

Town of Alpine

Alpine Apex Annexation / Alpine Village No. 1 Plat 3 Lot 96

Annexation Report

Purpose:

The following report is prepared to ensure that the requirements of Wyoming Statue 15-1-402 Annexing Territory Requirements are met.

Description of Area:

The area consists of approximately 2.5 acres of land identified as Alpine Village Subdivision No. 1 Plat 3 Amended – 7th Filing, Lot 96, also referred to as the Alpine Apex Annexation. The property is located on the north side of Elkhorn Drive, north of Targhee Place, near the Targhee Landing area, and adjacent to existing residential development patterns. The property borders the existing Town of Alpine municipal boundary on the west and south. The entirety of the parcel is proposed to be annexed into the Town.

The land is presently owned by Dry Dog Development, LLC, a Utah limited liability company. The applicant has submitted materials for future residential development. The proposal has been described as a conceptual townhouse-style residential development with associated roadway circulation, parking, landscaping, and utility infrastructure improvements. No formal development approval is granted through this annexation report, and future development approvals shall remain subject to applicable Town ordinances, development standards, utility requirements, engineering review, and any required Planned Unit Development or other land use review processes.

See Exhibit A – Map of the area to be annexed.

See Exhibit B – Legal description of the property to be annexed.

Development Costs:

Costs to be borne by the Town of Alpine:

Based on the annexation materials submitted, the Alpine water system has capacity to serve the proposed annexed area, and the Town sewer system and treatment plant have capacity to serve the proposed annexed parcel. No Town-funded infrastructure improvements within the existing boundaries of the Town are anticipated to be required to accommodate the proposed annexation.

Costs to be borne by the Developer:

The developer shall be responsible for the infrastructure improvements required to serve the proposed annexed property, including water and sewer extensions and related improvements. The engineer's opinion of probable construction cost estimates the required water and sewer

improvements at approximately \$400,000, with the detailed construction cost estimate totaling \$396,300.

The developer shall also be responsible for costs associated with required development improvements, utility extensions, connection requirements, engineering review, notice, publication, annexation processing, and any other costs required by Town ordinance, applicable development standards, or conditions of approval.

Statutory Requirements:

W.S. 15-1-402 sets specific requirements with regard to the annexation process and the supporting documentation.

- 1) Before any territory is eligible for annexation, the governing body of any city or town at a hearing as provided in W.S. 15-1-405 shall find that:

- a. An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town.

FINDING: The annexation of the area is for the protection of the health, safety, and welfare of persons residing in the area and in the Town. Annexation will allow the property to develop under Town regulations, utility standards, development standards, and review processes intended to protect public health, safety, and welfare.

- b. The urban development of the area sought to be annexed would constitute a natural, geographical, economical, and social part of the annexing city or town.

FINDING: The proposed annexation constitutes a natural, geographical, economical, and social part of the Town of Alpine. The property is located adjacent to existing Town limits, near existing residential development patterns, and near existing utility service corridors. The proposed annexation represents a logical extension of existing Town development patterns and surrounding residential growth.

- c. The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed.

FINDING: The area sought to be annexed is a logical and feasible addition to the Town of Alpine. The property is contiguous with or adjacent to the existing incorporated limits of the Town and is located adjacent to existing utility service corridors. Town water and sewer services are available through extension of existing systems, subject to construction, inspection, approval, and connection in accordance with Town requirements. Other

services customarily available to Town residents are available or will reasonably be available to the area proposed to be annexed.

- d. The area sought to be annexed is contiguous with or adjacent to the annexing Town or the area meets the requirements W.S 15-1-407.

FINDING: The area sought to be annexed is contiguous with or adjacent to the Town of Alpine. The property borders the existing Town municipal boundary on the west and south.

- e. If the town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410.

FINDING: Lower Valley Energy is the electric utility provider serving the area and is prepared to provide electrical service to the annexed property. The Town of Alpine is prepared to issue any franchise necessary to serve the annexed area pursuant to W.S. 15-1-410.

- f. The annexing town, not less than twenty (20) business days¹ prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory and by first class mail to any persons owning property that is within three hundred (300) feet of the territory proposed to be annexed, regardless of whether the property is inside or outside the corporate limits of the annexing town and regardless whether the city or town is exercising authority under W.S. 15-3-202 (b)(ii), a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

FINDING: The required notice, report, and summary of the proposed annexation report were sent by certified mail to landowners and affected public utilities within the territory proposed to be annexed, and the required notice and summary report were sent by first-class mail to persons owning property within five hundred (500) feet of the territory proposed to be annexed, which exceeds the minimum notice requirements of W.S. 15-1-405(a). Notice was mailed not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a).

