

JA2 ANNEXATION FAQ

JA2 is a partnership between two local people. The owner of the parcel is seeking to annex a parcel of property to become part of the Town.

Q&A

Question: What does annexing this parcel mean for the Town?

Answer: Annexing a parcel means that the town is extending its boundaries to include that piece of land, allowing the town to exert control, provide services (namely water, sanitary sewer, roads and sanitation), and enhance its overall growth and revenue. Revenue is generated in the form of rates and fees for services provided and taxes which are assessed to the annexed parcel. Annexation only aims to incorporate lands within a municipal boundary. The development of lands within a municipal boundary are governed by state statutes and municipal code and part of a different public process.

Wyoming State Statute 15-1-401 “findings required”

15-1-402. Annexing territories; findings required; when contiguity not deemed affected; annexation report.

(a) Before any territory is eligible for annexation, the governing body of any city or town at a hearing as provided in W.S. 15-1-405 shall find that:

(i) An annexation of the area is for the protection of the health, safety and welfare of the persons residing in the area and in the city or town;

(ii) The urban development of the area sought to be annexed would constitute a natural, geographical, economical and social part of the annexing city or town;

(iii) The area sought to be annexed is a logical and feasible addition to the annexing city or town and the extension of basic and other services customarily available to residents of the city or town shall, within reason, be available to the area proposed to be annexed;

(iv) The area sought to be annexed is contiguous with or adjacent to the annexing city or town, or the area meets the requirements of W.S. 15-1-407;

(v) If the city or town does not own or operate its own electric utility, its governing body is prepared to issue one (1) or more franchises as necessary to serve the annexed area pursuant to W.S. 15-1-410; and

(vi) The annexing city or town, not less than twenty (20) business days prior to the public hearing required by W.S. 15-1-405(a), has sent by certified mail to all landowners and affected public utilities within the territory and by first class mail to any persons owning property that is adjacent to or within three hundred (300) feet of the territory proposed to be annexed, regardless of whether the property is inside or outside the corporate limits of the annexing city or town and regardless of whether the city or town is exercising authority under W.S. 15-3-202(b)(ii), a summary of the proposed annexation report as required under subsection (c) of this section and notice of the time, date and location of the public hearing required by W.S. 15-1-405(a).

(b) Contiguity will not be adversely affected by the existence of a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way, a lake, stream, reservoir or other natural or artificial waterway located between the annexing city or town and the land sought to be annexed.

(c) An annexing municipality shall prepare a proposed annexation report as specified in this subsection. The report shall, at a minimum, contain:

(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);

(ii) The total estimated cost of infrastructure improvements required of all landowners by the annexing municipality related to the annexation;

(iii) A list of basic and other services customarily available to residents of the city or town and a timetable when those services will reasonably be available to the area proposed to be annexed;

(iv) A projected annual fee or service cost for services described in paragraph (iii) of this subsection;

(v) The current and projected property tax mill levies imposed by the municipality; and

(vi) The cost of infrastructure improvements required within the existing boundaries of the municipality to accommodate the proposed annexation.

(d) For annexations initiated under W.S. 15-1-403, the city or town may collect the cost of preparing the proposed annexation report from the petitioning landowners.

(e) Before any territory is eligible for annexation the governing body shall prepare for each landowner and affected public utility so requesting in writing, the estimated cost of infrastructure improvements required of the landowner and affected public utility related to the annexation. The request shall be made to the clerk of the annexing municipality not less than ten (10) days prior to the public hearing required by W.S. 15-1-405(a). The estimate shall be provided to the landowner and affected public utility prior to the hearing.

Q&A

Question: How is that section of land not considered Federally protected wetlands?

Answer: Delineation of a wetland follows a 3-step process:

- **Feature Identification:** A wetland is identified using various sources like color infrared photography and this information is available on the National Wetlands inventory Map <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

- **Classification:** Wetlands are categorized based on their characteristics. In the case of the annexed parcel two wetlands were identified and the following classifications were made:

- a) **PEMIC:** Palustrine emergent persistent wetland, seasonally flooded. Fresh or interior marsh, persistent vegetation, topographically low

- b) **PEM1F:** Emergent wetland, former river channel

- **Field Investigation and Verification:** A professional will visit the site and based on soils, vegetation, and hydrology the professional will map and delineate the actual wetland that has previously been mapped and classified. This step has not been completed and is not required as part of annexation.

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Wetlands and their preservation, restoration and/or enhancement are addressed during the subdivision and platting process, a uniquely separate public process from annexation. The annexation of the proposed parcel of land has no effect on the wetland.

Q&A

Question: Doesn't this property flood?

