

ANNEXATION REPORT
FOR
SNAKE RIVER JUNCTION SUBDIVISION
FLYING SADDLE SUBDIVISION
FLYING SADDLE RESORT
TOWN OF ALPINE, WYOMING
JANUARY 21, 2025

The following report is based upon the requirements of Wyoming Statute 15-1-402(c), governing the annexation of lands to an existing municipality, and is prepared in support of the annexation of property described in Exhibit A attached hereto, encompassing an area of 58.74 acres, more or less.

15-1-402(c)(i) A map of the area proposed to be annexed showing identifiable landmarks and boundaries and the area which will, as a result of the annexation then be brought within one-half (1/2) mile of the new corporate limits of the city, if it has exercised the authority granted under W.S. 15-3-202(b)(ii)

The parcels proposed to be annexed is shown on the attached map (Exhibit B) and comprises a total area of approximately 58.74 +/- acres. A legal description of the parcel is attached separately as Exhibit A.

15-1-402(c)(ii) Total estimated costs of infrastructure improvements required of all landowners related to the annexation.

Potable water lines and sanitary sewer lines currently exist within the Snake River Junction Subdivision and US Highway 26/89 easement which serves the Flying Saddle Resort developments. The water and sewer infrastructure (mains) are within Snake River Junction Subdivision is owned by the Town of Alpine. Any costs to extend said lines to the Flying Saddle Subdivision would be paid for by the owners and/or developers of the lands associated with this proposed annexation. The construction cost for extending the sewer main to the property will be the responsibility of the developer; the applicant will bore all costs for the utility extensions from the 4-inch sewer force main along the highway easement to the Flying Saddle Subdivision property. Any extension of addition mainline infrastructure on the property to be annexed will require easements to be issued to the Town of Alpine. The Town of Alpine will inspect any and all connections to the Town mains. **The Town of Alpine will not assist or pay for any infrastructure improvements.** Infrastructure (mains) connections to existing infrastructure (mains) outside of the annexation may be subject to developer recapture cost per 298 Ordinance No. 2022-16 and its amendment Ordinance 2023-08. There is also a requirement to pay water and sewer tap fees in accordance with existing Town ordinances prior to issuance of building permits.

15-1-402(c)(iii) List of basic and other services customarily available to town residents and when they reasonably will be available to the area.

The basic municipal services provided by the Town of Alpine, are water and sewer infrastructure to the existing Snake River Junction Subdivision and the Flying Saddle Resort; infrastructure lines will be available to the Flying Saddle Subdivision property upon extension of the water and sewer lines by the owners and developers along the highway right-of-way and along the west property line of the subdivision. US Highway 26/89, a state/federal public highway, that is improved and paved, exists in the area to be annexed and provides access to Snake River Junction Subdivision, Flying Saddle Subdivision and the Flying Saddle Resort and will provide access to all of these parcels. Roads within

these Subdivisions are private, but their ownership and maintenance will be turned over to the Town of Alpine.

Although the interior roads within the Alpine Valley RV Park will be private and the ownership and maintenance of those will be maintained by Alpine Valley RV Resort; the applicant will need to make the interior roads, within the RV Resort and their portion of Lunch Counter Lane clear of snow for fire egress and utility maintenance (lift station) services. The applicant can have the ability to have the park open on a year-round basis, if they choose, so long as those interior roads are accessible to emergency/maintenance services. The Town of Alpine will not require the applicant to install a cul-de-sac at the east portion of Sunbeam Drive, however as stipulated no road/street blockage will occur.

Specific to the Flying Saddle Subdivision, if the applicant desires to make any changes to the aforementioned subdivision those changes will need to go through the re-plat process.

15-1-402(c)(iv) Projected annual expense for those services.

The costs of infrastructure/improvements required for landowners to connection to the Town services, has already been completed, the water and sewer services were part of Northstar Utility Services (NSU) District and as such have already been installed and allocations, assignment of ERU's has been made to those lots located with the Snake River Junction Subdivision and the Flying Saddle Resort. The Town of Alpine will accept the ERU schedule as stipulated in the NSU purchase agreement, is attached separately as Exhibit D; specific to Snake River Junction First and Second Filings and Townhomes First Filing Sewer and Water ERU Allocations. If any of the property owners need any additional ERU allocations and/or water connections the individual property owner will need to apply to the Town for those additional connections based on the current availability. Additional allocations costs would be based on the current Town of Alpine rate schedule (Ordinance) at the time of request/connection.

