



# TOWN COUNCIL PUBLIC HEARING

December 05, 2023 at 7:00 PM  
250 River Circle - Alpine, WY 83128

## AGENDA

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Notice - The video and audio for this meeting are streamed live to the public via the internet and mobile devices with views that encompass all areas, participants, and audience members. Please silence all electronic devices during the meeting. Comments made on YouTube will not be answered. Please email [clerk@alpinewy.gov](mailto:clerk@alpinewy.gov) with any questions or comments.

YouTube LINK FOR LIVE FEED:

<https://www.youtube.com/@townofalpine>

1. **CALL TO ORDER** - Mayor Green

2. **PUBLIC HEARING**

- a. This Public Hearing is to hear and consider comments on the Rehman Hafeez Annexation. Per W.S. 15-1-402(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:
- 1) 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;
  - 2) 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;
  - 3) 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;
  - 4) The area sought to be annexed is contiguous[1] with or adjacent to the annexing city or town, or the area is owned by the city;
  - 5) If the 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

6) The annexing town, not less than twenty (20) business days<sup>[2]</sup> 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 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 town and regardless 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).

[1] W.S. §15-1-402 (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.”

[2] W.S. §15-1-401 (a)(i) “Business day’ means any day other than Saturday, Sunday or legal holiday as established by the annexing municipality”.

- b. Petitioner Comment - Dale Cottam and Marlow Scherbel
- c. Public Comment

### **3. ADJOURNMENT**

PETITION FOR ANNEXATION  
TO THE  
TOWN OF ALPINE  
LINCOLN COUNTY, WYOMING  
ANNEXATION NO. 2023-01

1. The undersigned hereby petitions the Town of Alpine to annex the following described lands as the HAFEEZ ANNEXATION TO THE TOWN OF ALPINE, in accordance with Section 15-1-402, etc. seq. of Wyoming Statutes, 2023, as amended.
2. Legal description. See attached exhibit.
3. That your petitioners are the sole owners of the lands described in accordance with the records in the Office of the Clerk of Lincoln County in Book 439 of Photostatic Records on page 005 and that a hearing is required in accordance with Section 15-1-405.
4. That an exhibit has been prepared by Surveyor Scherbel, Ltd. Titled, "HAFEEZ ANNEXATION TO THE TOWN OF ALPINE", dated 19 September 2023 accompanies this petition depicting the lands to be annexed.
5. That the especial reason for requesting annexation is so that the petitioner may enjoy the advantages of being served by the Town sewer and water systems. Also, other desirable amenities of the Town as they would become available. It is further noted:
  - i. That the annexation of the area would be for the protection of the health, safety, and welfare of the persons residing in the area and in the Town.
  - ii. That the urban development of the area sought to be annexed would constitute a natural geographical, economical, and social part of the Town.
  - iii. That the area sought to be annexed is a logical and feasible addition to the Town and the extension of basic and other services customarily available to residents of the Town shall, within reason, be available to the area proposed to be annexed.
  - iv. That the area sought to be annexed is contiguous or adjacent to the incorporated limits of the Town of Alpine.
  - v. That the governing body is prepared to designate Lower Valley Energy to serve the annexed area pursuant to Section 15-1-410, and to authorize the designated utility to serve the annexed area. That the proposed area to be annexed will have access to via Wintergreen Drive and Old Alpine County Road No. 100.

6. That utilities such as electrical power and telephone are installed in the public roadways and readily available.

7. That the roadways will be constructed to the standards of the Town.

8. It is proposed that the area be zoned Mixed Residential and Commercial District (MRC).

It is the prayer of your petitioner that the above described area be annexed by the Town of Alpine and that the Town adopt an ordinance setting forth such annexation.

Signed Rehman Hafeez  
Reham Hafeez

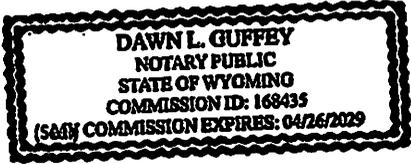
Dated Sept 8th, 2023

State of Wyoming

County of Lincoln

This \_\_\_\_\_ signed and sworn to (or affirmed) before me on  
Title of document being signed & sworn eg. affidavit

