 83113 TEL 307-276-3347
BOX 725 AFTON, WYO. 83110 TEL 307-885-9319 ALPINE, WYO. 83129 TEL 307-885-9319
JACKSON, WYO. TEL 307-733-5903; LAFAY, ID. TEL 208-778-5930; MONTPELIER, ID TEL 208-847-2800

6/2/2026 - Road Name Change
4/29/2026 - Road Change
4/10/2026 - SSLTD Review
APPROVED:

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SILVER BROOK ESTATES PHASE I AND PHASE II

CERTIFICATE OF OWNERS

STATE OF WYOMING }
COUNTY OF LINCOLN } ss.

The undersigned hereby certifies that this Addition, within the N1/2SE1/4 of Section 24, T32N R119W, in the incorporated limits of the Town of Afton, Lincoln County, Wyoming, as shown hereon, and more particularly described under the Certificate of Surveyor, is with the free consent and is in accordance with the desires of the undersigned owner and proprietor of said lands;

that the name of the Addition shall be **SILVER BROOK ESTATES PHASE I AND PHASE II**;

that said owner and proprietor has laid out and caused to be surveyed said Silver Brook Estates, as shown hereon, and with the specific intent to do so, does hereby dedicate to the Town of Afton for the public use forever Washington Street, Black Hawk Drive, Silver Brook Lane, and Bluebird Drive, as shown hereon;

that said owner and proprietor does hereby reserve unto itself and to its heirs, successors, and assigns, all subsurface rights within said roads;

the said owner and proprietor does hereby grant a perpetual non-exclusive right of utilities over, under, and across the Twenty (20) foot Sanitary Sewer Easement, being a strip of land, twenty (20) feet in width, ten (10) feet each side of the west line of Lots 10, 11, 31, 32, 39, and 40, as shown hereon, to the Town of Afton for the installation, operation, maintenance, repair, and replacement of an underground sanitary sewer pipeline and its related appurtenances;

that said owner and proprietor does hereby grant a right of pedestrian ingress and egress over and across the Twenty (20) foot Pedestrian Pathway Easement, being a strip of land twenty (20) feet in width, ten feet each side of Lots 10, 11, 31, 32, 39, and 40, the north twenty (20) feet of Lots 26-31, and the east twenty (20) feet of Lots 6, 16-21, and 23, 25, and 26, as shown hereon, to the owners of each lot of this addition, and does hereby reserve unto itself and to its heirs, successors, and assigns the right to grant said easements to the owners of lots of subsequent phases of Silver Brook Estates;

that the Addition is subject to easements of record;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released.

HILLSTEAD INVESTMENTS, LLC

Signatures obtained by separate Certificate of Owners' Signature to be recorded concurrently herewith

CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING }
COUNTY OF LINCOLN } ss.

The foregoing **SILVER BROOK ESTATES PHASE I AND PHASE II** was approved at the regular meeting of the Town Council held on this ____ day of ____ 2026, in accordance with Section 15-1-415 and Sections 34-12-102 and 34-12-103, Wyoming Statutes 2025, as amended.

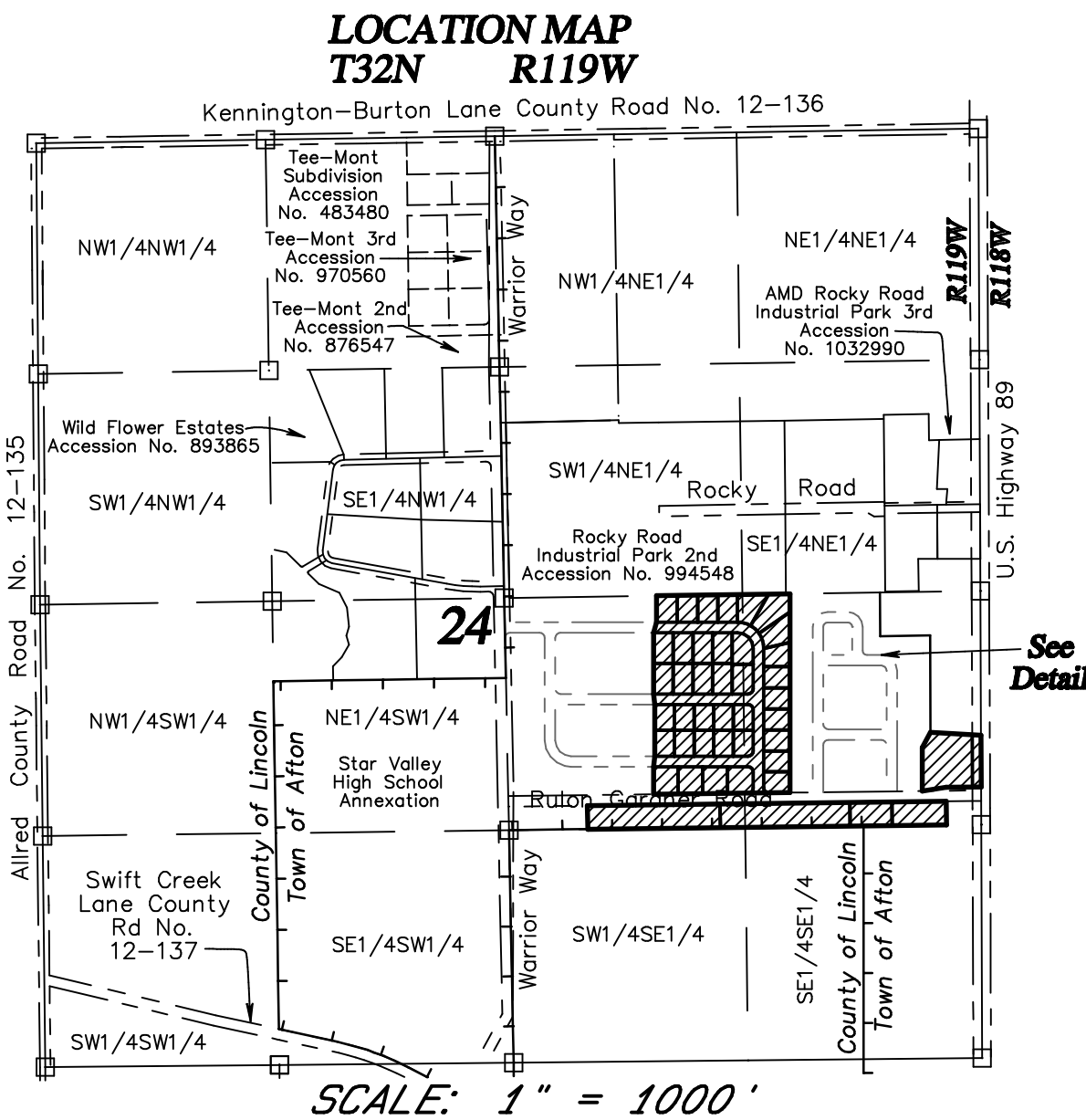
Attest:

Tina McGarvey, Clerk Jeffery Jensen, Mayor

TOWN OF AFTON Planning and Zoning Commission

The said Addition was approved at the regular meeting of the Planning and Zoning Commission held on this ____ day of _____, 2026.

Justin Day, Chairman



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF LINCOLN } ss.

I, Marlowe A. Scherbel, of Afton, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by me and by persons under my supervision during May 2026 and from records in the Office of the Clerk of Lincoln County in Book 1161 of Photostatic Records on page 323, described as follows:

that the boundary of the Addition is:

That part of the N1/2SE1/4 of Section 24, T32N R119W, Lincoln County, Wyoming, being part of that tract of record in the Office of the Clerk of Lincoln County in Book 1161 of Photostatic Records on page 323, described as follows:

BEGINNING at a point on the north line of said N1/2SE1/4, N89°08'38"E, 868.57 feet, from the northwest corner thereof;

thence N89°08'38"E, 762.40 feet, along said north line, to a point;

thence S00°00'00"W, 1134.49 feet, to a point on the north right-of-way line of Rulon Gardner Avenue;

thence S89°17'12"W, 778.31 feet, along said right-of-way line, to a point;

thence N00°00'00"E, 157.74 feet, to a point;

thence N06°33'37"E, 60.40 feet, to a point;

thence N00°00'00"E, 295.00 feet, to a point;

thence N06°05'19"W, 60.34 feet, to a point;

thence N00°00'00"E, 350.00 feet, to a point;

thence N14°25'24"E, 61.95 feet, to a point;

thence N00°00'00"E, 150.05 feet, to the POINT OF BEGINNING;

ENCOMPASSING a net area of 20.11 acres, more or less;

AND

BEGINNING at a point on the east line of said N1/2SE1/4, N00°12'50"W, 214.02 feet, from the southeast corner thereof;

thence S89°44'08"W, 200.41 feet, to a point;

thence S80°55'05"W, 137.42 feet, to a point;

thence N00°00'00"E, 247.80 feet, to a point;

thence N27°46'46"E, 98.59 feet, to the southwest point of that tract of record in said Office in Book 1007 of Photostatic Records on page 366;

thence S86°29'58"E, 289.59 feet, along the south line of said tract in Book 1007, to the southeast point thereof, on the east line of said N1/2;

thence S00°12'50"E, 294.73 feet, along said east line, to the POINT OF BEGINNING;

ENCOMPASSING a net area of 2.34 acres, more or less;

AND

(continued from left)

BEGINNING at a point at the intersection of the south line of said N1/2SE1/4 with the southerly prolongation of the west line of the Sulloff Annexation to the Town of Afton, S89°17'11"W, 199.63 feet, from the southeast corner of said N1/2SE1/4;

thence S89°17'11"W, 2046.51 feet, along said south line, to a point on an east line of that tract of record in said Office in Book 821 of Photostatic Records on page 320;

thence N01°10'52"W, 135.59 feet, along said east line, to a point on the south right-of-way line of Rulon Gardner Avenue;

thence N89°17'12"E, 2048.32 feet, along said south right-of-way line, to the northwest point of said Sulloff Annexation;

thence S00°24'52"E, 135.58 feet, along the west line of said Sulloff Annexation and the southerly prolongation thereof, to the POINT OF BEGINNING;

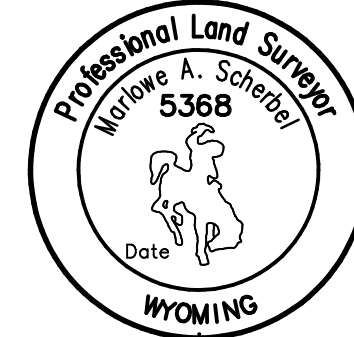
ENCOMPASSING a net area of 6.37 acres, more or less;

ENCOMPASSING a TOTAL area of 28.82 acres, more or less;

that the said Addition has been accurately surveyed, that the parts thereof are accurately staked off and marked with appropriate metal monuments, including magnetic iron, and inscribed at least with the registration number of the Land Surveyor to provide source identification at all lot corners of the Addition, and that their locations are correctly shown hereon;

that, to the best of my knowledge, it conforms with the municipal code of the Town of Afton and to all applicable state statutes;

that the error of closure is not greater than one part in five-thousand.



The foregoing instrument was acknowledged before me by Marlowe A. Scherbel this ____ day of ____, 2026.

Witness my hand and official seal.

Notary Public
My Commission expires:

OWNERS:

Hillstead Investments, LLC
550 Chariot Drive
Afton, Wyoming 83110

SURVEYOR:

Surveyor Scherbel, Ltd.
P.O. Box 725
Afton, Wyoming 83110
(307) 885-9319

ENGINEER:

Sunrise Engineering, Inc.
770 S. Washington Street,
Suite A
Afton, Wyoming 83110
(307) 885-8500

LAND USE TABLE:

Total Number of Lots:	43
Total Area:	28.82±Acres
Area in Road:	3.96±Acres
Area in Lots:	24.86±Acres
Area Lot Size:	0.59±Acres
Use of Lots:	0.62±Acres Per Master Plan Residential/Commercial
Zoning:	R1 - Detached Single Family Residential (Lots 7-15, 19, 22, 24, & 27-43) R2 - Mixed Single Family Residential (Lots 6, 16-18, 20, 21, 23, 25, & 26) GC - General Commercial (Lots 1-5)

DATE:

____ 2026

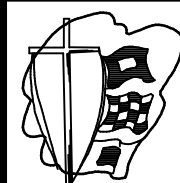
CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk of Lincoln County on this ____ day of ____, 2026.

April Brunski, Clerk

PLOT DATE: 2 June 2026

DATE:	25 December 2025
DRAWN BY:	Kade Beus
CALCULATED BY:	Karl F. Scherbel
CHECKED BY:	AF/Silver Brook Estates
FIELD BOOK:	
COMPUTER FILE:	SilverBrook I & II - FP.pro



SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY-MARBLETON, WYO. 83113 TEL 307-276-3347
BOX 725 AFTON, WYO. 83110 TEL 307-885-9319 ALPINE, WYO. 83129 TEL 307-885-9319
JACKSON, WYO. TEL 307-733-5963 LATA, ID. TEL 208-778-5930 MONTPELIER, ID TEL 208-847-2800



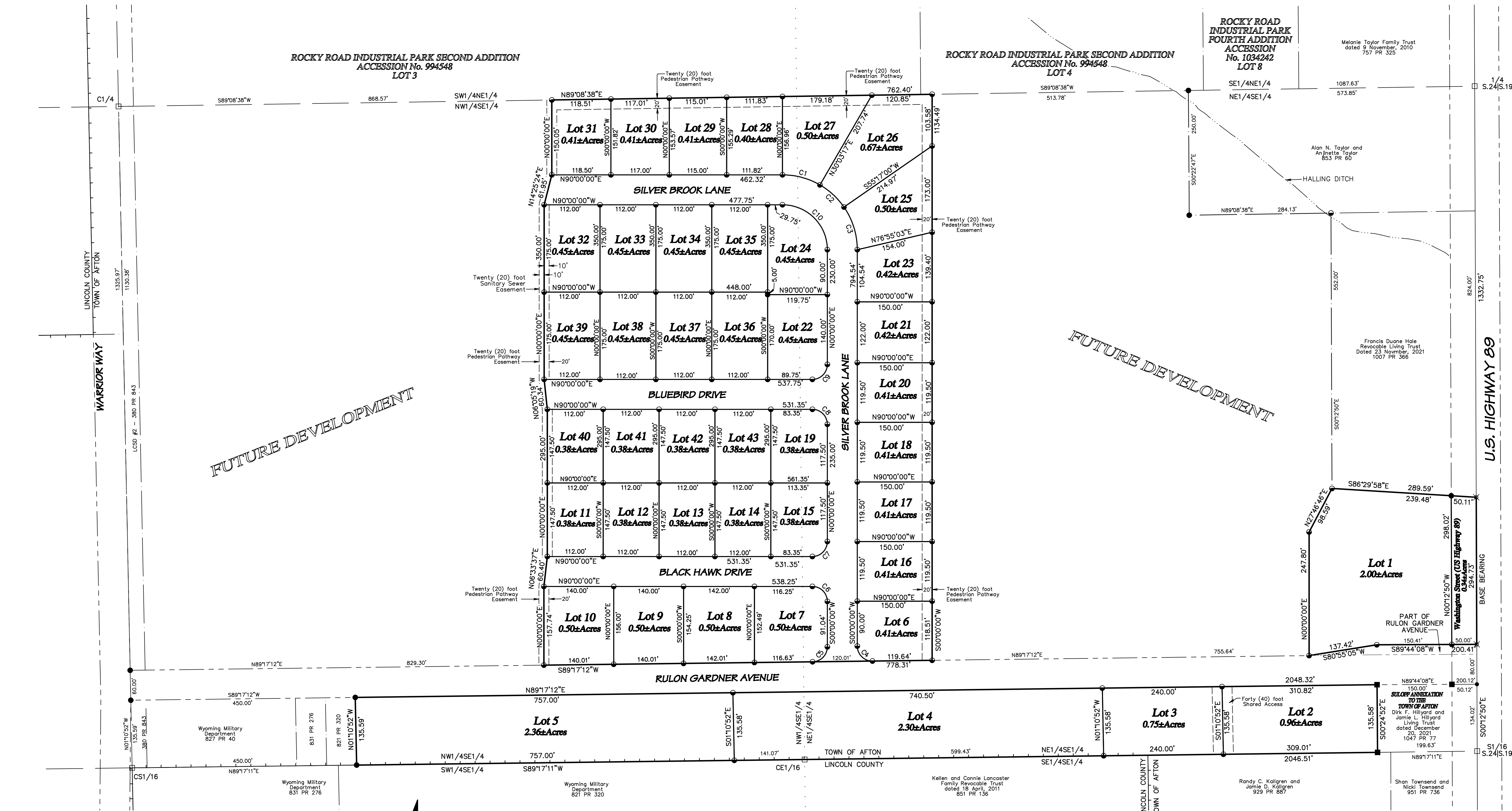
6/2/2026 - Road Name Change
4/29/2026 - Road Change
4/10/2026 - SSLTD Review
REVISIONS:

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**SILVER BROOK ESTATES
PHASE I AND PHASE II**
**AN ADDITION TO THE TOWN OF AFTON
WITHIN**
**N1/2SE1/4 SECTION 24
T32N R119W
LINCOLN COUNTY, WYOMING**

SHEET 1 OF 2

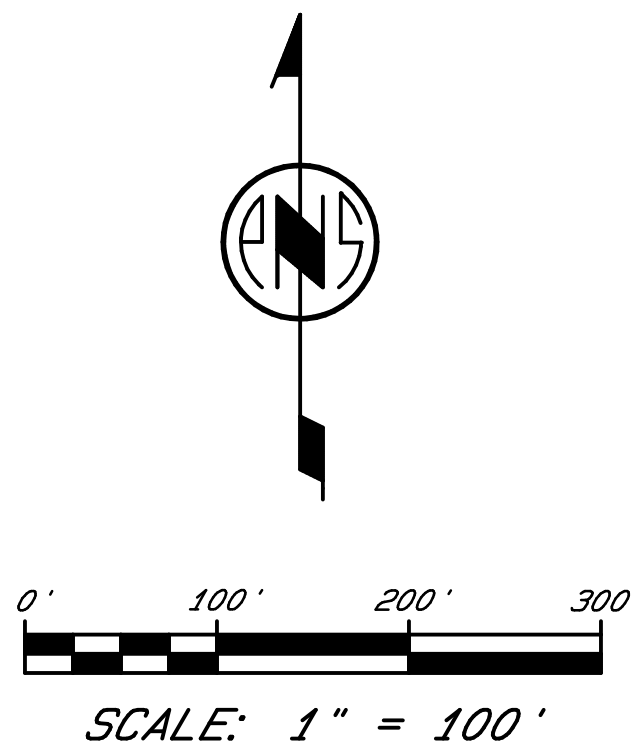
SILVER BROOK ESTATES PHASE I AND PHASE II



LEGEND

- Indicates a Corner Record on file in the Office of the Clerk of Lincoln County, Wyoming.
- Indicates a 2" galvanized steel pipe with brass cap inscribed: "MARLOWE A. SCHERBEL PLS 5368 AFTON WYOMING" with appropriate details, found.
- Indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed: "SURVEYOR SCHERBEL LTD", with appropriate details, found or of record.
- Indicates a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed: "SURVEYOR SCHERBEL LTD", with appropriate details, set this survey.
- Indicates a spike of record.
- Indicates a calculated position, no monument found or set.
- Indicates a deed line or platted lot line of record.
- Indicates a right-of-way line.
- Indicates an easement line.
- Indicates a centerline of a ditch.
- Indicates Afton Town Boundary.

The Base Bearing for this survey is the east line of the SE1/4 of Section 24, T32N R119W, being S00°-12'-50"E. Due to the rounding algorithms of automated computer drafting text, the sum of the parts of total distances may be 0.01' different from the total distance shown.

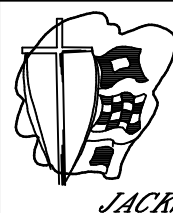


CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	78.68'	30°03'17"	150.00'	N74°58'22"W	77.78'	40.27'
C2	66.05'	25°13'43"	150.00'	S47°19'51"E	65.52'	33.57'
C3	90.89'	34°43'00"	150.00'	S17°21'30"E	89.50'	46.89'
C4	47.50'	90°42'48"	30.00'	N45°21'24"W	42.69'	30.38'
C5	46.76'	89°17'12"	30.00'	S44°38'36"W	42.16'	29.83'
C6	47.12'	90°00'00"	30.00'	N45°00'00"W	42.43'	30.00'
C7	47.12'	90°00'00"	30.00'	N45°00'00"E	42.43'	30.00'
C8	47.12'	90°00'00"	30.00'	N45°00'00"W	42.43'	30.00'
C9	47.12'	90°00'00"	30.00'	N45°00'00"E	42.43'	30.00'
C10	141.37'	90°00'00"	90.00'	N45°00'00"W	127.28'	90.00'

PLOT DATE: 2 June 2026

DATE: 25 December 2025
DRAWN BY: Kade Beus
CALCULATED BY: Karl F. Scherbel
CHECKED BY: AF/Silver Brook Estates
FIELD BOOK:
COMPUTER FILE: SilverBrook I & II - FP.pro



SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY-MARLBORON, WYO. 83113 TEL 307-276-3347
BOX 725 AFTON, WYO. 83110 TEL 307-885-9319 ALPINE, WYO. 83129 TEL 307-885-9319
JACKSON, WYO. TEL 307-733-5903, LAFAYETTE, ID. TEL 208-778-5930, MONTICELLO, ID. TEL 208-847-2800



8/2/2026 - Road Name Change
4/29/2026 - Road Change
4/10/2026 - SSLTD Review
REVISIONS:

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ADVANCE PLAT
SUBJECT TO CORRECTION
AND APPROVAL

**SILVER BROOK ESTATES
PHASE I AND PHASE II**
AN ADDITION TO THE TOWN OF AFTON
WITHIN
N1/2SE1/4 SECTION 24
T32N R119W
LINCOLN COUNTY, WYOMING

SHEET 2 OF 2

AFTON TOWN COUNCIL
TOWN COUNCIL BOARD STAFF REPORT
Town Council

HEARING TIME AND DATE: 5:30 PM, June 9, 2026

HEARING LOCATION: Afton Town Hall, Conference Room, 416 Washington St., Afton, WY

APPLICANT(S): Mountain Star Products, LLC/ O. David Gardner Trust

PROJECT NAME: Town Council

PROJECT LOCATION: SW1/4SW1/4 Section 6, T31N R118W, Lincoln County, WY

CURRENT ZONING: ACR Agricultural Conservation Recreation

REPRESENTATIVE: Marlowe Scherbel

The petition is for the property identified as part of the SW1/2SE1/4 and part of the SE1/4SE1/4 of Section 13, T32N R119 W, Lincoln County, Wyoming, being part of those tracts of record in the Office of the Clerk of Lincoln County in Book 653 of Photostatic Records on page 70 and in Book 1143 of Photostatic Records on page 294, and owned Aaron Lind, President and Managing Member of Mountain Star Products, LLC, a Wyoming Limited Liability Company and Shirley Ann Gardner, Surviving Trustee of O. David Gardner Trust, dated July 15 1999 , to de- annex their property from the Town of Afton.

FACTUAL DATA:

Current Zone: ACR Agriculture Conservation
Recreation

SERVICES:

Water: Afton Water
Sewer: Afton Sewer

ATTACHMENTS:

1. De-Annexation Petition-Mountain Star Products LLC
-

TOWN COUNCIL BOARD RECOMMENDATION:

Planning & Zoning Administrator Findings of Facts:

Afton Town Administrator provides the following Findings of fact for the De-Annexation Petition, with:

- Findings of A. through B.

FINDINGS OF APPROVAL:

FINDINGS OF FACTS

A. The petition is complete and consistent with the procedural requirements outlined in State Statute §15-1-421

a. The public notice of said petition was published in the Star Valley Independent on March 25, 2026, pursuant to §15-1-421(b)

B. The Petition for Annexation was reviewed for consistency with the statute the County Commissioners report was received and evaluated within the sixty (60) day statute requirement.

CONDITIONS OF APPROVAL:

BACKGROUND:

SCOTT A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 3889
Utah Registration No. 372111
Idaho Registration No. 8026

MARLOWE A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 5368

KARL F. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 11810
Idaho Registration No. 13493
Certified Federal Surveyor No. 1223

SURVEYOR SCHERBEL, LTD. PROFESSIONAL LAND SURVEYORS

Est. 1951 CONSULTANTS IN Boundary Matters, Irrigation and Water Rights

AFTON OFFICE
Box 725, 46 West 3rd Avenue
Afton, WY 83110
307-885-9319
307-885-9809 (Fax)

BIG PINEY OFFICE
Box 96, 283 Main Street
Big Piney-Marbleton, WY 83113
307-276-3347
307-276-3348 (Fax)

SUSAN HOFFMAN
Big Piney Office Manager

KASSIE KEEHN
Afton Office Manager

Jackson, Wyoming
Direct to Big-Piney Office
307-733-5903 & Fax

Lava Hot Springs, Idaho
Direct to Big Piney Office
208-776-5930 & Fax

Montpelier, Idaho
Direct to Afton Office
208-847-2800 & Fax

16 March 2026

Mayor Jeffrey Jensen
Town of Afton
P.O. Box 310
Afton, Wyoming 83110

Re: Mountain Star Products, LLC / O. David Gardner Trust – De-Annexation – within the
Town of Afton, Section 13, T32N R119W, Lincoln County, Wyoming

Dear Mayor Jensen,

Enclosed please find the following for the above referenced project:

1. A fully executed Petition for De-Annexation including its referenced Exhibits.
2. A print of an advance plat titled, “PLAT TO ACCOMPANY ORDINANCE NO. ____ DE-ANNEXATION OF PART OF MOUNTAIN STAR PRODUCTS, LLC AND PART OF THE O. DAVID GARDNER TRUST, DATED 15 JULY 1999 WITHIN THE INCORPORATED LIMITS OF THE TOWN OF AFTON IN THE S1/2SE1/4 SECTION 13 T32N R119W LINCOLN COUNTY, WYOMING” dated 29 February 2025.
3. Check No. 14218 in the amount of \$450.00 for fees.

Please accept this Petition for De-Annexation in accordance with Wyoming Statute §15-1-421. The public notice, which will include a map of the proposed de-annexation area, will be submitted to the Star Valley Independent to be published on 25 March 2026.

If all is not in order, or if you have any questions, please contact our office. Hard copies will be delivered to both the Afton Town Hall and the Lincoln County Planning Afton office.

Sincerely,
SURVEYOR SCHERBEL, LTD.


Jennifer Gunter
enclosures

cc: Aaron Lind (email)
Shirley Gardner (email)
Lincoln County Board of County Commissioners (email)
Stephen Allen (email)

Page 1 of 1



**PETITION FOR MUNICIPAL DE-)
ANNEXATION OF A PORTION)
OF LAND PREVIOUSLY)
ANNEXED INTO THE TOWN OF)
AFTON, LINCOLN COUNTY,)
WYOMING BEING PART OF)
THE SE1/4 OF SECTION 13, T32N)
R119W, IN ACCORDANCE WITH)
WYOMING STATUTE)
§15-1-421, AS AMENDED.)**

BEFORE THE
TOWN COUNCIL, TOWN OF AFTON

AND

**BOARD OF COUNTY COMMISSIONERS,
COUNTY OF LINCOLN**

STATE OF WYOMING

COMES NOW Shirley Ann Gardner, Trustee of the O. David Gardner Trust, dated July 15, 1999, (“Gardner Trust”), and Aaron Lind, President and Managing Member of Mountain Star Products LLC, a Wyoming limited liability company, (“Mountain Star Products”), who being duly sworn on oath, according to law, do hereby make the following statement of facts and petition:

1. That Gardner Trust and Mountain Star Products are the owners of those tracts of record in the Office of the Clerk of Lincoln County in Book 653 of Photostatic Records on page 70 and Book 1143 of Photostatic Records on page 294. That said instruments of record accompany this petition as Exhibits A and B.
2. That a portion of said tracts encompassing an area of 29.55 acres, more or less, are proposed to be de-annexed. A copy of the described lands accompanies this petition as Exhibit C.
3. That the lands are presently within the incorporated limits of the Town of Afton having been annexed via the North Afton Water and Sewer District Annexation, of record in the Office of the Clerk of Lincoln County as Accession No. 832000.
4. That the lands adjoining said tract to the west and north are without the incorporated limits of the Town of Afton.
5. That the lands are to be retained in the ownership of the Gardner Trust and Mountain Star Products.

6. That a map showing identifiable landmarks and boundaries accompanies this petition as Exhibit D.
7. That the zoning of the lands is requested to be “rural zone”, in accordance with the Lincoln County Land Use Regulations.
8. That no lands owned by others will be isolated by the proposed de-annexation.
9. That the proposed de-annexation is deemed necessary due to the boundary adjustment with Gardner Trust and Mountain Star Products. The boundary adjustment created one tract of property approximately 70+ acres which currently lies partially within the County jurisdiction and partially within the Town jurisdiction, titled to Mountain Star Products. The Gardner Trust portion of the property to be de-annexed adjoins property to the west which is currently within the County jurisdiction and would be part of any future development within the County. The de-annexed properties will remain titled to Gardner Trust and Mountain Star Products as currently deeded.

It is the prayer of your petitioners that said lands, as described in Exhibit C and depicted on Exhibit D, be de-annexed by the Town of Afton by Ordinance following a report from the Board of County Commissioners of the County of Lincoln in accordance with Wyoming Statute §15-1-421, as amended.

Signature pages to follow

Dated this 13 day of March 2026.

O. DAVID GARDNER TRUST,
dated July 15, 1999

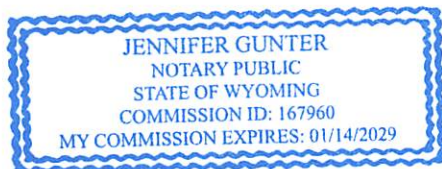
Shirley Ann Gardner
Shirley Ann Gardner, Trustee

STATE OF WYOMING)
) ss.
COUNTY OF LINCOLN)

The foregoing instrument was signed and sworn to before me by Shirley Ann Gardner, Trustee of the O. David Gardner Trust, dated July 15, 1999, this 13 day of March 2026.

Witness my hand and official seal.

[SEAL]



Jennifer Gunter
Notary Public
Commission Expires: 01-14-2029

Dated this 13 day of March 2026.

Mountain Star Products LLC,
a Wyoming limited liability company



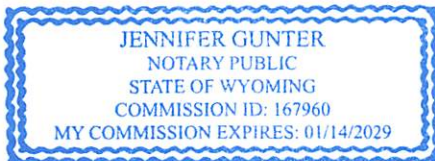
Aaron Lind, President/Managing Member

STATE OF WYOMING)
) ss.
COUNTY OF LINCOLN)

The foregoing instrument was signed and sworn to before me by Aaron Lind in his capacity as President and Managing Member of Mountain Star Products LLC, a Wyoming limited liability company, this 13 day of March 2026.

Witness my hand and official seal.

