

ANNEXATION REPORT SUMMARY

Snake River Junction Subdivision, Flying Saddle Subdivision, Flying Saddle Resort Town of Alpine, Wyoming January 21, 2025

This report is based on Wyoming Statute 15-1-402(c) and supports the annexation of 58.74 acres of land.

The Town of Alpine will hold a public hearing regarding the petition to annex into the Town of Alpine. The public hearing will be held at the Alpine Town Hall, 250 River Circle, Alpine, Wyoming, on March 18, 2025, at 6:30 p.m.

15-1-402(c)(i) Map of the Area

The annexation area is 58.74 acres, as shown on the attached Exhibit A.

15-1-402(c)(ii) Estimated Infrastructure Costs

- Potable water and sanitary sewer lines exist within Snake River Junction Subdivision and US Highway 26/89 easement serving Flying Saddle Resort.
- The Town of Alpine owns the water and sewer mains in Snake River Junction Subdivision.
- Infrastructure extension to Flying Saddle Subdivision will be paid for by the owners and/or developers.
- The developer is responsible for all costs related to sewer main extensions and utility connections.
- Infrastructure connections outside the annexation area may be subject to developer recapture costs per Ordinance 2022-16 and 2023-08.
- Water and sewer tap fees must be paid before building permits are issued.

15-1-402(c)(iii) Basic Services

- The Town of Alpine provides water and sewer services to Snake River Junction Subdivision and Flying Saddle Resort.
- Extensions to Flying Saddle Subdivision must be made by developers along US Highway 26/89 and the subdivision's west property line.
- Roads within Snake River Junction Subdivision and Flying Saddle Subdivision will be turned over to the Town of Alpine.
- Alpine Valley RV Park roads will remain private, but the owner must ensure fire egress and utility maintenance.
- No cul-de-sac is required at the east portion of Sunbeam Drive, but no road blockage is allowed.
- Re-platting is required for any changes to Flying Saddle Subdivision.

15-1-402(c)(iv) Projected Annual Service Costs

- Water and sewer infrastructure has been installed, and ERU allocations were made under the NorthStar Utility Services (NSU) purchase agreement (Exhibit D).
- Additional ERU allocations require Town approval and are subject to current rate schedules.
- Flying Saddle Subdivision must submit engineering drawings for water and sewer connections.
- All utility extension costs will be borne by the developer.
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Water Service Fees (Effective July 1, 2024)

- **Base Rate:** \$372.00 per year per connection
- **Culinary Water Usage:** \$2.00 per 1,000 gallons
- **Water Connection Fees:**
 - ¾ inch: **\$3,500**
 - 1 inch: **\$5,000**
 - 1 ½ inch: **\$6,500**
 - 2 inch: **\$10,000**

Sewer Service Fees (Effective July 1, 2024)

- **Sewer Use Fee:** \$648.00 per year per equivalent residential unit (ERU)
- **Sewer Connection Fees:**
 - Base fee of **\$9,000** per **ERU calculation (250/375 gpd flow base fee)**

15-1-402(c)(v) Property Tax Mill Levies

- Property taxes and mill levies will match those within Alpine
- Lodging tax applies where applicable.

15-1-402(c)(vi) Infrastructure Costs Within Town

- No immediate water or sewer infrastructure improvements are required inside Alpine to accommodate this annexation.
- Stormwater management must meet Alpine Land Use and Development Code (LUDC) standards.
- Setbacks will follow recorded SRJ COA documents.
- Property owners are responsible for landscaping according to the Town guidelines.
- Existing signage at Alpine Valley RV Resort and Flying Saddle Resort meets WYDOT standards and will remain in place.

15-1-404(a)(ii)(D) Zoning and Compliance

- All existing land uses under Lincoln County zoning will be acknowledged by Alpine.
- Anticipated zoning:
 - Commercial (MRC): Lots #2-4, #11-22, #34, #37
 - Residential/Townhome (R2): Lots #1-15, #28, #38, #39
- Flying Saddle Subdivision and Resort will be zoned MRC.
- RV Campground on Lot #37 is permitted under the MRC district.
- Pre-approved uses (RV campground, bathhouse, cabins, conference center, etc.) will continue upon annexation.
- Flying Saddle Subdivision has verbally consented but has not submitted a petition.
- No immediate animal control, health, or safety compliance issues.

Attachments

- **Exhibit A: Legal Description**
- **Exhibit B: Annexation Map**
- **Exhibit D: NSU Allocations**