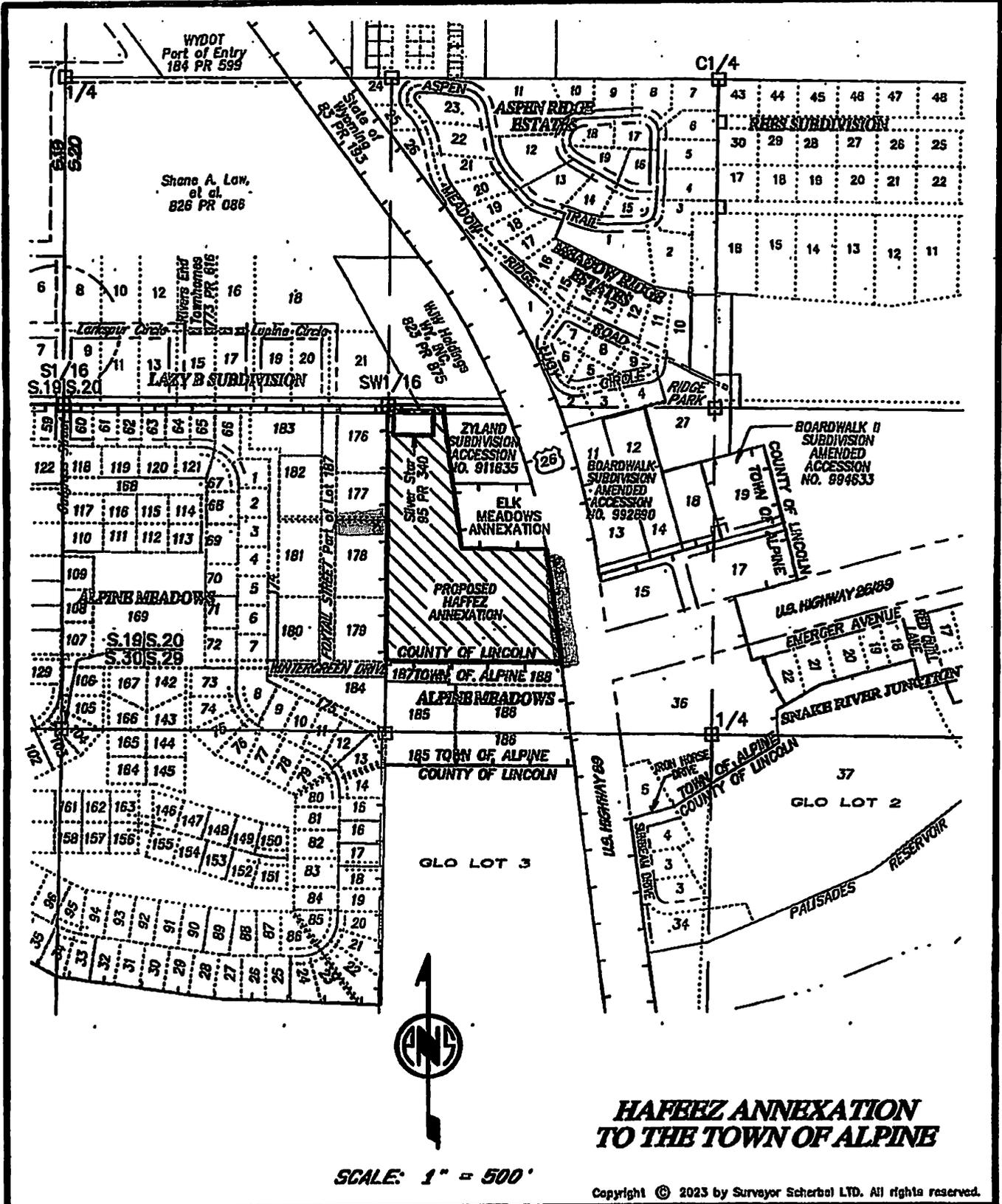
Sept 8th 2023 by Rehman Hafeez  
Date Name(s) or Person(s) Making Statement



Dawn L. Guffey  
Signature of Notarial Officer

Office,  
Title (e.g. Notary Public) OR Rank (Rank if officer in active military)

My commission expires: 4/26/29



DATE: 18 September 2023  
 DRAWN BY: Keri F. Scherbel  
 CALCULATED BY: Keri F. Scherbel  
 CATEGORY/PART: Town/Alpine/Annex.  
 FIELD BOOK:  
 COMPUTER FILE: HafeezAnnexSchLTD.dwg



**SURVEYOR SCHERBEL, LTD.** S.S.  
 PROFESSIONAL LAND SURVEYORS  
 BOX 95 BIG PINEY-MARBLETON, NY TEL. 878-3347; BOX 725 APTON, NY TEL. 885-9319;  
 ALPINE, NY TEL. 885-9319; JACKSON, NY TEL. 733-5905; LAVAL, ID TEL. 778-5930