[SEAL]



Notary Public

Commission Expires: 01-14-2029

000070

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that GARDNER RANCH, INC., a Wyoming Corporation, O. David Gardner, President and Shirley Ann Gardner, Secretary, of Afton, Wyoming, Grantor(s), for and in consideration of Ten (10) Dollars and other valuable considerations in hand paid, receipt whereof is hereby acknowledged, CONVEY and QUIT CLAIM, to: the O. DAVID GARDNER TRUST, Dated July 15, 1999, O. David Gardner and Shirley Ann Gardner, Trustees, of Afton, Wyoming, Grantee(s), the following described real estate, situated in Lincoln County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State, to-wit:

All land described in Exhibit "A", attached and made a part hereof.

DATED this 30th day of March, 2007.

GARDNER RANCH, INC.

GARDNER RANCH, INC.

By:

O. DAVID GARDNER
President and Individually

By:

SHIRLEY ANN GARDNER
Secretary and Individually

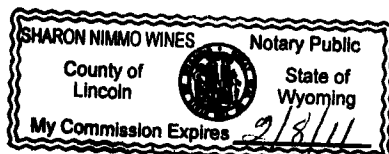
STATE OF WYOMING)

) SS

COUNTY OF LINCOLN)

The foregoing Quit Claim Deed acknowledged before me, a Notary Public in and for the above-mentioned State and County, by O. David Gardner as President of Gardner Ranch, Inc., and an individual, and Shirley Ann Gardner, Secretary of Gardner Ranch, Inc., individually, on this 30th day of March, 2007.

WITNESS my hand and official seal.



NOTARY PUBLIC

My Commission Expires: Feb 8, 2011

GARDNER RANCH, INC.

That part of Section 13, T32N, R119W, Lincoln County, Wyoming, it being the intent to more correctly describe part of that tract of record in the Office of the Clerk of Lincoln County in Book 359 of Photostatic Records on Page 303, as follows:

BEGINNING at the Southwest Corner of the SE $\frac{1}{4}$ of Section 13; thence S89°-06'-24"W, 765.32 feet, along the South line of said Section, to a spike; thence N00°-30'-43"W, 30.00 feet, to a point on the northerly right-of-way line of the Kennington-Burton County Road No. 12-136; thence coursing along an existing perimeter fence line as follows: N00°-30'-43"W, 630.00 feet, to a point on said perimeter fence line; continuing N00°-30'-43"W, 130.98 feet, to a point at a fence corner; N84°-55'11"W, 82.13 feet, to a point at a fence corner; N00°-56'-22"W, 583.33 feet, to a point at a fence corner; S87°-30'26"W, 36.04 feet, to a point at a fence corner; N00°-08'-04"W, 381.38 feet, to a point at a fence corner; S89°-38'-27"W, 368.51 feet, to a point at a fence corner; N00°-13'-30"W, 881.61 feet, to a point on the north line of the SW $\frac{1}{4}$ of said Section 13; N00°-00'-21"W, 498.86 feet, to a point at a fence corner on the southerly line of that tract of record in said office in Book 600 of Photostatic Records on Page 690; thence N89°-07'-40"E, 1319.30 feet, along the south line of said tract and the south line of that tract of record in said Office in Book 492 of Photostatic Record on Page 179 to the southeast point of said tract in Book 492, on the east line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 13; thence S00°-53'-06"W, 83.07 feet, along said east line, to the southwest point of Lot 6 of Cynova Acres Subdivision of record in said Office as Plat No. 101-F; thence coursing the southerly boundary of said Subdivision as follows: N89°-05'-57"E, 216.12 feet, to a point; S00°-53'-06"W, 415.37 feet, to a point on the north line of the SE $\frac{1}{4}$ of said Section 13; N89°-05'-57"E, 1139.91 feet, along said south line to the northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 13; identical with the southeast corner of said Subdivision; thence continuing N89°-05'-57"E, 24.33 feet, along the north line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 13 to a point at a fence corner; thence coursing an existing fence line as follows: S00°-14'-30"E, 999.45 feet, to a point; S00°-09'-55"E, 324.41 feet, to a point on the south line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; S00°-11'-40"E, 813.31 feet, to a point at a fence corner; S86°-34'-08"E, 87.00 feet, to a point at a fence corner; S00°-29'-07"E, 504.28 feet, to a spike on the south line of said Section 13; thence S89°-05'-00"W, 98.49 feet, along said south line, to a spike; thence N01°-33'-06"W, 437.97 feet, along an existing fence line, in part, to a point at a fence corner; thence N89°-58'-54"W, 889.20 feet, along an existing fence line, to a pipe; thence S00°-46'-50"E, 268.62 feet, to a pipe on an existing fence line; thence S68°-02'-41"E, 472.99 feet, along said existing fence line, in part, to a spike on said south line; thence S89°-05'-00"W, 961.01 feet, to the CORNER OF BEGINNING; ENCOMPASSING an area of 151.82 acres, more or less; it is the intent of this description that the called-for monuments, and not the existing fence lines, control the location of the property lines; The BASE BEARING for this survey is the east line of the NE $\frac{1}{4}$ of Section 24, T32N, R119W, being N00°-17'-00"W, BLM 1981; SUBJECT to an easement for Kennington-Burton Lane County Road No. 12-136; EXCEPTING THEREFROM those lands recorded in Book 618PR at Page 534, dated May 1, 2006, and recorded on May 2, 2006, in the office of the Lincoln County Clerk, all in accordance with the plat prepared to be filed in the Office of the Clerk of Lincoln County titled "GARDNER RANCH INC. PLAT OF TRACTS WITHIN SECTION 13 T32N R119W LINCOLN COUNTY, WYOMING", dated 22 December 2005, as revised.

EXHIBIT "A", page 1 of 3

EXCEPTING the LINDSAY TRACT, more particularly described as follows:

That part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, T32N, R119W, Lincoln County, Wyoming, being part of that tract of record in the Office of the Clerk of Lincoln County in Book 359 of Photostatic Records on Page 303, and all of that tract of record in Book 476 of Photostatic Records on Page 16, described as follows:

BEGINNING at the southwest spike of said tract in Book 476 on the south line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, N89°-06'-24"E, 543.00 feet from the southwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$; thence N89°-06'-24"E, 264.00 feet, along said south line to the southeast spike of said tract in Book 476; thence continuing N89°-06'-24"E, 264.00 feet, to a spike; thence N00°-30'-43"W, 660.00 feet to a point; thence S89°-06'-24"W, 528.00 feet, to a point on an existing fence line; thence S00°-30'-43"E, 630.00 feet, along said fence line to a point on the north right-of-way line of the Kennington-Burton Lane County Road No. 12-136; thence continuing S00°-30'-43"E, 30.00 feet, to the **SPIKE OF BEGINNING**; Encompassing an area of 8.00 acres, more or less; it is the intent of this description that the called-for monuments, and not the existing fence lines, control the location of the property lines; The BASE BEARING for this survey is the east line of the NE $\frac{1}{4}$ of Section 24, T32N, R119W, being N00°-17'-00"W, BLM 1981;

RESERVING unto the Grantors, their heirs, successors and assigns a perpetual right of ingress, egress and utilities over, under and across the east thirty (30) feet of the above described tract; Subject to an easement for Kennington-Burton Lane County Road No. 12-136; each "corner" found as described in the Corner Record filed or to be filed in the Office of the Clerk of Lincoln County; each "point" marked by a 5/8" X 24 " steel reinforcing rod with a 2" aluminum cap, inscribed, "SURVEYOR SCHERBEL LTD AFTON WY PLS 5368", with appropriate details; each "spike" marked by a 3/8" X 12" steel spike referenced by a 5/8" X 24" steel reinforcing rod with 2" aluminum cap inscribed, " SURVEYOR SCHERBEL LTD AFTON WY PLS 5368", with appropriate details; all in accordance with the plat prepared to be filed in the Office of the Clerk of Lincoln County titled "GARDNER RANCH, INC. PLAT OF THE LINDSAY TRACT AND TRACT 1 WITHIN SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 13 T32N R119W LINCOLN COUNTY WYOMING" dated 21 September, 2006, as revised.

AND ALSO EXCEPTING:

That part of the SE $\frac{1}{4}$ of Section 13, T32N, R119W, Lincoln County, Wyoming, being part of that tract of record in the Office of the Clerk of Lincoln County in book 359 of Photostatic Records on Page 303, described as follows:

BEGINNING at the northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 13; thence N89°-05'-57"E, 24.33 feet, along the north line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 13, to a point at a fence corner; thence coursing an existing fence line as follows:

S00°-14'-30"E, 999.45 feet, to a point; S00°-09'-55"E, 324.41 feet, to a point on the south line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S89°-05'-41"W, 36.92 feet, along said south line to the southwest corner thereof; thence S89°-05'-02"W 1151.48 feet, along the south line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, to a point; thence N00°-49'-19"E, 1324.68 feet, to the southern most southwest point of Lot 6 of Cynova Acres Subdivision of record in said Office as Plat No. 101-F; thence N89°-05'-57"E, 1139.91 feet, along the south line of said Subdivision identical with the north line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, to the **CORNER OF BEGINNING**; ENCOMPASSING an area of 35.75 acres, more or less; The BASE BEARING for this survey is the east line of the NE $\frac{1}{4}$ of Section 24, T32N, R119W, being N00°-17'00"W, BLM 1981; TOGETHER with a right of ingress, egress and utilities over, under and across a tract of land described as follows:

EXHIBIT "A", page 2 of 3

BEGINNING at the southeast corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ on the south line of the above described Tract 1; thence N89°-05'-41"E, 36.92 feet, along the north line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, to a point at a fence corner; thence coursing an existing fence line as follows:

S00°-11'-40"E, 813.31 feet, to a point at a fence corner; S86°-34'-08"E, 87.00 feet, to a point on a fence corner; S00°-29'-07"E, 474.28 feet, to a point on the north right-of-way line of Kennington-Burton Lane County Road No. 12-136, and leave said fence line;

Thence continuing S00°-29'-07"E, 30.00 feet, to a spike on the south line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 13; thence S89°-05'-00"W, 60.00 feet, along said south line, to a spike; thence N00°-29'-07"W, 376.15 feet, to a point; thence N37°-40'-36"W, 77.15 feet, to a point at a fence corner; thence continuing N37°-40'-36"W, 66.61 feet, to a point; thence N00°-11'-40"W, 832.87 feet, to a point on the south line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$; thence N89°-05'-02"E, 23.08 feet, along said south line to the CORNER OF BEGINNING;

it is the intent of this description that the called-for monuments, and not the existing fence lines, control the location of the property lines; each "corner" found as described in the Corner Record filed or to be filed in the Office of the Clerk of Lincoln County; each "point" marked by a 5/8" X 24" steel reinforcing rod with a 2" aluminum cap inscribed "SURVEYOR SCHERBEL LTD AFTON WY PLS 5368", with the appropriate details; each "spike" marked by a 3/8" X 12" steel spike referenced by a 5/8" X 24" steel reinforcing rod with 2" aluminum cap inscribed "SURVEYOR SCHERBEL LTD AFTON WY PLS 5368" with appropriate details; all in accordance with the plat prepared to be filed in the Office of the Clerk of Lincoln County titled "GARDNER RANCH, INC. PLAT OF THE LINDSAY TRACT AND TRACT 1 WITHIN SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 12 T32N R119W LINCOLN COUNTY, WYOMING", dated 21 September 2006, as revised.



WARRANTY DEED

Shirley A. Gardner, Surviving Trustee of the O. David Gardner Trust, dated July 15, 1999, GRANTOR(S), of P.O. Box 74, Afton, WY 83110, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Mountain Star Products, LLC, a Wyoming limited liability company, GRANTEE(S), whose address is 50 Rocky Road, Afton, WY 83110, the following described real estate, situated in the County of Lincoln, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

That part of Section 13, T32N R119W, Lincoln County, Wyoming described on the attached Exhibit A prepared by Surveyor Scherbel Ltd, titled "Description for Mountain Star Products, LLC Mountain Star Products Tract dated 8 July 2025.

This is a boundary adjustment, Grantor warrants title to that part of the described land lying outside of land previously conveyed to Grantee in Instrument recorded with Instrument No. 982259 in the records of the Lincoln County Clerk.

PIDN: 12-3219.13.1.00.544.00

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 12th
day of August, 2025.

O. David Gardner Trust dated July 15, 1999

By: Shirley Ann Gardner
Shirley A. Gardner, Surviving Trustee

STATE OF WYOMING

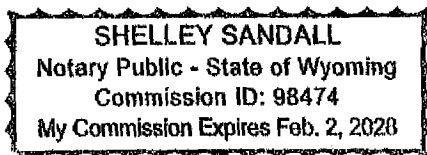
)
) ss.
)

COUNTY OF LINCOLN

The foregoing instrument was acknowledged before me by Shirley A. Gardner,
Surviving Trustee of the O. David Gardner Trust, dated July 15, 1999 this 12th day of
August, 2025.

WITNESS my hand and official seal.

(SEAL)



Shelley Sandall
Signature of Notarial Officer
Notary Public
Title and Rank
My Commission Expires 02/02/2028

**DESCRIPTION FOR
MOUNTAIN STAR PRODUCTS LLC
MOUNTAIN STAR PRODUCTS TRACT**

To-wit: - -

That part of the SE1/4 of Section 13, T32N R119W, Lincoln County, Wyoming, being all of Mountain Star, a subdivision of record in the Office of the Clerk of Lincoln County with Accession No. 982259, and part of that tract of record in said Office in Book 653 of Photostatic Records on page 70, described as follows:

BEGINNING at the northeast point of said Mountain Star on the north line of said SE1/4, identical with the northwest point of that tract of record in said Office in Book 998 of Photostatic Records on page 748, S89°-05'-57"W, 1331.94 feet, from the northeast corner of said SE1/4;

thence S00°-14'-30"E, 328.86 feet, along west line of said tract in Book 998, to the southwest point thereof, identical with the northwest point of Lot 2 of Janice K Subdivision of record in said Office with Accession No. 1008477;

thence continuing S00°-14'-30"E, 670.60 feet, along the west line of said Lot 2, to the southwest point thereof, identical with the northwest point of that tract of record in said Office in Book 931 of Photostatic Records on page 868;

thence S00°-09'-55"E, 301.06 feet, along the west line of said tract in Book 931, to the southwest point thereof, identical with the northwest point of that tract of record in said Office in Book 444 of Photostatic Records on page 467;

thence continuing S00°-09'-55"E, 23.35 feet, along the west line of said tract in Book 444, to an angle point;

thence S00°-11'-40"E, 813.31 feet, along said west line, to an angle point;

thence S86°-34'-08"E, 87.00 feet, along said west line, to an angle point;

thence S00°-29'-07"E, 504.28 feet, along said west line, to the southwest spike of said tract in Book 444 on the south line of said SE1/4, and leave said west line;

thence S89°-05'-00"W, 98.49 feet, along said south line, to the southeast spike of that tract of record in said Office in Book 980 of Photostatic Records on page 614;

thence N01°-33'-06"W, 437.97 feet, along the east line of said tract in Book 980, to the northeast point thereof;

thence N89°-58'-54"W, 1275.97 feet, along the north line of said tract in Book 980 and the north line of that tract of record in said Office in Book 865 of Photostatic Records on page 86 and the westerly prolongation thereof, to a point on a north-south fence line;

thence N00°-50'-25"E, 200.00 feet, along said fence line, to a point;

Page 1 of 2

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VT&RT32N R119WSection 13\Aaron Lind - 2024\Descriptions

"Modification in any way of the foregoing description terminates liability of the surveyor"

**DESCRIPTION FOR
MOUNTAIN STAR PRODUCTS LLC
MOUNTAIN STAR PRODUCTS TRACT**

thence N89°-58'-54"W, 125.00 feet, along said fence line and its westerly extension, to a point on the west line of said SE1/4;

thence N00°-50'-25"E, 1988.47 feet, along said west line, to the northwest corner of said SE1/4;

thence N89°-05'-57"E, 1380.36 feet, along the north line of said SE1/4, to the **POINT OF BEGINNING**;

ENCOMPASSING an area of 71.31 acres, more or less;

the BASE BEARING for this survey is the west line of the SE1/4 of Section 13, T32N R119W, being N00°-50'-25"E;

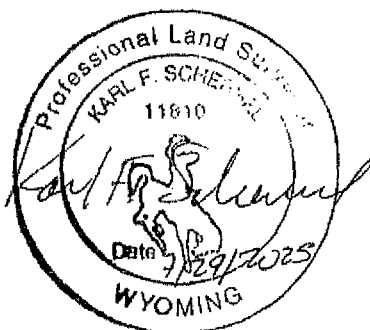
each "corner" found as described in the Corner Record filed or to be filed in the Office of the Clerk of Lincoln County;

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

each "spike" marked by a 3/8" x 12" steel spike referenced by a 5/8" x 24" steel reinforcing rod with an aluminum cap inscribed, "SURVEYOR SCHERBEL LTD", with appropriate details;

all in accordance with that plat prepared to be filed in the Office of the Clerk of Lincoln County titled, "PLAT OF BOUNDARY ADJUSTMENT FOR O. DAVID GARDNER TRUST, DATED 15 JULY 1999 AND MOUNTAIN STAR PRODUCTS LLC WITHIN THE SE1/4 SECTION 13 T32N R119W LINCOLN COUNTY, WYOMING", dated 12 March 2025, as revised.

8 July 2025



As to the seal and signature, I certify:

1. KARL F. SCHERBEL
Wyo. Registration No. 11810
Exp. Registration No. 12/31/25
is a duly qualified and licensed

Surveyor in the State of Wyoming
Wyo. Registration No. 11810

2. KARL F. SCHERBEL
Wyo. Registration No. 11810
is a duly qualified and licensed
Surveyor in the State of Wyoming
Wyo. Registration No. 11810

3. KARL F. SCHERBEL LTD.
Surveyor in the State of Wyoming
Wyo. Registration No. 11810
is a duly qualified and licensed
Surveyor in the State of Wyoming
Wyo. Registration No. 11810

Page 2 of 2

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YT&RYT32N R119WSection 13Auron Lind - 2024-Descriptions

"Modification in any way of the foregoing description terminates liability of the surveyor"

EXHIBIT C

**DESCRIPTION FOR
MOUNTAIN STAR PRODUCTS, LLC
AND
O. DAVID GARDNER TRUST, DATED 15 JULY 1999
MOUNTAIN STAR PRODUCTS DE-ANNEXATION TRACT**

To-wit: - -

That part of the SW1/4SE1/4 and that part of the SE1/4SE1/4 of Section 13, T32N R119W, Lincoln County, Wyoming, being part of those tracts of record in the Office of the Clerk of Lincoln County in Book 653 of Photostatic Records on page 70 and in Book 1143 of Photostatic Records on page 294, described as follows:

BEGINNING at the northwest corner of said SW1/4SE1/4;

thence N89°-05'-02"E, 1368.02 feet, along north line of said SW1/4SE1/4, to the northeast corner thereof, identical with the northwest corner of said SE1/4SE1/4;

thence N89°-05'-41"E, 36.92 feet, along the north line of said SE1/4SE1/4, to point at the intersection with the east right-of-way line of Earl Lane, as depicted on that plat of record in said Office with Accession No. 1042842;

thence along said east right-of-way line as follows:

S00°-11'-40"E, 813.31 feet, to a point;

S86°-34'-08"E, 87.00 feet, to a point;

S00°-29'-07"E, 504.28 feet, to a spike on the south line of said SE1/4SE1/4, and leave said east right-of-way-line;

thence S89°-05'-00"W, 98.49 feet, along said south line, to the southeast spike of that tract of record in said Office in Book 980 of Photostatic Records on page 614;

thence N01°-33'-06"W, 437.97 feet, along the east line of said tract in Book 980, to the northeast point thereof;

thence N89°-58'-54"W, 1400.97 feet, along the north line of said tract in Book 980 and along its westerly extension, to a position at the intersection with the west line of said SW1/4SE1/4;

thence N00°-50'-25"E, 863.72 feet, along said west line, to the **CORNER OF BEGINNING**;

ENCOMPASSING an area of 29.55 acres, more or less;

the BASE BEARING for this survey is the west line of the SW1/4SE1/4 of Section 13, T32N R119W, being N00°-50'-25"E;

**DESCRIPTION FOR
MOUNTAIN STAR PRODUCTS, LLC
AND
O. DAVID GARDNER TRUST, DATED 15 JULY 1999
MOUNTAIN STAR PRODUCTS DE-ANNEXATION TRACT**

each “corner” found as described in the Corner Record filed or to be filed in the Office of the Clerk of Lincoln County;

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

each “spike” marked by a 3/8” x 12” steel spike [referenced by a 5/8” x 24” steel reinforcing rod with an aluminum cap inscribed, “SURVEYOR SCHERBEL LTD”, with appropriate details;

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

all in accordance with that plat prepared to be filed in the Office of the Clerk of Lincoln County titled, “PLAT TO ACCOMPANY ORDINANCE NO. _____
DE-ANNEXATION OF PART OF MOUNTAIN STAR PRODUCT, LLC AND PART OF
THE O. DAVID GARDNER TRUST, DATED 15 JULY 1999 WITHIN THE
INCORPORATED LIMITS OF THE TOWN OF AFTON IN THE S1/2SE1/4 SECTION
13 T32N R119W LINCOLN COUNTY, WYOMING”, dated 29 February 2025, as revised.

25 February 2026



Professional Land Surveyors

SCOTT A. SCHERBEL
Wyo. Registration No. 3889
Utah Registration No. 372111
Idaho Registration No. 8026

MARLOWE A. SCHERBEL
Wyo. Registration No. 5368

KARL F. SCHERBEL
Wyo. Registration No. 11810
Idaho Registration No. 13493
CFEDS No. 1223

Surveyor Scherbel, LTD
Afton, Wyoming
Big Piney, Wyoming
Jackson, Wyoming
Lava Hot Springs, Idaho
Montpelier, Idaho

DETAIL
S1/2SE1/4 SECTION 13
T32N R119W

EXHIBIT D

LOCATION MAP
T32N R119W

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

I, Marlowe A. Scherbel, of Afton, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by me and by persons under my supervision during March 2025 and from records in the Office of the Clerk of Lincoln County and that it correctly represents the **DE-ANNEXATION OF PART OF MOUNTAIN STAR PRODUCT, LLC AND PART OF THE O. DAVID GARDNER TRUST, DATED 15 JULY 1999**;

that the boundary of the De-Annexation is:

That part of the SW1/4SE1/4 and that part of the SE1/4SE1/4 of Section 13, T32N R119W, Lincoln County, Wyoming, being part of those tracts of record in the Office of the Clerk of Lincoln County in Book 1143 of Photostatic Records on page 294 and in Book 653 of Photostatic Records on page 70, described as follows:

BEGINNING at the northwest corner of said SW1/4SE1/4;

thence N89°-05'-02"E, 1368.02 feet, along north line of said SW1/4SE1/4, to the northeast corner thereof, identical with the northwest corner of said SE1/4SE1/4;

thence N89°-05'-41"E, 36.92 feet, along the north line of said SE1/4SE1/4, to point at the intersection with the east right-of-way line of Earl Lane, as depicted on that plat of record in said Office with Accession No. 982255;

thence along said east right-of-way line as follows:

S00°-11'-40"E, 813.31 feet, to a point;

S86°-34'-08"E, 87.00 feet, to a point;

S00°-29'-07"E, 504.28 feet, to a spike on the south line of said SE1/4SE1/4, and leave said east right-of-way line;

thence S89°-05'-00"W, 98.49 feet, along said south line, to the southeast spike of that tract of record in said Office in Book 980 of Photostatic Records on page 614;

thence N01°-33'-06"W, 437.97 feet, along the east line of said tract in Book 980, to the northeast point thereof;

thence N89°-58'-54"W, 1400.97 feet, along the north line of said tract in Book 980 and along its westerly extension, to a position at the intersection with the west line of said SW1/4SE1/4;

thence N00°-50'-25"E, 863.72 feet, along said west line, to the CORNER OF BEGINNING;

ENCOMPASSING an area of 29.55 acres, more or less;



The foregoing instrument was acknowledged before me by Marlowe A. Scherbel this ____ day of ____ 2026.

Witness my hand and official seal.

Notary Public
My Commission expires:

CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

The foregoing **DE-ANNEXATION OF PART OF MOUNTAIN STAR PRODUCT, LLC AND PART OF THE O. DAVID GARDNER TRUST, DATED 15 JULY 1999** was approved by Ordinance No. ____ signed and dated at Afton, Wyoming on the ____ day of ____ 2026.

Attest:

Tina McGarvey, Clerk

Jeffrey Jensen, Mayor

OWNERS:

O. David Gardner Trust,
P.O. Box 74,
Afton, WY 83110

OWNERS:

Mountain Star
Products, LLC,
50 Rocky Road
Afton, WY 83110

SURVEYOR:

Surveyor Scherbel, Ltd.,
P.O. Box 725,
Afton, Wyoming 83110
(307) 885-9319

LAND USE TABLE:

Total Acres to
be De-Annexed: 29.55± Acres

DATE: ____ 2026

**PLAT TO ACCOMPANY
ORDINANCE NO. ____
DE-ANNEXATION OF PART OF
MOUNTAIN STAR PRODUCT, LLC
AND PART OF
THE O. DAVID GARDNER TRUST,
DATED 15 JULY 1999
WITHIN THE INCORPORATED
LIMITS OF THE TOWN OF AFTON
IN THE**

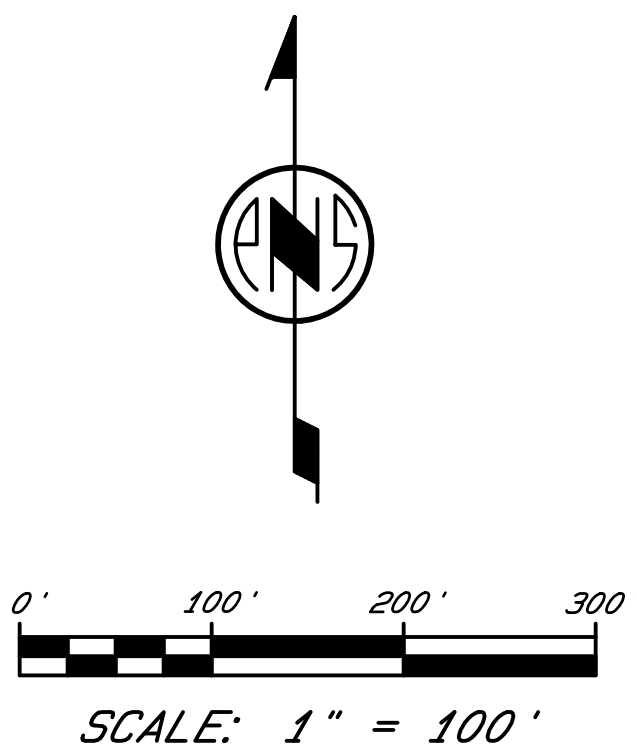
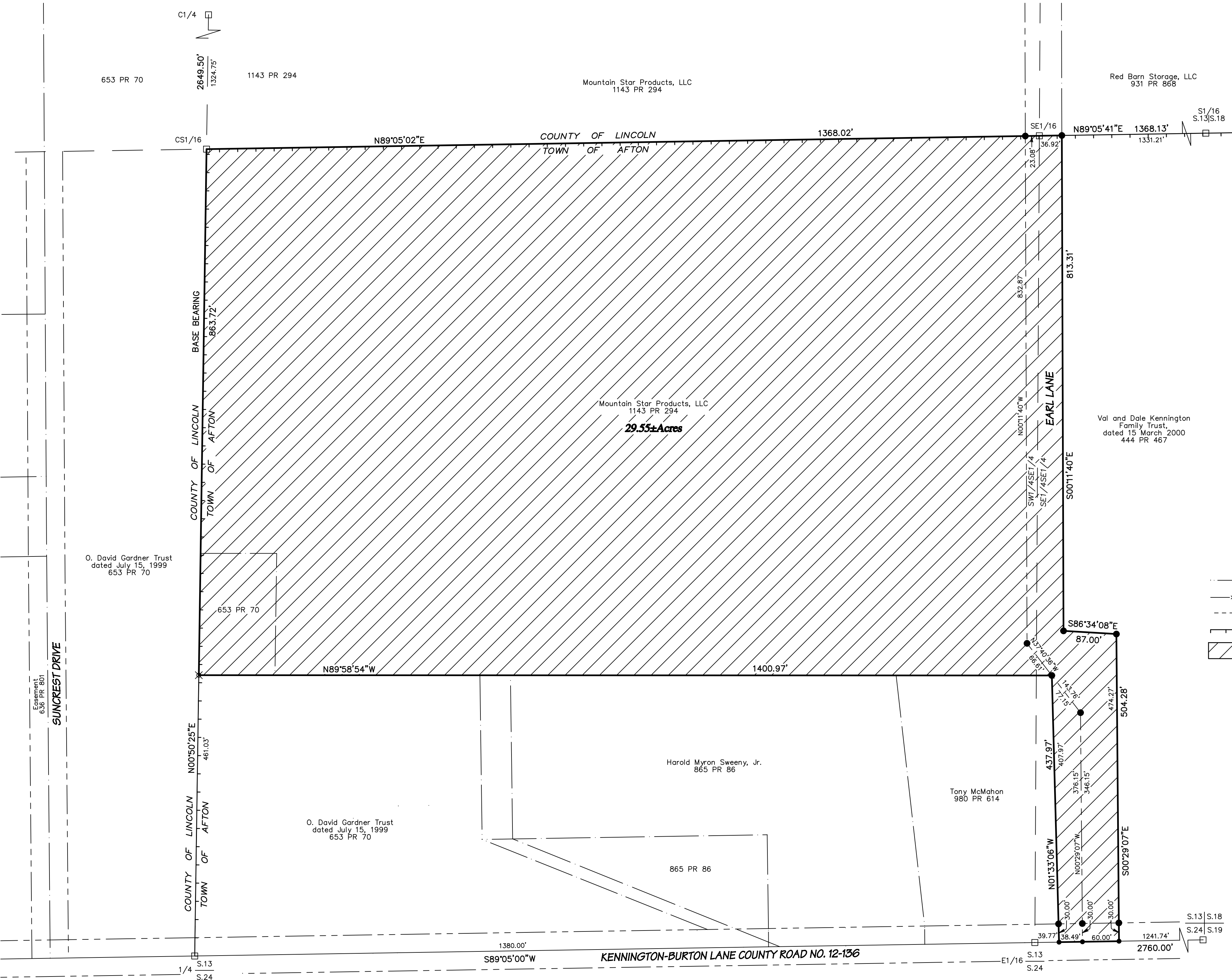
**S1/2SE1/4 SECTION 13
T32N R119W
LINCOLN COUNTY, WYOMING**

CERTIFICATE OF RECORDATION

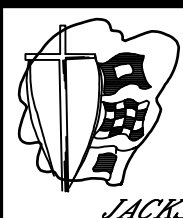
This plat was filed for record in the Office of the Clerk of Lincoln County on this ____ day of ____ 2026.

