



# TOWN COUNCIL PUBLIC HEARING - DEAD HORSE MEADOWS ANNEXATION

February 20, 2024 at 6:00 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. Resolution 2024-003 Setting Public Hearing
  - b. Dead Horse Meadows Annexation Petition
  - c. Dead Horse Meadows Annexation Report
  - d. Dead Horse Meadows Notice of Public Hearing
  - e. Annexation Hearing Findings Checklist
3. **PUBLIC COMMENT**
4. **ADJOURNMENT**

**RESOLUTION No. 2023-524**

**A RESOLUTION CERTIFYING THE SUBMISSION OF AN ANNEXATION PETITION FOR THE DEAD HORSE MEADOWS ANNEXATION, IN ACCORDANCE WITH W.S. § 15-1-403.**

**WHEREAS**, on the 18<sup>th</sup> day of October 2023 a Petition for Annexation of eligible territory has been filed with the Town Clerk of the Town of Alpine by Tyler Davis, Managing Partner of Lincoln County Investments LLC – Dead Horse Meadows.

**WHEREAS**, the Town Clerk has reviewed the petition hereby finds:

- i. The petition is signed and dated by a majority of the landowners of the area sought to be annexed.
- ii. The petition contains:
  - a. A legal description of the area sought to be annexed;
  - b. A request that the described territory be annexed;
  - c. A statement that each signer is an owner of land and a description of his land within the area proposed to be annexed; and
  - d. A map of the area.
- iii. That no signature on the petition is dated one hundred eighty days prior to the date of filing the petition with the Deputy Clerk.
- iv. The Town Clerk determined within 10 days of the receipt of the petition via email that the petition substantially complies with W.S. § 15-1-403.

**NOW THEREFORE BE IT RESOLVED** by the Governing Body of the Town of Alpine that the Town Clerk is authorized to follow the procedure outlined in W.S. § 15-1-402, W.S. § 15-1-404, and W.S. § 15-1-406. A Public Hearing on the Dead Horse Meadows Annexation will be held on February 20<sup>th</sup>, 2024, at 6:00 p.m.

**This resolution passed and adopted on this 16<sup>th</sup> day of January 2024.**

FOR THE TOWN OF ALPINE:

BY: \_\_\_\_\_  
Eric Green, Mayor

ATTEST:

\_\_\_\_\_  
Monica L. Chenault, Clerk/Treasurer

SCOTT A. SCHERBEL  
Professional Land Surveyor  
Wyoming Registration No. 3889  
Utah Registration No. 372111  
Idaho Registration No. 8026

MARLOWE A. SCHERBEL  
Professional Land Surveyor  
Wyoming Registration No. 5368

KARL F. SCHERBEL  
Professional Land Surveyor  
Wyoming Registration No. 11810  
Idaho Registration No. 13493  
Certified Federal Surveyor No. 1223

# SURVEYOR SCHERBEL, LTD. PROFESSIONAL LAND SURVEYORS

Est. 1951 CONSULTANTS IN Boundary Matters, Irrigation and Water Rights

## ADDRESS

**BIG PINEY OFFICE:**  
Box 96, 283 Main Street  
Big Piney-Marbleton, Wyoming 83113

**AFTON OFFICE:**  
Box 725, 46 West 3rd Avenue  
Afton, Wyoming 83110

## TELEPHONE

**307-276-3347**  
**307-276-3348 (Fax)**

**307-885-9319**  
**307-885-9809 (Fax)**

SUSAN  
Big Piney Section 2, Item b.

