

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

**FOR**

**TYLER DAVIS, MANAGING PARTNER OF  
LINCOLN COUNTY INVESTMENTS, LLC**

**DEAD HORSE MEADOWS  
TOWN OF ALPINE, WYOMING**

The Town of Alpine will hold a Public Hearing regarding the annexation into the Town of Alpine, of the Tyler Davis, Managing Partner of Lincoln County Investments, LLC, Dead Horse Meadows property located on lot 53 of the Alpine Village Subdivision No. 1, Plat 3 amended, as filed, and platted in the Lincoln County clerk's office in Kemmerer, Lincoln County, Wyoming.

**The Public Hearing will be held at the Town Hall located at 250 River Circle, Alpine Wyoming on February 20<sup>th</sup>, 2024, at 6:00 p.m.** A map of the area and a summary of the annexation report as required by W.S. § 15-1-402(c) are as follows:

The parcel proposed to be annexed is shown on the attached map (Exhibit B) and comprises a total area of approximately 6.17 +/- acres. A legal description of the parcel is attached separately as Exhibit A.

Potable water lines and sanitary sewer lines currently exist within US Highway 26. The water and sewer infrastructure (mains) within US Highway 26 is owned by the Town of Alpine. Costs to extend said lines would be paid for by the owners and/or developers of the lands associated with this proposed annexation. The estimated construction cost for extending the sewer main to the property is \$200,450.42. This is based upon an estimate cost for a gravity line to the nearest available Town infrastructure; the estimate does not include an upgrade or upsizing of the existing lift station. To determine if an upgrade is warranted, we would need specification on the existing lift station including capacity, current flows and pump run time.

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 not assist or pay for the 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.

The basic municipal services provided by the Town of Alpine, water and sewer, will be available to the Dead Horse Meadows property upon extension of the sewer main and payment of any connection fees due. The proposed area to be annexed will have access to the property via Elkhorn Drive (Private) which is an unimproved dirt road and US Highway 26 (US Highway), that is a public road that is improved and paved. There are no proposed roads within the Dead Horse Meadows Property, if at a later time additional development is completed and road are deemed necessary, they will be private roads, their ownership and maintenance would be maintained by the developer, unless at some future time, upon mutual agreement of the property owner and the Town of Alpine, they could be turned over to the Town of Alpine.

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

- a. The fee for a “base rate”, charged for each plated lot regardless of whether or not an active connection is located on the lot, is currently \$348.00 per year, per connection, as of July 1, 2023. 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, 2023, 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 is projected to increase prior to May of 2024):

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 residence, as of July 1, 2023. 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.

Property taxes and mill levees will be the same as those charged to other properties within the existing Alpine city limits. The mill levies for the fiscal year 2023-2024 is 5 mills.

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

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 this property once annexed into the Town is “Mixed Residential Commercial” (MRC). There are no known animal control, health, or safety requirements necessary or requiring immediate compliance for the proposed annexation.

/s/ Monica L. Chenault Clerk/Treasurer

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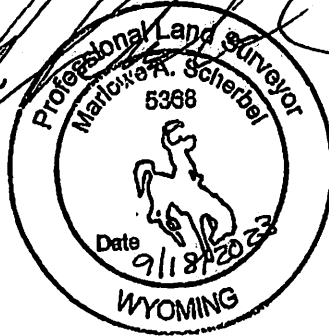
**DESCRIPTION FOR  
DEAD HORSE MEADOWS ANNEXATION**

