

Notice of Public Hearing
Tru-Grit Land Development, LLC “Tract B” 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 SE1/4 SE1/4 Section 19 and NE1/4 NE1/4 Section 30, T37N, R118W, Lincoln County, Wyoming, being all of Tract B of record. **The Public Hearing will be held at the Town Hall located at 250 River Circle, Alpine Wyoming on December 20, 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 parcel proposed to be annexed are shown on the attached draft plat map prepared by CivilWorx and comprises a total area of approximately 8.0 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 Alpine Meadows development. The water and sewer associated with Alpine Meadows is owned by the Town of Alpine. Elective extension costs of said lines would be paid for by the owners and developers of the lands associated with this proposed annexation. The estimated construction costs for extending sewer and water are approximately \$100,000. This is based upon extension of an 8-inch water main and 8-inch sewer main to the property and does not include the costs of any easements that may be required. 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 the 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 Tru-Grit Land Development, LLC Tract B property upon extension of the culinary water and sewer lines by the owners and developers estimated to be during the year 2023. The proposed area to be annexed will have access via a sixty-foot access easement, that will be improved and paved by the owners and developers, the easement accesses Old Alpine Road which is a public roadway. Roads within the Tru-Grit Land Development, LLC Tract B 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 \$348.00 per year, per connection, as of July 1, 2022. 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, 2022 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 receiving culinary water and not subject to prior agreement shall pay subject to the following water connection fees as outlined in 296 Ordinance 2022-14:

Water connection fees:	
¾ inch	\$3,500.00

1 inch	\$5,000.00
1 ½ inch	\$6,000.00
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, 2022. 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 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. 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. 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. 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.

/s/ Sharon Backus – Clerk/Treasurer