

# **Notice of Public Hearing And Annexation Report Summary**

**FOR ALPINE LAKES  
TOWN OF ALPINE, WYOMING**

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The Town of Alpine will hold a Public Hearing regarding the Palisades Investments, LLC - Alpine Lakes Petition to Annex into the Town of Alpine. The petitioner as well as James M McSweeney Revocable Trust and David Jenkins Revocable Trust are the owners of records for lands described in accordance with the Office of the Lincoln County Clerk in Book No. 446, page 532; Book No. 1011, page 477; and Book No. 1065, page 848.

Exhibit A (See attached) - 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.

**The Public Hearing will be held at the Alpine Town Hall located at 250 River Circle, Alpine Wyoming on August 21<sup>st</sup>, 2024, at 6:00 p.m.**

**Annexation Summary Report:** The area consists of approximately 32.88 +/- acres of developed and undeveloped land along U.S. Highway 26. The land is presently owned by James M McSweeney Revocable Trust, Palisades Investments, LLC, and David Jenkins Revocable Trust. The parcel proposed to be annexed is shown on the attached map (Exhibit A).

**Development Costs:** As is the case with all developments, all public improvements, including streets, sidewalks, utilities, curb and gutter, hydrants, storm water improvements, water mains, and sanitary sewer mains are installed and paid for by the private developer. The Town of Alpine will not incur any costs for infrastructure to serve the area.

**Basic Services Available:**

Water: Available – Town of Alpine  
Sanitary Sewer: Available – Town of Alpine  
Electric: Available – Lower Valley Electric  
Telephone: Available - Silver Star

**Cost to Install Infrastructure:**

According to the Severson Townhomes Master Plan Report, the Average Daily Demand for water in the proposed Alpine Lakes Subdivision is calculated at 34% of the Maximum Daily Demand, with a Peak Hour Factor of 2 times the Average Daily Demand, resulting in a peak hour water demand of 37.4 gallons per minute. Existing infrastructure within the subdivision boundaries includes an 8-inch and 4-inch water line from the Alpine Lakes Well & Wellhouse 2018 design by Sunrise Engineering, facilitating the connection to the water supply system.

For wastewater, data from the Alpine Wastewater Treatment Plant record drawings by Nelson Engineering indicate that the subdivision's Average Daily Demand is 68% of the Maximum Daily Demand, with a Peak Hour Factor of 2.22, leading to a peak wastewater generation rate of 41.5 gallons per minute. The North Alpine Lift Station, situated within Lot 2 of the subdivision, currently manages wastewater from Targhee Place Mobile Home Lots, producing 31.4 gallons per minute. This lift station is equipped with two 10 horsepower pumps capable of handling up to 200 gallons per minute, suggesting sufficient capacity to accommodate the additional wastewater flow

from the Alpine Lakes Subdivision. Connecting to the existing North Alpine Wastewater System involves accessing the concrete lift station with a 5-foot section of PVC pipe.

The total estimated cost for utilities, including water and sewer infrastructure, is \$784,000. Water infrastructure accounts for \$244,000 of this total, while sewer infrastructure makes up \$540,000. Easement costs, covering legal fees, right-of-way acquisition, and recordation, are included in the water and sewer estimates, totaling \$30,000. Engineering costs for design and construction are also included and amount to \$106,000. The specific costs for roadways will depend on detailed development plans that are yet to be finalized.

**Projected Annual Expenses for Services (Current Rate - Subject to Increase):**

1" Water Service Connection Fee:	\$5,000.00
Water Service Annual Base Rate:	\$348.00
Water Service Usage Rate:	\$2.00/1,000 gal
1 ERU Sanitary Sewer Connection Fee:	\$9,000.00
Sanitary Sewer Annual Usage Fee:	\$648.00

The mill levy for the Town of Alpine is 5 mills.

The property being annexed is contiguous to the Town of Alpine and is bordered by both Rural and Mixed-Use Zoned properties within Lincoln County. The previously annexed parcel Targhee Place Subdivision, located across Highway 26, is zoned Mixed Residential Commercial.