April Brunski, Clerk

**ADVANCE PLAT-
SUBJECT TO CORRECTION
AND APPROVAL**



DATE: 29 February 2025
DRAWN BY: Kode Beus
CALCULATED BY: Kode Beus
CATEGORY/TITLE: T&R/Aaron Lind
FIELD BOOK:
COMPUTER FILE: Gardner-Lind DE-ANNEX.pro



SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS

BOX 96, BIG PINEY-MARLBTON, WYO 83413 TEL 307-276-3347
BOX 725 AFTON, WYO 83110 TEL 307-885-9319; ALPINE, WYO 83428 TEL 307-885-9319
JACKSON, WYO TEL 307-733-5303; LARAMIE, WYO TEL 307-736-5330; MONTICELLO, WYO TEL 307-847-2800



REVISIONS:

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REPORT OF DE-ANNEXATION

FOR TOWN OF AFTON

PETITION FILED BY

MOUNTAIN STAR PRODUCTS, LLC / O. DAVID GARDNER TRUST

March 16, 2026

LINCOLN COUNTY PLANNING AND DEVELOPMENT

STAFF REPORT

April 13, 2026

I. INTRODUCTION

The parcel of land bordered by Cynova Acres Subdivision to the North, Earl Lane to the East, the Town of Afton to the South and a privately owned parcel to the West. The Parcel Identification Number 3219-134-00-413, which is Section 13, Township 32N, Range 119W. The parcel is currently located in the Town of Afton with possible connections to centralized services for water and wastewater.

Mountain Star Products requests the de-annexation to create a single parcel of land wholly without the incorporated limits of the town of Afton.

II. IMPACT REPORT

Pursuant to W.S. 15-1-421. a., the county commissioners shall, within sixty days, prepare a report on the impact of the de-annexation. In the event of de-annexation approval, the following fiscal impacts are anticipated:

1. Law Enforcement – Lincoln County Sheriff would gain jurisdiction (increase response times)
2. Property Taxes – Reduction in town tax revenue
3. User Fees, Water – Reduction of fees for town (if applicable)
4. Sales Taxes – No significant impact
5. Town Streets – No significant impact

III. ZONING REGULATIONS

Pursuant to W.S. 15-1-421. a., the commissioners may establish rules and regulations for the area to be de-annexed which are consistent with county land use plans and zoning ordinances.

If the property is de-annexed it would be subject to existing zoning and subdivision regulations. This includes the provision for subdivision plats by the Board of County Commissioners.

Recommendation for rules and regulations, to be established by resolution, in the event of de-annexation approval:

- Adopt the area to be de-annexed into the lowest density zone, the Rural Zone.
- Recommend connection to Town of Afton Water System if future development occurs.
- Recommend connection to Town of Afton Wastewater Treatment collection system if future development occurs; and

- Require that access roads be privately maintained. This is consistent with county policy since 1981. Adoption of new county roads requires approval of county road petitions according to Wyoming Statutes.

IV. RELEVANT ISSUES

Lincoln County recognizes that the above proposal for de-annexation is not consistent with the Lincoln County Comprehensive Plan (LCCP) section IV Land Use, Goals (B) Promote the development of residential, commercial and industrial land uses in and around established central services in the county.

By removing property from a municipality, the proposal would:

Require the development of private water and wastewater service, which could harm the water table or lead to contamination of the groundwater. Impose road maintenance and weatherization on private ownership, resulting in an increased safety risk to emergency services, couriers and the public. Increase the burden on County law enforcement, emergency and public services.

Termination of current centralized services could place restrictions and delays on future development of the property.

Respectfully Submitted,



Ken Kuluski

Director of Planning & Development

925 Sage Ave Ste. 201

Kemmerer, WY 83102

APPLICATION FOR CATERING PERMIT
(Updated February 2023)

The applicant hereby applied for a twenty-four (24) hour permit authorized under W.S. § 12-4-502 (b) (1997) to sell alcoholic beverages. This permit, if granted, shall be valid only for the twenty-four (24) hour period designated herein. The applicant hereby represents and warrants as follows:

1. The applicant's name is: Crystal Magee of Cand G, LLC
2. That the applicant is a resident of the State of Wyoming whose resident address is:
628 Griffey Lane, Afton WY 83110
3. That the applicant is over twenty-one (21) years of age, and the date of birth is:
11-7-77
4. That the date and hours of the permit to be valid is: 3-8pm June 12, 2026
5. The location and description of the room or place the permit will be in use is:
East Alley behind businesses on east side of Washington St between 4th & 5th Ave
6. That the applicant has had less than twenty-four (24) catering permits issued by the Town of Afton during this calendar year.
7. That this permit application is authorized because it is one of the following events:
☐ Meetings
☐ Conventions
☐ Private Parties and Dinners
☒ Other similar gatherings (specify) Friday Night Lights
8. The date of issuance and jurisdiction issuing my retail liquor license is:
Date: 7/9/25
Jurisdiction: Town of Afton
City or Town of: Afton
County of: Lincoln
 - a. If the retail liquor license has been issued by a jurisdiction other than the Town of Afton, the applicant must attach to this application written approval of said permit application.
 - b. The reason why the gathering is not capable of being held in the licensee's premise is
the event is being held downtown
9. The applicant understands the following:
 - a. That the permit applied for it **not** transferable.
 - b. That the applicant is subject to all laws of the State of Wyoming pertaining to the sale of alcoholic and malt beverages to minors.

10. That I have hereto attached the Catering Permit application fee in the amount of \$ 50.00.

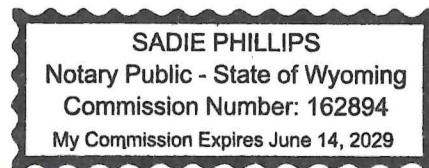
SIGNATURE AND VERIFICATION

Dated this 27th day of May, 20 26
Crystal LaMague
 APPLICANT

[illegible]

The foregoing instrument was acknowledged before me by Crystal L. Magee
this 27th day of May, 2026.

Index Millers
NOTARY PUBLIC



My commission expires: June 14, 2029

APPLICATION FOR CATERING PERMIT
(Updated February 2023)

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2. That the applicant is a resident of the State of Wyoming whose resident address is:
628 Griffey Lane, Afton WY 83110
3. That the applicant is over twenty-one (21) years of age, and the date of birth is:
11-7-77
4. That the date and hours of the permit to be valid is: 3-8pm 6-19-2020
5. The location and description of the room or place the permit will be in use is:
East Alley behind businesses on east side of Washington St between 4th & 5th Ave
6. That the applicant has had less than twenty-four (24) catering permits issued by the Town of Afton during this calendar year.
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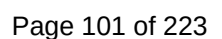
10. That I have hereto attached the Catering Permit application fee in the amount of \$ 50.00.

SIGNATURE AND VERIFICATION

Dated this 27th day of May, 20 26
Crystal LaMague
 APPLICANT

The foregoing instrument was acknowledged before me by this 27th day of May, 2020

My commission expires: June 14, 2029



APPLICATION FOR CATERING PERMIT
(Updated February 2023)

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City or Town of: Afton
County of: Lincoln
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Wall that needs festivities
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 - b. That the applicant is subject to all laws of the State of Wyoming pertaining to the sale of alcoholic and malt beverages to minors.

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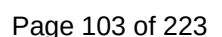
SIGNATURE AND VERIFICATION

Dated this 3rd day of June, 20 26
Crystal L. Magner
 APPLICANT

The foregoing instrument was acknowledged before me by Crystal Magee
this 3rd day of June, 2026.

Lina McGarvey
NOTARY PUBLIC

My commission expires: March 16, 2028



APPLICATION FOR CATERING PERMIT
(Updated February 2023)

The applicant hereby applied for a twenty-four (24) hour permit authorized under W.S. § 12-4-502 (b) (1997) to sell alcoholic beverages. This permit, if granted, shall be valid only for the twenty-four (24) hour period designated herein. The applicant hereby represents and warrants as follows:

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2. That the applicant is a resident of the State of Wyoming whose resident address is:
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3. That the applicant is over twenty-one (21) years of age, and the date of birth is:
11-7-77
4. That the date and hours of the permit to be valid is: 7/8/26, 3-9 pm
5. The location and description of the room or place the permit will be in use is:
East Alley behind businesses on east side of Washington St between 4th & 5th Av
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10. That I have hereto attached the Catering Permit application fee in the amount of \$ 50.00.

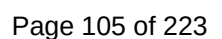
SIGNATURE AND VERIFICATION

Dated this 3rd day of June, 20 26
Crystal L. Mague
 APPLICANT

The foregoing instrument was acknowledged before me by Crystal Magee
this 3rd day of June, 2026.

Lina M. Garvey
NOTARY PUBLIC

My commission expires: March 16, 2028



APPLICATION FOR CATERING PERMIT
(Updated February 2023)

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628 Griffey Lane, Afton WY 83110
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9. The applicant understands the following:
 - a. That the permit applied for it **not** transferable.
 - b. That the applicant is subject to all laws of the State of Wyoming pertaining to the sale of alcoholic and malt beverages to minors.

c. That this permit does not authorize the sale of packaged liquor off the premises.

10. That I have hereto attached the Catering Permit application fee in the amount of \$ 50.00.

*All licensee's may, with the approval of the local licensing authority, open the dispensing room at 6:00 a.m. and shall close the dispensing room and cease the sale of alcoholic and malt beverages promptly at the hour of 2:00 a.m. the following day. In addition, licensees shall clear the dispensing room of all persons other than employees by 2:00 a.m. {Wyoming Statue §12-4-502 (c)}

SIGNATURE AND VERIFICATION

I have read and completed the foregoing application and the information provided therein is true and correct.

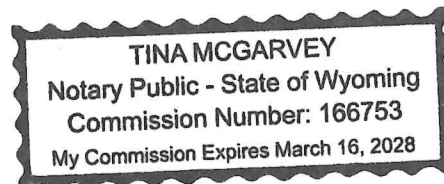
Dated this 3rd day of June, 20 26.
Crystal L. Magee
APPLICANT

STATE OF WYOMING)
) SS.
COUNTY OF LINCOLN)

The foregoing instrument was acknowledged before me by Crystal Magee
this 3rd day of June, 20 26.

Tina McGarvey
NOTARY PUBLIC

My commission expires: March 16, 2028



APPLICATION FOR CATERING PERMIT
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4. That the date and hours of the permit to be valid is: 3-8pm 7-10-2026
5. The location and description of the room or place the permit will be in use is:
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SIGNATURE AND VERIFICATION

Dated this 27th day of May, 20 26
Crystal L. Magee
 APPLICANT

The foregoing instrument was acknowledged before me by this 27 day of May, 2026.

NOTARY PUBLIC

My commission expires: _____

Page 109 of 223

APPLICATION FOR CATERING PERMIT
(Updated February 2023)

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SIGNATURE AND VERIFICATION

Dated this 3rd day of June, 20 26
Crystal L. Mague
 APPLICANT

The foregoing instrument was acknowledged before me by Crystal L McGee
this 3rd day of June, 2026.

Ina M. Garvey
NOTARY PUBLIC

TINA MCGARVEY
Notary Public - State of Wyoming
Commission Number: 166753
My Commission Expires March 16, 2028

APPLICATION FOR CATERING PERMIT
(Updated February 2023)

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11-7-77
4. That the date and hours of the permit to be valid is: 3-8pm 7-17-2026
5. The location and description of the room or place the permit will be in use is:
East Alley behind businesses on east side of Washington St between 4th & 5th Ave
6. That the applicant has had less than twenty-four (24) catering permits issued by the Town of Afton during this calendar year.
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SIGNATURE AND VERIFICATION

I have read and completed the foregoing application and the information provided therein is true and correct.

Dated this 27th day of May, 20 26.
Crystal L. Magee
APPLICANT

STATE OF WYOMING)
) SS.
COUNTY OF LINCOLN)

The foregoing instrument was acknowledged before me by this 27 day of May, 20 26.

Sadie Phillips
NOTARY PUBLIC

My commission expires: June 14, 2029

SADIE PHILLIPS
Notary Public - State of Wyoming
Commission Number: 162894
My Commission Expires June 14, 2029

APPLICATION FOR CATERING PERMIT
(Updated February 2023)

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SIGNATURE AND VERIFICATION

Dated this 27th day of May, 20 26
Crystal LaMague
 APPLICANT

[illegible]

The foregoing instrument was acknowledged before me by this 27 day of May, 2026.

NOTARY PUBLIC

My commission expires:

Crystal L. Magee

SADIE PHILLIPS
Notary Public - State of Wyoming
Commission Number: 162894
My Commission Expires June 14, 2029

APPLICATION FOR CATERING PERMIT
(Updated February 2023)

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3. That the applicant is over twenty-one (21) years of age, and the date of birth is:
11-7-77
4. That the date and hours of the permit to be valid is: 3-8pm 8-14-2026
5. The location and description of the room or place the permit will be in use is:
East Alley behind businesses on east side of Washington St between 4th & 5th Ave
6. That the applicant has had less than twenty-four (24) catering permits issued by the Town of Afton during this calendar year.
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SIGNATURE AND VERIFICATION

I have read and completed the foregoing application and the information provided therein is true and correct.

Dated this 27th day of May, 20 26.

Crystal L. Magee
APPLICANT

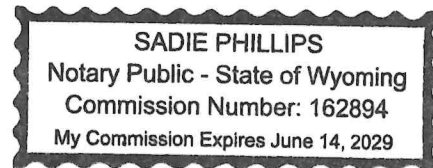
STATE OF WYOMING)
) SS.
COUNTY OF LINCOLN)

The foregoing instrument was acknowledged before me by this 27th day of May, 20 26.

Crystal L. Magee

Sadie Phillips
NOTARY PUBLIC

My commission expires: June 14, 2029



APPLICATION FOR CATERING PERMIT
(Updated February 2023)

The applicant hereby applied for a twenty-four (24) hour permit authorized under W.S. § 12-4-502 (b) (1997) to sell alcoholic beverages. This permit, if granted, shall be valid only for the twenty-four (24) hour period designated herein. The applicant hereby represents and warrants as follows:

1. The applicant's name is: Crystal Magee of Cand G, LLC
2. That the applicant is a resident of the State of Wyoming whose resident address is:
628 Griffey Lane, Afton WY 83110
3. That the applicant is over twenty-one (21) years of age, and the date of birth is:
11-7-77
4. That the date and hours of the permit to be valid is: 3-8pm 8-21-2026
5. The location and description of the room or place the permit will be in use is:
East Alley behind businesses on east side of Washington St between 4th & 5th Ave
6. That the applicant has had less than twenty-four (24) catering permits issued by the Town of Afton during this calendar year.
7. That this permit application is authorized because it is one of the following events:

☐ Meetings
☐ Conventions
☐ Private Parties and Dinners
☒ Other similar gatherings (specify) Friday Night Lights
8. The date of issuance and jurisdiction issuing my retail liquor license is:
Date: 7/9/25
Jurisdiction: Town of Afton
City or Town of: Afton
County of: Lincoln
 - a. If the retail liquor license has been issued by a jurisdiction other than the Town of Afton, the applicant must attach to this application written approval of said permit application.
 - b. The reason why the gathering is not capable of being held in the licensee's premise is
the event is being held downtown
9. The applicant understands the following:
 - a. That the permit applied for it **not** transferable.
 - b. That the applicant is subject to all laws of the State of Wyoming pertaining to the sale of alcoholic and malt beverages to minors.

10. That I have hereto attached the Catering Permit application fee in the amount of \$ 50.00.

SIGNATURE AND VERIFICATION

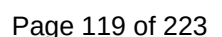
Dated this 27th day of May, 20 26
Crystal L. Magee
 APPLICANT

[illegible]

The foregoing instrument was acknowledged before me by Crystal L. Magee
this 27 day of May, 2020

NOTARY PUBLIC

My commission expires: June 14, 2029



APPLICATION FOR CATERING PERMIT
(Updated February 2023)

The applicant hereby applied for a twenty-four (24) hour permit authorized under W.S. § 12-4-502 (b) (1997) to sell alcoholic beverages. This permit, if granted, shall be valid only for the twenty-four (24) hour period designated herein. The applicant hereby represents and warrants as follows:

1. The applicant's name is: Crystal Magee of Cand G, LLC
2. That the applicant is a resident of the State of Wyoming whose resident address is:
628 Griffey Lane, Afton WY 83110
3. That the applicant is over twenty-one (21) years of age, and the date of birth is:
11-7-77
4. That the date and hours of the permit to be valid is: 3-8pm 8-28-2026
5. The location and description of the room or place the permit will be in use is:
East Alley behind businesses on east side of Washington St between 4th & 5th Ave
6. That the applicant has had less than twenty-four (24) catering permits issued by the Town of Afton during this calendar year.
7. That this permit application is authorized because it is one of the following events:
☐ Meetings
☐ Conventions
☐ Private Parties and Dinners
☒ Other similar gatherings (specify) Friday Night Lights
8. The date of issuance and jurisdiction issuing my retail liquor license is:
Date: 7/9/25
Jurisdiction: Town of Afton
City or Town of: Afton
County of: Lincoln
 - a. If the retail liquor license has been issued by a jurisdiction other than the Town of Afton, the applicant must attach to this application written approval of said permit application.
 - b. The reason why the gathering is not capable of being held in the licensee's premise is
the event is being held downtown
9. The applicant understands the following:
 - a. That the permit applied for it **not** transferable.
 - b. That the applicant is subject to all laws of the State of Wyoming pertaining to the sale of alcoholic and malt beverages to minors.

10. That I have hereto attached the Catering Permit application fee in the amount of \$ 50.00.

SIGNATURE AND VERIFICATION

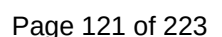
Dated this 27th day of May, 20 26
Crystal L. Mague
 APPLICANT

[illegible]

The foregoing instrument was acknowledged before me by this 27th day of May, 2020

NOTARY PUBLIC

My commission expires: June 14, 2029



APPLICATION FOR CATERING PERMIT
(Updated February 2023)

The applicant hereby applied for a twenty-four (24) hour permit authorized under W.S. § 12-4-502 (b) (1997) to sell alcoholic beverages. This permit, if granted, shall be valid only for the twenty-four (24) hour period designated herein. The applicant hereby represents and warrants as follows:

1. The applicant's name is: Crystal Magee of Cand G, LLC
2. That the applicant is a resident of the State of Wyoming whose resident address is:
628 Griffey Lane, Afton WY 83110
3. That the applicant is over twenty-one (21) years of age, and the date of birth is:
11-7-77
4. That the date and hours of the permit to be valid is: 3-8pm 9-4-2026
5. The location and description of the room or place the permit will be in use is:
East Alley behind businesses on east side of Washington St between 4th & 5th Ave
6. That the applicant has had less than twenty-four (24) catering permits issued by the Town of Afton during this calendar year.
7. That this permit application is authorized because it is one of the following events:
☐ Meetings
☐ Conventions
☐ Private Parties and Dinners
☒ Other similar gatherings (specify) Friday Night Lights
8. The date of issuance and jurisdiction issuing my retail liquor license is:
Date: 7/9/25
Jurisdiction: Town of Afton
City or Town of: Afton
County of: Lincoln
 - a. If the retail liquor license has been issued by a jurisdiction other than the Town of Afton, the applicant must attach to this application written approval of said permit application.
 - b. The reason why the gathering is not capable of being held in the licensee's premise is
the event is being held downtown
9. The applicant understands the following:
 - a. That the permit applied for it not transferable.
 - b. That the applicant is subject to all laws of the State of Wyoming pertaining to the sale of alcoholic and malt beverages to minors.

c. That this permit does not authorize the sale of packaged liquor off the premises.

10. That I have hereto attached the Catering Permit application fee in the amount of \$ 50.00.

*All licensee's may, with the approval of the local licensing authority, open the dispensing room at 6:00 a.m. and shall close the dispensing room and cease the sale of alcoholic and malt beverages promptly at the hour of 2:00 a.m. the following day. In addition, licensees shall clear the dispensing room of all persons other than employees by 2:00 a.m. {Wyoming Statue §12-4-502 (c)}

SIGNATURE AND VERIFICATION

I have read and completed the foregoing application and the information provided therein is true and correct.

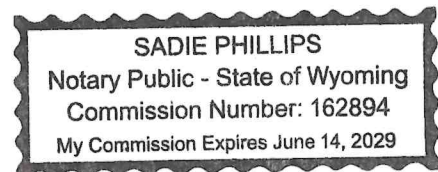
Dated this 27th day of May, 2026.
Crystal Magee
APPLICANT

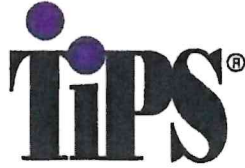
STATE OF WYOMING)
) SS.
COUNTY OF LINCOLN)

The foregoing instrument was acknowledged before me by Crystal Magee
this 27 day of May, 2026.

Sadie Phillips
NOTARY PUBLIC

My commission expires: June 14, 2029





CERTIFICATE OF COMPLETION

This certifies that

AARON A MOSBACHER

is awarded this certificate for

TIPS On-Premise Alcohol Server Training



Completion Date
09/24/2024



Expiration Date
09/24/2027



Certificate #
ON-000034933091

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)



Issued: 09/24/2024
Certificate #: ON-000034933091

AARON A MOSBACHER
2668 ST HWY 238
AUBRUN WY 83111

CERTIFIED

Expires: 09/24/2027



Phone: 800-438-8477

www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____

MAY 07 2026

APPLICATION FOR CATERING PERMIT
(Updated February 2023)

TOWN OF AFTON

CK #309

The applicant hereby applied for a twenty-four (24) hour permit authorized under W.S. § 12-4-502 (b) (1997) to sell alcoholic beverages. This permit, if granted, shall be valid only for the twenty-four (24) hour period designated herein. The applicant hereby represents and warrants as follows:

1. The applicant's name is: Prohibition Outpost
2. That the applicant is a resident of the State of Wyoming whose resident address is: 58065 US-89 Afton WY 83110
3. That the applicant is over twenty-one (21) years of age, and the date of birth is: 10/17/73
4. That the date and hours of the permit to be valid is: June 12²⁰²⁶ 4pm-8pm
5. The location and description of the room or place the permit will be in use is: East parking lot Afton WY
6. That the applicant has had less than twenty-four (24) catering permits issued by the Town of Afton during this calendar year.
7. That this permit application is authorized because it is one of the following events:
 - ☐ Meetings
 - ☐ Conventions
 - ☐ Private Parties and Dinners
 - ☐ Other similar gatherings (specify) Friday Night Lights
8. The date of issuance and jurisdiction issuing my retail liquor license is:

Date: Jun 1 2025

Jurisdiction: COONTY

City or Town of: _____

County of: Lincoln

 - a. If the retail liquor license has been issued by a jurisdiction other than the Town of Afton, the applicant must attach to this application written approval of said permit application.
 - b. The reason why the gathering is not capable of being held in the licensee's premise is Special community Event
9. The applicant understands the following:
 - a. That the permit applied for it not transferable.
 - b. That the applicant is subject to all laws of the State of Wyoming pertaining to the sale of alcoholic and malt beverages to minors.

c. That this permit does not authorize the sale of packaged liquor off the premises.

10. That I have hereto attached the Catering Permit application fee in the amount of \$ 50.

*All licensee's may, with the approval of the local licensing authority, open the dispensing room at 6:00 a.m. and shall close the dispensing room and cease the sale of alcoholic and malt beverages promptly at the hour of 2:00 a.m. the following day. In addition, licensees shall clear the dispensing room of all persons other than employees by 2:00 a.m. {Wyoming Statue §12-4-502 (c)}

SIGNATURE AND VERIFICATION

I have read and completed the foregoing application and the information provided therein is true and correct.

Dated this May day of 7, 20 2026.

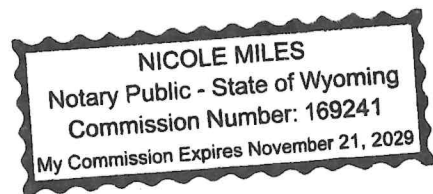
Amber Lesoon Hyde
APPLICANT

STATE OF WYOMING)
) SS.
COUNTY OF LINCOLN)

The foregoing instrument was acknowledged before me by Amber Lesoon Hyde
this 7th day of may, 20 26.

Nicole Miles
NOTARY PUBLIC

My commission expires: November 21, 2029





Board of Lincoln County Commissioners

Kent Connelly
Chairman
Kemmerer, Wyoming

Teri Bowers
Vice-Chair
Smoot, Wyoming

Melvin W Shumway
Commissioner
Afton, Wyoming

925 Sage Avenue, Suite 302, Kemmerer, WY 83101 Phone: 307-877-2004
Email: commission@lincolncountywy.gov

April 21, 2026

Prohibition Outpost, LLC
Amber Lesoon and Crystal Fredrickson
PO Box 1164
Afton, WY 83110
sureshotsaloon@gmail.com

RE: AUTHORIZATION (CATERING PERMITS)

To Whom It May Concern:

This letter serves as authorization from the Board of Lincoln County Commissioners, local licensing authority for Prohibition Outpost, LLC, to utilize their county retail liquor license to apply for the following catering permits outside of the county jurisdiction:

Afton Friday Night Lights (Town of Afton East Parking Lot):
May 23rd, May 30th, June 5th, June 12th, July 11th, July 12th, August 14th, August 21st, August 28th,
September 4th, September 11th

Afton - Lincoln County Fairgrounds Private Company Party June 12th

Afton - Fairgrounds Walls the Heals Thank You Party July 7th and July 11th

Afton - Fairgrounds Mounted Shooters August 14th and August 21st

Afton - Oktoberfest Afton Main Street October 3rd

Alpine - Mountain Days Alpine Park June 26th - June 28th

Alpine - July 3rd car show and market at Town Parking Lot, July 4th event at Civic Center

Lincoln County Commissioners


Kent Connelly, Chair


Teri Bowers, Vice-Chair


Melvin W Shumway



A 360TRAINING COMPANY

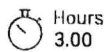
CERTIFICATE OF COMPLETION

This certifies that

AMBER HYDE

is awarded this certificate for

TIPS Concessions Alcohol Training



Hours
3.00



Completion Date
09/24/2024



Expiration Date
09/24/2027



Certificate #
000034933114

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)



Concessions

Issued: 09/24/2024

Certificate #: 000034933114

AMBER HYDE

PO BOX 1164

AFTON

WY 83110

CERTIFIED

Expires: 09/24/2027



A 360TRAINING COMPANY

Phone: 800-438-8477

www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____



A 360TRAINING COMPANY

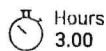
CERTIFICATE OF COMPLETION

This certifies that

CRYSTAL L FREDERICKSON

is awarded this certificate for

TIPS Concessions Alcohol Training



Hours
3.00



Completion Date
09/24/2024



Expiration Date
09/24/2027



Certificate #
000034933115

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)



Concessions

Issued: 09/24/2024

Certificate #: 000034933115

CRYSTAL L FREDERICKSON

PO BOX 245

THAYNE

WY 83127

CERTIFIED

Expires: 09/24/2027



Phone: 800-438-8477

www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature _____

THE TOWN OF AFTON, WYOMING

ORDINANCE 709

**AN ORDINANCE APPROVING AND AUTHORIZING THE DE-ANNEXATION OF
PART OF MOUNTAIN STAR PRODUCTS, LLC AND PART OF O. DAVID GARDNER
TRUST, DATED 15 JULY 1999 WITHIN THE INCORPORATED LIMITS OF THE
TOWN OF AFTON IN THE S1/2SE1/4 SECTION 13 T32N R119W LINCOLN COUNTY,
WYOMING**

BE IT ORDAINED by the Governing Body of the Town of Afton:

WHEREAS, on March 16 2026, Mountain Star Products, LLC/ O. David Gardner Trust filed with the Town of Afton a petition for municipal de-annexation of part of the SW1/2SE1/4 and part of the SE1/4SE1/4 of Section 13, T32N R119 W, Lincoln County, Wyoming, being part of those tracts of record in the Office of the Clerk of Lincoln County in Book 653 of Photostatic Records on page 70 and in Book 1143 of Photostatic Records on page 294, being more particularly described in Exhibit A, and depicted in Exhibit B attached to this Ordinance; and

WHEREAS, in accordance with Wyo. Stat. Ann. §15-1-421(b) public notice of said petition was published in the Star Valley Independent on March 25, 2026; and

WHEREAS, on April 13, 2026 the Board of County Commissioners for Lincoln County, Wyoming, prepared a De-annexation Report concerning the property to be de-annexed and

WHEREAS, Wyo. Stat. Ann. §15-1-421 provides a procedure for municipal de-annexation.

NOW THEREFORE, be it ordained by the Afton Town Council, governing body of the Town of Afton, Wyoming, that:

Section 1. The foregoing recitals are incorporated in and made a part of this Ordinance by reference;

Section 2. Pursuant to Wyo. Stat. Ann. §15-1-421, the described tract of land is de-annexed from the Town of Afton, Wyoming, with the consent of the owners, to wit:

BEGINNING at the northwest corner of said SW1/4SE1/4;

thence N89°-05'-02"E, 1368.02 feet, along north line of said SW1/4SE1/4, to the northeast corner thereof, identical with the northwest corner of said SE1/4SE1/4;

thence N89°-05'-41"E, 36.92 feet, along the north line of said SE1/4SE1/4, to point at the intersection with the east right-of-way line of Earl Lane, as depicted on that plat of record

in said Office with Accession No. 1042842;

thence along said east right-of-way line as follows:

S00°-11'-40"E, 813.31 feet, to a point;

S86°-34'-08"E, 87.00 feet, to a point;

S00°-29'-07"E, 504.28 feet, to a spike on the south line of said SE1/4SE1/4, and leave said east right-of-way-line;

thence S89°-05'-00"W, 98.49 feet, along said south line, to the southeast spike of that tract of record in said Office in Book 980 of Photostatic Records on page 614;

thence N01°-33'-06"W, 437.97 feet, along the east line of said tract in Book 980, to the northeast point thereof;

thence N89°-58'-54"W, 1400.97 feet, along the north line of said tract in Book 980 and along its westerly extension, to a position at the intersection with the west line of said SW1/4SE1/4;

thence N00°-50'-25"E, 863.72 feet, along said west line, to the CORNER OF BEGINNING;

ENCOMPASSING an area of 29.55 acres, more or less;

Section 3. The foregoing described tract of land contains 29.55 acres of land, more or less, together with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and all improvements thereon.

Section 4. The consent of the sole owners, Aaron Lind, President and Managing Member of Mountain Star Products, LLC, a Wyoming Limited Liability Company and Shirley Ann Gardner, Surviving Trustee of O. David Gardner Trust, dated July 15 1999, as tenants/owners by the entirety of said tract of land, was received by the Town of Afton, Wyoming, on March 16, 2026.

Section 5. It is the intent of the Town of Afton, Wyoming, to de-annex said tract of land, being a portion of the property presently having been originally annexed via the North Afton Water and Sewer District Annexation, of record in the Office of the Clerk of Lincoln County as Accession No. 832000.

Section 6. The tract of land is returned to Lincoln County Rural Zone.

Section 7. The tract of land is removed from the municipal election precinct.

Section 8. All previous ordinances defining the boundaries of the Town of Afton, Wyoming shall be, and the same are hereby amended to exclude the area as herein described, and all ordinances or parts thereof in conflict with the Ordinance are hereby repealed to the extent of any inconsistency.

THIS ORDINANCE shall become effective upon the third and final reading.

FOR THE GOVERNING BODY

TOWN OF AFTON

By: _____

Jeffrey Jensen, Mayor

Attest: _____

Tina McGarvey, Clerk

Passed, Approved, and Adopted this ____ day of _____, 2026.

