

TOWN OF ALPINE ANNEXATION REPORT
Hafeez – Zyland Lot 1
March 22, 2024

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 2.05 acres of undeveloped land north of the Elk Meadows Addition. The land is presently owned by Zahida Hafeez. The current owner does not have immediate plans to develop the property.

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.

Statutory Requirements:

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):

Finding: The parcel proposed to be annexed is shown on the attached map (Exhibit A). A legal description of the parcel is attached separately as Exhibit B.

15-1-402(c)(ii) Total estimated costs of infrastructure improvements required of all landowners related to the annexation.

Findings: Potable water lines currently exist along Highway 26 just south of the property to be annexed. The Sanitary Sewer lines are located within the Elkhorn Meadows Addition ROW, which is adjacent to the property to be annexed. The water and sewer infrastructure (mains) currently in place are owned by the Town of Alpine, any extension of the mainlines must be completed per the Town of Alpine Specifications. The estimated construction cost for extending the sewer to the property is \$7,051.50. This is based upon the extension of a 4-inch sewer lateral (service) across an easement currently owned by the Town of Alpine to the property. The estimated cost of extending water to the property is \$113,394.38. This is based on extending an 8" water main to the north end of the Zahida Hafeez property. The Town of Alpine has assumed availability of a 1" water service to the property and 1 ERU was assumed for Sanitary Sewer, these items will require additional review if the property is to be developed.

Note - 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.

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.

Findings:

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

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

Findings:

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

15-1-402(c)(v) Current and projected property tax mill levies imposed by the town.

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

15-1-402(c)(vi) Cost of infrastructure improvements within existing boundaries of the town to accommodate the annexation.

Finding: No immediate water and sewer infrastructure improvements will be required inside the existing Town boundaries to accommodate the annexation of this parcel.

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.

Findings: There are no current land uses previously approved by Lincoln County. 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.

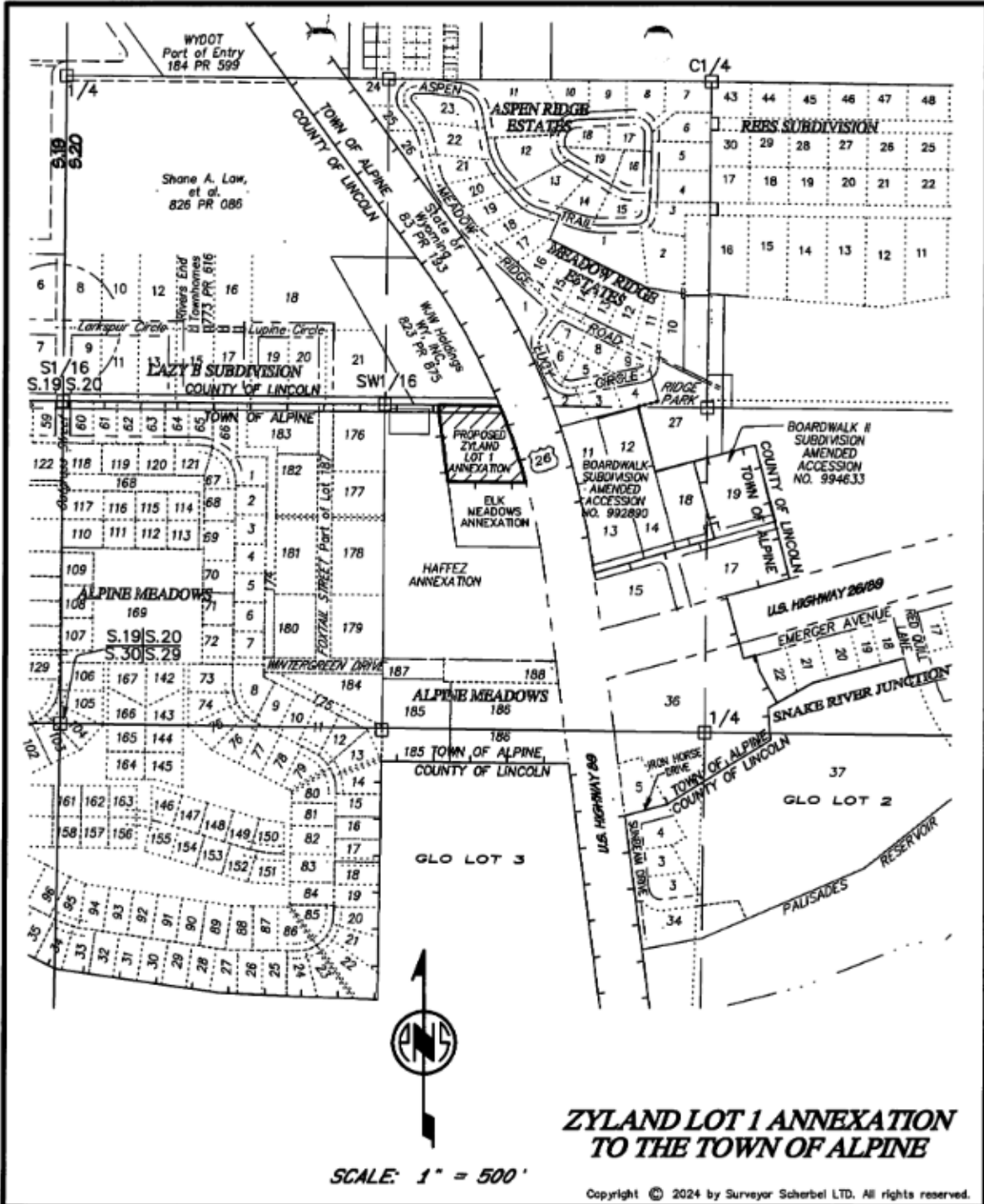
Conclusion:

The property being annexed is contiguous to the Town of Alpine and is bordered by MRC zoned properties. Ultimately, it is the Council’s pleasure with regard to annexing this property into the Town of Alpine.

Completed By:

Monica L. Chenault, Town Clerk

Exhibit A
Hafeez – Zyland Lot 1
Map



DATE: 12 January 2024
 DRAWN BY: Kade Beus
 CALCULATED BY: Kade Beus
 CATEGORY/PORT: Town/Alpine/Annex.
 FIELD BOOK:
 COMPUTER FILE: ZylandAnnexA.dwg



SURVEYOR SCHERBEL, LTD.
 PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY-MARBLETON, WY TEL. 276-3347, BOX 725 AFTON, WY TEL. 685-9319;
 ALPINE, WY TEL. 685-9316, JACKSON, WY TEL. 733-5903, LAVA, ID TEL. 776-5830

Exhibit B
Hafeez - Zyland Lot 1
Legal Description

358

DESCRIPTION

FOR

REHMAN HAFEEZ AND ZAHIDA HAFEEZ

TRACT A

To-wit:--

That part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, T37N, R118W, Lincoln County, Wyoming, being part of that tract of record in the Office of the Clerk of Lincoln County in Book 303 of Photostatic Records on page 383, described as follows:

BEGINNING at the northwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, found as described in the Corner Record filed in said Office;

thence N89°-57.0'E, 466.31 feet, along the north line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, to a point on a non-tangent curve, the westerly right-of-way line of U.S. Highway 26, N67°-00.0'E, 2764.77 feet from the radius point of said curve;

thence southeasterly, 600.06 feet, along the arc of said curve through a central angle of 12°-26.1' with a radius of 2764.77 feet and a chord bearing S16°-46.9'E 598.91 feet, to a point, N09°-18.4'W, 121.41 feet from Station 2413+59.78 BK=1924+48.38 AH;

thence S89°-59.6'W, 638.02 feet, parallel with the south line of said tract, to a point on the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$;

thence N00°-07.2'W, 573.04 feet, along said west line, to the **CORNER OF BEGINNING**;

EXCEPTING that tract of record in said Office in Book 95 of Photostatic Records on page 340;

ENCOMPASSING an area of 7.045 acres, more or less;

SUBJECT to easements of sight and of record;

the **BASE BEARING** for this survey is the north line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, T37N, R118W, being N89°-57.0'E;

each "point" marked by a 5/8" x 24" steel reinforcing rod with a 2" aluminum cap inscribed "SURVEYOR SCHERBEL LTD BIG PINEY WY PLS 5368", with appropriate details;

each "station" marked by a 6"x 6" concrete post with brass marker inscribed "STATE HIGHWAY DEPT. R.O.W. MARKER", with appropriate details;

all in accordance with the plat prepared to be filed in the Office of the Clerk of Lincoln County titled "REHMAN HAFEEZ AND ZAHIDA HAFEEZ PLAT OF TRACTS WITHIN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 20 T37N R118W LINCOLN COUNTY, WYOMING", dated 17 May 1994, revised 3 June 1994.

Surveyor
64
600
160
ROLL, LTD.
19 81113
81001

3 June 1994 - revised
hafeeza.des