Answer: The Federal Emergency Management Agency (FEMA) commissioned the Flood Insurance Study (FIS) number 56033CV00A with an effective date of January 16, 2014. This study identifies flood hazard zones that are used to establish flood insurance rates. Furthermore, information in this study provides Sheridan County and the Town sufficient data to update and create regulations to promote sound land use and floodplain development.

The property slated for annexation encompasses a segment of Zone AE, which designates the flood insurance rate zone corresponding to 100-year floodplains identified in the Flood Insurance Study through meticulous methods. The term "100-year flood" denotes a flood event with a 1% probability of occurrence in any given year. Comprehensive hydraulic analyses yield whole-foot Base Flood Elevations (BFEs), strategically presented at selected intervals within this zone. In the western section of the intended annexed parcel, the 100-year BFE within Zone AE is recorded as 3772, while the eastern portion indicates a BFE of 3770. For further reference, the FEMA Firmette can be accessed here <https://msc.fema.gov/portal/search?AddressQuery=ranchester%20wyoming>. Cross-section K from the FIS report is also depicted at Elevation 3769.8. The annexation of the proposed parcel of land has no effect on the flood mapping nor the Base Flood Elevation.

Q&A

Question: If this land gets built on, it seems like other properties will have more of a flooding issue.

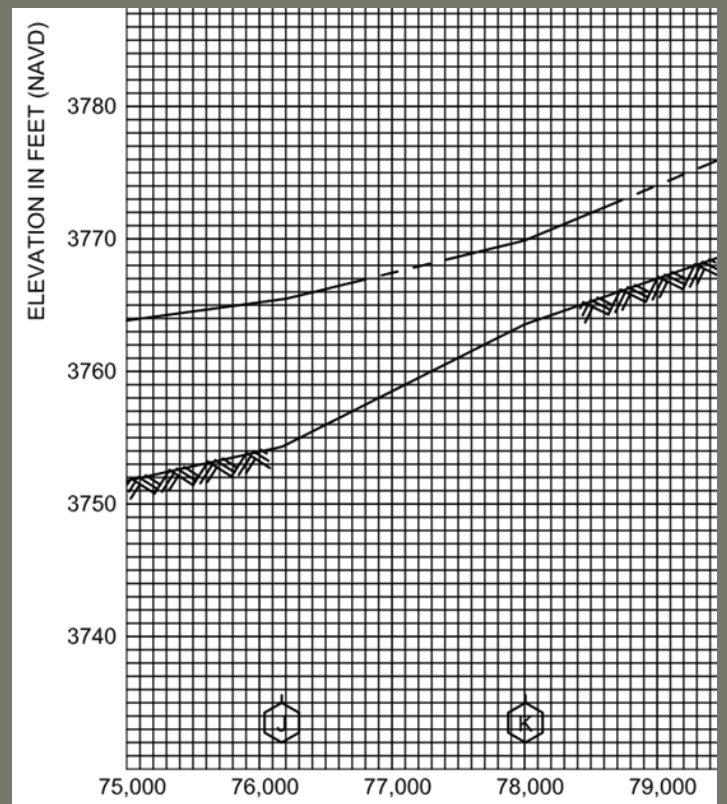


Answer: Development of the land within the town follows the subdivision process. This process is separate and distinct from the annexation process. The subdivision process is a public process consisting of several public meetings/readings following a developer's submission of a complete plan to subdivide the land. Plans will be submitted regarding design of infrastructure including roads, potable water supply, sanitary sewer, storm sewer, and raw water supply. Furthermore, plans will need to be submitted on how the developer intends to address any encroachment of wetlands as defined by a field investigation, floodplains, and drainage of water from precipitation events. The

developer will be asked to submit plans on how they intend to handle water rights that may be affixed to the property. In summary, the development of the property is not contemplated for the annexation process, however the developer as part of the subdivision process will need to demonstrate through the submittal of design reports and designs that the subdivision meets the standard outlined in state statutes and the towns municipal code.

Q&A

Question: Parcel A is being zoned as B-1 Business District for the land which is immediately adjacent to U.S. Hwy 14 and extends 300-feet south of U.S. Hwy 14 which is 8.57 acres more or less and R-3 Residential for the remainder of the property.



Answer: The conservative estimated areas are presented to the Town so the Town can decide if they have the ability to supply public utilities to the annexed parcel. These areas are subject to in depth planning efforts should the property ever be developed and can change at any time.

- Commercial Acreage: 8.57 acres
- Commercial Square Footage: 182,952 square feet
- Net Residential Acreage: 13 acres
- Residential Density: 4 unit/acre
- Number of Residential Lots: 52 lots
- Park Land and Open Space: 2.3 acres
- Acreage for Other Services (schools, etc): 0 acres
- Cost for Public Improvements:

There is no cost for public improvements at this time, however, if the property is developed in the future, then public utilities such as water and sanitary sewer will be sought to be brought to the site to service commercial buildings as well as residences.