First Reading: June 9, 2026

Second Reading: July 14, 2026

Third Reading: August 11, 2026

Published on _____

THE TOWN OF AFTON, WYOMING
RESOLUTION NO. 2026-05
A RESOLUTION APPROVING THE PLACEMENT OF A LODGING TAX QUESTION
ON THE 2026 ELECTION BALLOT

WHEREAS, Wyoming Statute 39-15-204(a)(ii) authorizes a Town, with voter approval, to impose a tax of up to two percent (2%) upon the sales price paid for lodging services, the primary purpose of which is for local travel and tourism promotion; and

WHEREAS, the electors of the Town of Afton approved the imposition of an optional two percent (2%) lodging tax in 2022; and

WHEREAS, the Wyoming State Lodging tax of five percent (5%) which was imposed in 2020 allows the Town the optional two percent (2%) lodging tax; and

WHEREAS, there exists an opportunity to increase travel and tourism visitation and enhance the economy of the Town of Afton; and

WHEREAS, the Governing Body of the Town of Afton, previously passed Resolution No. 2022-08 *A Resolution Approving the Placement of a Lodging Tax Question on the 2022 Election Ballot*; and

WHEREAS, the Governing Body of the Town of Afton will submit this resolution to the Lincoln County Clerk for inclusion on the 2026 General Election Ballot.

NOW, THEREFORE, BE IT RESOLVED, that the Afton Town Council joins the Afton Tourism Promotion Board in requesting that the Lincoln County Clerk place on the 2026 General Election ballot, the following question:

“Shall the Afton Town Council, the Governing Body of the Town of Afton, be authorized to impose a two percent (2%) lodging tax on hotels, motels, campgrounds, dude ranches, bed and breakfast and other similar establishments providing quarters or space for transient overnight guests, for the primary purpose of promoting travel and tourism in the Town of Afton, to be in place for four (4) years?”

_____ Yes/For imposition of Town of Afton Lodging tax to two percent (2%)
_____ No/Against imposition of the Town of Afton Lodging tax to two percent (2%)

Passed, Approved, and Adopted this 9th day of June, 2026.

FOR THE GOVERNING BODY

TOWN OF AFTON

By: _____
Jeffrey Jensen, Mayor

ATTEST:

By: _____
Tina McGarvey, Town Clerk

THE TOWN OF AFTON, WYOMING

ORDINANCE 710

**AN ORDINANCE RE-ZONING THE AREA DESCRIBED BELOW FROM ITS
PRESENT ZONING (CBD) CENTRAL BUSINESS DISTRICT TO (R-1) SINGLE
FAMILY RESIDENTIAL DISTRICT WITHIN THE TOWN OF AFTON**

BE IT ORDAINED by the Governing Body of the Town of Afton:

WHEREAS, the Governing Body has reviewed the zone change request application of Amber & Ryan Nielsen to change the zoning of the property hereinafter described from its current zoning of CBD (Central Business District), to R-1 (Single Family Residential District);

WHEREAS, the Governing Body of the Town of Afton has found that;

Notice of Hearing on the proposed zone change was published in the Star Valley Independent not less than thirty (30) days prior to the date of the public hearing;

A copy of the notice was sent by mail to each property owner owning property within the area sought to be rezoned and all landowners of properties that are located within 300 feet of the proposed zone change;

The application for zoning change is signed by the agent of the owner of the area sought to be rezoned;

The area sought to be re-zoned would not materially affect the Master Plan and Zoning of the Town of Afton;

The area sought to be re-zoned is a natural, logical, and historic use of the property.

WHEREAS, the requirements of the Town Code and procedures for change of zoning have been otherwise met.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF AFTON WYOMING, that the zoning of the following described land is hereby changed upon passage of this ordinance and in compliance with those certain terms and conditions as set forth hereinafter, to-wit;

Section 1. That the following described area shall be zoned as (R-3) Mixed Residential:

Physically located at 40 West 4th Ave, Afton, Lincoln County, Wyoming, and legally described in Book: 915 Page: 670 in the office of the Clerk of Lincoln County as follows:

AFTON ORIGINAL TOWNSITE B19 L01 PORTION OF SECTION 25, T32N, R119, LINCOLN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point 15 rods West of the Northeast corner of Lot 1 in Block 19 in the Town of Afton, Wyoming, and running thence South 12 rods; thence West 5 rods; thence North 12 rods to the Northwest corner of said Lot 1 Block 19 and running thence East 5 rods to the place of Beginning (PART OF: 00R0008894)

Section 2. The Town Council has sufficiently reviewed the staff report prepared by the Zoning Administrator and has determined that the report sufficiently evaluated each of the requirements under the Town Code.

Section 3. The Zoning map of the Town of Afton shall be revised to reflect the aforementioned revision.

THIS ORDINANCE shall become effective upon the third and final reading.

FOR THE GOVERNING BODY

TOWN OF AFTON

By: _____
Jeffrey Jensen, Mayor

Attest: _____
Tina McGarvey, Clerk

Passed, Approved, and Adopted this ____ day of _____, 2026.

First Reading:
Second Reading:
Third Reading:

THE TOWN OF AFTON, WYOMING

ORDINANCE 701

**AN ORDINANCE OF THE TOWN OF AFTON, WYOMING ESTABLISHING
REGULATION GOVERNING WIRELESS TELECOMMUNICATION TOWERS AND
FACILITIES AND ESTABLISHING PERMIT PROCESSES**

WHEREAS, the Town of Afton values the preservation of its unique community character, scenic landscapes, and quality of life; and

WHEREAS, uncontrolled construction of large wireless telecommunication towers and facilities may negatively impact property values, aesthetic resources, and the rural or residential character of the Town; and

WHEREAS, the placement of wireless communication facilities in close proximity to schools, parks, historic areas, and residential neighborhoods may pose land-use, structural, or fall-zone safety concerns, and may adversely affect, scenic resources, and community welfare; and

WHEREAS, the Town recognizes the need to balance the provision of wireless communication services with the protection of its residents, consistent with the Telecommunications Act of 1996; and

WHEREAS, the Federal Telecommunications Act preserves local zoning authority over the placement, construction, and modification of wireless facilities, provided that such regulations do not prohibit the provision of wireless services; and

WHEREAS, the Town has determined that less intrusive alternatives—such as small-cell technology, distributed antenna systems (DAS), and fiber-based solutions—can support wireless service objectives while minimizing the visual, environmental, and safety impacts associated with traditional towers; and

WHEREAS, the Town seeks to minimize the need for new tower construction, favor collocation on existing structures, and direct the development of wireless facilities toward small-cell and DAS installations in appropriate non-residential areas; and

WHEREAS, it is the intent of this Ordinance to regulate wireless communication facilities in a manner that protects the public health, safety, welfare, and character of the Town, while maintaining compliance with applicable federal and state law.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF AFTON, WYOMING, that the Town hereby creates and modifies the Town Code as indicated below establishing the following regulations for wireless communication towers and facilities in order to protect public safety, maintain community character, promote collocation and

less intrusive technologies, and ensure that all such facilities are sited, constructed, and operated in compliance with federal, state, and local law, as set forth herein:

Section 1. Establishment of Section 17-5-8 et seq. The 2026 created Section 17-5-8 et seq. is hereby established to read as follows:

**Title XVII – Land Development Code
Chapter 5 Development Standards**

Section 17-5-8 Wireless Telecommunication Towers and Facilities

- (a) Intent: The wireless telecommunication towers and facilities standards outlined in Section 17-5-8 are intended to:
 - (1) Preserve the character, scenic quality, and property values of the Town;
 - (2) Protect public health, safety, and welfare;
 - (3) Minimize the need for the siting of new wireless communication towers;
 - (4) Encourage the use of less intrusive technologies such as small-cell and distributed antenna systems (DAS);
 - (5) Ensure that wireless services are provided in a manner consistent with federal law while imposing the maximum feasible local restrictions.
- (b) Definitions:
 - (1) Wireless Communication Facility (WCF): Any structure, antenna, or associated equipment used for transmitting or receiving wireless signals, including but not limited to towers, small-cell installations, DAS nodes, supporting equipment, and ground-based enclosures.
 - (2) Tower: Any freestanding structure, whether permanent or temporary, including monopoles, and any structure that is constructed or used for the primary purpose of supporting antennas or any wireless commercial facility.
 - (3) Small-Cell Facility: A low-powered wireless facility (antennas + radios + associated equipment) typically mounted on existing utility poles, streetlights, traffic signal poles, or buildings.
 - (4) Distributed Antenna System (DAS): A network of spatially separated antenna nodes connected to a common source (via fiber, coax, or other means), used to provide wireless coverage.
 - (5) Collocation: The placement of multiple antennas / carriers on an existing structure, tower, or support facility.

- (6) Abandonment: A facility that has not been in active, service-providing use for six (6) consecutive months, unless such inactivity has been authorized by the Town.
- (c) Prohibited Locations:
 - (1) Towers shall not be permitted in residential zoning districts
 - (2) Towers shall not be permitted within 2,000 feet of:
 - (aa) Schools, daycare facilities;
 - (bb) Parks, playgrounds, athletic fields;
 - (cc) Historic or cultural sites;
 - (dd) Scenic byways or officially designated scenic areas; or
 - (ee) Churches or other places of public assembly.
 - (3) Towers shall not be permitted in environmentally sensitive or constrained areas such as: wetlands, floodplains, designated wildlife corridors, or conservation lands.
- (d) Height and Setback Standards for Towers:
 - (1) Towers shall not exceed 80 feet in height.
 - (2) Towers shall not extend more than 10 feet above the average tree canopy or roofline within 500 feet (to avoid visually dominating surroundings).
 - (3) Rooftop or building-mounted antennas shall not extend more than 10 feet above the building height.
 - (4) Towers shall be set back a minimum distance equal to three (3) times the tower height from all property lines.
 - (5) Towers shall be located no closer than **1,000 feet** from any residential dwelling.
- (e) Aesthetic Standards for Towers:
 - (1) Towers must minimize visual impact; use “stealth” designs such as monopine (fake tree), flagpole, or other camouflaged structures.
 - (2) Lattice towers, guy-wire towers, and other bulky structures are prohibited.
 - (3) Ground equipment, such as equipment cabinets or bases, must be screened by using opaque evergreen landscaping (minimum 15 ft high) or architecturally compatible enclosures.
 - (4) No lighting except as required by FAA.
 - (5) No advertising or signage on any WCF, except required safety or manufacturer warnings.
- (f) Technology and Siting Priority: Collocation, Small-Cell, and DAS
 - (1) The Town strongly favors Small-Cell Facilities and DAS as the primary method to expand wireless service because they are far less intrusive than

large towers. Accordingly, wireless service expansion within the Town shall occur in the following order of priority:

- (aa) Collocation on existing towers or other existing structures;
 - (bb) Small-Cell Facilities and Distribution Antenna Systems (DAS);
then
 - (cc) Construction of new wireless towers only where collocation and Small-Cell Facilities and DAS are demonstrated to be infeasible.
- (2) An Applicant proposing a new wireless tower or seeking to deviate from the priority outlined above shall submit substantial evidence, including technical and engineering documentation, demonstrating that collocation, Small-Cell Facilities, or DAS cannot reasonably accommodate the Applicant's service objectives.
 - (3) Small-Cell Facilities are only permitted in General Commercial, Central Business District, or Mixed Commercial Industrial Zones.
 - (4) Small-Cell Facilities are prohibited within 500 feet of a residential dwelling unless the applicant demonstrates no feasible alternative exists.
- (g) Small-Cell Facility Design Standards:
 - (1) All Small-Cell Facilities shall comply with the following:
 - (aa) Antenna Volume: shall not exceed three (3) cubic feet per antenna.
 - (bb) Associated Equipment Volume: shall not exceed twenty-eight (28) cubic feet per facility.
 - (cc) Concealment: equipment shall be internal to the support structure or flush-mounted and painted or finished to match host structure.
 - (dd) Height: antennas must not extend more than six (6) feet above the existing height of the host structure.
 - (ee) New Poles: new support structures shall be permitted only when applicant demonstrates that no existing pole, building, or structure is available for collocation.
 - (ff) Cabling: wiring shall be internal to the support structure where feasible.
 - (gg) Ground Equipment: shall be underground where feasible or screened with landscaping or decorative enclosures.
 - (hh) Public Safety and Accessibility: installations shall not obstruct sidewalks, driveways, ADA routes, or reduce visibility at intersections and shall maintain minimum clear sidewalk path of four (4) feet.

- (h) Collocation Requirement
 - (1) No new Tower may be approved unless the applicant demonstrates through independent engineering analysis that existing towers or structures cannot safely or feasibly host the proposed facility.
 - (2) Any new Tower must be structurally designed to support at least three (3) additional carriers.
- (i) Permitting & Review Process:
 - (1) All new Tower applications require a Special Use Permit (SUP), reviewed by the Planning & Zoning Board and approved by the Town Council after a public hearing as prescribed in Section 17-2-10.5.
 - (2) The Town may retain independent technical experts at the applicant's expense to review the proposal, verify analyses, and challenge assumptions.
- (j) Abandonment & Removal
 - (1) If a WCF is unused for six (6) consecutive months, it shall be considered abandoned.
 - (2) Upon written notice from the Town, the facility owner must remove an abandoned WCF and associated structures and equipment within 60 days.
 - (3) Before construction, the applicant must provide a decommissioning bond or equivalent financial surety in an amount sufficient to cover full removal and site restoration.

Section 2. Amending Section 17-7-2. The 2026 amended Section 17-7-2 is hereby amended to add the additional definitions alphabetically within the Definitions found in said section:

**Title XVII – Land Development Code
Chapter 7 Definitions and Rules of Interpretations**

Wireless Communication Facility (WCF): Any structure, antenna, or associated equipment used for transmitting or receiving wireless signals, including but not limited to towers, small-cell installations, DAS nodes, supporting equipment, and ground-based enclosures.

Tower: Any freestanding structure, whether permanent or temporary, including monopoles, and any structure that is constructed or used for the primary purpose of supporting antennas or any wireless commercial facility.

Small-Cell Facility: A low-powered wireless facility (antennas + radios + associated equipment) typically mounted on existing utility poles, streetlights, traffic signal poles, or buildings.

Distributed Antenna System (DAS): A network of spatially separated antenna nodes connected to a common source (via fiber, coax, or other means), used to provide wireless coverage.

Collocation: The placement of multiple antennas / carriers on an existing structure, tower, or support facility.

Abandonment: A facility that has not been in active, service-providing use (or has no meaningful traffic) for six (6) consecutive months, unless otherwise extended by agreement.

Section 3. Amending Section 17-3-2.7(b). The 2026 amended Section 17-3-2.7(b) is hereby amended to add the additional permitted use:

**Title XVII – Land Development Code
Chapter 3 Zoning Regulations**

Section 17-3-2.7 GC General Commercial District

(b) Permitted Uses:

(16) Wireless Communication Facilities, including towers, associated equipment shelters, grounding facilities, and appurtenances, provided that all structures comply with applicable federal, state, and local regulations. Regulations and Development Standards for Wireless Telecommunication Towers and Facilities are presented in Section 17-2-10.5 and Section 17-5-8.

Section 4. Amending Section 17-3-2.8(b). The 2026 amended Section 17-3-2.8(b) is hereby amended to add the additional permitted use:

**Title XVII – Land Development Code
Chapter 3 Zoning Regulations**

Section 17-3-2.8 MCI Mixed Commercial Industrial District

(b) Permitted Uses:

(18) Wireless Communication Facilities, including towers, associated equipment shelters, grounding facilities, and appurtenances, provided that all structures comply with applicable federal, state, and local regulations. Regulations and Development Standards for Wireless Telecommunication Towers and Facilities are presented in Section 17-2-10.5 and 17-5-8.

Section 5. Establishment of Section 17-2-10.4. The 2026 created Section 17-2-10.4 is hereby established to read as follows:

Title XVII – Land Development Code
Chapter 2 Procedures

Section 17-2-10.4 Special Use Permit for Wireless Communications Facilities and Tower Review and Approval Process

- (a) All new Wireless Communication Facilities and Towers shall require a Special Use Permit Application submitted on forms prepared by the Town of Afton.
- (b) The landowner and/or their designated representative shall meet with the Zoning Administrator in a pre-application conference. The intent of this conference is to gain a mutual understanding of:
 - (1) the scope of the proposed project and the applicant's specific project objectives;
 - (2) the applicant's anticipated project schedule;
 - (3) approvals required by the Town of Afton before any Special Use Permit can be issued;
 - (4) the documents, plans, drawings, fees, and other materials that will be needed to process a complete wireless communication facilities and tower Special Use Permit; and,
 - (5) potential issues associated with the project.
- (c) Applicant shall complete and file a Special Use Permit application form prepared by the Town of Afton with any accompanying required documents and related filing fees, with the Town Clerk. The Special Use Permit application shall include, at least, the name and address of the owner(s) and applicant, a legal description of the project property, a copy of the deed and easements pertaining to the property, existing zoning for the project property, and a list of all landowners who own properties within 300 feet of the proposed project property. The owner(s) of the property, or their legal representative, shall authorize the Special Use Permit application via his or her signature on the application. The Special Use Permit application shall include at least the following information:
 - (1) Name and address of applicant
 - (2) Authorization by the property owner (if not the applicant)
 - (3) Contact information for telephone, mailing address, and e-mail communication
 - (4) Physical location or address where the proposed project will take place
 - (5) Scope of proposed site and facility improvements
 - (6) Zoning designation of applicant property

- (7) A plot plan indicating the general location of existing and proposed structures and distances from the property line to the front, back, and sides of proposed and existing buildings.
 - (8) Coverage Gap Analysis: RF engineering report showing why the tower is needed.
 - (9) Photo Simulations: Visual simulations from at least 5 public vantage points including but not limited to , public roads or parks.
 - (10) Alternatives Analysis: proof that Small-Cell Facilities / DAS options were considered and found infeasible.
- (d) The Zoning Administrator shall review application for completeness and conformance to the procedural requirements outlined in Chapter 2 of the Afton Land Development Code, as well as the projects consistency with Wireless Communication Facilities development standards and design criteria outlined in Chapter 3 of the Afton Land Development Code. Based upon this review, the Zoning Administrator shall provide a written staff report to the Afton Planning and Zoning Board that confirms the completeness of the Special Use Permit application and the receipt of required filing fees. If necessary, this report may also recommend possible modifications to the project, or provide a rationale for the recommended denial of the Special Use Permit application.
 - (e) The Town Clerk shall notify, in writing, all landowners of properties that are located within 300 feet of the proposed Special Use Permit for Wireless Communication Facility. This notice will generally advise landowners of the proposed project, and the date when any written comments from the general public are to be received.
 - (f) The Planning and Zoning Board shall review and discuss the recommendations of the Zoning Administrator. No public hearing will be required. Applicant(s) or applicant's representative must be present at the meeting or be available via audio or another form of electronic communications for any questions. Subsequently, the Planning and Zoning Board shall recommend approval of the Special Use Permit; or recommend denial of the Special Use Permit. In the event that further information is desired by the Planning and Zoning Board, any decision of the Planning and Zoning Board may be tabled until members of the Planning and Zoning Board have had sufficient opportunity to review and evaluate the information.
 - (g) The Town Council shall review the staff report and the recommendation of the Planning and Zoning Board. The Afton Town Council shall approve, approve with conditions or modifications, or deny the proposed Special Use Permit. In the event that further information is desired by the Afton Town

Council, any decision of the Town Council may be tabled until members of the Town Council have had sufficient opportunity to review and evaluate any new information.

- (h) The Zoning Administrator shall issue a written notice of determination to the applicant within five (5) business days of the decision of the Afton Town Council. The notice will indicate the decision made and, when appropriate, conditions that may accompany the approval of the Special Use Permit or reasons why the application was denied.
- (i) Any appeal of the decision by the Town Council shall be made to the Board of Adjustment.

Section 6. Severability. If any part of this Ordinance is held invalid, the remainder shall continue in full force and effect.

THIS ORDINANCE shall become effective upon the third and final reading
FOR THE GOVERNING BODY
TOWN OF AFTON

By: _____

Jeffrey Jensen, Mayor

Attest: _____

Tina McGarvey, Clerk

Passed, Adopted, and approved this day of , 2026

First Reading:

Second Reading:

Third Reading:

THE TOWN OF AFTON, WYOMING

ORDINANCE 705

AN ORDINANCE RE-ZONING THE AREA DESCRIBED BELOW FROM ITS PRESENT ZONING (CBD) CENTRAL BUSINESS DISTRICT TO (GC) GENERAL COMMERCIAL DISTRICT WITHIN THE TOWN OF AFTON

WHEREAS, the Governing Body has reviewed the zone change request application of Load Zone Marketing & Management, L.L.C., to change the zoning of the property hereinafter described from its current zoning of CBD (Central Business District), to GC (General Commercial);

WHEREAS, the Governing Body of the Town of Afton has found that;

Notice of Hearing on the proposed zone change was published in the Star Valley Independent not less than thirty (30) days prior to the date of the public hearing;

A copy of the notice was sent by mail to each property owner owning property within the area sought to be rezoned and all landowners of properties that are located within 300 feet of the proposed zone change;

The application for zoning change is signed by the agent of the owner of the area sought to be rezoned;

The area sought to be re-zoned would not materially affect the Master Plan and Zoning of the Town of Afton;

The area sought to be re-zoned is a natural, logical, and historic use of the property.

WHEREAS, the requirements of the Town Code and procedures for change of zoning have been otherwise met.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF AFTON WYOMING that the zoning of the following described land is hereby changed upon passage of this ordinance and in compliance with those certain terms and conditions as set forth hereinafter, to-wit;

Section 1. That the following described area shall be zoned as (GC) General Commercial:

Physically located at 355 Washington Street, Afton, Lincoln County, Wyoming, and legally described in Book: 1029 Page: 175 in the office of the Clerk of Lincoln County as follows:

BEGINNING 66 WEST OF THE SE CORNER OF LOT 3, BLOCK 17 IN THE TOWN OF AFTON, COUNTY OF LINCOLN, STATE OF WYOMING, AND RUNNING THENCE WEST 66 FEET; THENCE NORTH 165 FEET; THENCE EAST 66 FEET; THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE NW CORNER OF LOT 3, BLOCK 17 IN THE TOWN OF AFTON, LINCOLN COUNTY, WYOMING, AND RUNNING THENCE EAST 20 RODS; THENCE SOUTH 10 RODS; THENCE WEST 8 RODS; THENCE SOUTH 10 RODS; THENCE WEST 11 FEET; THENCE NORTH 10 RODS; THENCE WEST 22 FEET; THENCE SOUTH 14 1/3 FEET; THENCE WEST 10 RODS; THENCE NORTH 179 1/3 FEET TO THE PLACE OF BEGINNING,

ALSO: BEGINNING AT THE SE CORNER OF LOT 3, BLOCK 17, AFTON TOWNSITE, LINCOLN COUNTY, WYOMING, AND RUNNING THENCE WEST 66 FEET; THENCE NORTH 165 FEET; THENCE EAST 66 FEET; THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM; BEGINNING AT THE SE CORNER OF LOT 3, BLOCK 17, AFTON TOWNSITE, LINCOLN COUNTY, WYOMING, AND RUNNING THENCE WEST 66 FEET; THENCE NORTH 125 FEET; THENCE EAST 66 FEET; THENCE SOUTH 125 FEET, TO THE POINT OF BEGINNING.

Section 2. The Town Council has sufficiently reviewed the staff report prepared by the Zoning Administrator and has determined that the report sufficiently evaluated each of the requirements under the Town Code.

Section 3. That the Zoning map of the Town of Afton shall be revised to reflect the aforementioned revision.

THIS ORDINANCE shall become effective upon third and final reading.

FOR THE GOVERNING BODY

TOWN OF AFTON

By: _____
Jeffrey Jensen, Mayor

Attest: _____
Tina McGarvey, Clerk

Passed, Approved, and Adopted this ____ day of _____, 2026.

First Reading: March 10, 2026

Second Reading: April 14, 2026

Third Reading:

THE TOWN OF AFTON, WYOMING

ORDINANCE 706

**AN ORDINANCE AMENDING CHAPTER 5 OF TITLE I
OF THE CODE OF THE TOWN OF AFTON TO INCLUDE A
DEFENSIVE DRIVING DISMISSAL PROGRAM**

BE IT ORDAINED by the Governing Body of the Town of Afton:

WHEREAS, The Town Council desires to promote public safety on its roadways by encouraging responsible driving behavior and reducing repeat traffic violations;

WHEREAS, the Town recognizes that defensive driving education can improve driver awareness, reduce accidents, and enhance compliance with traffic laws;

WHEREAS, providing a structured opportunity for certain eligible offenders to complete a defensive driving course in lieu of conviction may serve the interest of justice, accountability, and rehabilitation;

WHEREAS, the Town further desires to conserve judicial and prosecutorial resources by allowing for efficient resolution of qualifying traffic citations through a court-supervised program;

WHEREAS, it is in the best interests of the Town to establish clear eligibility requirements, procedures, limitations, and equity in the participation of such a program; and

WHEREAS, proper notice and the procedures for the revision of the Afton Town Code provisions have been otherwise met.

NOW THEREFORE, BE IT ORDAINED BY THE AFTON TOWN COUNCIL, GOVERNING BODY OF THE TOWN OF AFTON, WYOMING, that Section 1-5-09 of Chapter 5 of Title I of the Town of Afton Code, is ESTABLISHED effective as of the Third Reading of this Ordinance which shall read as follows:

Section 1. Establishment of Section 1-5-09. The 2026 created Section 1-5-09 is hereby established to read as follows:

**Title I – General Provisions
Chapter 5 – Municipal Court**

Section 1-5-09. DEFENSIVE DRIVING DISMISSAL PROGRAM.

- (a) The municipal court may, upon recommendation of the town prosecutor and at the discretion of the court, allow an individual who is issued a citation for a misdemeanor moving violation to participate in a defensive driving dismissal program for purposes of dismissal, provided the person meets the conditions

outline herein.

- (b) In order to qualify for the defensive driving dismissal program, the person must:
- (1) Submit to the town prosecutor a completed defensive driving dismissal program request form for review and approval;
 - (2) Enter into a deferred disposition agreement with the town prosecutor and enter a plea of guilty or no contest, which plea shall be held in abeyance pending successful completion of the program;
 - (3) Successfully complete a defensive driving class approved by the municipal court and provide proof of completion to the court within thirty (30) days of acceptance into the program, unless otherwise extended by the court for good cause shown; and
 - (4) Pay a non-refundable defensive driving program fee of one hundred fifty dollars (\$150.00) to the Town of Afton (in addition to the cost of the driving course).
- (c) Upon successful completion of the program and satisfaction of all conditions, the court shall dismiss the citation. Failure to complete the program or comply with the terms of the agreement shall result in entry of judgment on the plea and imposition of sentence.
- (d) Any person who has a citation dismissed pursuant to this program is not eligible to participate in the program again for a period of ~~twelve~~ twenty (24) months from the date of the citation.
- (e) The following offenses are not eligible for this program;
- (1) Passing a school bus;
 - (2) Failing to stop and give information or render aid following an accident;
 - (3) Speeding twenty-five (25) miles per hour or more over the posted speed limit;
 - (4) Speeding in a School Zone;
 - (4)(5) Reckless driving; and
 - (5)(6) Driving under the influence.
- (f) Any person issued a commercial driver license is not eligible for this program, whether or not the offense occurred in the operation of a commercial vehicle.

Section 2. Severability. If any part of this Ordinance is held invalid, the remainder shall continue in full force and effect.

THIS ORDINANCE shall become effective upon third and final reading.

FOR THE GOVERNING BODY

TOWN OF AFTON

By: _____
Jeffrey Jensen, Mayor

Attest: _____
Tina McGarvey, Clerk

Passed, Approved, and Adopted this ____ day of _____, 2026.

First Reading: April 14, 2026 PASSED.

Second Reading:

Third Reading:

THE TOWN OF AFTON, WYOMING

ORDINANCE 707

**AN ORDINANCE RE-ZONING THE AREA DESCRIBED BELOW FROM ITS
PRESENT ZONING (ACR) AGRICULTURAL CONSERVATION RECREATION
DISTRICT TO (R-1) DETACHED SINGLE-FAMILY RESIDENTIAL DISTRICT
WITHIN THE TOWN OF AFTON**

WHEREAS, the Governing Body has reviewed the zone change request application of **Six S Company, LLC** to change the zoning of the property hereinafter described from its current zoning of ACR (Agricultural Conservation Recreation), to R-1 (Detached Single Family).

WHEREAS, the Governing Body of the Town of Afton has found that;

Notice of Hearing on the proposed zone change was published in the Star Valley Independent not less than thirty (30) days prior to the date of the public hearing;

A copy of the notice was sent by mail to each property owner owning property within the area sought to be rezoned and all landowners of properties that are located within 300 feet of the proposed zone change;

The application for zoning change is signed by the agent of the owner of the area sought to be rezoned;

The area sought to be re-zoned would not materially affect the Master Plan and Zoning of the Town of Afton;

The area sought to be re-zoned is a natural and logical use of the property.

WHEREAS, the requirements of the Town Code and procedures for change of zoning have been otherwise met.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF AFTON WYOMING that the zoning of the following described land is hereby changed upon passage of this ordinance and in compliance with those certain terms and conditions as set forth hereinafter, to-wit;

Section 1. That the following described area shall be zoned as (R-1) Detached Single-Family Residential District:

A Parcel of Land within Lot 4 Ted Frome Second Additon to the Town of Afton located in the S1/2NW1/4 of Section 31, T.32N., R.118W., Lincoln County, Wyoming. Said Parcel will be described as Lot 4 Replat, Ted Frome Second Additon to the Town of Afton located in the S1/2NW1/4 of Section 31, T.32N., R.118W., Lincoln County, Wyoming, being more

particularly described as follows:

Beginning at the northeast corner of said Lot 4, Ted Frome Second Addition and proceed along the easterly boundary line S00°45'33"W, a distance of 303.49 feet to a point;

Thence leaving said easterly boundary and proceed N89°26'45"W, a distance of 575.95 feet to a point;

Thence N01°35'39"E, a distance of 306.52, feet to the north line of said Lot 4, to a point;

Thence proceed along the north line of said Lot 4, S89°08'49"E, a distance of 571.48 feet, more or less, to the Point of Beginning of this description.

Said Parcel contains 174,975 SF (4.02 acres), more or less.

Section 2. The Town Council has sufficiently reviewed the staff report prepared by the Zoning Administrator, Recommendation from the Planning & Zoning Board and has determined that the report and recommendation sufficiently evaluated each of the requirements under the Town Code.

Section 3. The Town of Afton Zoning Map shall be updated to reflect the approved requested revision

THIS ORDINANCE shall become effective upon third and final reading.

FOR THE GOVERNING BODY

TOWN OF AFTON

By: _____
Jeffrey Jensen, Mayor

Attest: _____
Tina McGarvey, Clerk

Passed, Approved, and Adopted this ____ day of _____, 2026.