The Flying Saddle Subdivision should approach the Town Council with their proposed needs for water and sewer services along with the engineering drawings to get those services to their parcel of land. All costs for any utility installation that is needed for land development, the applicant will bore all costs for the extension and installation of such infrastructure. Costs will be determined upon development plan review, approved engineering standards and current connection rates at the time of submittal.

Water Services are set by the Town of Alpine ordinance on July 1st of each calendar year.

- a. The fee for a "base rate", charged for each platted lot regardless of whether or not an active connection is located on the lot, is currently \$372.00 per year, per connection, as of July 1, 2024. This fee can, and will most likely, increase each year as set by Town ordinance.
- b. The fee for culinary water usage, in addition to the "base rate" as of July 1, 2024, is \$2.00 per 1,000 gallons metered. This fee can, and will most likely, increase each year as set by Town ordinance.
- c. Any party or landowner not already receiving potable water shall pay subject to the following water connection fees as outlined in 296 Ordinance 2022-14; this fee can and will most likely increase, as set by Town ordinance:

Water connection fees:	
¾ inch	\$3,500.00
1 inch	\$5,000.00
1 ½ inch	\$6,500.00
2 inch	\$10,000.00

The projected annual fee or service costs for sewer services shall be as follows:

- d. The sewer use fee is \$648.00 per year per equivalent residential unit (ERU), as of July 1, 2024. This fee can, and will most likely, increase each year as set by Town ordinance. However, any party or landowner not already receiving sewer services shall pay subject to the following sewer connection fees as outlined in 296 Ordinance 2022-14:

Sewer connection fees:

The cost of a sewer connection shall be calculated pursuant to 296 Ordinance 2022-14, Section V, 1.

- A. – C. (or the amended version of it at time of application for water & sewer) and shall be calculated as multiples of ERUs as outlined in the Exhibits contained in said ordinance, based on a residential ERU of 250/375 gpd average day/maximum day flow base fee of \$9,000.00.

15-1-402(c)(v) Current and projected property tax mill levies imposed by the town.

Property taxes and mill levees will be the same as those charged to other properties within the existing Alpine Town limits. Exhibit C is a copy of the Town of Alpine Resolution 2024-003 which establishes the mill levy for the 2024-2025 fiscal year. The existing mill levy is 5 mills. In addition, any assessed lodging tax will be assessed to those individuals that provide any lodging within the property and/or an established structure.

15-1-402(c)(vi) Cost of infrastructure improvements within existing boundaries of the town to accommodate the annexation.

No immediate water and sewer infrastructure improvements will be required inside the existing Town boundaries to accommodate the annexation of these parcels.

Applicants will provide the required Storm Water Management, as identified in the Alpine Land Use and Development Code, as adopted by the Town of Alpine. Setbacks have been established and documented through the "SRJ COA" Documents, which has been recorded at the Lincoln County Clerk's Office, as stated in the LUDC if a lesser setback is identified the recorded setback will prevail. This provision will apply to all commercial and townhome properties located within the SRJ Subdivision only. All elements of subdivision landscaping will be the responsibility of the property owner(s) along with the jurisdiction of an established HOA, where installed. Any new property landscaping will comply with the Town of Alpine guidelines and/or standards. New irrigation connections will require approval from the Town of Alpine. Existing signs installed at the Alpine Valley RV Resort and Flying Saddle Resort have been installed, in accordance with Wyoming Department Transportation Standards, the existing sign will be accepted in its current placement and current condition. It is understood that additional directional signage was also proposed for Sunbeam Drive for the RV park and a directional monument signage was proposed on Red Quill Lane, between US Highway 89 and Emerger Avenue, all signs would be maintained and the property of the annexing subdivision; any new or additional signage will comply with applicable building codes and will be reviewed and approved by the Town of Alpine upon receiving COA approval (if applicable) in accordance with the recorded Design Guidelines and the Town of Alpine LUDC. The existing irrigation wells at located on Lot #37 of the Snake River Junction "Alpine Valley Resort RV Park" and the well located on the "Flying Saddle Resort" properties will allow the property owner the continual usage of the irrigation wells; for the irrigation of the green space, ponds and fountains that are contained within the properties. In the event of well failure, the applicant is to abandon the well and install a water (irrigation) connection to the Town of Alpine system.

15-1-404(a)(ii)(D) The foreseeable changes to zoning, animal control and other health and safety requirements requiring immediate compliance by the landowner or public utility at the time of annexation area.