# Exhibit

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 those tracts of record in the Office of the Clerk of Lincoln County in Book 352 of Photostatic Records on page 357 and page 360, described as follows:

**BEGINNING** at the northwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;

thence N89°-57'-00"E, 219.50 feet, along the north line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ , to a spike;

thence S00°-03'-24"E, 30.00 feet to a point on the southerly right-of-way line of Old Alpine County Road No. 12-100;

thence S08°-10'-37"E, 548.78 feet to a point on the south line of said tract on page 357;

thence N89°-59'-36"E, 341.64 feet, along said south line, to a point on a non-tangent curve, the westerly right-of-way line of U.S. Highway 26, N79°-26'-28"E, 2764.77 feet from the radius point of said curve;

thence southeasterly, 121.42 feet, along the arc of said curve, through a central angle of 02°-30'-59", with a radius of 2764.77 feet, to Station 2413+59.78 BK=1924+48.38 AH;

thence S08°-04'-00"E, 340.05 feet, along said westerly right-of-way line, to the southeast point of said tract on page 360;

thence S89°-59'-36"W, 704.42 feet, along the south line of said tract, to the southwest point thereof;

thence N00°-07'-12"W, 1029.55 feet, along the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ , 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 10.05 acres, more or less;

the **BASE BEARING** for this survey is the north line of the S $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 20, T37N, R118W, being N89°-57'-00"E;

each "corner" found as described in the Corner Record filed in the Office of the Clerk of Lincoln County;

each "spike" marked by a 3/8" X 12" steel spike referenced by a 5/8" X 24" steel reinforcing rod with 2" aluminum cap inscribed, "SURVEYOR SCHERBEL LTD AFTON WY PLS 5368", with appropriate details;

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" and/or "SURVEYOR SCHERBEL LTD AFTON 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 BOUNDARY ADJUSTMENT WITHIN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$  SECTION 20 T37N R118W LINCOLN COUNTY, WYOMING", dated 18 November 1999.

Professional Land Surveyors  
Paul N. Scherbel  
Wyo. Registration No. 164  
Idaho Registration No. 3990  
Utah Registration No. 1470  
Nevada Registration No. 6805  
Scott A. Scherbel  
Wyo. Registration No. 3689  
Idaho Registration No. 8028  
Markus A. Scherbel  
Wyo. Registration No. 6366  
Surveyor Scherbel, LTD.  
Alpen, Wyoming  
Big Piney, Wyoming  
Jackson, Wyoming  
Lava Hot Springs, Idaho  
Montpelier, Idaho

*Markus A. Scherbel*  
18 November 1999  
Professional Land Surveyor  
5368  
Date 11/18/99

"Modification in any way of the foregoing description terminates liability of the surveyor"

# ANNEXATION REPORT

FOR

REHMAN HAFEEZ

TOWN OF ALPINE, WYOMING

October 31, 2023

The following report is based upon the requirements of Wyoming Statute 15-1-402(c), governing the annexation of lands to an existing municipality, and is prepared in support of the annexation of property described in Exhibit A attached hereto, encompassing an area of 10.05 acres, more or less.

**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)** The parcel proposed to be annexed is shown on the attached map (Exhibit B) and comprises a total area of approximately 10.05 +/- acres. A legal description of the parcel is attached separately as Exhibit A.

**15-1-402(c)(ii) Total estimated costs of infrastructure improvements required of all landowners related to the annexation.** Potable water lines and sanitary sewer lines currently exist within the Alpine Meadows development. The water and sewer infrastructure (mains) within Alpine Meadows is owned by the Town of Alpine. Costs to extend said lines would be paid for by the owners and/or developers of the lands associated with this proposed annexation. The estimated construction cost for extending the sewer main to the property is \$49,889.50. This is based upon the extension of an 8-inch sewer main across an easement currently owned by the Town of Alpine to the property. Any extension of additional mainline infrastructure on the property to be annexed will require easements to be issued to the Town of Alpine. The Town of Alpine will not assist or pay for the infrastructure improvements. 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. There is also a requirement to pay water and sewer tap fees in accordance with existing Town ordinances prior to issuance of building permits.