First Reading:

Second Reading:

Third Reading:

THE TOWN OF AFTON, WYOMING

ORDINANCE 708

**AN ORDINANCE FOR THE TOWN OF AFTON, COUNTY OF LINCOLN,
STATE OF WYOMING, ADOPTING AND APPROVING THE ANNUAL BUDGET
AND APPROPRIATION FOR FISCAL YEAR JULY 1, 2026, THROUGH JUNE 30,
2027, PURSUANT TO WYOMING STATUTE 16-4-104.**

BE IT ORDAINED by the Governing Body of the Town of Afton, that the Town of Afton, Wyoming Budget, and Appropriation for fiscal year July 1, 2026, through June 30, 2027, attached hereto is hereby adopted, approved, and shall be transmitted to the Wyoming authorities as required by statute. This Ordinance shall be in full force and effect from and after passage on three readings and published as required by law.

By: _____
Jeffrey Jensen, Mayor

Attest: _____
Tina McGarvey, Clerk

Passed, Approved, and Adopted this 13th day of June, 2026.

First Reading: April 14, 2026
Second Reading: May 12, 2026
Third Reading: June 9, 2026

2026-2027 Fiscal Year Budget

		2026-2027 Request
Account Number	Account Title	
GENERAL FUND		
TAXES		
10-31-10	REVENUE - PROPERTY TAXES	\$300,000.00
10-31-20	REVENUE - VEHICLE REGISTRATION	\$130,000.00
10-31-30	REVENUE - FRAN TAX/POWER	\$40,000.00
10-31-35	REVENUE-FRANCHISE-PHONE	\$2,500.00
10-31-40	REVENUE - FRAN TAX/ GAS	\$18,000.00
10-31-41	REVENUE/GEN SALES & USE TAX	\$1,900,000.00
10-31-51	REVENUE - GASOLINE TAX	\$102,000.00
10-31-61	REVENUE - CIGARETTE TAX	\$8,000.00
10-31-71	REVENUE - SEVERANCE TAX	\$81,200.00
10-31-80	REVENUE- GAMING	\$14,000.00
10-31-81	LODGING TAX	\$165,000.00
10-31-90	REVENUE- LOTTERY	\$14,000.00
Total TAXES:		\$2,774,700.00
LICENSES & PERMITS		
10-32-41	REVENUE- FILING FEES	
10-32-51	REVENUE - ANIMAL LICENSES	\$680.00
10-32-61	REVENUE - BLDG/SIGN PERMITS	\$10,000.00
10-32-71	REVENUE - LICENSES - BUSINESS	\$16,650.00
10-32-81	REVENUE - LICENSES - LIQUOR	\$12,000.00
Total LICENSES & PERMITS:		\$39,330.00
INTERGOVERNMENTAL		
10-33-01	EXCESS MONEY FROM STATE (DIRECT DI	\$236,817.00
10-33-03	EXTENSION OFFICE/ ELECTRICITY	\$3,750.00
10-33-06	TERRA POWER IMPACT FUNDS	\$78,252.00
10-33-11	REVENUE - FED MIN/ROYAL	\$172,000.00
10-33-21	WY BUS. COUNCIL- SVMC	\$0.00
10-33-50	TOURISM FUNDS- DIRECTOR	\$0.00
10-33-94	FIRE DEPART.-PENSION	\$900.00
Total INTERGOVERNMENTAL:		\$491,719.00
MISC CHARGES FOR SERVICES		
10-34-03	PARK RESERVATION FEE	\$4,000.00
10-34-43	YOUTH FLAG FOOTBALL	\$10,000.00
10-34-44	YOUTH SOFTBALL	\$5,000.00
10-34-45	YOUTH BASKETBALL	\$9,200.00
10-34-46	YOUTH BASEBALL	\$7,500.00

10-34-47	YOUTH SOCCER	\$12,500.00
10-34-48	YOUTH VOLLEYBALL	\$3,200.00
10-34-88	RURAL FIRE DISTRICT REVENUE	\$97,900.00
10-34-90	REVENUE CEM/GRAVE SERVICES	\$20,000.00
10-34-91	CIVIC CENTER RENTAL FEES	\$27,500.00
Total MISC CHARGES FOR SERVICES:		\$196,800.00

FINES & FORFEITURES

10-35-60	REVENUE - FINES AND COSTS	\$55,000.00
Total FINES & FORFEITURES:		\$55,000.00

MISCELLANEOUS

10-36-00	ARP FUNDING	\$0.00
10-36-02	HADERLIE- SPECIAL IMPROVEMENT	\$3,500.00
10-36-05	REVENUE-ADVERTISING	\$0.00
10-36-06	HWY SAFETY GRANT/ POLICE OT	\$0.00
10-36-08	ASPEN COURT IMPROVEMENT DIST	\$3,000.00
10-36-10	LOWER VALLEY ENERGY/ RLF	\$0.00
10-36-11	HIGHWAY CORRIDOR GRANT FUNDING	\$0.00
10-36-70	REVENUE - MISCELLANEOUS	\$5,000.00
10-36-71	REVENUE- FREEDOM FESTIVAL	\$0.00
10-36-71	ELKHORN ARCH	\$0.00
10-36-75	RODEO- FREEDOM FESTIVAL	\$0.00
10-36-76	TOURISM EVENT REVENUE	\$0.00
10-36-77	Tourism Grants	\$0.00
10-36-80	REVENUE - INTEREST	\$75,000.00
10-36-90	SURPLUS PROPERTY REVENUE	\$12,000.00
Total MISCELLANEOUS:		\$98,500.00

CONTRIBUTIONS & TRANSFERS

10-39-86	RESERVE TRANSFERS	\$380,000.00
Total CONTRIBUTIONS & TRANSFERS:		\$380,000.00

MUNICIPAL JUDGE

10-41-11	SALARY/ MUNICIPAL JUDGE	\$20,000.00
10-41-12	PAYROLL BENEFITS	\$1,600.00
10-41-24	OFFICE EXP/SUPPLIES/POSTAGE	\$700.00
10-41-34	COURT SOFTWARE	\$2,500.00
10-41-74	LEGAL FEES- COURT	\$4,000.00
Total MUNICIPAL JUDGE:		\$28,800.00

MAYOR

10-42-11	SALARY/ MAYOR	\$6,000.00
10-42-12	MAYOR - FICA	\$500.00

10-42-23	TRAVEL	\$2,500.00	
10-42-41	COMMUNITY DEVELOPMENT	\$750.00	
10-42-51	MAYOR/EMPLOYEE RELATIONS	\$2,000.00	(Create Accou
10-42-61	MISCELLANEOUS SUPPLIES	\$0.00	
Total MAYOR:		\$11,750.00	

TOWN COUNCIL

10-43-11	COMPENSATION/ TOWN COUNCIL	\$4,800.00	
10-43-12	TOWN COUNCIL - FICA	\$300.00	
10-43-23	TRAVEL	\$3,000.00	
10-43-62	BOARD EXPEND.	\$1,500.00	
10-43-63	COUNCIL/EMPLOYEE RELATIONS	\$3,500.00	
Total TOWN COUNCIL:		\$13,100.00	

HUMAN RESOURCES

10-44-07	UNEMPLOYMENT CLAIMS	\$2,000.00	
Total HUMAN RESOURCES:		\$2,000.00	

ADMINISTRATION

10-45-11	SALARIES/WAGES CLK/TRES/ADMIN.	\$372,185.00	Includes Reviewer
10-45-12	CLK/TREAS/ADMIN BENEFITS	\$263,524.00	
10-45-13	PART-TIME HELP/INTERNS	\$0.00	
10-45-14	PART-TIME BENEFITS/INTERN	\$0.00	
10-45-15	BANK CHARGES- CREDIT CARD	\$20,000.00	
10-45-23	EDUC/TRAVEL/LIC. FEES	\$10,000.00	
10-45-47	FILING FEES	\$0.00	
10-45-48	PUBLIC NOTICES	\$25,000.00	
10-45-49	SOFTWARE	\$25,000.00	
10-45-50	FINANCIAL AUDIT EXPENSE	\$24,000.00	
10-45-60	PROMO ITEMS/BOARD GIFTS	\$4,500.00	
10-45-74	CAPITAL OUTLAY - EQUIPMENT	\$15,000.00	
10-45-75	WEBSITE	\$2,500.00	
Total ADMINISTRATION:		\$761,709.00	

CIVIC CENTER MANAGEMENT

10-46-11	SALARIES/ WAGES- CIVIC CENTER	\$7,600.00	
10-46-12	PAYROLL BENEFITS- CIVIC CENTER	\$758.00	
10-46-22	SUPPLIES- CIVIC CENTER	\$3,500.00	
10-46-24	OFFICE EXP./SUP.- CIVIC CENTER	\$-	
10-46-25	ELECT./ GAS- CIVIC CENTER	\$17,000.00	
10-46-26	TELEPHONE EXP.- CIVIC CENTER	\$3,400.00	
10-46-73	BUILDING MAINT.- CIVIC CENTER	\$10,000.00	(Additional Re
Total CIVIC CENTER MANAGEMENT:		\$42,258.00	

LEGAL

10-47-12	LEGAL EXPENSE	\$75,000.00
Total LEGAL:		\$75,000.00

BUILDING OPERATIONS

10-48-11	SALARY/WAGES- CLEAN TOWN HALL	\$18,500.00
10-48-12	PAYROLL BENEFITS	\$0.00
10-48-22	CLEANING SUPPLIES	\$1,000.00
10-48-23	ELECTRICITY/ NATURAL GAS	\$7,000.00
10-48-24	OFFICE EXPENSE, SUPPLIES	\$15,000.00
10-48-25	COPIER MAINTENANCE CONTRACT	\$5,000.00
10-48-26	TELEPHONE EXPENSES	\$17,000.00
10-48-61	POSTAGE EXPENSES	\$3,500.00
10-48-62	RANDOM DRUG TESTING	\$750.00
10-48-72	BUILDING MAINTENANCE	
10-48-73	COMPUTER SERVICE & REPAIRS	\$8,000.00
Total BUILDING OPERATIONS:		\$75,750.00

OTHER GOV EXPENDITURES

10-49-11	EVENTS COORDINATOR PAYROLL	
10-49-12	PAYROLL BENEFITS	\$27,936.00
10-49-13	TOWN CODE REVISION	\$9,200.00
10-49-16	TOURISM DIRECTOR	\$55,000.00
10-49-18	PLAN REVIEWS	\$0.00
10-49-37	CONTRACTS-WAM	\$2,863.00
10-49-38	DUES & SUBSCRIPTIONS	\$3,200.00
10-49-52	INSURANCE - GENERAL LIABILITY	\$12,000.00
10-49-53	ARPA EXPENDITURES	\$0.00
10-49-55	PROPERTY TAXES	\$810.00
10-49-57	INSURANCE- PROPERTY	\$30,000.00
Total OTHER GOV EXPENDITURES:		\$141,009.00

POLICE DEPARTMENT

10-54-07	CUSTODY OF PRISONER	\$800.00
10-54-11	SALARIES/WAGES - POLICE	\$371,900.00
10-54-12	POLICE BENEFITS	\$235,158.00
10-54-13	PART-TIME & OVERTIME	\$0.00
10-54-20	DISPATCH CENTER	\$24,000.00
10-54-23	EDUCATION/TRAVEL	\$2,500.00
10-54-24	OFFICE EXP/SUPPLIES/POSTAGE	\$1,200.00
10-54-25	EQUIPMENT & SUPPLIES	\$19,308.00
10-54-26	AUTO OPERATION/ MAINTENANCE	\$20,000.00
10-54-27	E - FORCE	\$4,800.00
10-54-28	TELEPHONE	\$3,200.00

10-54-30	ANIMAL CONTROL	\$750.00	
10-54-32	DRUG ENFORCEMENT	\$500.00	
10-54-74	COMMUNITY PROGRAMS	\$500.00	
10-54-90	NEW POLICE VEHICLE	\$24,000.00	Lease Option
Total POLICE DEPARTMENT:		\$708,616.00	

FIRE DEPARTMENT

10-57-11	ADMINISTRATION AND GENERAL	\$1,500.00	
10-57-12	FIREMEN PENSION FUND	\$9,500.00	
10-57-13	PURCHASE SERVICES	\$20,000.00	
10-57-20	INSURANCE- FIRE DEPT. VEHICLES	\$3,000.00	
10-57-25	EQUIP/SUPPLIES/MAINT	\$30,000.00	
10-57-26	EQUIPMENT TESTING	\$4,000.00	
10-57-27	Random Drug Testing	\$1,200.00	
10-57-28	TELEPHONE	\$2,500.00	
10-57-33	CONVENTION/ EDUCATION EXP.	\$10,000.00	
10-57-64	DRILL FIELD- UTILITIES	\$1,200.00	
10-57-65	BUILDING - ELECTRIC	\$10,000.00	
10-57-66	WAGES- SALARIES/ FIRE DEPT.	\$12,000.00	
10-57-72	AVFD- BUILDING IMPROVEMENTS	\$13,000.00	(parking lot in
10-57-74	AVFD- SPECIALITY EQUIPMENT	\$20,000.00	
10-57-75	CAPITLA OUTLAY/FIRE TRUCK	\$50,000.00	
Total FIRE DEPARTMENT:		\$187,900.00	

PUBLIC WORKS/STREETS

10-60-02	STREET REPAIRS	\$5,000.00	
10-60-03	MAINT. PAVED STREET/SUMMR FUEL	\$7,500.00	
10-60-04	STORAGE BLDG./ MAINT. & UTIL.	\$5,000.00	
10-60-05	TELEPHONE EXP.	\$2,000.00	
10-60-06	STREETS LIGHTS	\$32,000.00	
10-60-07	EQUIP/MAINT & EXPENSES	\$40,000.00	
10-60-08	STREET CLEANING-BROOMS/FILTERS	\$2,500.00	
10-60-09	HAND TOOLS/ SAFETY EQUIPMENT	\$5,000.00	
10-60-10	SUPPLIES-PAINT, SIGNS, BANNERS	\$7,000.00	
10-60-11	SALARIES/WAGES - P.W. STREETS	\$126,370.00	
10-60-12	PUBLIC WORKS STREET BENEFITS	\$89,219.00	
10-60-13	PART-TIME HELP	\$8,000.00	
10-60-14	SALT/SAND MIX	\$7,000.00	
10-60-15	PART-TIME/ STREETS BENEFITS	\$500.00	
10-60-16	HIGHWAY CORRIDOR STUDY		
10-60-20	SPRING/FALL CLEAN UP	\$4,500.00	
10-60-71	SNOW REMOVAL/ WINTER FUEL	\$20,000.00	
10-60-72	CHRISTMAS LIGHTS	\$1,500.00	
10-60-73	MAIN STREET PLANTERS/FLOWERS	\$6,500.00	

10-60-74	CAPITAL OUTLAY/EQUIP PURCHASE	\$22,000.00	(Ventrac Impl
10-60-75	STREET IMPROVEMENT/REPLACEMENT	\$5,000.00	
10-60-76	DEPRECIATION RESERVE	\$5,000.00	
10-60-77	SIDEWALK IMPROVEMENTS	\$5,000.00	
10-60-78	EQUIPMENT RESERVE	\$8,000.00	
10-60-79	SIDEWALK IMPROVE/REPLACEMENT	\$-	
10-60-81	STORM DRAIN MAINTENANCE	\$5,000.00	
10-60-82	ENGINEERING FEES-STREETS	\$2,500.00	
10-60-83	ELK ANTLER ARCH MAINTENANCE	\$2,500.00	
Total PUBLIC WORKS/STREETS:		\$424,589.00	

PROFESSIONAL SERVICES

10-66-77	ENGINEERING SERVICES	\$5,000.00	
10-66-81	PROF. SERVICES	\$30,000.00	
10-66-95	GIS PROGRAM	\$1,200.00	
Total PROFESSIONAL SERVICES:		\$36,200.00	

PUBLIC WORKS/PARKS

10-70-05	X COUNTRY TRAIL GROOMING		
10-70-09	GROUND MAINTENANCE- PARKS	\$10,000.00	
10-70-11	SALARIES/WAGES- PARKS	\$116,257.50	
10-70-12	BENEFITS/PARKS	\$82,197.00	
10-70-14	BUILDING MAINT./ REPAIRS	\$2,000.00	
10-70-24	TREE CITY USA	\$-	
10-70-25	SUPPLIES- PARKS	\$8,000.00	
10-70-26	EQUIPMENT- PARKS	\$10,000.00	
10-70-27	UTILITIES- PARKS	\$3,000.00	
10-70-28	UTILITIES- SIMPLOT BALLFLDS	\$7,500.00	
10-70-29	MISC. SUPPLIES- PARKS	\$750.00	
10-70-71	FERTILIZER- PARKS	\$500.00	
10-70-78	PAINT/SUPPLIES- NEW BALLFIELDS	\$1,500.00	
10-70-80	EQUIPMENT- NEW BALLFIELDS	\$2,500.00	
10-70-81	PROJECTS- NEW BALLFIELDS	\$700.00	
10-70-92	TOPSOIL- PARKS	\$1,500.00	
10-70-96	INFORMATION CENTER MAINT.	\$0.00	
10-70-97	CAPITAL OUTLAY/EQUIPMENT	\$72,000.00	(Park Playgrou
Total PUBLIC WORKS/PARKS:		\$318,404.50	

PUBLIC WORKS/CEMETERY

10-72-03	GROUND MAINTENANCE	\$10,000.00	
10-72-04	EQUIPMENT & SUPPLIES	\$5,000.00	
10-72-11	CEMETERY RECORD UPDATE	\$1,500.00	
10-72-12	PUBLIC WORKS CEMETERY BENEFITS	\$1,530.00	
10-72-13	WAGES/SALARY- CEMETERY	\$20,000.00	

10-72-20	SPRINKLER PIPE	\$500.00	
10-72-27	UTILITIES-CEMETERY	\$2,500.00	
10-72-30	CONTRACT SERVICES	\$15,000.00	
10-72-40	TOPSOIL/ SOD	\$1,500.00	
10-72-??	CEMETERY EXPANSION PLANNING	\$5,000.00	Create Account
10-72-91	CAPITAL/NEW LAWN MOWER	\$15,000.00	(new utility ve
Total PUBLIC WORKS/CEMETERY:		\$77,530.00	

AIRPORT

10-73-03	SERVICES	\$35,000.00	
Total AIRPORT:		\$35,000.00	

RECREATION DEPARTMENT

10-74-02	LITTLE LEAGUE PROGRAM	\$2,750.00	
10-74-03	YOUTH SOFTBALL	\$2,500.00	
10-74-04	YOUTH FLAG FOOTBALL	\$7,900.00	
10-74-05	YOUTH SOCCER PROGRAM	\$5,000.00	
10-74-07	YEAR ROUND REC PROGRAM	\$0.00	
10-74-08	YOUTH BASKETBALL PROGRAM	\$2,500.00	
10-74-09	YOUTH VOLLEYBALL	\$2,250.00	
10-74-11	SALARIES/WAGES - RECREATION	\$18,000.00	
10-74-12	RECREATION BENEFITS	\$1,500.00	
Total RECREATION DEPARTMENT:		\$42,400.00	

COMMUNITY DEVELOPMENT

10-77-03	COMMUNITY CLEAN-UP	\$2,000.00	
10-77-04	SALT RIVER CENTER	\$0.00	
10-77-05	HERITAGE COMMITTEE	\$2,000.00	
10-77-06	STAR VALLEY RIDGE RIDERS	\$0.00	
10-77-07	AFTON MAIN STREET ALLIANCE	\$20,000.00	
10-77-08	AFTON FOOD PANTRY	\$5,000.00	
10-77-09	COMMUNITY DEVELOPMENT	\$100,000.00	(Town of Afto
10-77-25	STAR PROJECT	\$2,750.00	
Total COMMUNITY DEVELOPMENT:		\$131,750.00	

LODGING TAX BOARD

10-78-02	MARKETING & PROMOTION	\$70,000.00	
10-78-03	Town Events	\$45,000.00	
10-78-04	SPECIAL EVENTS	\$33,500.00	
10-78-05	DESTINATION DEVELOPMENT GRANT	\$0.00	
Total LODGING TAX BOARD:		\$148,500.00	

TRANSFER TO OTHER FUNDS

10-80-50	TRANSFER TO GOLF COURSE FUND	\$150,000.00	
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10-80-51	TRANSFER TO TOURISM BOARD FUND	\$0.00
10-80-52	TRANSFER TO WATER FUND	\$0.00
10-80-53	TRANSFER TO FOREST SERVICE	\$0.00
Total TRANSFER TO OTHER FUNDS:		\$150,000.00

Capital Projects

10-90-18	PROPERTY PURCHASE	\$0.00
10-90-18	REMODEL TOWN HALL	\$165,983.50
10-90-70	STREET PAVING	\$286,600.00
10-90-85	SWIFT CREEK HYDRO PROJECT	\$0.00
10-90-90	LOS CABOS PASS THROUGH	\$200,000.00
10-90-93	TANK RESURFACE	\$0.00
Total Capital Projects:		\$652,583.50

GENERAL FUND Revenue Total: \$4,036,049.00

GENERAL FUND Expenditure Total: \$4,036,049.00

Total GENERAL FUND: \$0.00

FIRE DEPT. FUND

REVENUE- FIRE DEPT.

20-36-57	Donations - Fire Dept	\$15,000.00
20-36-58	MUTUAL AID- FIRE DEPT.	\$2,500.00
20-36-60	CONVENTION REVENUE	
20-36-80	INTEREST- FIRE DEPT.	\$45.00
Total REVENUE- FIRE DEPT.:		\$17,545.00

EXPENDITURE- FIRE DEPT.

20-57-25	Equip/Supplies/Maint	\$17,545.00
20-57-34	Convention Exp.- Fire Dept.	\$-
Total EXPENDITURE- FIRE DEPT.:		\$17,545.00

FIRE DEPT. FUND Revenue Total: \$17,545.00

FIRE DEPT. FUND Expenditure Total: \$17,545.00

Total FIRE DEPT. FUND: \$0.00

WATER FUND

MISCELLANEOUS

51-36-18	SALES OF MATERIALS/WATER	\$2,500.00
51-36-80	INTEREST REVENUE	\$-
Total MISCELLANEOUS:		\$2,500.00

UTILITIES

51-37-10	REVENUE -WATER PENALTIES	\$10,000.00
51-37-15	REIMB.- N. AFTON/SPRING PROJ.	\$-

51-37-16	Transfer from General Fund	\$0.00
51-37-18	PARTS REIMBURSEMENT	\$-
51-37-20	CONNECTION FEES	\$48,000.00
51-37-21	WATER IMPACT FEES	\$100,000.00
51-37-30	LVE DEBT SERVICE	\$11,702.00
51-37-90	REVENUE - WATER CHARGES-AFTON	\$685,000.00
Total WATER:		\$854,702.00

EXPENDITURES

51-40-02	SOURCE OF SUPPLY	\$5,000.00	
51-40-03	CERTIFICATION/ EDUCATION DUES	\$1,700.00	
51-40-04	UTILITY/VALVE HSE- ELECTRICITY	\$2,000.00	
51-40-05	TRANSMISSION AND DISTRIBUTION	\$183,000.00	(80K meter Re
51-40-06	SHOP MAINT./FUEL PRUCHASES	\$4,500.00	
51-40-07	TELEPHONE	\$1,500.00	
51-40-08	OFFICE SUPPLIES	\$2,500.00	
51-40-09	DEBT PMT- SWIFT CREEK HYDRO	\$23,500.00	
51-40-10	SCADA SYSTEM	\$16,000.00	
51-40-11	SALARIES & WAGES/ UTILITY	\$124,699.00	
51-40-12	PAYROLL BENEFITS/ UTILITY	\$93,532.75	
51-40-14	POWER/PUMPING	\$10,000.00	
51-40-15	VEHICLE REPAIRS & INS. DED.	\$2,500.00	
51-40-20	CHLORINE	\$15,000.00	
51-40-21	OSHA/ SAFETY EQUIP.	\$1,250.00	
51-40-22	CONTRACT SERVICES- WATER	\$0.00	
51-40-31	UTILITY BILLING	\$4,250.00	
51-40-33	S HWY 89 WATER LINE REPLACEMENT	\$0.00	
51-40-60	CAPITAL EQUIPMENT	\$0.00	
51-40-70	SNOW REMOVAL	\$5,000.00	
51-40-71	TOOL PURCHASE/EQUIP REPAIR	\$5,000.00	
51-40-72	STORAGE TANK CLEANING	\$6,800.00	
51-40-73	TESTING SOURCE OF SUPPLY	\$11,500.00	
51-40-75	REGULATORY TRAVEL EXP.	\$0.00	
51-40-76	DEPRECIATION RESERVE	\$123,685.25	
51-40-77	DEBT PMT- WATER SYS- 1ST BANK	\$159,699.00	
51-40-78	EMERGENT INFRASTRUCT PROTECTIO	\$0.00	
51-40-79	GIS FEES	\$1,200.00	
51-40-79	HYDRO PROJECT PERMIT	\$0.00	
51-40-81	DEBT PMT- WWDC/ WATER WELL PRO	\$6,070.00	
51-40-82	DEBT PMT. WWDC/WATER SYSTEM	\$30,816.00	
51-40-83	SPRING/NORTH AFTON PROJECT		
51-40-84	ENGINEERING FEES	\$10,000.00	
51-40-85	LEGAL FEES	\$2,500.00	
51-40-86	WS SLIB GRANT EXPENSES	\$0.00	

51-40-87	CEMETERY TANK EXPENSES	\$0.00
51-40-90	SENSUS SOFTWARE	\$3,500.00
51-40-92	ONE-CALL WYOMING	\$500.00
Total EXPENDITURES:		\$857,202.00

WATER FUND Revenue Total:	\$857,202.00
WATER FUND Expenditure Total:	\$857,202.00
Total WATER FUND:	\$0.00

SEWER FUND

MISCELLANEOUS

52-36-34	INVESTMENT INCOME	\$-
52-36-40	REVENUE/SEPTIC DUMPING	\$25,000.00
52-36-50	REVENUE/RV DUMP	\$5,000.00
Total MISCELLANEOUS:		\$30,000.00

UTILITIES

52-37-30	REVENUE - SEWER CHARGES	\$300,000.00
52-37-35	CONNECTION FEES	\$5,000.00
52-37-40	SEWER IMPACT FEES	\$100,000.00
52-37-80	ARPA INFRASTRUCTURE GRANT	\$0.00
Total UTILITIES:		\$405,000.00

CONTRIBUTIONS & TRANSFERS

52-39-41	TRANSFERS FROM OTHER FUNDS	\$0.00
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EXPENDITURES

52-40-02	SEWER LINE CLEANING	\$45,000.00
52-40-05	TRANSMISSION AND DISTRIBUTION	\$55,000.00 (to accomidat
52-40-06	SHOP AND MAINTENANCE	\$4,500.00
52-40-07	LIFT PUMP/ SVHS	\$10,000.00
52-40-08	CERTIFICATION/EDUCATION DUES	\$2,500.00
52-40-09	ARPA INFRASTRUCTURE GRANT	\$0.00
52-40-10	scada	\$5,000.00
52-40-11	SALARY/WAGES- UTILITY	\$124,699.00
52-40-12	EMPLOYEE BENEFITS- UTILITY	\$93,532.75
52-40-60	CAPITAL EQUIPMENT	\$0.00
52-40-72	CONTRACT SERVICES- SEWER	\$5,000.00
52-40-73	ENGINEERING FEES- SEWER	\$5,000.00
52-40-74	NEW LIFT STATION PUMP	\$0.00
52-40-76	DEPRECIATION RESERVE	\$82,268.25
52-40-79	LAGOON TESTING	\$2,500.00
52-40-80	SEWER BAD DEBT	\$-

52-40-85	DEPRECIATION EXPENSE	
Total EXPENDITURES:		\$435,000.00
SEWER FUND Revenue Total:		\$435,000.00
SEWER FUND Expenditure Total:		\$435,000.00
Total SEWER FUND:		\$0.00

WATER LAB FUND

Revenues		
53-37-19	WATER LAB REVENUES	\$20,300.00
Total Revenues:		\$20,300.00

Expenditures

53-76-11	SALARIES & WAGES- WATER LAB	\$9,000.00
53-76-12	PAYROLL BENEFITS- WATER LAB	\$1,300.00
53-76-73	WATER LAB EXPENSES	\$10,000.00
Total Expenditures:		\$20,300.00

WATER LAB FUND Revenue Total:	\$20,300.00
WATER LAB FUND Expenditure Total:	\$20,300.00
Total WATER LAB FUND:	\$0.00

GOLF COURSE FUND

Revenues		
55-30-09	GOLF COURSE REVENUE	\$460,000.00
55-30-30	GOLF GREEN FEES	
55-30-59	TRANSFER FROM GENERAL FUND	\$150,000.00
Total Revenues:		\$610,000.00

Revenues		
55-40-12	GOLF BENEFITS	\$960.00
55-40-15	PRO SHOP EMPLOYEES	\$68,000.00
55-40-16	PRO SHOP EMPLOYEES- BENEFITS	\$6,745.60
55-40-20	REPAIRS/MAINTENANCE	\$500.00
55-40-26	TELEPHONE EXP.- PRO SHOP	\$500.00
55-40-28	TRASH REMOVAL- PRO SHOP	\$900.00
55-40-30	ELECTRICITY/GAS- PRO SHOP	\$1,850.00
55-40-31	WATER/SEWER	\$2,280.00
55-40-32	ADVERTISING- PRO SHOP	\$4,000.00
55-40-35	DUES- HANDICAP GHIN	\$550.00
55-40-38	TOURNAMENT EXP.	\$3,000.00
55-40-39	SUPPLIES- (STATIONARY)- PRO SH	
55-40-40	FOOD & BEVERAGE- PRO SHOP	\$7,250.00
55-40-41	PRO SHOP MERCHANDISE	\$8,000.00
55-40-42	RANGE BALLS- PRO SHOP	\$500.00

55-40-44	OSHA SUPPLIES	\$500.00
55-40-45	SOFTWARE- PRO SHOP	\$750.00
55-40-46	CLEANING SUPPLIES/ PRO SHOP	\$700.00
55-40-47	OFFICE SUPPLIES	\$750.00
55-40-50	GOLF CART RENTALS	\$41,640.00

Total : **\$149,375.60**

Expenditures

55-50-05	MAINTENANCE OF BUILDINGS	\$1,200.00
55-50-10	MAINTENANCE OF EQUIPMENT	\$10,000.00
55-50-11	SALARY- GOLF COURSE MAINT.	\$75,000.00
55-50-12	PUBLIC WORKS GOLF BENEFITS	\$54,535.00
55-50-13	SEASONAL HELP- GOLF COURSE	\$80,000.00
55-50-14	SEASONAL BENEFITS- GOLF COURSE	\$7,936.00
55-50-15	AERATION	\$0.00
55-50-20	TELEPHONE	\$2,000.00
55-50-25	UTILITIES	\$11,000.00
55-50-30	LANDSCAPING - SEED AND TREES	\$500.00
55-50-35	IRRIGATION SYSTEM MAINT.	\$5,000.00
55-50-50	GOLF CARTS	\$4,500.00
55-50-55	SAND	\$7,500.00
55-50-60	FERTILIZER	\$7,500.00
55-50-61	FUNGICIDE	\$5,000.00
55-50-62	CHEMICAL	\$0.00
55-50-65	SUPPLIES	\$1,500.00
55-50-66	SMALL TOOL PURCHASES	\$750.00
55-50-70	DRY CREEK IRRIGATION ASSESSMEN	\$2,069.00
55-50-75	DEPRECIATION RESERVE	\$74,134.40
55-50-80	CAPITAL OUTLAY	\$35,000.00
55-50-81	EDUCATION/ TRAINING	\$5,500.00
55-50-82	CONSULT & PRO. FEES	\$55,000.00
55-50-83	FUEL	\$15,000.00

Total Expenditures: **\$460,624.40**

GOLF COURSE FUND Revenue Total: \$610,000.00

GOLF COURSE FUND Expenditure Total: \$610,000.00

Total GOLF COURSE FUND: **\$0.00**

FOREST SERVICE PROPERTY

57-30-10	REVENUE- FOREST SERVICE LEASE	\$226,380.00
57-30-15	TRANSFER FROM GENERAL FUND	\$-

Total : **\$226,380.00**

57-65-01	DEBT SERVICE- FIRST BANK	\$88,052.00
57-65-02	CLEANING- FOREST SERVICE	\$25,000.00

57-65-03	SUPPLIES- FOREST SERVICE	\$750.00
57-65-04	TRASH REMOVAL- FOREST SERVICE	\$1,500.00
57-65-05	GROUND MAINT./ FOREST SERV.	\$5,000.00
57-65-06	BLDG. MAINT/ REPAIRS	\$30,000.00
57-65-07	ADMINISTRATION- FOREST SERVICE	
57-65-11	SALARY/WAGES- FOREST SERVICE	\$6,500.00
57-65-12	PAYROLL BENEFITS	\$2,500.00
Total :		<u>\$159,302.00</u>

FOREST SERVICE PROPERTY Revenue Total:	\$226,380.00
FOREST SERVICE PROPERTY Expenditure Total:	<u>\$179,302.00</u>
Total FOREST SERVICE PROPERTY:	\$47,078.00

unt)

the estimated cost for a Fulltime Plan
r/Inspector/Code Enforcement Officer

request by Hayden for AC Unit Cover)

Send New FT Position

to replace 2 vehicles

nprovements & Building Painting)

lements)

und Equipment)

nt
ehicle/gator)

on Master Plan)

Maintenance

eplacement)

te for generator at Lift Station)

master Plan)

**AFTON TOWN COUNCIL
TOWN COUNCIL BOARD STAFF REPORT**

HEARING TIME AND DATE: 5:30 PM, June 9, 2026

HEARING LOCATION: Afton Town Hall, Conference Room, 416 Washington St., Afton, WY

APPLICANT(S): Six S Company LLC, Ryan & Carol Sandall Family Living Trust

PROJECT NAME:

PROJECT LOCATION: Ted Frome Lot 4

CURRENT ZONING: (R-1) Detached Single Family Residential

REPRESENTATIVE: Freement Engineering & Surveying % Dave Fehringer

PROPOSAL:

The applicant is requesting approval of a replat, rezone, and Planned Unit Development (PUD) for approximately 4.02 acres located within the Ted Frome Second Addition. The proposal includes development of a 12-lot single-family residential subdivision known as the Wanderin Star Reside. The subject property is currently zoned ACR and is proposed to be rezoned to (R-1) to allow for residential subdivision development. The project proposes:

- Replatting Lot 4 into 12 single-family residential lots
- Minimum lot sizes of 11,500 square feet, with some larger lots up to 13,500 square feet
- Retention of a portion of land as ACR zoning
- Development supported by municipal water and sewer infrastructure extensions

The intent of the project is to provide attainable housing while maintaining compatibility with surrounding residential neighborhoods

FACTUAL DATA:

Current Zone: ACR

Total Acres of Project: 4.02± Acres

Total Current Parcels: 1

Total Lots Requesting: 12

SERVICES:

Water: Afton Water

Sewer: Afton Sewer

ATTACHMENTS:

1. PUD & Rezone Application - Ted Frome 2nd Addition Lot 4 (3)
-

TOWN COUNCIL BOARD RECOMMENDATION:

PLANNING & ZONING BOARD RECOMMENDATION:

The Planning & Zoning Board recommends that the Afton Town Council **Approve** the proposed Rezone and Planned Unit Development, with:

- Findings of Approval A. through C.
- Conditions of Approval 1-5.

