

ANNEXATION REPORT

FOR

DEAD HORSE MEADOWS

TOWN OF ALPINE, WYOMING

January 4, 2024

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 as All of Lot 53 of Alpine Village Subdivision No. 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; encompassing an area of 6.17 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 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.

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 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 additional 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.

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, 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 roads 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.

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

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 city limits. The mill levy for the fiscal year 2023-2024 is 5 mills.

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.

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 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.

Attachments: Exhibit A: Legal Description for Dead Horse Meadows Annexation
Exhibit B: Draft Map to Accompany Annexation of Dead Horse Meadows

Exhibit A
Dead Horse Meadows Annexation
Legal Description

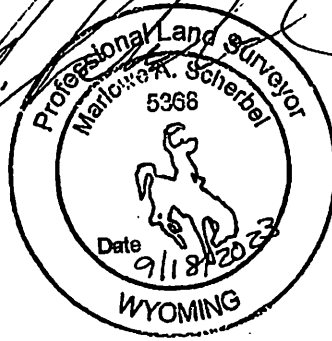
EXHIBIT A
DEAD HORSE MEADOWS ANNEXATION
LEGAL DESCRIPTION

DESCRIPTION FOR
DEAD HORSE MEADOWS ANNEXATION

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

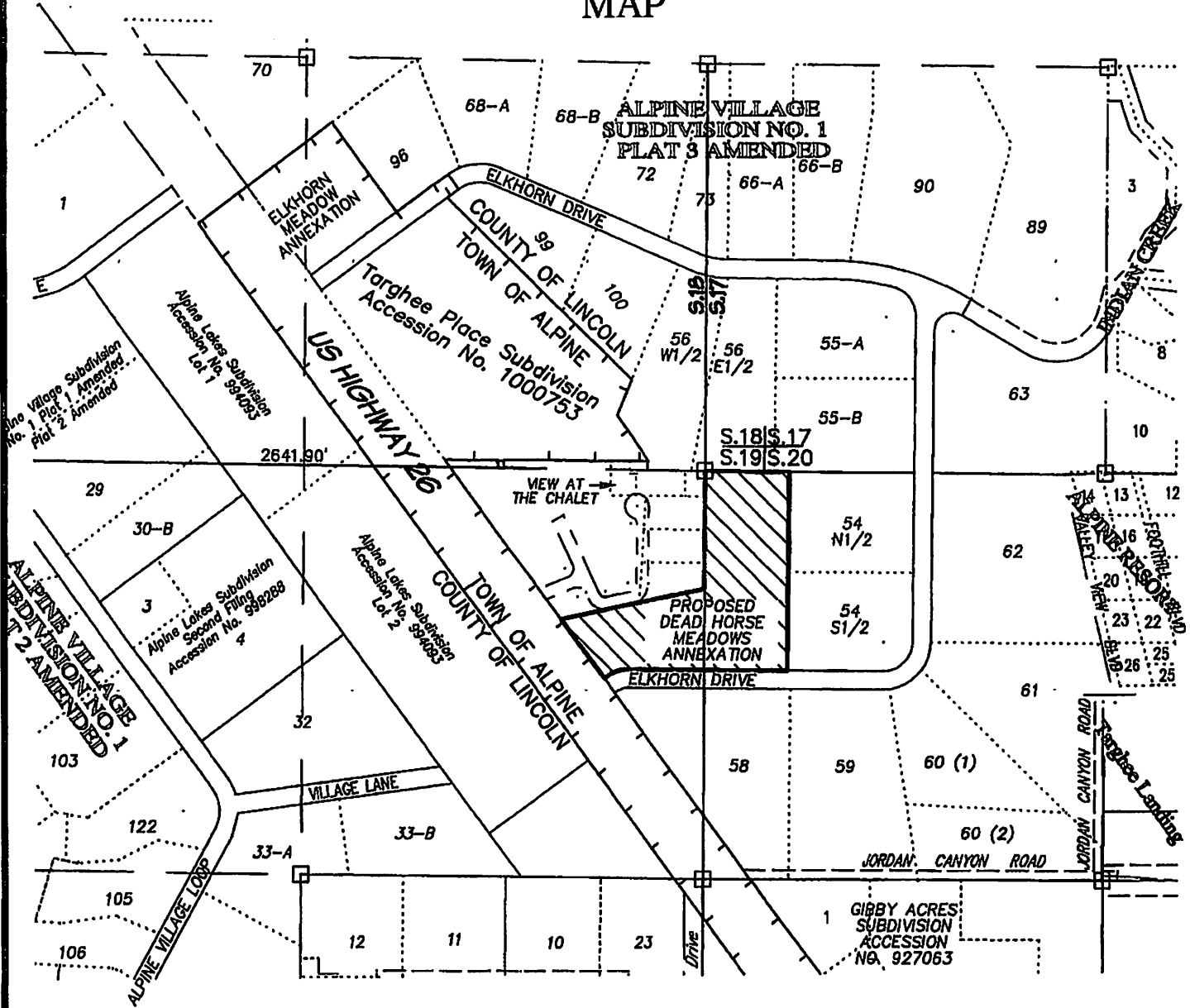


Matthew A. Scherbel
Professional Land Surveyor
No. 5966
Wyoming
19 September 2023

Exhibit B
Dead Horse Meadows Annexation
Map

EXHIBIT B

DEAD HORSE MEADOWS ANNEXATION MAP



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: AVS3AnnexExhibit.pro



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