**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, water and sewer, will be available to the Hafeez property upon extension of the sewer main and payment of any connection fees due. The proposed area to be annexed will have access to the property via Wintergreen Drive (Town Road) and Old Alpine County Road 100 (County Road), that is a public road that is improved and paved. Roads within the Hafeez 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 the Town of Alpine ordinance on July 1<sup>st</sup> 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 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 not already receiving potable water shall pay subject to the following water connection fees as outlined in 296 Ordinance 2022-14 (this fee is projected to increase prior to May of 2024):

Water connection fees:

|            |             |
|------------|-------------|
| 3/4 inch   | \$3,500.00  |
| 1 inch     | \$5,000.00  |
| 1 1/2 inch | \$6,500.00  |
| 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. However, any party or landowner not already receiving sewer services shall pay subject to the following sewer 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. (or the amended version of it at time of application for water & sewer) 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.** Property taxes and mill levees will be the same as those charged to other properties within the existing Alpine city limits. The mill levy for the fiscal year 2023-2024 is 5 mills.

**15-1-402(c)(vi) Cost of infrastructure improvements within existing boundaries of the town to accommodate the annexation.** No immediate water and sewer infrastructure improvements will be required inside the existing Town boundaries to accommodate the annexation of these parcels.

**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.

- Attachments: Exhibit A: Legal Description Hafeez  
 Exhibit B: Draft Map to Accompany Annexation of Hafeez

**Exhibit A**  
**Hafeez Annexation**  
**Legal Description**

# Exhibit

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 those tracts of record in the Office of the Clerk of Lincoln County in Book 352 of Photostatic Records on page 357 and page 360, described as follows:

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 Utah Registration No. 1870  
 Nevada Registration No. 6803

Scott A. Scherbel  
 Wyo. Registration No. 3849  
 Idaho Registration No. 8076

Marlene A. Scherbel  
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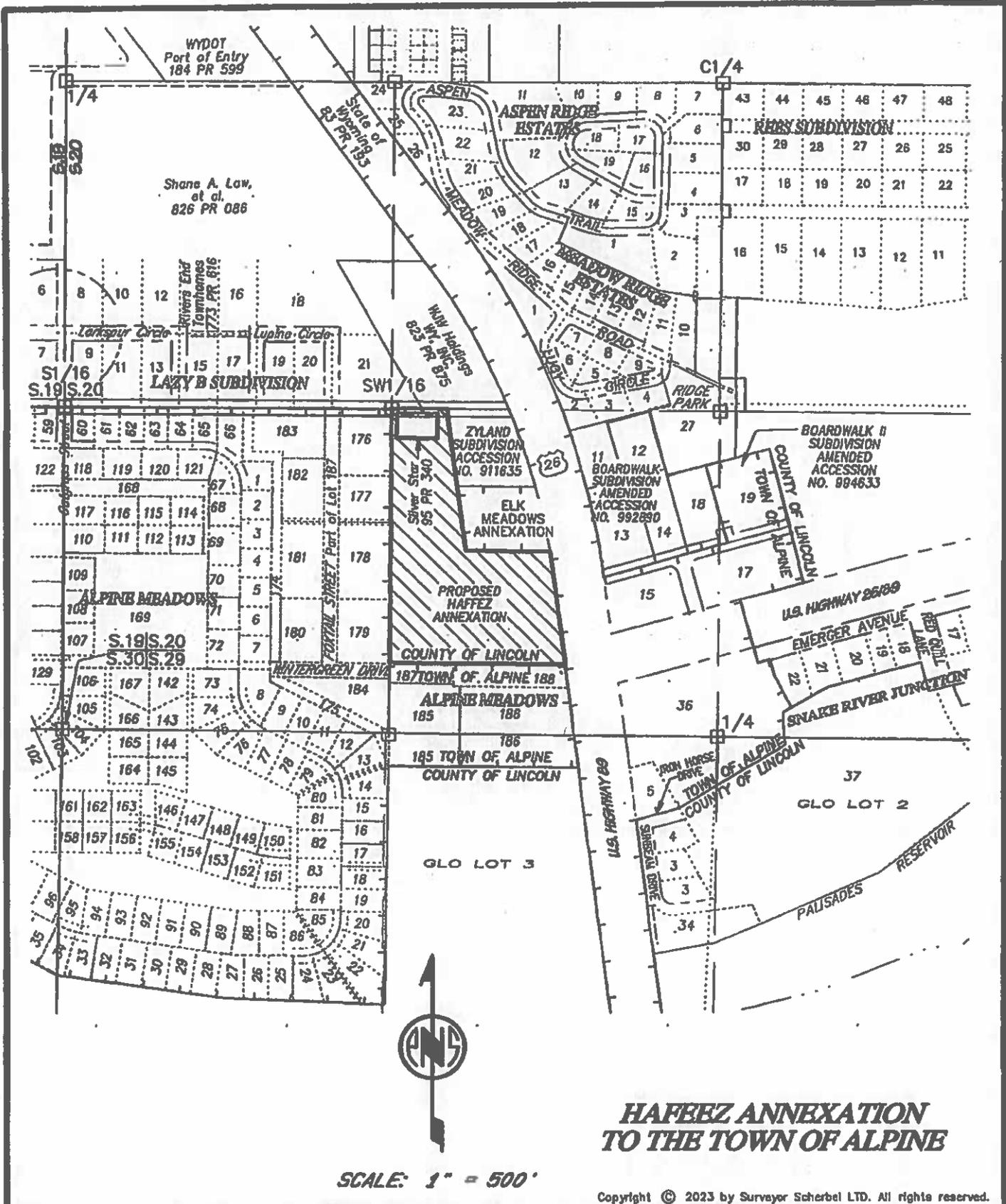
Surveyor Scherbel, LTD.  
 Afion, Wyoming  
 Big Piney, Wyoming  
 Jackson, Wyoming  
 Lars Hot Springs, Idaho  
 Montpelier, Idaho