FINDINGS OF APPROVAL:

FINDINGS OF APPROVAL:

A. The proposed application is complete and consistent with the procedural requirements outlined in Section 17-2-6 of the Afton Land Development Code, Planned Unit Development Process.

(a) The Zoning Administrator has confirmed payment and completeness of the application. Publication for the PUD and notifications have been sent out to all property owners within 300 feet.

(b) The application is for property comprising more than one (1) acres.

B. The proposed Planned Unit Development evaluated in the context of the five considerations outlined in 17-2-6(d).

(1) Consistency of the planned unit development with the Town of Afton Municipal Master Plan;

(a) The area requested for rezoning and R-1 lot creation was cited within the Town of Afton Municipal Master Plans as a Potential Residential Expansion area within the Town of Afton Municipal bounds. It was a location cited as future residential usage within the Community Land Use Plan options 1, 2, and 3 within Chapter 6 of the Municipal Master Plan. The application area is located directly south of existing R-2 zoning that is currently used for single-family residential but contiguous to existing R-3 zones to the northwest. Applicant providing a Master Plan will help to ensure traffic flows and long-term vehicle circulation are in conformance with the existing preliminarily approved master plan to the south.

(2) Consistency of the planned unit development with development standards and design criteria outlined in Chapter 5 of the Afton Land Development Code;

(a) The PUD Map shows the applicant intends to extend Hospital road to be used to access the applicant area, the size of the roadway and culdesacs as laid out in the plan are consistent with requirements of Title 17. The applicant intends to operate the property as R-1 zoning but is using the PUD application to request a flexibility of a smaller lot size in an effort to provide more attainable housing locally.

(3) Compatibility and potential impacts of the planned unit development upon adjoining land uses;

(a) The applicant property currently has only one access which is Hospital Lane. The application at full build out will add to the amount of average daily trips to the Hospital Lane and Adams Street.

(4) Suitability of the subject and adjacent properties to existing zoning;

(a) The subject site is located near Hospital Lane and adjacent to existing residential uses to the north and east General Commercial (GC) zoning to the west and Agricultural/Residential (ACR) land to the south.

(5) Potential impact of the planned unit development upon municipal roads, water system, wastewater system, stormwater management, and other public services;

(a) The creation of an additional 12 lots will increase the local vehicle traffic in the area. Water and Sewer services can be extended for the 12 lots at the developers expense without burdening existing users of the system.

C. The proposed Rezone Application is evaluated in the context of the five (5) considerations outlined in 17-2-7(d).

1. Consistency of the zone change with the Town of Afton Municipal Master Plan;

b. The area requested for rezoning and R-1 lot creation was cited within the Town of Afton Municipal Master Plans as a Potential Residential Expansion area within the Town of Afton Municipal bounds. It was a location cited as future residential usage within the Community Land Use Plan options 1, 2 & 3 within Chapter 6 of the Municipal Master Plan. The application area is located directly south of existing R-2 zoning that is currently used for single-family residential but contiguous to existing R-3 zones to the northwest. Applicant providing Master Plan will help to ensure traffic flows and long-term vehicle circulation are in conformance with the existing preliminarily approved master plan to the south.

2. Suitability of the subject and adjacent properties to existing zoning;

- a. Property to the north of the applicant property is currently zoned R-2 but operates as Single Family homes, consistent with the applicants request for R-1. Property to the South of the applicant property has been masterplanned and zoned for R-1 as well. The applicant is only requesting for the north 4.02± Acres of the property be rezoned to R-1 with the remaining portion to the south remaining as ACR keeping in line with the property directly to the east.
3. Purpose and potential need for the rezone request and public policies that may support the proposed zone change:
 - a. The proposed land use for the applicant property is for the purpose of creating twelve R-1 lots to allow for single family homes on the requested smaller lots with the PUD application, potentially allowing for more attainable homes.
4. Compatibility and potential impacts of the proposed zone change upon adjoining land uses; and;
 - a. As stated previously, the detached single-family residential requested use is consistent with lots directly to the North and fall in line with permitted Master Planned uses to the South.
5. Potential impacts of the zone change on municipal roads, water systems, wastewater systems, stormwater management, and other public services.
 - a. The proposed development will require connection and extension of existing water, sewer and roadway (Hospital Lane), storm water management will be handled within the applicant property per the Master Plan Report. The proposed development at full build out will add twelve (12) new residential dwellings to the Town of Afton and have the potential to add to the required fire and police services needed in the area.

CONDITIONS OF APPROVAL:

CONDITIONS OF APPROVAL:

1. Developer to execute Affidavit which states that they have met the requirements of 15-1 (e) statute in regard to notifications and indemnify the Town.
2. Final Plat recorded for Ted Frome Second Addition to the Town of Afton.
3. Easements as depicted in the map on the plat be reflected in the Certificate of Ownership and Dedication on the plat.
3. Significant alterations to the Final Plat of Ted From Second Addition Lot 4 Replat shall require additional permitting.
4. Developers Agreement between the Town and Developer shall be executed and Performance security shall be secured in an amount that reflects 125 percent of the anticipated cost of improvements and shall be sufficient enough to cover all promises and conditions outlined in the Developers Agreement before Final Plat approval..

5. Final Plat shall depict the location of easements necessary for the long-term operation and maintenance of the water distribution and wastewater collection systems and storm.

BACKGROUND:

BACKGROUND:

The applicant is requesting approval of a Rezone and Planned Unit Development (PUD) for approximately 4.02 acres located within the Ted Frome Second Addition. The proposal includes development of a 12-lot single-family residential subdivision known as the Wanderin Star Residence. The applicant's property is currently zoned ACR and is proposed to be rezoned to (R-1) to allow for residential subdivision development.

The rezone request is consistent with the Town of Afton Land Development Code and surrounding land uses.

The proposed subdivision provides needed residential development consistent with community character. Infrastructure plans appear adequate to serve the development. An issue exists regarding interpretation and perceived compliance with W.S. 15-1-415(e), more specifically the notification requirements per state statute to all appropriators responsible for a ditch, irrigation works or other water conveyance system. The Town of Afton's legal council has provided guidance that an affidavit executed by the developers certifying that statute has been followed would indemnify the Town in event that the developer, their surveyor or engineer failed to notify all appropriators.

Proceeding without such an affidavit could expose the Town to procedural risk.



March 2, 2026

TO: Violet Sanderson, Town Administrator, Town of Afton

FROM: Chris Savan, PE, Engineering Manager

RE: Project Description for Ted Frome Lot 4 Replat (Wanderin Star Residences)

1. Project Description and Land Use

The proposed Wanderin Star Residences project is a residential subdivision located on a 4.02-acre parcel currently zoned ACR. The project involves the replatting of Ted Frome Lot 4 to create 12 single-family residential lots with a minimum of 11,500 square feet per lot and 1 lot, which will remain zoned ACR. The development is designed to provide attainable high-quality housing while maintaining the character of the surrounding Afton community. The lots on the north side of the development adjacent to the residences along 9th Ave will have a minimum lot size of 13,500 square feet, which is similar to the Town's existing R-1 zoning standards. This application includes a planned unit development and rezone application.

2. Infrastructure and Utilities

The development will be supported by robust infrastructure extensions connecting to existing municipal systems:

- **Water:** Two 8-inch Ductile Iron Pipe (DIP) extensions will connect to the existing 8-inch water main traversing the site. Fire protection is provided via hydrants at each cul-de-sac with a required fire flow of 1,000 GPM.
- **Sanitary Sewer:** A new 8-inch PVC gravity sewer system will be installed, tying into the existing main in Hospital Lane to the west.

- **Access:** Two new cul-de-sacs, each approximately 150 feet in length, will provide primary access. The development is expected to generate 120 daily trips with one access point via Hospital Lane to the West.

3. Phasing and Construction Timeline

The project is planned to proceed in a logical sequence to ensure all public improvements are functional before residential occupancy:

- **Phase 1: Groundbreaking (July 2026):** Construction will commence with site grading and the installation of primary utility infrastructure (water and sewer mains).
- **Phase 2: Fall 2026:** Completion of utility work and roadway sub-base/paving is anticipated to continue through the fall season.
- **Phase 3: Residential Construction:** Construction of the 12 single-family residences will commence only after the completion of the Town entitlement process and the subsequent issuance of building permits by the City. There is currently no fixed timeline for the individual residence construction, as this will be market-driven following the entitlement of the lots.

4. Compliance with PUD Guidelines

The project adheres to the PUD standards for Block 1, focusing on:

- **Density:** Maintaining the R-1 zoning intent with 12 units on 4.02 acres (approximately 3 units per acre).
- **Open Space:** The design incorporates an estimated 20 percent irrigable/green area (0.804 acres), which will mostly consist of individual lot landscaping. This percentage was used for water demand calculations and actual values may vary depending on lot owner preference.
- **Safety:** Ensuring full compliance with IFC fire flow and hydrant distribution requirements.



416 S. Washington
P.O. Box 310
Afton, WY 83110
Phone (307) 885-9831

PLANNED UNIT DEVELOPMENT APPLICATION

APPLICATION FEE: \$150.00

PROPERTY OWNER(S)

Name: SIX S COMPANY LLC
Mailing Address: 8580 LA MANCHA LANE
FLAGSTAFF, AZ 86004
Phone #: 928-853-0852

Name: _____
Mailing Address: _____
Phone #: _____

REPRESENTATIVE/SURVEYOR/ENGINEER

Name: FREMONT ENGINEERING & SURVEYING | DAVE FEHRINGER
Mailing Address: PO BOX 1292
Phone #: 307-206-1007

LEGAL DESCRIPTION OF PROJECT LOCATION: Township/Range/Section T32N, R118W, SEC 31

TOTAL AREA INCORPORATED INTO PROPOSED PLANNED UNIT DEVELOPMENT: 4.02-ACRES

CURRENT ZONING DESIGNATION FOR PROJECT LOCATION: ACR

The applicant will be required to provide the Town Clerk with the following:

- (1) Location map of project site and properties immediately adjacent to the proposed planned unit development.
- (2) Scaled illustration of the existing planned unit development site that contains a scale not less than one inch=200 feet. This illustration will locate all existing utility systems, easements, roads and streets, drainage areas and facilities, existing zoning, existing building, and topography.
- (3) A site plan of the proposed land use development concept.
- (4) A schedule for the proposed development project.
- (5) A project narrative describing proposed land uses, proposed site design construction criteria, as well as any planned covenants, conditions, and restrictions of record.
- (6) A list of landowners who own properties within 300 feet of the proposed zone change.

Landowner name and addresses within 300 feet of zoning change location:

SEE ATTACHED LIST

A hearing date will be set for the Planning and Zoning Board to review and make their recommendation to the Afton Town Council. The applicants description and hearing date will be advertised in the local paper for two weeks prior to hearing date.

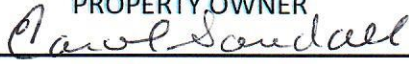
I/We the undersigned have read and understand this Rezone Application and certify that the information provided is true and correct.

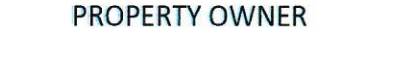
I/We also have read and understand all planning and development requirements in the Afton Land Development Code-Title 17.

(ALL Property owners must sign).



(FES REP TO SIGN
ON BEHALF OF CLIENT)


PROPERTY OWNER


PROPERTY OWNER


PROPERTY OWNER

3/2/2026

DATE
3/5/26

DATE
3/5/26

DATE

Mornin' Star Residences

Planned Unit Development (PUD) Guidelines

Subdivision: Block 1, Ted Frome Lot 4 Replat

Location: Town of Afton, Wyoming

Prepared on: March 2, 2026 | Adopted: [TBD]

Prepared by:

**Fremont Engineering and Surveying
155 N 1st St, Ste A
Lander, WY 82520**

chat@fremontsurveying.com | (307) 206-1007

I. Purpose and Intent

The purpose of this PUD is to provide for the orderly residential development of a 4.02-acre parcel within the Town of Afton located within Block 1 of Ted Frome Lot 4 Replate. This document establishes the specific development standards for the site, ensuring compatibility with the surrounding residential context while allowing for a more efficient use of land through a reduced minimum lot size compared to standard R-1 requirements.

II. Legal Description of PUD

The following legal describes the boundaries for which the PUD is in effect upon adoption:

A Parcel of Land within Lot 4 Ted Frome Second Additon to the Town of Afton located in the S1/2NW1/4 of Section 31, T.32N., R.118W., Lincoln County, Wyoming. Said Parcel will be described as Lot 4 Replat, Ted Frome Second Additon to the Town of Afton located in the S1/2NW1/4 of Section 31, T.32N., R.118W., Lincoln County, Wyoming, being more particularly described as follows:

Beginning at the northeast corner of said Lot 4, Ted Frome Second Addition and proceed along the easterly boundary line S00°45'33"W, a distance of 303.49 feet to a point;

Thence leaving said easterly boundary and proceed N89°26'45"W, a distance of 575.95 feet to a point;

Thence N01°35'39"E, a distance of 306.52, feet to the north line of said Lot 4, to a point;

Thence proceed along the north line of said Lot 4, S89°08'49"E, a distance of 571.48 feet, more or less, to the Point of Beginning of this description.

Said Parcel contains 174,975 SF (4.02 acres), more or less.

III. General Provisions

Unless specifically modified by this PUD document, all development within this subdivision shall comply with the Town of Afton Zoning Code and the Town's current Subdivision Regulations.

IV. Zoning District Development Standards

There is only one zoning district within the PUD, which is R-1. This district is similar to the R-1 zoning district within the Town's Title 17 except with a minimum lot size of 11,500 square feet. The following subsection for the zoning district outlines the development standards.

A. R-1 Detached Single-Family Residential District (Custom PUD)

The following zoning regulations establish the singular zoning district for this Planned Unit Development (PUD). All standards perfectly mirror the R-1 Detached Single-Family Residential District under the Town of Afton's Title 17 Land Development Code, with the explicit exception of a reduced minimum lot area.

(a) Purpose of District: This zoning district is intended to sustain attractive, older residential neighborhoods that contain a lower residential density, as well as establish new low-density

residential neighborhoods in selected, undeveloped areas of the community. Somewhat larger lot sizes around residential dwellings will enable greater open space around buildings and accessory structures. Detached single-family residential districts will be located where adequate public utilities are available with sufficient capacity to serve residential development.

(b) Permitted Uses:

1. One detached, single-family dwelling unit including various types of residential structures such as stick-built homes, manufactured homes, and modular homes. Mobile homes are not permitted. Guest quarters are permitted but shall be limited to 900 sf.
2. One family or non-family household shall primarily occupy each single-family dwelling unit. However, owners of the dwelling unit may provide room and board for up to three (3) persons without living on the same lot.
3. Bed-and-breakfast operation in the principal residence on the property that is operated by the property owner.
4. Home occupations operated by the occupants of a single-family residence and not more than two (2) non-household employees. However, such enterprises shall generate limited vehicular traffic and vehicular parking along residential streets, as well as limited noise or odor within residential neighborhoods.
5. Childcare home service authorized by the Wyoming Department of Family Services that is operated by the occupants of a single-family residence and not more than two (2) non-household employees.
6. Public parks; playgrounds; community trails for pedestrians, bikes, and cross-country skiing; and other public recreational facilities.
7. Churches and places of worship.
8. Public schools, educational facilities, and related administrative offices.
9. Structures supporting community utility systems.

(c) Residential Building Standards: Required building standards for residential structures in the R-1 detached, single-family residential district are presented in Chapter 5 of the Afton Land Development Code.

(d) Minimum Lot Area: 11,500 square feet. *(Note: Modified from the standard 13,500 square feet per the specific conditions of this PUD).*

(e) Lot Coverage: Not more than thirty-five (35) percent of a lot shall be occupied by a primary residential structure including servants/guest quarters.

(f) Minimum Setbacks:

1. Front Yard: Primary residential structure and accessory buildings shall be set back at least twenty (20) feet from the front property line. Both street frontages on corner lots shall be considered front yards.
2. Side Yards: Primary residential structures and detached accessory structures shall be set back from side property lines at least ten (10) feet within one side yard and ten (10) feet within a second side yard.
3. Rear Yard: Primary residential structures shall be set back at least eight (8) feet from the rear property line. Detached accessory structures shall be set back at least three (3) feet from the rear property line if the gable end or flat roof is parallel with the property line. In situations where the gable end of the structure is not parallel with the property line a minimum of eight (8) feet from the property line is required.
4. All snow and other drainage must be retained within the property boundaries.

(g) Maximum Building Height:

1. No primary residential and separate servants/guest quarters shall be more than thirty-five (35) feet in height.
2. The height of detached accessory structures shall be thirty-five (35) feet or less.

(h) Vehicular Parking and Storage:

1. A minimum of four hundred (400) square feet of off-street parking shall be provided for each single-family dwelling unit. The parking area, e.g., driveway, shall extend from the edge of the municipal street right-of-way.
2. Parking of any vehicle which has a gross vehicle weight (GVW) of greater than twenty-six thousand (26,000) pounds, is prohibited along any public street that adjoins an R-1 District, except for the following:
 - Vehicles temporarily loading or unloading passengers, materials, and merchandise.
 - Vehicles engaged in performing a service activity on the adjacent residential lot or parcel of land.
 - Vehicles used in association with construction or maintenance activities in the immediate vicinity.
3. No more than one (1) unlicensed or inoperable vehicle shall be permitted on any residential lot.
4. Off-street parking areas for schools, educational facilities and related administrative offices, and churches shall consist of designated parking spaces and/or centralized parking areas within the building site. The minimum number of required off-street parking spaces for these facilities shall include:

- Perimeter two (2) parking spaces per classroom,
- One parking space per 200 square feet of gross floor area associated with administrative offices, and
- One parking space for every four seats in the main sanctuary of a church.

(i) Fencing:

1. Fences shall be no more than five (5) feet high between the front building line and front property line. Structural posts associated with this fencing shall be situated on the interior side of the fence.
2. Fences alongside or rear property lines shall be no more than six (6) feet high. Structural posts associated with all perimeter fences shall be situated on the interior side of the fence.

(j) Accessory Uses and Buildings:

1. Accessory buildings such as pole barns, garages, workshops, and tool sheds shall be permitted on the same lot with a primary residential structure, or on an adjacent lot associated with the primary residential structure.
2. Accessory buildings shall be situated at least three (3) feet from all primary residential structures. Accessory structures may not exceed the total square footage of the main level of the primary residential structure.
3. Accessory structures are permitted to be located in side yard or rear yard but shall not be permitted in front of the street façade of the home.

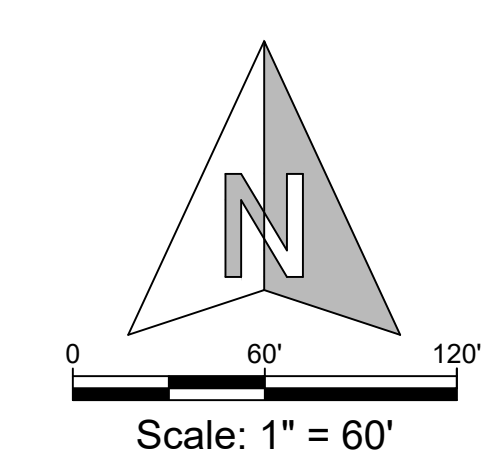
(k) Authorized Signs: Sign Standards for the R-1 Detached Single-Family Residential Zoning District are presented in Chapter 5 Development Standards (See Section 17-5-7 and 17-5-7.1).

V. Administrative Modifications

The Town Administrator or their designee may approve minor administrative modifications to the approved PUD plat or engineering documents, provided such changes:

- Do not increase the total number of lots.
- Do not decrease the minimum lot size below 11,500 square feet established herein.
- Do not significantly alter the overall layout of streets or utility corridors.
- Maintain the general intent and character of the original PUD approval.

All other changes or alterations to the PUD or any applications must adhere to Title 17 of the Town of Afton Municipal Code.



I, DAVID A. FEHRINGER, OF LANDER, WYOMING DO
HEREBY CERTIFY THAT I AM A REGISTERED LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF
WYOMING, THAT THIS RECORD OF SURVEY IS A TRUE,
COMPLETE, AND CORRECT REPRESENTATION OF THE
PARCEL OF LAND.

1 OF 1

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that RYAN RAY SANDALL, and CAROLL ALLEN SANDALL, trustees of the Ryan and Carol Sandall Family Living Trust, dated March 12, 2020, of lands shown on this plat:

That the foregoing plat designated as TED FROME SECOND ADDITION, LOT 4 REPLAT, TO THE TOWN OF AFTON, is located the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 31, T.32N, R.118W, 6th P.M., Lincoln County, Wyoming as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, being more particularly described as follows:

All of Lot 2 of the Ted Frome Addition to the Town of Afton, encompassing an area of 12.03 acres, more or less.

That the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City of Afton, and its licensees for perpetual public use all streets, alleys, easements and other public lands within the boundary lines of the plat as indicated and not already otherwise dedicated for public use.

Utility easements as designated on this plat on easements of record, are hereby dedicated to the Town of Afton and its licensees for perpetual public use for the purpose of installing, repairing, re-installing, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable television lines and other forms and types of public utilities now and hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Any part of a plat may be vacated under the provisions, and subject to the conditions of this act; provided, such vacating does not abridge or destroy any of the rights and privileges of other proprietors in said plat; and provided, further, that nothing contained in this section shall authorize the closing or obstruction of any public highways laid out according to law. (W.S. 34-12-108)

EXECUTED this ____ day of _____, 2026

RYAN RAY SANDALL
Ryan and Carol Sandall Family Living Trust
Dated 3/12/2020

CAROL ALLEN SANDALL
Ryan and Carol Sandall Family Living Trust
Dated 3/12/2020

STATE OF WYOMING)
COUNTY OF FREMONT) SS.

The foregoing dedication was acknowledged before me by RYAN RAY SANDALL, and CAROLL ALLEN SANDALL, trustees, known to me as the persons whose name are subscribed to the within and foregoing instrument and acknowledge to me that they executed the same.
this

____ day of _____, 2026.

By: _____

Witness my hand and official seal

My commission expires _____

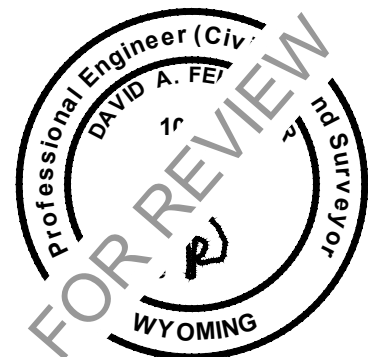
CLERK OR RECORDERS CERTIFICATE:

This plat was filed for record on the Office of the Clerk and Recorder at ____ o'clock ____ M on the ____ day of _____, 2026 and is duly recorded in Plat Cabinet ____, Page ____, and as Document No _____

Clerk and recorder Deputy Clerk

CERTIFICATE OF SURVEYOR

I, David A. Fehringer, of Lander, Wyoming do hereby certify this plat of TED SECOND FROME SECOND ADDITION, LOT 4 REPLAT, TO THE TOWN OF AFTON in the County of Lincoln, State of Wyoming, is laid out, platted, dedicated and shown heron, and correctly shows the location and dimension of lots and easements and roads of said subdivision as the same are staked upon the ground, as acknowledged hereon.