All existing land uses allowed by the current Lincoln County zoning will be acknowledged and permitted by the Town of Alpine either through existing zones or new zones created for this area.

The anticipated zoning for the Snake River Junction property once annexed into the Town is as follows:

Commercial Properties

Lots # 2 - #4 = MRC

Lots #11 - #22 = MRC

Lot #34 = MRC - **No petition for consent has been received.**

Lot #37 = MRC

Residential/Townhome Properties

Lots #1 - #15 = R2

Lot #28 & #39 = R2

Lot #38 = R2 - **No petition for consent has been received.**

Alpine Valley Resort currently operates a RV campground {Lot #37}; this permitted use is allowable in a "Commercial" District of the Town of Alpine; in the updates to the Land Use and Development Code (LUDC) that were proposed in 2024; this use was proposed for updating this use the Mixed Residential and Commercial District of the LUDC. The Planning and Zoning Commission is awaiting the final reading for this allowable use in the MRC District; however, the Planning and Zoning Commission would like to have this as an allowable use incorporated into the reporting documents for this property, regardless of the date of the LUDC final reading. In addition, a conditional use permit was issued by Lincoln County Planning and Engineering, for the overall project site which includes installation of a RV Campground, Bathhouse Structure, Laundry Facilities, Lodge Structure (including, but not limited Check-In, Sundries Station, Dining Hall, Coffee Bar, etc.) Park & Playground, Employee Housing Facilities, Ten (10) Visitor Cabin Accommodations {up to 3,000 square feet in size, each}, Bus Transportation Facilities, Conference Center/Facility. All of these pre-approved uses and conditions should be allowed to be constructed and/or accepted continue upon annexation.

The anticipated zoning for the Flying Saddle Subdivision and the Flying Saddle Resort properties once annexed into the Town will be Mixed Commercial and Residential (MRC). Flying Saddle Subdivision has verbally consented to the annexation, however **no petitions for consent have been received.**

There are no known animal control, health, or safety requirements necessary or requiring immediate compliance for the proposed annexation.

Attachments:

Exhibit A: Legal Description Snake River Junction, Flying Saddle Subdivision

Exhibit B: Draft Map to Accompany Annexation of Snake River Junction, Flying Saddle Subdivision

Exhibit C: Town of Alpine Resolution 2024-003

Exhibit D: Snake River Junction Sewer & Water ERU Allocations

EXHIBIT "A"

That part of the S1/2 of Section 20, and that part of the N1/2 of Section 29, T37N R118W, Lincoln County, Wyoming, described as follows including Snake River Junction First Filing, Snake River Junction Second Filing, Snake River Junction Third Filing, Snake River Junction Fourth Filing, Snake River Junction Fifth Filing, Snake River Junction Townhomes First Filing, Snake River Junction Townhomes Second Filing, Flying Saddle Subdivision and part of U.S. Highway 26/89:

COMMENCING at the northeast corner of said S1/2 of Section 20, S00°49'43"E, 42.98 feet, to the northeasterly most point;

thence S00°11'10"W, 446.46 feet, along the east line of said S1/2 to a point on Palisades Reservoir Take Line;

thence along said Palisades Reservoir Take Line as follows:

S56°02'06"W, 778.64 feet, to a point;

S49°45'01"W, 339.91 feet, to a point;

S49°45'54"W, 269.01 feet, to a corner on the south line on said S1/2;

N89°54'16"W, 201.97 feet, along said south line to a corner;

S50°51'57"W, 854.14 feet, to a point;

S66°09'58"W, 719.78 feet, to a point;

S78°49'55"W, 248.71 feet, to a point on the easterly right-of-way line of U.S. Highway 89 and leaving said Take Line;

thence N07°59'46"W, 548.98 feet, along said right-of-way line to a point;

thence N74°20'47"E, 177.95 feet, to a point;

thence N57°55'09"E, 496.51 feet, to a point;

thence N04°29'56"W, 130.16 feet, to a point;

thence N59°52'32"E, 41.08 feet, to a point;

thence N30°07'28"W, 147.18 feet, to a point;

thence N15°35'57"W, 68.16 feet, to a point;

thence S74°24'03"W, 50.06 feet, to a point;

thence N15°35'57"W, 65.00 feet, to a point on the southerly right-of-way line of U.S. highway 26/89;

thence N15°35'57"W, 200.11 feet, to a point on the northerly right-of-way line of U.S. Highway 26/89;

thence N74°23'46"E, 2647.17 feet, along said northerly right-of-way line to the CORNER OF BEGINNING.

