

# Notice of Public Hearing And Annexation Report Summary

FOR  
ZAHIDA HAFEEZ  
TOWN OF ALPINE, WYOMING

The Town of Alpine will hold a Public Hearing regarding the Zahida Hafeez – Zyland Lot 1 Petition to Annex into the Town of Alpine. The petitioner is the owner of record for lands described in accordance with the Office of the Lincoln County Clerk in Book 352 of Photostatic Records on page 357.

Exhibit 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.

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

**Annexation Summary Report:** The area consists of approximately 2.05 acres of undeveloped land north of the Elkhorn Meadows Addition. The land is presently owned by Zahida Hafeez. The current owner does not have immediate plans to develop the property. The parcel proposed to be annexed is shown on the attached map (Exhibit B). A legal description of the parcel is attached separately as Exhibit A.

**Cost to Install Infrastructure:** The Town of Alpine will not incur any costs for infrastructure to serve the area. 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. No immediate water and sewer infrastructure improvements will be required inside the existing Town boundaries to accommodate the annexation of this parcel. 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 Zy Hafeez property.

### **Basic Services Available:**

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

### **Projected Annual Expenses for Services:**

|                                      |                  |
|--------------------------------------|------------------|
| 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.

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. The property being annexed is contiguous to the Town of Alpine and is bordered by MRC zoned properties.

**Exhibit A**  
**Hafeez – Zyland Lot 1**  
**Map**