- 2) That an annexing municipality prepare an annexation report, which shall find that:
 - a. 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).

FINDING: SEE EXHIBIT A (MAP)

- b. Total estimated costs of infrastructure improvements required of all landowners related to the annexation.

FINDING: The total estimated cost of infrastructure improvements required of the landowner/developer related to the annexation is approximately \$400,000. The engineer's opinion of probable construction cost includes water system improvements estimated at \$243,800 and sewer system improvements estimated at \$152,500, for a total estimated construction cost of \$396,300.

- c. List of basic and other services customarily available to town residents and a timetable when those services will reasonably be available to the area.

FINDING: The following services are available or will reasonably be available to the area proposed to be annexed and provision of these services will be initiated by the property owner.

- i. Electricity: Electrical power is available in the area. Lower Valley Energy is identified as the electric utility prepared to serve the annexed area. Service will be available upon completion of any required application, design, extension, inspection, and connection requirements of the utility provider.
- ii. Water: Town water service is available through extension of the existing Town water system. An existing 4-inch water main is located adjacent to the property along Elkhorn Drive, and the nearest 6-inch waterline is located approximately 100 feet west of the proposed subdivision and 300 feet south along Elkhorn Drive. The proposed improvements include extension of a 6-inch waterline into and around the property before tying back into the existing waterline on Elkhorn Drive. Water service will be available upon construction, inspection, approval, and connection to the Town system in accordance with Town standards.
- iii. Sewer: Town sewer service is available through extension of the existing Town sewer system. Existing Town sewer is located adjacent to the parcel, with the nearest existing manhole at the intersection of Targhee Loop and Elkhorn Drive. New collection lines will be constructed to extend sewer service into the proposed annexation. Sewer service will be available upon

construction, inspection, approval, and connection to the Town system in accordance with Town standards.

- iv. Telephone/Internet/Fiber: Telephone and related utility services are installed within public roadways and are readily available in the area. Service will be available upon completion of any required application, extension, and connection requirements of the applicable provider.
 - v. Roadway Maintenance/Snow Removal: Roadway maintenance and snow removal are customarily provided by the Town on accepted public streets. Any internal roadways or new public streets shall be subject to Town standards, inspection, approval, and acceptance before Town maintenance obligations apply.
 - vi. Trash Service: Trash service is provided through private service providers and will be available to the annexed area through the applicable provider.
- d. A projected annual fee or service cost for services described in paragraph c. above is Projected annual service costs are estimated as follows:
- i. Electricity: Based on Use – Contact provider for details.
 - ii. Water: The Town’s current 3/4-inch water connection base rate is \$31.00 per month, or \$372.00 per year, plus a usage fee of \$2.00 per 1,000 gallons.
 - iii. Sewer: The Town’s current residential sewer connection rate is \$67.50 per month, or \$810.00 per year.
 - iv. Telephone/Internet/Fiber: Based on Use – Contact provider for details.
 - v. Trash Service: Based on Use – Contact provider for details.

The combined current base annual cost for Town water and sewer service is \$1,182.00 per year, plus water usage charges and any applicable connection, capacity, or other adopted Town fees.

- e. The current and projected property tax mill levies imposed by the municipality.

FINDING: 5 mills

- f. The cost of infrastructure improvements within existing boundaries of the town to accommodate the annexation.

FINDING: Based on the annexation materials submitted, the Town water and sewer systems have capacity to serve the proposed annexed area. No

infrastructure improvements within the existing boundaries of the Town are anticipated to be required to accommodate the proposed annexation.

Zoning:

- 1) The anticipated zoning for this property once annexed to the Town of Alpine is Mixed Residential Commercial (MRC). The applicant requested Mixed Residential Commercial zoning as part of the annexation petition. Future development of the property shall remain subject to the Town's Land Use and Development Code, including any applicable Planned Unit Development, subdivision, engineering, utility, design, and development review requirements.

/s/ Monica L. Chenault Clerk/Treasurer

*Alpine Apex Annexation
Town of Alpine, Wyoming*

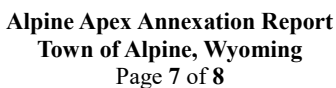


EXHIBIT B
LEGAL DESCRIPTION

Alpine Apex Annexation
Town of Alpine, Wyoming

Legal Description

Alpine Apex Annexation

Town of Alpine, Wyoming

Lot 96, Alpine Village Subdivision No. 1, Plat 3 Amended
– 7th Filing, Lincoln County, Wyoming, according to the
plat thereof recorded June 15, 2007, as Instrument No.
930379, Records of Lincoln County, Wyoming.

Parcel Owner: Dry Dog Development, LLC

Current Parcel Identification Number: 37181840201600