ENCOMPASSING an area of 58.74 Acres, more or less.

EXHIBIT "B"

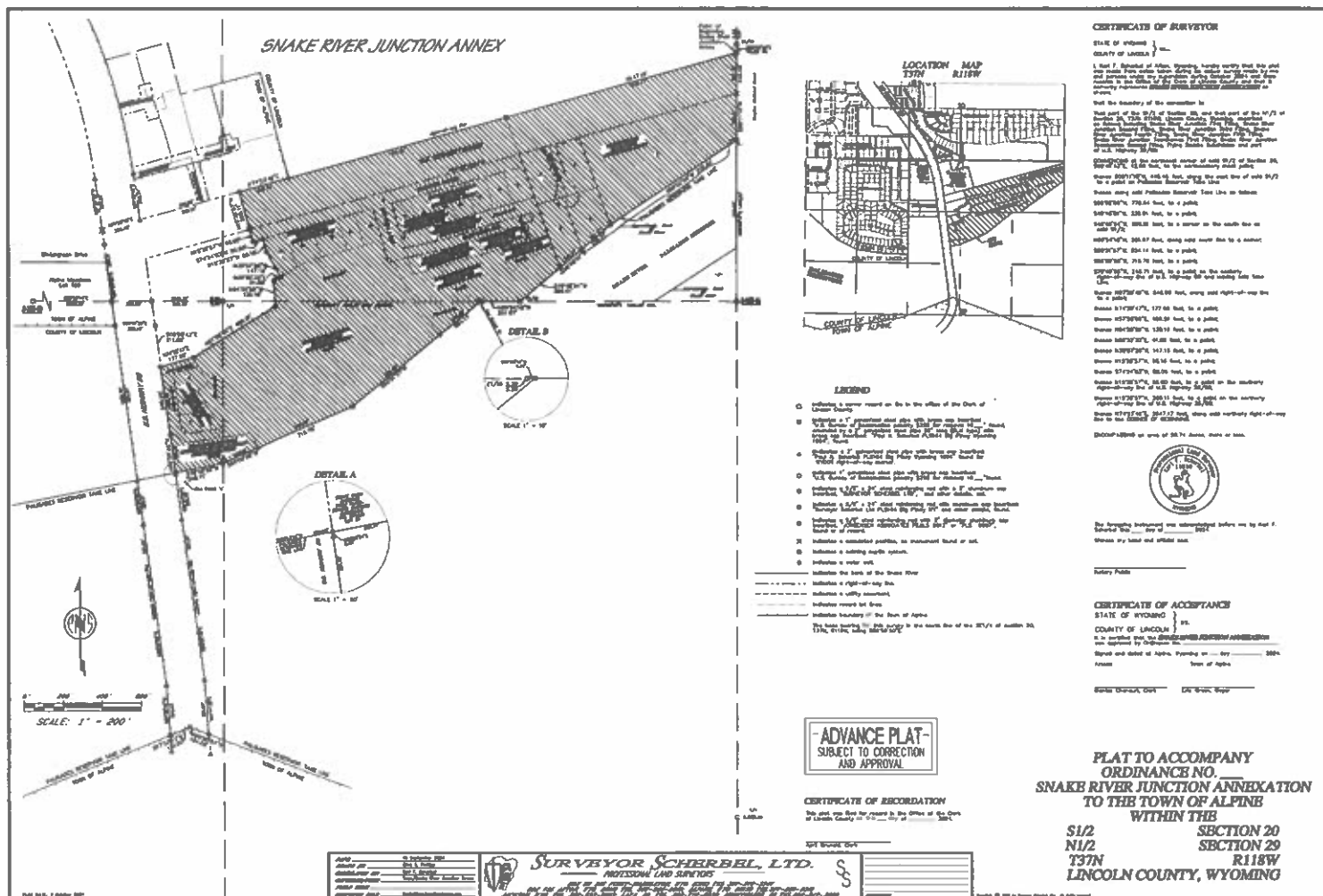




EXHIBIT "C"

TOWN OF ALPINE, WYOMING RESOLUTION 2025-004

A RESOLUTION CERTIFYING THE SUBMISSION OF AN ANNEXATION PETITION FOR THE SNAKE RIVER JUNCTION ANNEXATION, IN ACCORDANCE WITH W.S. § 15-1-403.