*Marlene A. Scherbel*  
 18 November 1999



"Modification in any way of the foregoing description terminates liability of the surveyor"

**Exhibit B**  
**Hafeez Annexation**  
**Map**



**HAFEZ ANNEXATION TO THE TOWN OF ALPINE**

SCALE: 1" = 500'

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DATE: 19 September 2023  
 DRAWN BY: Karl F. Scherbel  
 CALCULATED BY: Karl F. Scherbel  
 CATEGORY/PORT: Town/Alpine/Annex.  
 FIELD BOOK:  
 COMPUTER FILE: HafeezAnnexExhibitLero



**SURVEYOR SCHERBEL, LTD.**  
 PROFESSIONAL LAND SURVEYORS

BOX 86 BIG PINEY-MARBLETON, NY TEL. 278-3347; BOX 725 AFTON, NY TEL. 825-9319;  
 ALPINE, NY TEL. 865-9319; JACKSON, NY TEL. 733-5923; LAVA, ID TEL. 776-5830

**TOWN OF ALPINE**  
**Updated Notice of Public Hearing – Time & Date Changed**  
**Land of Rehman Hafeez Annexation into the Town of Alpine, Wyoming**

The Town of Alpine will hold a Public Hearing regarding the annexation into the Town of Alpine, of the Rehman Hafeez property located that part of the SE1/4 SE1/4 Section 20, T37N, R118W, Lincoln County, Wyoming being part of those tracts of record in the Office of the Clerk of Lincoln County in Book 352 of Photostatic Records on page 357 and page 360.

**The Public Hearing will be held at the Town Hall located at 250 River Circle, Alpine Wyoming on December 5<sup>th</sup>, 2023, at 7:00 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:

The parcel proposed to be annexed is shown on the attached map and comprises a total area of approximately 10.05 +/- acres. A legal description of the parcel is attached separately as Exhibit A.

Potable water lines and sanitary sewer lines currently exist within the Alpine Meadows development. The water and sewer infrastructure within Alpine Meadows is owned by the Town of Alpine. Costs to extend said lines would be paid for by the owners and/or developers of the lands associated with this proposed annexation. The estimated construction cost for extending the sewer main to the property is \$49,889.50. This is based upon the extension of an 8-inch sewer main across an easement currently owned by the Town of Alpine to the property. Any extension of addition mainline infrastructure on the property to be annexed will require easements to be issued to the Town of Alpine. The Town of Alpine will not assist or pay for the infrastructure improvements. There is also a requirement to pay water and sewer tap fees in accordance with existing Town ordinances prior to issuance of building permits.

The basic municipal services provided by the Town of Alpine, water and sewer, will be available to the Hafeez property upon extension of the sewer main and payment of any connection fees due. The proposed area to be annexed will have access to the property via Wintergreen Drive, that is a public road that is improved and paved. Roads within the Hafeez 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.