**EXHIBIT A**

To-wit: - -

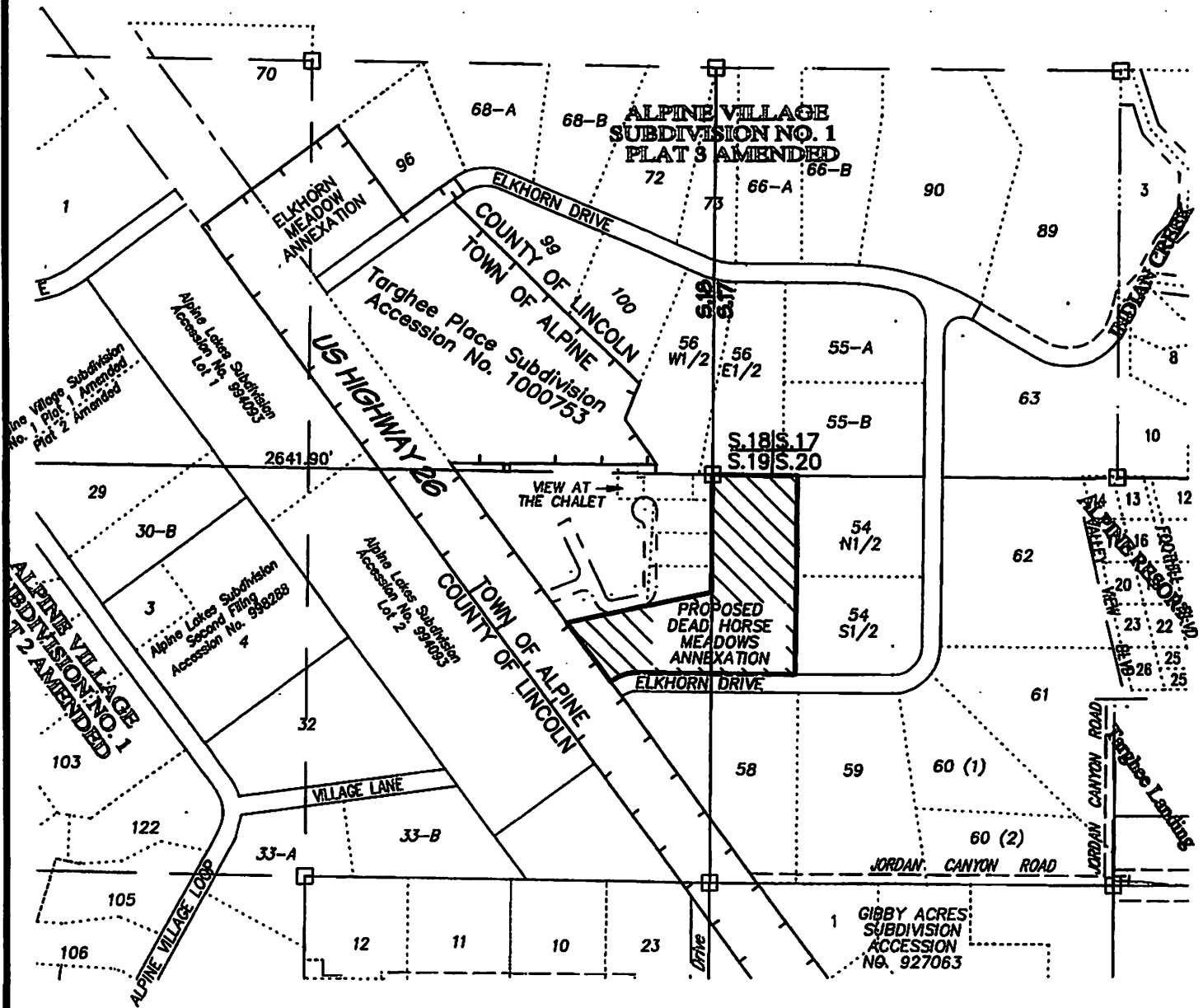
All of Lot 53 of Alpine Village Subdivision No. 1 Plat 3 Amended, Lincoln County, Wyoming, as described on the official plat filed in the Office of the Clerk of Lincoln County with Accession No. 578380.

19 September 2023



Marloise A. Scherbel  
Professional Land Surveyor  
Registration No. 5368  
Exp. Date 12/31/2024  
Address: 1000 N. Lincoln  
Lincoln, WY 82501  
Phone: 307.734.1234  
Fax: 307.734.1234  
Email: mscherbel@scherbelsurveyors.com

# EXHIBIT B



SCALE: 1" = 500'

## DEAD HORSE MEADOWS ANNEXATION TO THE TOWN OF ALPINE

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DATE: 19 September 2023  
 DRAWN BY: Karl F. Scherbel  
 CALCULATED BY: Karl F. Scherbel  
 CATEGORY/PORT: Town/Alpine/Annex  
 FIELD BOOK:  
 COMPUTER FILE: AV53AnnexExhibitB.pre



**SURVEYOR SCHERBEL, LTD.**

PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY-MARBLETON, WY TEL. 276-3347; BOX 725 AFTON, WY TEL. 895-9319;  
 ALPINE, WY TEL. 895-9319; JACKSON, WY TEL. 733-5903; LAVA, ID TEL. 776-5930