WHEREAS, on the 14th day of January 2025 a Petition for Annexation of eligible territory has been filed with the Town Clerk of the Town of Alpine by Hugh (Bud) Chatham III, Snake River Junction;

WHEREAS, the Town Clerk has reviewed the petition hereby finds;

- i. The petition is signed and dated by a majority of the landowners of the area sought to be annexed.
- ii. The petition contains:
 - a. A legal description of the area sought to be annexed;
 - b. A request that the described territory be annexed;
 - c. A statement that each signer is an owner of land and a description of his land within the area proposed to be annexed; and
 - d. A map of the area.
- iii. That no signature on the petition is dated one hundred eighty days prior to the date of filing the petition with the Deputy Clerk.
- iv. The Town Clerk determined within 10 days of the receipt of the petition via email that the petition substantially complies with W.S. § 15-1-403.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Town of Alpine that the Town Clerk is authorized to follow the procedure outlined in W.S. § 15-1-402, W.S. § 15-1-404, and W.S. § 15-1-406. A Public Hearing on the Snake River Junction Annexation will be held on March 18th, 2025, at 6:30 p.m.

PASSED, APPROVED AND ADOPTED this 21st day of January 2025.

Vote: 5 Yes, 0 No, 0 Absent, and 0 Abstain.



SIGNED:

Eric Green, Mayor of Alpine

ATTEST:

Monica L. Chenault, Town Clerk/Treasurer

EXHIBIT "D"

SNAKE RIVER JUNCTION FIRST and SECOND FILINGS AND TOWNHOMES FIRST FILING SEWER AND WATER ERU ALLOCATIONS

Prepared 12/18/08

Lot Number	ERUs Previously Purchased & Assigned	Additional ERUs Allocated	Total
Lot # 1 SRJ 1st Filing	3.20		3.20
Lot # 2 SRJ 1st Filing	1.54		1.54
Lot # 3 SRJ 1st Filing	1.35		1.35
Lot # 4 SRJ 1st Filing	1.47		1.47
Lot # 5 SRJ 1st Filing	2.48		2.48
Lot # 11 SRJ 2nd Filing	1.00	0.66	1.66
Lot # 12 SRJ 2nd Filing	1.00	0.47	1.47
Lot # 13 SRJ 2nd Filing	1.00	0.47	1.47
Lot # 14 SRJ 2nd Filing	1.00	0.47	1.47
Lot # 15 SRJ 2nd Filing	1.00	0.47	1.47
Lot # 16 SRJ 2nd Filing	1.47		1.47
Lot # 17 SRJ 2nd Filing	1.43		1.43
Lot # 18 SRJ 2nd Filing	1.00	0.43	1.43
Lot # 19 SRJ 2nd Filing	1.00	0.32	1.32
Lot # 20 SRJ 2nd Filing	1.99		1.99
Lot # 21 SRJ 2nd Filing	1.99		1.99
Lot # 22 SRJ 2nd Filing	1.00	0.99	1.99
Lot # 24 SRJ 2nd Filing	1.00		1.00
Lot # 25 SRJ 2nd Filing	1.00		1.00
Lot # 26 SRJ 2nd Filing	1.00		1.00
Lot #33 SRJ ????? Filing (f/k/a Lot # 27 SRJ 2nd Filing)	1.00		1.00
Lot # 28 SRJ 2nd Filing	1.00		1.00
Lot # 1 SRJ Townhomes 1st Filing	1.00		1.00
Lot # 2 SRJ Townhomes 1st Filing	1.00		1.00
Lot # 3 SRJ Townhomes 1st Filing	1.00		1.00
Lot # 4 SRJ Townhomes 1st Filing	1.00		1.00
Lot # 5 SRJ Townhomes 1st Filing	1.00		1.00
Lot # 6 SRJ Townhomes 1st Filing	1.00		1.00
Lot # 7 SRJ Townhomes 1st Filing	1.00		1.00
Lot # 8 SRJ Townhomes 1st Filing	1.00		1.00
Lot # 9 SRJ Townhomes 1st Filing	1.00		1.00
Lot #10 SRJ Townhomes 1st Filing	1.00		1.00
Common Area A SRJ Townhomes 1st Filing			-
Common Area B SRJ Townhomes 1st Filing			-
Common Area B SRJ Townhomes 1st Filing			-
Lot #35 SRJ ????? Filing (f/k/a Lot # 31 SRJ 2nd Filing)	1.00		1.00
ERUs Not Assigned	9.08		4.80
Totals	50.00	4.28	50.00