

**Notice of Public Hearing
Elkhorn Meadows Annexation to the Town of Alpine**

The Town of Alpine will hold a Public Hearing regarding the annexation into the Town of Alpine, of property located at that part of the S1/2SE1/4 Section 18, Township 37 North, Range 118 West; Lincoln County, Wyoming. **The Public Hearing will be held at the Town Hall located at 250 River Circle, Alpine Wyoming on March 15, 2022 at 6:30 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:

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 town, if it has exercised the authority granted under W.S. 15-3-202(b)(ii) The parcels proposed to be annexed are shown on the attached draft plat map prepared by Surveyor Scherbel, Ltd. and comprises a total area of approximately 4.47 acres, more or less.

15-1-402(c)(ii) Total estimated costs of infrastructure improvements required of the landowner(s) related to the annexation. Potable water lines and sanitary sewer lines currently exist near the property through the Targhee Place development. The extension costs of said lines would be paid for by the owners and developers of the lands associated with this proposed annexation. Also, per existing development agreement between the Town of Alpine and WJW Holdings WY, LLC, there is a requirement to pay recapture fees for the water and sewer lines previously paid for and constructed by the developer. These fees would be in addition to the construction costs to extend water and sewer and are estimated to be in the range of \$25,000 to \$50,000 depending upon the number of connected units. The estimated construction cost to extend 8-inch water and 8-inch sewer to this property is projected to be in the range of \$25,000 to \$35,000. These estimates do not include any costs for the creation of the necessary easements. The Town of Alpine will not assist or pay for the infrastructure improvements. There would also be the requirement to pay water and sewer tap fees in accordance with existing Town ordinances at the time building permits are issued for any new development.

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, culinary water and sewer, will be available to the Elkhorn Meadows property upon extension of the culinary water and sewer lines by the owners and developers estimated to be during the year 2022. Highway 26, a state/federal public highway, exists in the area to be annexed and provides access to the Elkhorn Meadow property. Roads within the Elkhorn Meadow property will be private roads, but their ownership and maintenance could be turned over to the Town of Alpine at some future point in time.

15-1-402(c)(iv). Projected annual expense for those services. Water Services are set by 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 \$288.00 per year, per connection, as of July 1, 2021. This fee can, and will most likely, increase each year as set by Town ordinance.
- b. The fee for a culinary water usage, in addition to the “base rate” as of July 1, 2021 is \$1.75 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 receiving culinary water and not subject to prior agreement shall pay subject to the following water connection fees as outlined in 245 Ordinance 2016-08:

Water connection fees:

¾ inch	\$2,500.00
1 inch	\$3,500.00
1 ½ inch	\$4,500.00
2 inch	\$7,000.00

The projected annual fee or service costs for sewer services shall be as follows:

- d. The sewer use fee is \$564.00 per year per residence, as of July 1, 2021. This fee can, and will most likely, increase each year as set by Town ordinance.
- e. Any party or landowner not already receiving sewer service and not subject to a previous agreement for sewer connection fees shall pay subject to the following water connection fees as outlined in 245 Ordinance 2016-08:

Sewer connection fees:

The cost of a sewer connection shall be calculated pursuant to 245 Ordinance 2016-08, Section V, 1. A.–C. 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 \$5,000.00.

15-1-402(c)(v) Current and projected property tax mill levies imposed by the town. The current property tax mill levies imposed by the Town are five (5.0) mills. The projected property tax mill levies imposed by the Town will be five (5.0) mills.

15-1-402(c)(vi) Cost of infrastructure improvements within existing boundaries of the town to accommodate the annexation. No immediate culinary water and sewer infrastructure improvements will be required inside the existing town boundaries to accommodate the annexation of this new 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. 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. There are no known animal control, health or safety requirements necessary or requiring immediate compliance for the proposed annexation.

/s/ Sharon Backus – Clerk/Treasurer