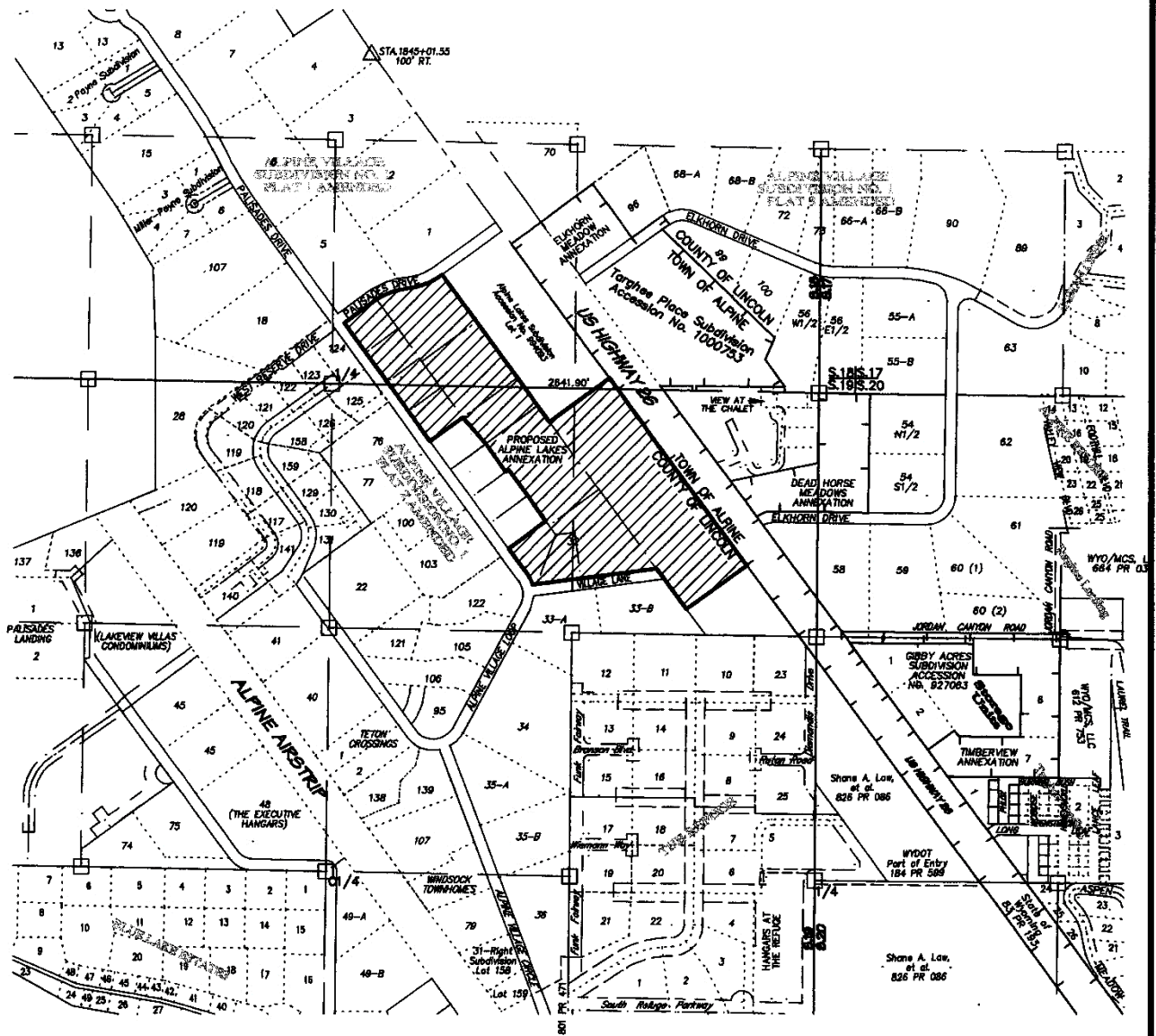
The complete Annexation Report is available for review at Town Hall, located at 250 River Circle, Alpine, Wyoming 83128.

*/s/ Monica L. Chenault Clerk/Treasurer*

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## Exhibit A

### Map



***ALPINE LAKES ANNEXATION  
TO THE TOWN OF ALPINE***

**SCALE: 1" = 800'**

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DATE: 20 April 2024  
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FIELD BOOK:  
COMPUTER FILE: AlpineLakesAnnexExhibit.pro



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