155 N 1ST ST, STE A
LANDER, WY 82520

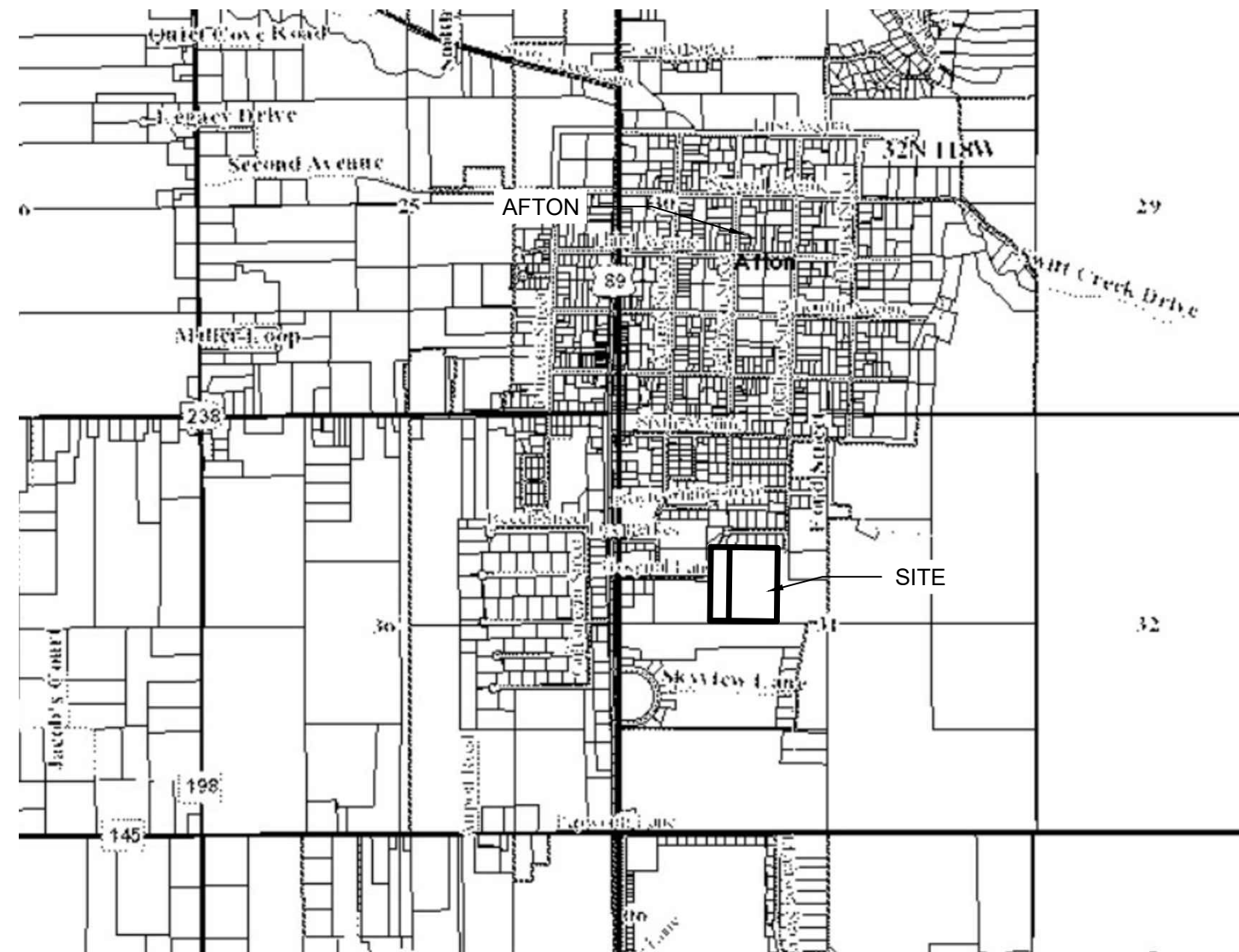
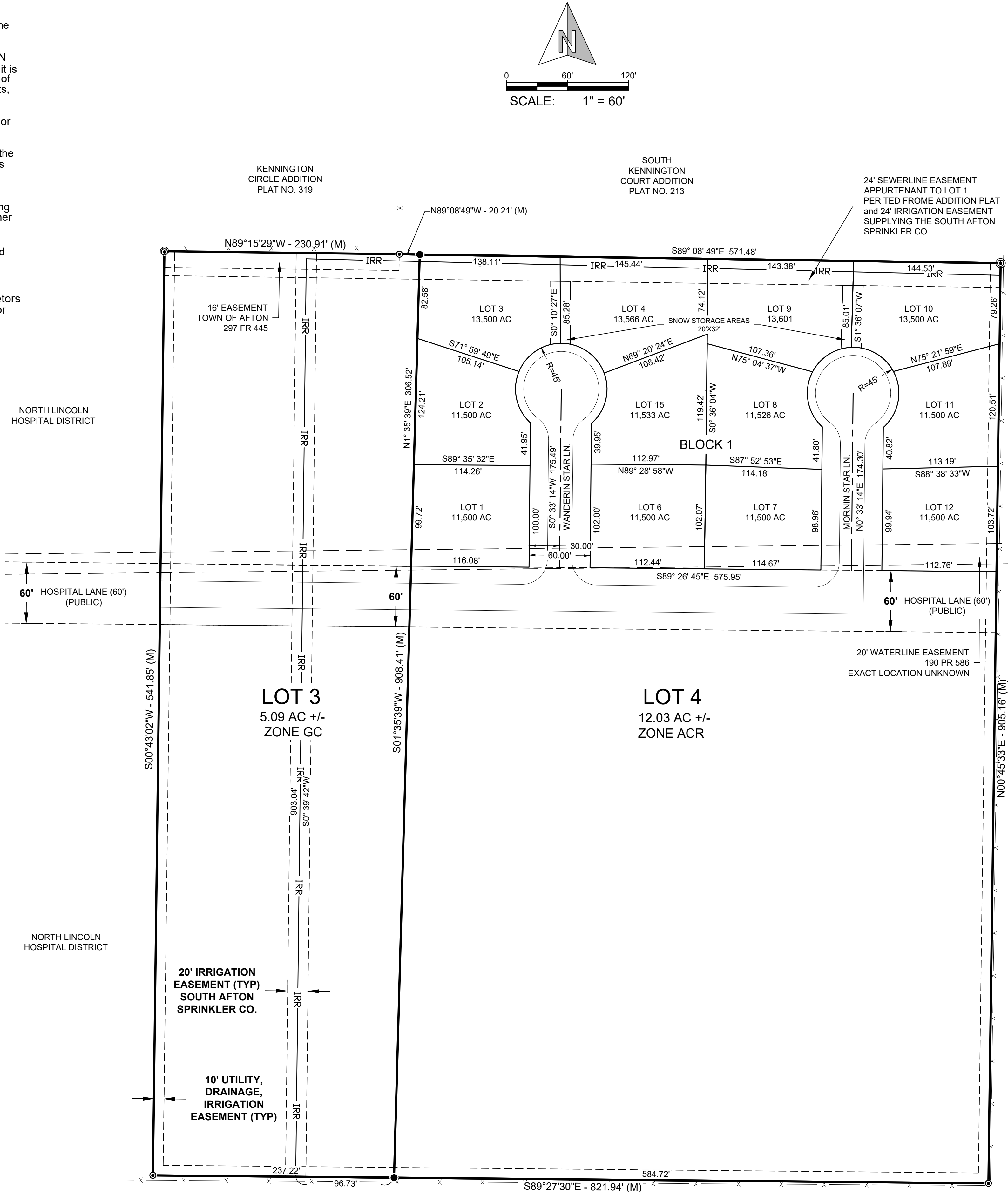
307.206.1007 | FREMONTSURVEYING.COM

LEGEND:

- Found 2" Property Corner
- Set Property Corner Shiner & Nail
- Set Property Corner 1-1/2" AC PELS 10052
- Found GLO Monument
- Dimension point
- New Lot Line
- Easement Lines
- Waterline Easement

NORTH LINCOLN
HOSPITAL DISTRICT

NORTH LINCOLN
HOSPITAL DISTRICT



VICINITY MAP

No Scale

PLAT INFORMATION:

2 LOTS - 17.12 AC.

TOWN COUNCIL CERTIFICATE:

Approved by the Town Council of Afton on this ____ day of _____ 2026

Mayor

City Clerk

CLERK OR RECORDERS CERTIFICATE:

This plat was filed for record on the Office of the Clerk and Recorder at ____ o'clock ____ on the ____ day of _____, 2026 and is duly recorded in Plat Cabinet ____, Page ____, No _____

Clerk

Deputy Clerk

PLANNING COMMISSION CERTIFICATE:

This plat approved by the Town Of Afton Planning Commission on this ____ day of _____ 2026.

Chairman

IRRIGATION DEVELOPMENT & OPERATION PLAN:

All lots within the Ted Frome Second Addition have irrigated rights through the Afton Canal, a Tributary of the Swift Creek and Salt River. Proof 1749, Permit T1749.0 priority of 05/08/1886. Lots within this replat will receive water from the South Afton Sprinkler Company system. Water will be delivered through pipes and ditch's and will be distributed by gravity means. Normal water delivery may fluctuate due to drought, weather, ditch maintenance, etc.

No lot may discharge water onto another lot except to drainage easements shown (and existing draws).
LOT 3 containing 5.09 acres
LOT 4 containing 12.03 acres
BLOCK 1 - 4.02 acres

Final Plat
TED FROME SECOND
ADDITION,
LOT 4 REPLAT
TO THE TOWN OF AFTON
LOCATED IN
S $\frac{1}{2}$ NW $\frac{1}{4}$ SECTION 31,
T32N, R118W, 6th PM
LINCOLN COUNTY, WY



416 S. Washington
P.O. Box 310
Afton, WY 83110
Phone (307) 885-9831

ZONING CHANGE APPLICATION

APPLICATION FEE: \$150.00

PROPERTY OWNER(S)

Name: SIX S COMPANY LLC
Mailing Address: 8580 LA MANCHA LANE
FLAGSTAFF, AZ 86004
Phone #: 928-853-0852

Name: _____
Mailing Address: _____
Phone #: _____

REPRESENTATIVE/SURVEYOR/ENGINEER

Name: FREMONT ENGINEERING & SURVEYING | DAVE FEHRINGER
Mailing Address: PO BOX 1292
Phone #: 307-206-1007

The applicant will be required to provide the Town Clerk with the following:

- (1) Location map of the lots or land parcels being considered for the zone change.
- (2) Legal description and total land area of the lands proposed for a zone change.
- (3) A site plan of the proposed land use development concept.
- (4) A development schedule for proposed land use.
- (5) Rationale for the zone change.
- (6) A list of landowners who own properties within 300 feet of the proposed zone change.

Landowner name and addresses within 300 feet of zoning change location:

<u>SEE ATTACHED LIST</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

A hearing date will be set for the Planning and Zoning Board to review and make their recommendation to the Afton Town Council. The applicants description and hearing date will be advertised in the local paper for two weeks prior to hearing date.

I/We the undersigned have read and understand this Rezone Application and certify that the information provided is true and correct.

I/We also have read and understand all planning and development requirements in the Afton Land Development Code-Title 17.

(ALL Property owners must sign).



(FES REP. SIGNING ON
BEHALF OF CLIENT)
PROPERTY OWNER


PROPERTY OWNER


PROPERTY OWNER

3/2/2026

DATE

3/5/26

DATE

3/5/26

DATE

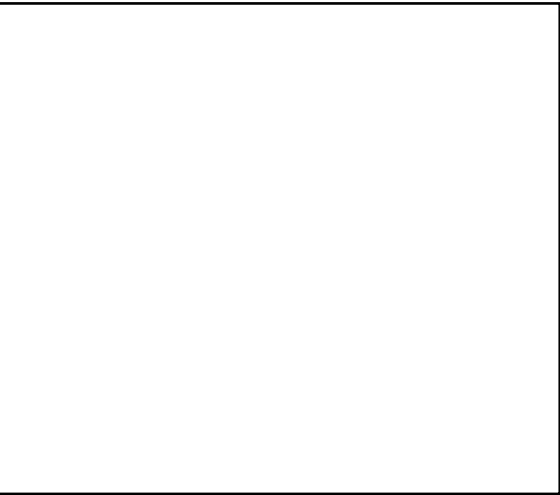
LEGAL DESCRIPTION FOR AREA TO BE REZONED FROM ACR TO PUD – R-1

A Parcel of Land within Lot 4 Ted Frome Second Additon to the Town of Afton located in the S1/2NW1/4 of Section 31, T.32N., R.118W., Lincoln County, Wyoming. Said Parcel will be described as Lot 4 Replat, Ted Frome Second Additon to the Town of Afton located in the S1/2NW1/4 of Section 31, T.32N., R.118W., Lincoln County, Wyoming, being more particularly described as follows:

Beginning at the northeast corner of said Lot 4, Ted Frome Second Addition and proceed along the easterly boundary line S00°45'33"W, a distance of 303.49 feet to a point; Thence leaving said easterly boundary and proceed N89°26'45"W, a distance of 575.95 feet to a point;

Thence N01°35'39"E, a distance of 306.52, feet to the north line of said Lot 4, to a point; Thence proceed along the north line of said Lot 4, S89°08'49"E, a distance of 571.48 feet, more or less, to the Point of Beginning of this description.

Said Parcel contains 174,975 SF (4.02 acres), more or less.

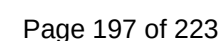


REZONE MAP

TED FROME LOT 4 REPLAT
T.32N., R.118W. 6th PM
TOWN OF AFTON, LINCOLN COUNTY, WY

SHEET
RZ-1

REZONE MAP



Mailing List of Adjacent Property Owners

Within 300 feet of TED FROME ADDITION LOT: 2

Data Accessed on 09/26/25

Data Source: Lincoln County, WY GIS; Lincoln County, WY Assessor's Property Search

Data Link: <https://maps.lcwy.org/webmaps/LinCoParcels/#>

Parcel Number	Owner(s)	Physical Address	Mailing Address
32183121301600	NORTH LINCOLN HOSPITAL DISTRICT, DBA STAR VALLEY HEALTH		PO BOX 579, AFTON, WY 83110
32183121115800	NORTH LINCOLN COUNTY HOSPITAL DISTRICT	901 ADAMS ST, AFTON, WY 83110	PO BOX 579, AFTON, WY 83110
32183130002100	PYRAMID PEAK PROPERTIES LLC	865 S WASHINGTON ST, AFTON, WY 83110	PO BOX 373, AFTON, WY 83110
32183121315500	EDDINS, BOYD L & JANE P TRUSTEES		BOX 246, AFTON, WY 83110
32183121315700	TOWN OF AFTON	416 S. Washington St, Afton, WY 83110	P.O. Box 310, Afton, WY 83110
32183120011600	CEMETERY	1199 Madison St, Afton, WY 83110	1199 Madison St, Afton, WY 83110
32183120912900	EDDINS, BOYD L & JANE P TRUSTEES	290 E 9TH AVE, AFTON, WY 83110	BOX 246, AFTON, WY 83110
32183120912800	ANDERSON, BRAD D & KAYLEEN K	276 9TH AVE, AFTON, WY 83110	P O BOX 730, AFTON, WY 83110
32183120910800	CAPPS, DONALD D & SANDRA L TRUSTEES	258 E 9TH AVE, AFTON, WY 83110	PO BOX 332, AFTON, WY 83110
32183120912700	LOUDER, ELDEN C TRUSTEE	254 E 9TH AVE, AFTON, WY 83110	1956 E CHARLESTON LANE, HOLLADAY, UT 84121
32183120912600	HANSEN, MICHAEL J. & VANDI	246 E 9TH AVE, AFTON, WY 83110	PO BOX 168, AFTON, WY 83110
32183120912500	CLARK, STEVEN M & LAREE N	218 E 9TH AVE, AFTON, WY 83110	PO BOX 1243, AFTON, WY 83110
32183120914700	EKMAN, SHIRLEY D TRUSTEE	184 E 9TH AVE, AFTON, WY 83110	184 E 9TH AVE, AFTON, WY 83110
32183120914600	LARRAZOLO, JOE & BARBARA TRUSTEES	188 E 9TH AVE, AFTON, WY 83110	P O BOX 1565, AFTON, WY 83110
32183120913600	CHAVEZ, LAWRENCE L & SANDRA L	192 E 9TH AVE, AFTON, WY 83110	BOX 256, AFTON, WY 83110
32183120913500	BURK, SPENCER M	195 E 9TH AVE, AFTON, WY 83110	549 WALNUT DRIVE, STAR VALLEY RANCH, WY 83127
32183120912200	HAUCK, WAYNE A	217 E 9TH AVE, AFTON, WY 83110	PO BOX 1239, AFTON, WY 83110
32183120912100	NOBLE, RUSSELL S & KIMBERLY	215 E 9TH AVE, AFTON, WY 83110	PO BOX 407, AFTON, WY 83110
32183120912000	HEINER, JEREMY D	225 E 9TH AVE, AFTON, WY 83110	PO BOX 152, AFTON, WY 83110
32183120911900	MORTON, THOMAS S & SUZANNE B TRUSTEES	235 E 9TH AVE, AFTON, WY 83110	BOX 465, AFTON, WY 83110
32183120914800	HALE, TIMOTHY C & KELLIE S TRUSTEES	245 E 9TH AVE, AFTON, WY 83110	PO BOX 1571, AFTON, WY 83110
32183120911800	CALL, LARRY A & KATHLEEN W TRUSTEES	856 MADISON ST, AFTON, WY 83110	BOX 437, AFTON, WY 83110



March 2, 2026

TO: Violet Sanderson, Town Administrator, Town of Afton

FROM: Chris Savan, PE, Engineering Manager

RE: Traffic Analysis for Ted Frome Lot 4 Replat

Pursuant to Section 17-2-4.3(c) (9-10) for Major Subdivision applications, the following traffic analysis includes information for trip generation and access for the proposed 4.02-acre subdivision for Ted Frome Lot 4 Replat that includes 12 proposed single-family residences. A single access is shown with the extension of Hospital Lane through Lot 3 of the subdivision to the existing Hospital Lane right-of-way, which lies south of Star Valley Health. The purpose of this letter is to document the trip generation from the subdivision.

All trips will enter and exit the subdivision from the Hospital Lane extension. Future connections to the east, to connect into Madison St as shown in the Town's Strategic Plan, and to the south are display on the attached Traffic Map. Those connections are not proposed with this application.

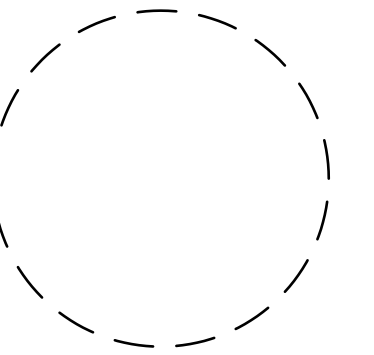
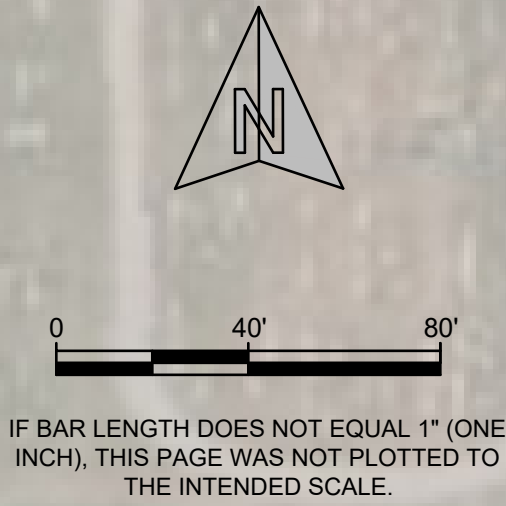
The average daily trips calculated for the proposed subdivision is 120 trips with a 50%/50% directional split. Trip generation per Chapter 6, Section 6.18 of Lincoln County's Zoning Code is 10 trips per single-family dwelling unit. A peaking factor of 0.1 was used for the peak hour, which results in 12 total trips during the peak PM hour.

This document does not constitute a traffic impact study that analyzes current and future downstream impacts. The Town shall notify the applicant if the proposed traffic impact for this application triggers a traffic impact study, which may include but is not limited to, downstream vehicular circulation and public improvements that are warranted by local or state regulations.

Attachments

Traffic Map

Lincoln County Zoning Code, Section 6.18



TRAFFIC ANALYSIS

TED FROME LOT 4 REPLAT
T.32N., R.18W. 6th PM
TOWN OF AFTON, LINCOLN COUNTY, WY

[illegible]

SHEET
TR-1

TRAFFIC ANALYSIS

1. Considering the bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST ZONE, NAD83, U.S. Survey feet.

- J. Pedestrian way/bicycle path requirements:
Pedestrian ways and bicycle paths shall have a right-of-way width of ten feet (10') where in the opinion of the Board of County Commissioners they are necessary for pedestrian circulation within the subdivision or to provide access to common elements. The extent of improvements required for pedestrian ways or bicycle paths shall be considered on an individual basis. Pedestrian ways or bicycle paths of greater or lesser width may be required by the Board of County Commissioners.
- K. One-way roads: One-way roads will not be allowed.
- L. Hammerheads and Y turnarounds will not be allowed on dead end roads.
- M. Dead end roads over 1000 feet will require approval by the Fire Advisory Panel prior to Preliminary Plat application submittal.

6.18 SUBDIVISION ROAD AND BRIDGE DESIGN SPECIFICATIONS

A. Subdivision Roads

All proposed subdivision roads shall be built to the specifications outlined below. The road design standards are designed to accommodate different volumes of traffic. The standards for roads carrying heavier traffic loads are more stringent than for roads carrying fewer automobiles.

Unit of Average Daily Traffic

<u>TYPE</u>	<u>UNIT</u>	<u>PER UNIT ADT</u>
Dwelling, Single Family	Per dwelling unit	10
Dwelling, Two Family	Per dwelling unit	7
Dwelling, Multiple-Family	Per dwelling unit	7
Guest House	Per dwelling unit	5
Mobile Home Park	Per mobile home	5
Hotel	Per room	9
Storage Units	Per unit	0.25
Restaurant	Per 1,000 S.F. gross	90
Commercial	Per 1,000 S.F. gross	115
Office	Per 1,000 S.F. gross	11
RV Park	Per space	7
Super Market	Per 1,000 S.F. gross	102

When per unit average daily traffic (ADT) counts are not listed for a type of development, or an ADT has not been established for a particular category or location by the County Engineer, the design engineer shall use an acceptable reference approved by the County Engineer such as the ITE "Trip Generation Handbook," current edition, to obtain the appropriate ADT count.



Utility Report: Wanderin Star Residences

Subdivision: Ted Frome Lot 4 Replat

Location: Afton, Wyoming

Date: March 2, 2026

Prepared By: Chris Savan, PE

1. Project Overview

The Wanderin Star Residences project consists of a 12-lot single-family residential development located on approximately 4.02 acres. The site will be zoned PUD (R-1). Infrastructure improvements include the construction of two cul-de-sacs, each approximately 150 feet in length, serving 6 lots apiece.

2. Water System Design

The water distribution system is designed to provide adequate domestic peak demand and fire protection for the 12-unit subdivision.

- **Main Line Extension:** The project will connect to an existing 8-inch water main traversing the site from east to west.
- **Infrastructure:** New 8-inch Ductile Iron Pipe (DIP) will be extended into the two cul-de-sacs.
- **Fire Protection:** Fire hydrants will be installed at the end of each cul-de-sac.
 - **Required Fire Flow:** 1,000 GPM.
 - **Flow Duration:** 1 Hour.
- **Service Lines:** Individual lots will be served by 3/4-inch water service lines.
- **Demand Calculations:**
 - **Average Daily Consumption:** 1.88 GPM (75 GPD per person).

- **Peak Irrigation Consumption:** 3.35 GPM (based on 20% irrigable area).
- **Total Maximum Daily Demand:** 5.49 GPM.
- **Peak Design Consumption Rate:** 9.33 GPM.
- **Total Design Demand (FF + Max Day):** 1,005.49 GPM.

3. Sanitary Sewer System Design

The sanitary sewer system is designed to collect effluent from the 12 residences and convey it to the municipal system.

- **Main Line Extension:** New 8-inch PVC sanitary sewer mains will be installed within the development.
- **Connection Point:** The system will tie into the existing sanitary sewer main located in Hospital Lane to the west of the site.
- **Service Lines:** Individual lots will utilize 4-inch PVC service lines.
- **Effluent Calculations:**
 - **Total Population:** 36 persons (3 persons per unit).
 - **Average Daily Effluent:** 1.88 GPM (2,700 GPD total).
 - **Peak Design Discharge Flow:** 4.69 GPM (using a peaking factor of 2.5).
 - **Infiltration:** Calculated at 0.001 GPM based on 0.158 miles of 8-inch pipe.
 - **Total Peak Design Flow:** 0.0395 CFS.

4. Conclusion

The proposed utility infrastructure for Wanderin Star Residences meets the calculated domestic and fire protection demands. The use of 8-inch mains for both water and sewer ensures consistency with Town of Afton standards and provides sufficient capacity for the 12-lot build-out.

Project Name: Wanderin Star Residences
 Subdivision: Ted Frome Lot 4 Replat
 Date: 3/2/2026
 Designer: CMS

Sanitary Sewer Demand Calculation

Number of Units:	12
Persons / Unit:	3
Total Persons:	36

Average Daily Sanitary Effluent

GPD Per Person	GPD	Average GPM
75	2,700	1.88

Peak Design Domestic Discharge Flow:

Total Max Day GPM	Peak Factor	Peak Design Consumption Rate GPM
1.88	2.5	4.69

Infiltration Flow:

Main Line Length (miles)	Pipe Diameter (in)	Infiltration Rate (200 Gal/in-mile-day)	GPD	GPM
0.158	8.0	1.27	1.60	0.001

Design Flow:

Domestic (GPM)	Infiltration (GPM)	Total (GPM)	Peak Total (CFS)
4.69	0.00	4.69	0.0395

Project Name: Wanderin Star Residences
 Subdivision: Ted Frome Lot 4 Replat
 Date: 3/2/2026
 Designer: CMS

Water Demand Calculation

Site Area:	4.02	Acres	Persons per Dwelling:	3.0
Site Zoning:	1R		Dwelling Units:	12
			Total Population:	36

Average Daily Consumption:

GPD Per Person	Dom. GPD	Dom. Average GPM
75	2,700	1.88

Peak Irrigation Consumption:

Total Site Area (Acre)	% Irrigable Area	Net Site IR Area (Acre)	Peak IR GPD/Acre	GPD	Peak Irrigation GPM
4.02	20%	0.804	6,000	4,824	3.35

Maximum Daily Consumption Rate:

Domestic Avg GPM	Irrigation Peak GPM	Total GPM	Unaccounted Water Factor	GPM	Total Max. Day GPM
1.88	3.35	5.23	5%	0.26	5.49

Peak Design Consumption Rate:

Total Max Day GPM	Peak Factor	Peak Design Consumption Rate GPM
5.49	1.7	9.33

Require Fire Flow Plus the Maximum Daily Consumption Rate:

Required Allowable Fire Flow GPM	Max. Day GPM	Total FF Plus Max. Day GPM
1,000.00	5.49	1,005.49

<--DESIGN DEMAND

USE FIRE FLOW PLUS MAXIMUM DAILY CONSUMPTION RATE TO SIZE THE
 PIPING SYSTEM SUPPLYING WATER TO THE SITE

Project Name: Wanderin Star Residences
 Subdivision: Ted Frome Lot 4 Replat
 Date: 3/2/2026
 Designer: CMS

Required Fire Flow Calculation

Fire Flow Calc Area	3,500	Square Feet
Construction Type	Type VB	
Single Family or Duplex?	Yes	

Required Fire Flow

Fire Flow Per Table B105.1:	0	GPM
-----------------------------	---	-----

Is Building equipped with an approved automatic sprinkler system?	No
---	----

Allowable Fire Flow Reduction (%)	0%
-----------------------------------	----

FALSE

Allowable Required Fire Flow (GPM)	Required Fire-Flow Duration (Hours):
1,000	1

Required Number and Distribution of Fire Hydrants:

Minimum Number of	Average Spacing Between	Maximum Distance from any point on street or road
1	500	250

Aerial map of Afton, Utah, showing the location of the subject site. The map includes labels for 'AFTON', 'WASHINGTON ST', 'HOSPITAL LN', and 'SUBJECT SITE'. A black rectangle indicates the subject site's location, which is south of Hospital Ln and east of Washington St.

SCALE 1" = 2000'

1. IT IS UNLAWFUL FOR ANY PERSON TO ERECT, CONSTRUCT, RECONSTRUCT, ALTER, OR CHANGE THE USE OF ANY BUILDING OR OTHER STRUCTURE WITHIN THE TOWN LIMITS WITHOUT FIRST OBTAINING A BUILDING PERMIT FROM THE TOWN CLERK.
2. ALL BUILDINGS AND TEMPORARY STRUCTURES BUILT OR LOCATED WITHIN THE TOWN FROM AND AFTER JULY 1, 1978, SHALL BE BUILT UPON PERMANENT FOOTINGS AND FOUNDATIONS CONSTRUCTED OF MASONRY OR CONCRETE WHICH SHALL IN ALL CASES EXTEND BELOW THE FROST LINE.
3. ALL BUILDING AND TEMPORARY STRUCTURES BUILT WITHIN THE TOWN FROM AND AFTER JULY 1, 1978, SHALL BE CONNECTED TO THE WATER AND SEWER LINES OF THE TOWN.
4. A BUILDING PERMIT SHALL BE CONSPICUOUSLY DISPLAYED AT OR NEAR CONSTRUCTION SITE SO AS TO BE READILY SEEN FROM THE STREET.
5. THE REQUIREMENTS FROM PARAGRAPH TITLES, FOOTINGS AND FOUNDATIONS, THROUGH SEWER AND WATER CONNECTION SHALL NOT APPLY TO GARAGES OR OTHER NON-COMMERCIAL OUTBUILDINGS WHICH ARE TO BE CONSTRUCTED UPON PROPERTY ZONES UNDER THE CATEGORIES OF RESIDENTIAL.

SHEET LIST	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.1	HORIZONTAL CONTROL
C2.1	STREET SECTION
C2.2	ROAD P&P
C2.3	ROAD P&P
C3.1	GRADING EROSION CONTROL
C4.1	SANITARY P&P
C4.2	SANITARTY P&P
C4.3	WATER P&P
C5.1	DETAILS
C5.2	DETAILS
C5.3	DETAILS

SURVEYOR
FREMONT ENGINEERING AND SURVEYING
155 N 1ST ST, STE A
LANDER, WY 82520
CONTACT: DAVE FEHRINGER, PELS
EMAIL: dave.f@fremontsurveying.com
PHONE: 307-349-0840

CIVIL ENGINEER
FREMONT ENGINEERING AND SURVEYING
155 N 1ST ST, STE A
LANDER, WY 82520
CONTACT: CHRIS SAVAN, PE
EMAIL: chris.s@fremontsurveying.com
PHONE: 307-206-1007

TOWN ADMINISTRATION
VIOLET SANDERSON
416 S. Washington St,
P.O. Box 310
Afton, WY 83110
(307) 885-9831
vsanderson@aftonwyoming.gov

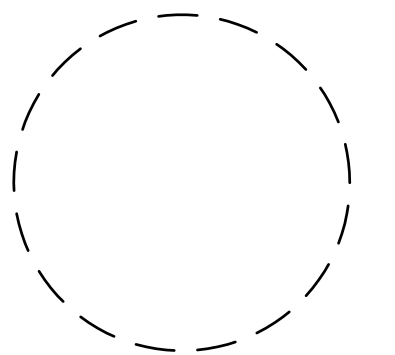
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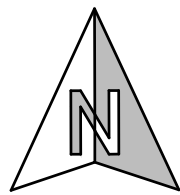
SHEET
C0.0

COVER SHEET



TED FROME ADDN L 02, SEC 31,
T.32N., R.118W. 6th PM
LINCOLN COUNTY, WY





LEGEND

-
- Handwriting practice sheet for the letter 'P'. The sheet includes a top row with five 'P' characters for tracing, followed by a row of five 'x' marks for independent practice. Below this are several sets of horizontal lines (solid top and bottom lines with a dashed middle line) for writing practice. The letter 'P' is written in various colors (blue, green, red, black) on these lines, with some instances including a dashed outline for tracing. The letters are positioned on the top solid line, touch the middle dashed line, and extend down to the bottom solid line.