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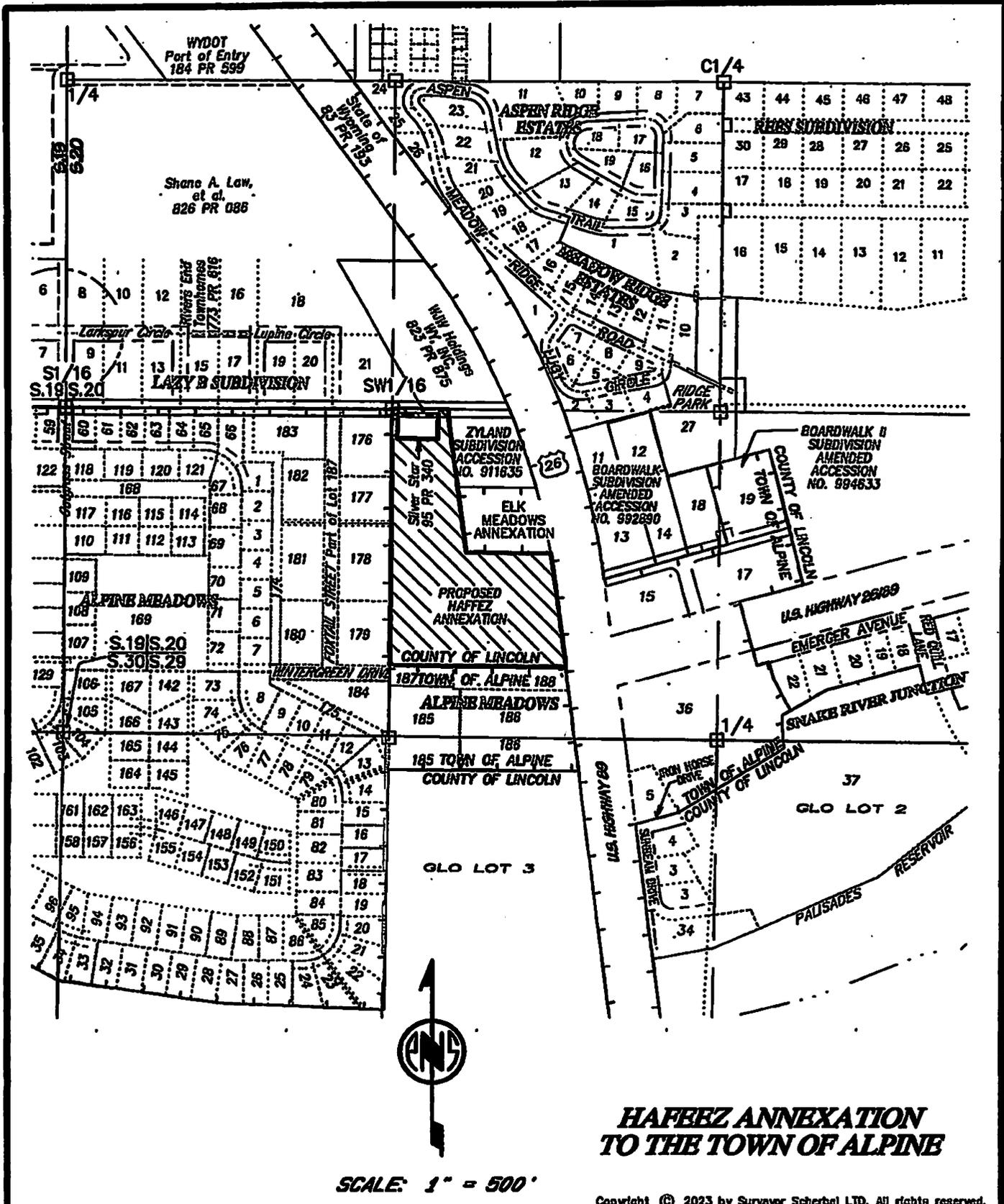
All existing land uses allowed by the current Lincoln County zoning will be acknowledged and permitted by the Town of Alpine either through existing zones or new zones created for this area. The anticipated zoning for this property once annexed into the Town is “Mixed Residential Commercial” (MRC). There are no known animal control, health, or safety requirements necessary or requiring immediate compliance for the proposed annexation.

/s/ Monica L. Chenault Clerk/Treasurer

---

Please run in the legal notices of SVI on the following dates:

November 8, 2023 & November 22, 2023



### HAFEZ ANNEXATION TO THE TOWN OF ALPINE

SCALE: 1" = 500'

Copyright © 2023 by Surveyor Scherbel LTD. All rights reserved.

DATE: 19 September 2023  
 DRAWN BY: Keri F. Scherbel  
 CALCULATED BY: Keri F. Scherbel  
 CATEGORY/PART: Town/Alpine/Annex.  
 FIELD BOOK:  
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