- _____ SAN _____
_____ W _____ W _____
_____- - - - -

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TED FROME ADDN L 02, SEC 31,
T.32N., R.118W. 6th PM
LINCOLN COUNTY, WY

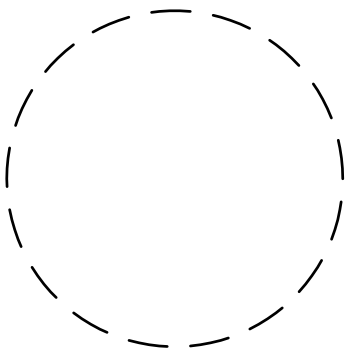
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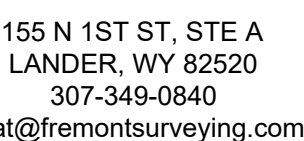
HORIZONTAL CONTROL



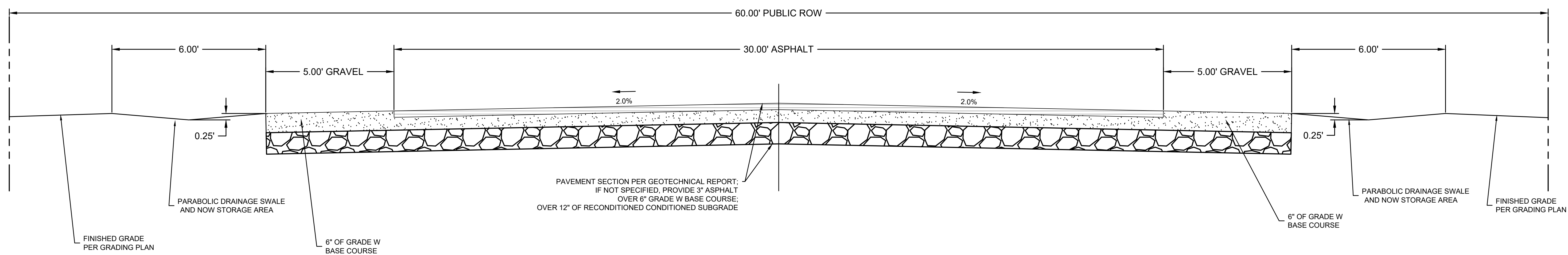
FREMONT
ENGINEERING | SURVEYING

155 N 1ST ST. STE A
LANDER, WY 82520
307-349-0840
chat@fremontsurveying.com





HOSPITAL LN, MORNIN STAR LN, WANDERIN STAR LN



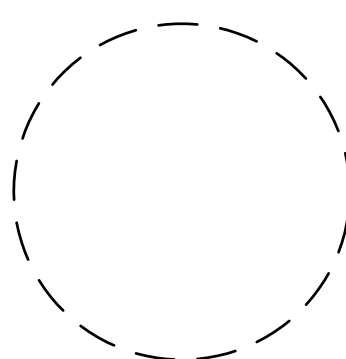
CONSTRUCTION DOCUMENTS

T.32N., R.118W. 6th PM
LINCOLN COUNTY, WY

[illegible]

SHEET
C2.1

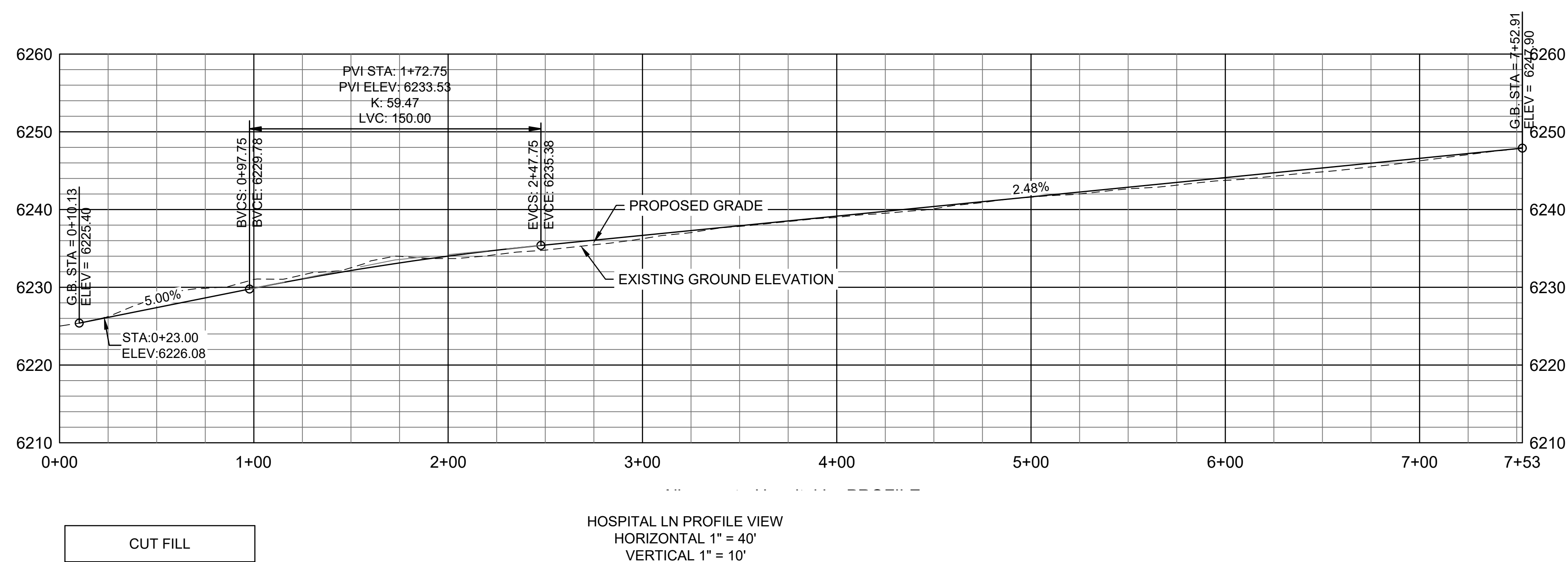
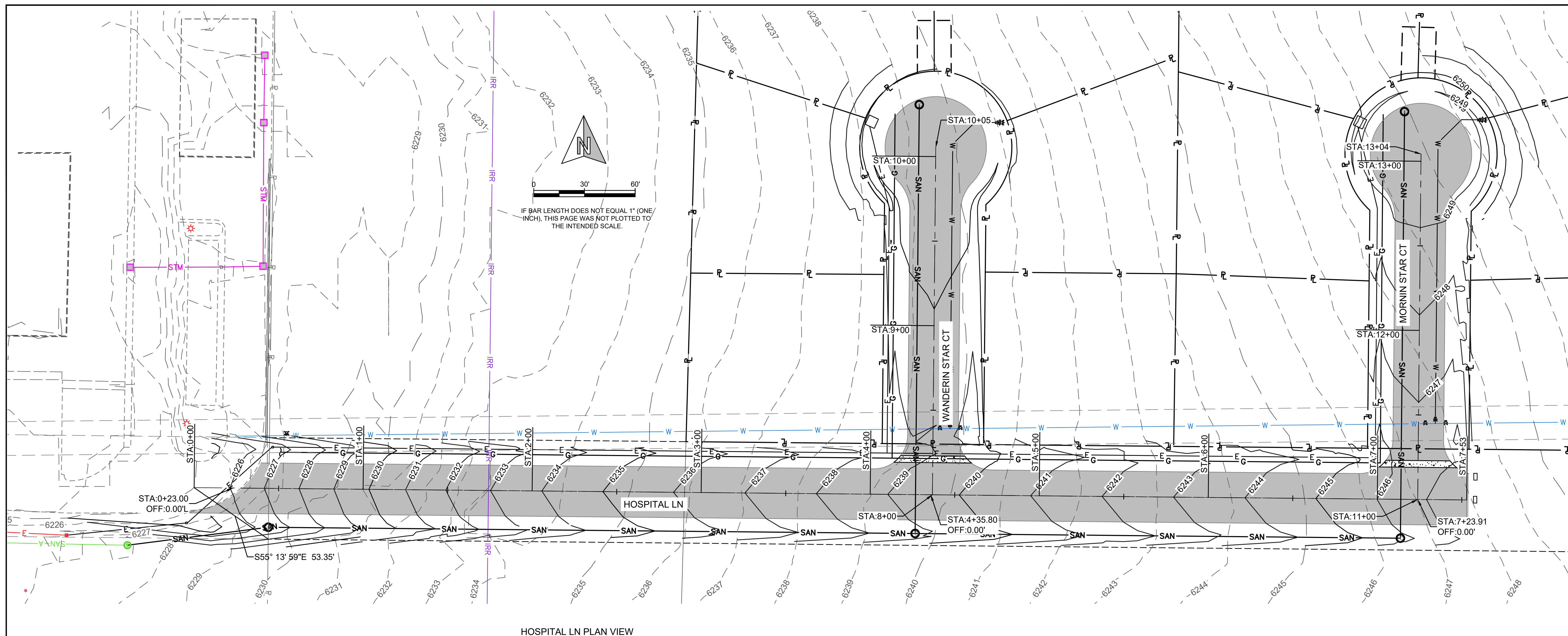
STREET SECTION



ATED FROM ADDN L 02, SEC 31,
T.32N., R.118W. 6th PM
LINCOLN COUNTY, WY

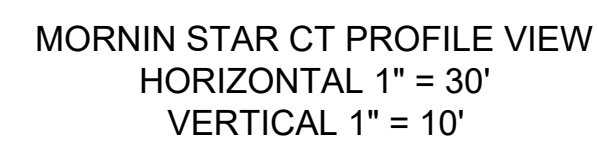
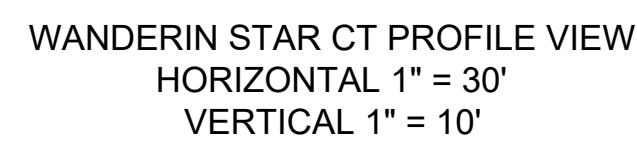
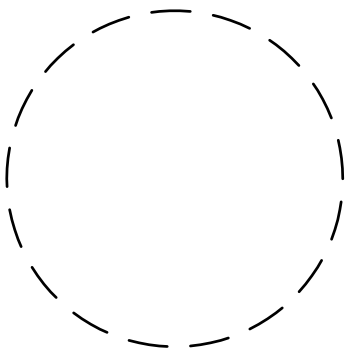
SHEET
C2.2

ROAD P&P



CUT FILL	
CUT(CU.YD.)	1472
FILL(CU.YD.)	321
NET(CU.YD.)	1151

- ## LEGEND
- | | |
|---------------------------------|--|
| EXISTING PROPERTY LINE | |
| EXISTING FENCE | |
| EXISTING UTILITY EASEMENT | |
| EXISTING WATER MAIN | |
| EXISTING IRRIGATION CENTER LINE | |
| EXISTING BUILDING | |
| EXISTING PROPERTY EASEMENT | |
| EXISTING ROAD EDGE | |
| EXISTING SANITARY SEWER LINE | |
| EXISTING STORM SEWER LINE | |
| EXISTING SIDEWALK | |
| EXISTING ELECTRIC LINE | |
| PROPOSED SUBDIVISION BOUNDARY | |
| PROPOSED PROPERTY LINE | |
| PROPOSED EASEMENT | |
| PROPOSED ROAD ASPHALT | |
| PROPOSED EDGE OF GRAVEL | |
| PROPOSED SANITARY SEWER LINE | |
| PROPOSED WATER LINE | |
| PROPOSED ROAD CENTER LINE | |
| EXISTING SANITARY MANHOLE | |
| EXISTING LIGHT POLE | |
| EXISTING ELECTRIC BOX | |
| EXISTING STORM INLET | |
| PROPOSED SANITARY MANHOLE | |
| PROPOSED OM-4 MANLURS | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED WATER VALVE | |

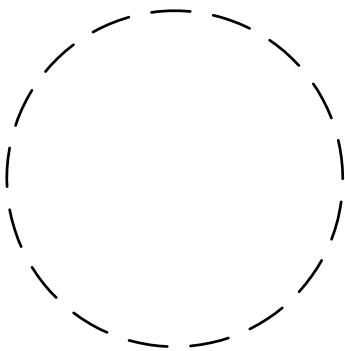


- # CONSTRUCTION DOCUMENTS

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LINCOLN COUNTY, WY

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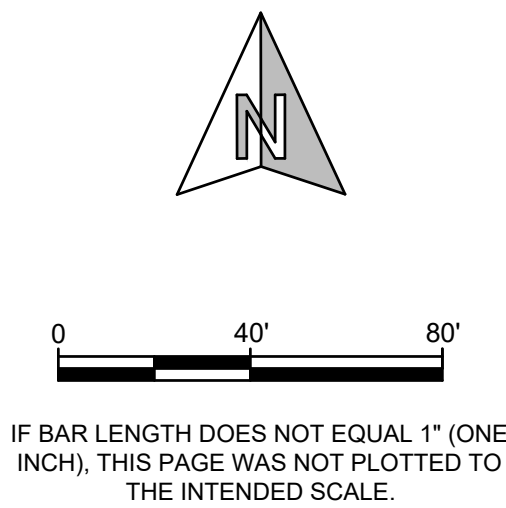
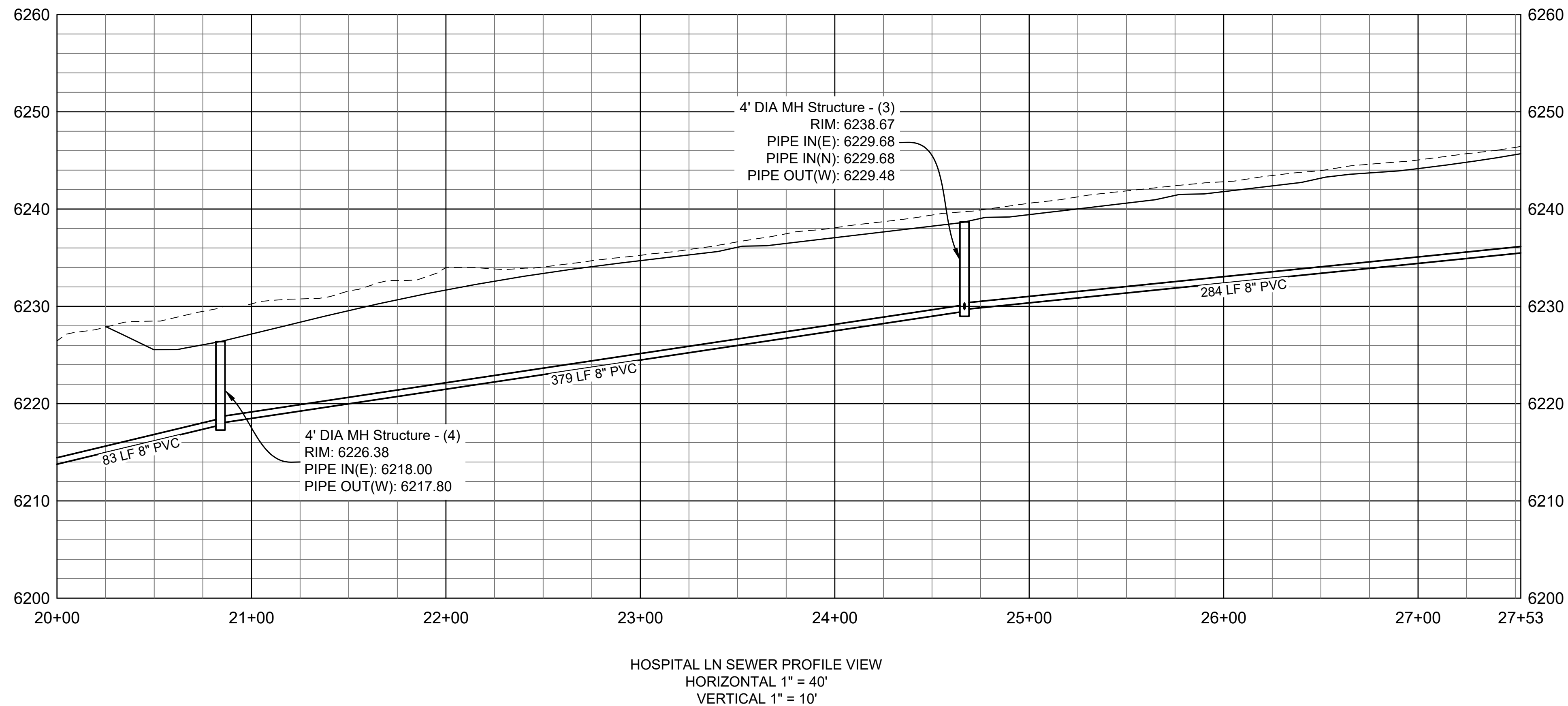
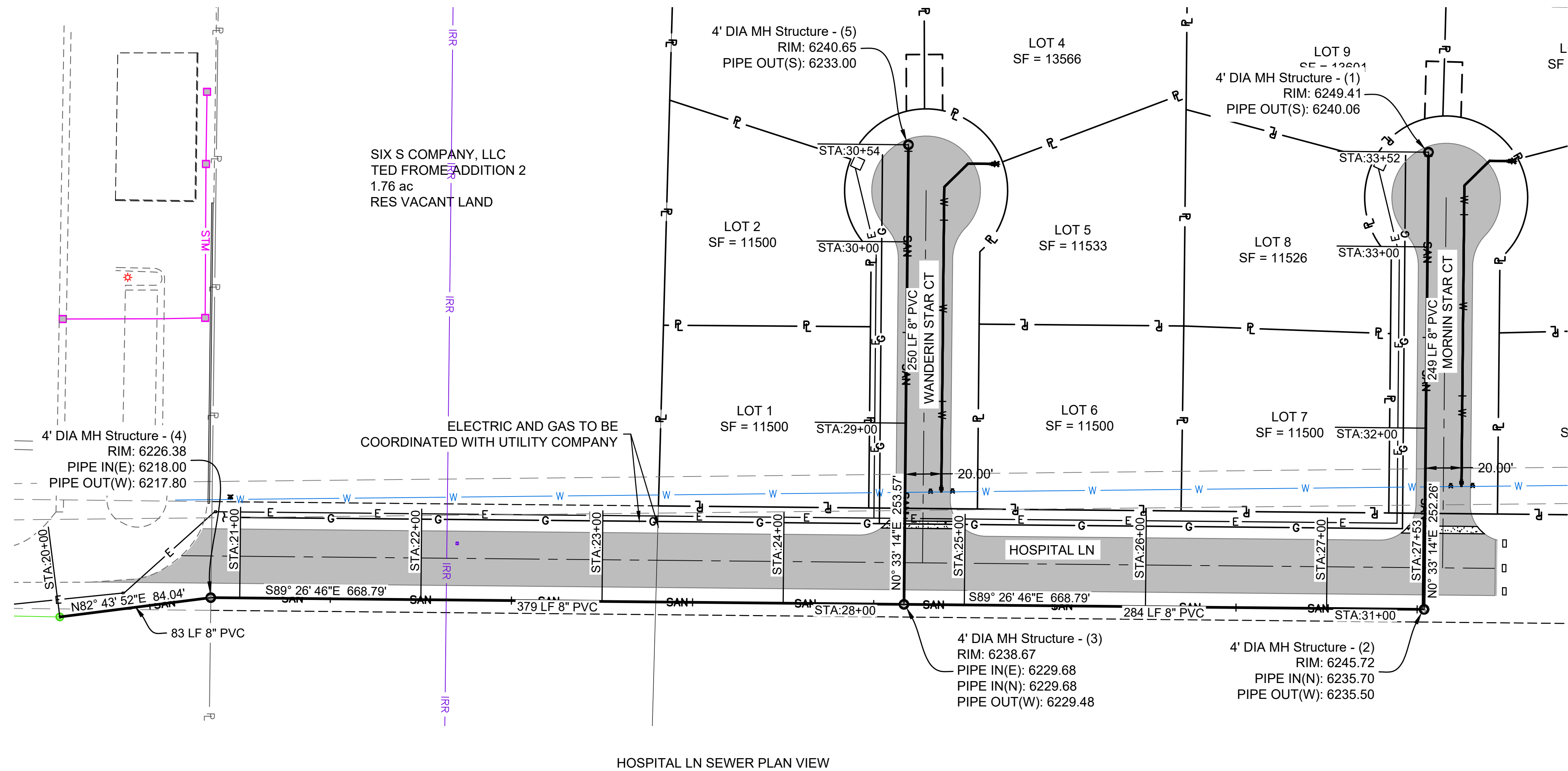
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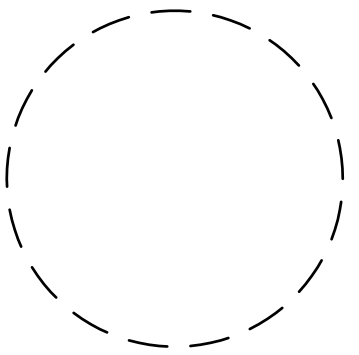
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SANITARY P&P

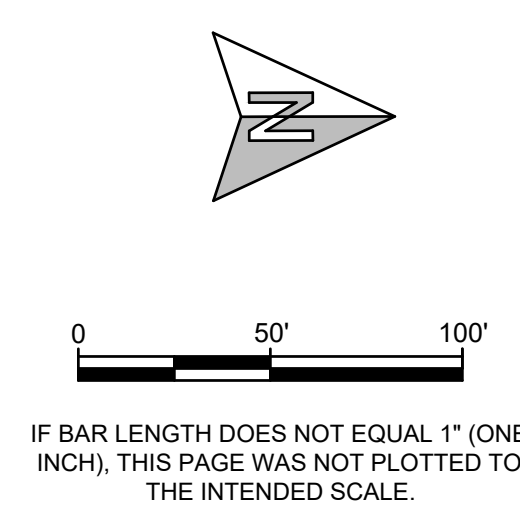


- EXISTING PROPERTY LINE
EXISTING FENCE
EXISTING UTILITY EASEMENT
EXISTING WATER MAIN
EXISTING IRRIGATION CENTER LINE
EXISTING BUILDING
EXISTING PROPERTY EASEMENT
EXISTING ROAD EDGE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING SIDEWALK
EXISTING ELECTRIC LINE
PROPOSED SUBDIVISION BOUNDARY
PROPOSED PROPERTY LINE
PROPOSED EASEMENT
PROPOSED ROAD ASPHALT
PROPOSED EDGE OF GRAVEL
PROPOSED SANITARY SEWER LINE
PROPOSED WATER LINE
PROPOSED ROAD CENTER LINE
EXISTING SANITARY MANHOLE
EXISTING LIGHT POLE
EXISTING ELECTRIC BOX
EXISTING STORM INLET
PROPOSED SANITARY MANHOLE
PROPOSED OM-4 MANLURS
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE

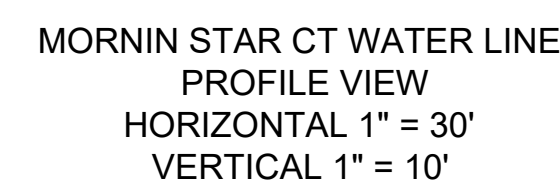
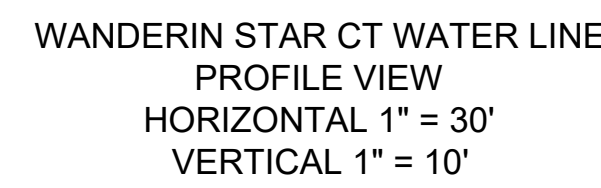


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LINCOLN COUNTY, WY

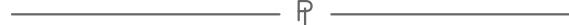
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WANDERIN STAR CT WATER LINE PLAN VIEW



LEGEND

EXISTING PROPERTY LINE	
EXISTING FENCE	
EXISTING UTILITY EASEMENT	
EXISTING WATER MAIN	
EXISTING IRRIGATION CENTER LINE	
EXISTING PROPERTY EASEMENT	
EXISTING ROAD EDGE	
EXISTING SANITARY SEWER LINE	
EXISTING STORM SEWER LINE	
EXISTING SIDEWALK	
EXISTING ELECTRIC LINE	
PROPOSED SUBDIVISION BOUNDARY	
PROPOSED PROPERTY LINE	
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PROPOSED SANITARY MANHOLE	
PROPOSED OM-4 MANLURS	
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	

NOTES

1. Considering the bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST ZONE, NAD83, U.S. Survey feet. Sanitary sewer pipes shall be SDR35 unless replacement type approved by engineer or city.
2. Contractor to verify existing conditions and crossing utilities.
3. Contractor shall contain engineer if field conditions vary from the plans.
4. Crossing services line to be a minimum 1.5' vertical separation and 10' horizontal separation.

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LINCOLN COUNTY, WY

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WATER P&P

REQUEST FOR PROPOSALS (RFP)
UPDATED COMPREHENSIVE PLAN
TOWN OF AFTON, WYOMING

1. INTRODUCTION & INVITATION

The Town of Afton, Wyoming (the "Town"), is requesting proposals from qualified professional planning consultants to prepare an Updated Comprehensive Plan for the Town. This Plan will serve as the Town's primary long-range policy document guiding land use, infrastructure, public facilities, growth management, and development decisions.

This Request for Proposals is issued under the administrative authority of the Town Administrator, with policy oversight and recommendation by the Town of Afton Planning and Zoning Board, and final approval by the Afton Town Council.

The Comprehensive Plan shall be prepared in full compliance with Wyoming Statutes § 15-1-503 through § 15-1-507 and shall be expressly coordinated and cross-referenced with the Town of Afton's Title 17 Land Development Code, including zoning districts, subdivision regulations, and non-conforming use provisions.

2. PURPOSE OF THE PLAN

The purpose of the Updated Comprehensive Plan is to:

- Guide the coordinated, adjusted, and harmonious development of the Town.
 - Provide a legally defensible foundation for zoning, subdivision, and development decisions.
 - Ensure consistency between the adopted planning policy and Title 17 Land Development Code.
 - Reflect current conditions, anticipated growth, infrastructure capacity, and community priorities.
 - Serve as a policy basis for future amendments to zoning, subdivision approvals, and capital improvement programs.
-

3. STATUTORY AUTHORITY

The Comprehensive Plan shall be prepared pursuant to, and in compliance with:

- **Wyoming Statutes § 15-1-503 through § 15-1-507** (Municipal Planning and Master Plans).
 - **Wyoming Statute § 15-1-601** (Zoning regulations made in accordance with a comprehensive plan).
 - **Wyoming Statute § 9-8-301** (Local land use planning coordination).
 - The Town of Afton **Title 17 Land Development Code**.
-

4. SCOPE OF SERVICES

The selected consultant shall provide professional planning services, including, but not limited to, the following tasks:

Task 1: Project Initiation & Coordination

- Conduct a project kickoff meeting with Town staff and the Planning & Zoning Board.
- Review existing planning documents, including the current Town of Afton Master Plan, Title 17 Land Development Code, Current Zoning Map, subdivision regulations, and recently adopted development master plans for major subdivisions.
- Prepare a detailed project schedule and public engagement plan. The anticipated timeline for completion of the Updated Comprehensive Plan, including public engagement, draft preparation, revisions, and final adoption, shall be approximately eight (8) to ten (10) months

Task 2: Existing Conditions & Growth Analysis

- Conduct comprehensive surveys and studies of existing conditions and documents.
- Evaluate land use patterns, zoning districts, development trends, housing, population, and economic conditions.
- Assess existing public facilities, transportation systems, utilities, and infrastructure capacity.
- Identify constraints, opportunities, and probable future growth scenarios.

Task 3: Public Engagement

- Facilitate public participation consistent with Wyoming statutory requirements.
- Conduct a minimum of two (2) public community meetings to gather input and present planning concepts to include community stakeholders, including Town Council, Town

Staff and Planning & Zoning representatives, to evaluate growth patterns, land use alternatives, and development priorities.

- Conduct a minimum of two (2) Town Council and Planning & Zoning Board work sessions during plan development to review progress, discuss policy direction, and refine recommendations. Prepare summaries of public input and demonstrate how feedback informed plan recommendations.

Task 4: Comprehensive Plan Preparation

The Plan shall include maps, charts, and descriptive text, including:

- General location, character, and extent of streets, transportation systems, parks, open space, and public ways.
- Location of public buildings and public property.
- General location and extent of public and private utilities.
- Plans for extension, relocation, widening, vacation, or abandonment of public facilities, including roadways.
- A land use and zoning framework regulating use, height, bulk, area, density, and location of structures.
- Community centers and neighborhood unit concepts.
- Identification and planning considerations for redevelopment or replanning areas, where applicable.

Task 5: Title 17 Consistency & Cross-Reference Analysis

A critical component of this project is ensuring consistency between the Comprehensive Plan and the Town of Afton's Title 17 Land Development Code. The consultant shall:

- Prepare a formal Plan - Code Consistency Matrix cross-referencing Comprehensive Plan policies with Title 17 provisions.
- Evaluate zoning districts, permitted uses, development standards, subdivision regulations, and administrative procedures for consistency.
- Address the role and treatment of non-conforming uses (including Section 17-3-3.1) within the long-range planning framework.
- Identify recommended Title 17 amendments necessary to implement the Comprehensive Plan.

Task 6: Implementation Strategy

The Plan shall include an implementation chapter that:

- Identifies priority actions and responsible parties.
 - Guides zoning and subdivision amendments.
 - Aligns capital improvement planning with land use and infrastructure policies.
 - Establishes a recommended schedule for planning reviews and updates.
-

5. DELIVERABLES

The consultant shall provide, at a minimum:

- Draft Comprehensive Plan document.
 - Final Comprehensive Plan document suitable for adoption.
 - High-quality maps and graphics (print and digital formats).
 - GIS-compatible and editable mapping files, including shapefiles, geodatabases, and/or other editable digital mapping formats used in preparation of the Comprehensive Plan
 - Plan - Code Consistency Matrix (Title 17 cross-reference).
 - Public engagement summaries.
 - Draft suggested edits to Title 17 Afton Land Development Code.
 - Adoption-ready resolutions and presentation materials.
-

6. ADOPTION PROCESS

The consultant shall assist the Town Council and Planning & Zoning Board with:

- Public hearings, Council & Planning & Zoning Board work sessions, revisions based on direction received, and preparation of final adoption materials pursuant to W.S. § 15-1-505
 - Providing a final presentation of the Updated Comprehensive Plan to the Planning & Zoning Board & Town Council
 - Be present for the final adoption process to be available for any questions
-

7. CONSULTANT QUALIFICATIONS

Proposals shall demonstrate:

- Experience preparing municipal comprehensive plans under state statutory frameworks.
- Knowledge of Wyoming land use law and planning statutes (preferred).
- Experience coordinating comprehensive plans with zoning and development codes.
- Strong public facilitation and engagement capabilities.

8. PROPOSAL SUBMITTAL REQUIREMENTS

Proposals shall include the following components and shall be submitted in accordance with the procurement requirements outlined herein:

A. Required Proposal Contents

- Letter of interest signed by an authorized representative.
- Firm qualifications and relevant project experience.
- Project team and key personnel, including experience.
- Proposed scope of work and methodology demonstrating compliance with statutory requirements.
- Proposed timeline demonstrating completion of the project within approximately 8–10 months
- Proposed project schedule with milestones.
- Cost proposal with a detailed fee breakdown by task.
- Minimum of two (2) references from other communities.
- Proposals shall be limited to twenty (20) pages total, inclusive of appendices. Appendices may include maps, diagrams, resumes, schedules, or supporting data; however, all appendix materials must be clearly referenced within the main body of the proposal

B. Submission Format & Deadline

- Proposals shall be submitted electronically in PDF format.
- Proposals shall be clearly labeled: **“RFP Updated Comprehensive Plan”**;
- Proposals must be received no later than:

June 26, 2026, at 5:00 p.m. (Mountain Time)

Late proposals will not be accepted.

C. Questions & Addenda

- All questions regarding this RFP shall be submitted in writing to the Town Administrator, Violet Sanderson, at vsanderson@aftonwyoming.gov.
 - Questions must be received no later than **June 19, 2026**
 - Responses and any addenda will be issued in writing and made available to all known proposers.
-

9. EVALUATION CRITERIA

Proposals will be evaluated by Town staff and the Planning and Zoning Board based on the following weighted criteria:

- Understanding of the project, statutory framework, and Title 17 consistency requirements (25%)
- Relevant experience and qualifications of the firm and project team (25%)
- Quality of proposed methodology and public engagement approach (20%)
- Demonstrated ability to integrate the Comprehensive Plan with zoning and development regulations (15%)
- Cost effectiveness and value to the Town (15%)

Following evaluation, the Planning and Zoning Board shall make a recommendation to the Town Council regarding consultant selection.

10. TOWN CONTACT INFORMATION

Questions regarding this RFP shall be directed at:

Town of Afton

Town Administrator-Violet Sanderson
vsanderson@aftonwyoming.gov
307-885-9831

11. PROCUREMENT AUTHORITY & RESERVATION OF RIGHTS

This RFP is issued pursuant to the Town's procurement authority and administrative policies. The Town Administrator is authorized to manage the procurement process, including issuance of addenda, coordination of proposal review, and negotiation of scope and fees.

The Planning and Zoning Board shall provide advisory reviews and recommendations regarding consultant selection and plan content. Final selection of the consultant and authorization to execute a professional services agreement shall be made by the Afton Town Council.

The Town of Afton reserves the right to reject any or all proposals, waive informalities or minor irregularities, request clarification or additional information from proposers, and select the proposal deemed to be in the best interest of the Town.

Issued by the Town of Afton, Wyoming