JAMIE DECORA  
Afton Office Manager

Jackson, WY  
Direct to Big Piney Office  
307-733-5903 & Fax

Lava Hot Springs, ID  
Direct to Big Piney Office  
208-776-5930 & Fax

Montpelier, ID  
Direct to Afton Office  
208-847-2800 & Fax

22 September 2023

Mayor Eric Green  
Town of Alpine  
P.O. Box 3070  
Alpine, Wyoming 83128

Re: Lincoln County Investments, LLC – Annexation to the Town of Alpine – Lot 53  
of the Alpine Village Subdivision No. 1 Plat 3 Amended, Lincoln County,  
Wyoming

Dear Mayor Green,

Enclosed please find the following for the above referenced project:

- 1) An executed Petition for Annexation to the Town of Alpine by Tyler Davis,  
Manager of Lincoln County Investments, LLC.
- 2) An exhibit of the proposed annexation to be used for the newspaper  
advertisement.
- 3) Ownership Deed – 1069 PR 311.

It is the desire of our client, Tyler Davis, Managing Member of Lincoln County  
Investments, LLC to annex their property to the Town of Alpine in order to utilize the  
town facilities for future development.

It is our understanding per the Wyoming State Statutes 15-1-402 to 15-1-406, the  
following items will be initiated by the Town of Alpine:

Mayor Eric Green  
Town of Alpine  
22 September 2023  
Page Two

- The Town Clerk shall within ten (10) days from the date the petition is filed, determine if the petition is complete.
- If the petition complies, the clerk shall certify compliance, and the procedure outlined in W.S. 15-1-402, 15-1-405 and 15-1-406 shall then be followed. If it does not comply the petitioner shall be notified that no further action will be taken on the petition until compliance is made.
- 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 findings W.S. 15-1-402 (a) (i)-(iv)
- A proposed annexation report will be prepared.
- A date, time and place for a public hearing to determine if the proposed annexation complies with Wyoming State Statutes will be established. The hearing shall be held not less than thirty (30) days nor more than one hundred eighty (180) days after the petition has been certified to be complete.
- The Town Clerk shall give notice of the public hearing by publishing a notice at least twice in the local newspaper. The first notice shall be given at least fifteen (15) business days prior to the date of the public hearing. The notice shall contain a location map and a summary of the proposed annexation report.
- If, after the public hearing, it is determined that petition complies with Wyoming State Statutes, the Town of Alpine will annex the property by ordinance.
- The Town Clerk will file the annexation map and a copy of the ordinance with the Lincoln County Clerk's Office.

If you have any questions or if all is not in order, please contact me.

Sincerely,  
SURVEYOR SCHERBEL, LTD.



Jamie DeCora

enclosures

PETITION FOR ANNEXATION  
TO THE  
TOWN OF ALPINE  
LINCOLN COUNTY, WYOMING

ANNEXATION NO. \_\_\_\_\_

1. The undersigned hereby petitions the Town of Alpine to annex the following described lands as the DEAD HORSE MEADOWS 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 petitioner is the owner of the lands described in accordance with the records in the Office of the Clerk of Lincoln County in Book 1069 of Photostatic Records on page 311 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, "DEAD HORSE MEADOWS 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 petitioners may enjoy the advantages of being served by the Town water and sewer. 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.

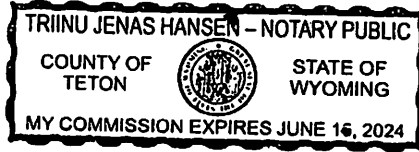
- ii. That the urban development of the area sought to be annexed would constitute a natural geographical, economical, and social part of the Town.
  - iii. That the area sought to be annexed is a logical and feasible addition to the Town and the extension of basic and other services customarily available 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.
- 6. That the proposed area to be annexed will have access via Elkhorn Drive.
  - 7. That utilities such as electrical power and telephone are installed in the public roadways and readily available.
  - 8. That the roadways will be constructed to the standards of the Town.
  - 9. It is proposed that the area be zoned MRC – Mixed Residential Commercial.

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

(signature page to follow)

Lincoln County Investments, LLC  
A Wyoming limited liability company

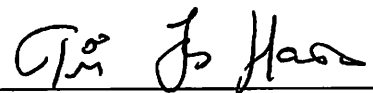
  
\_\_\_\_\_  
Tyler Davis, Manager



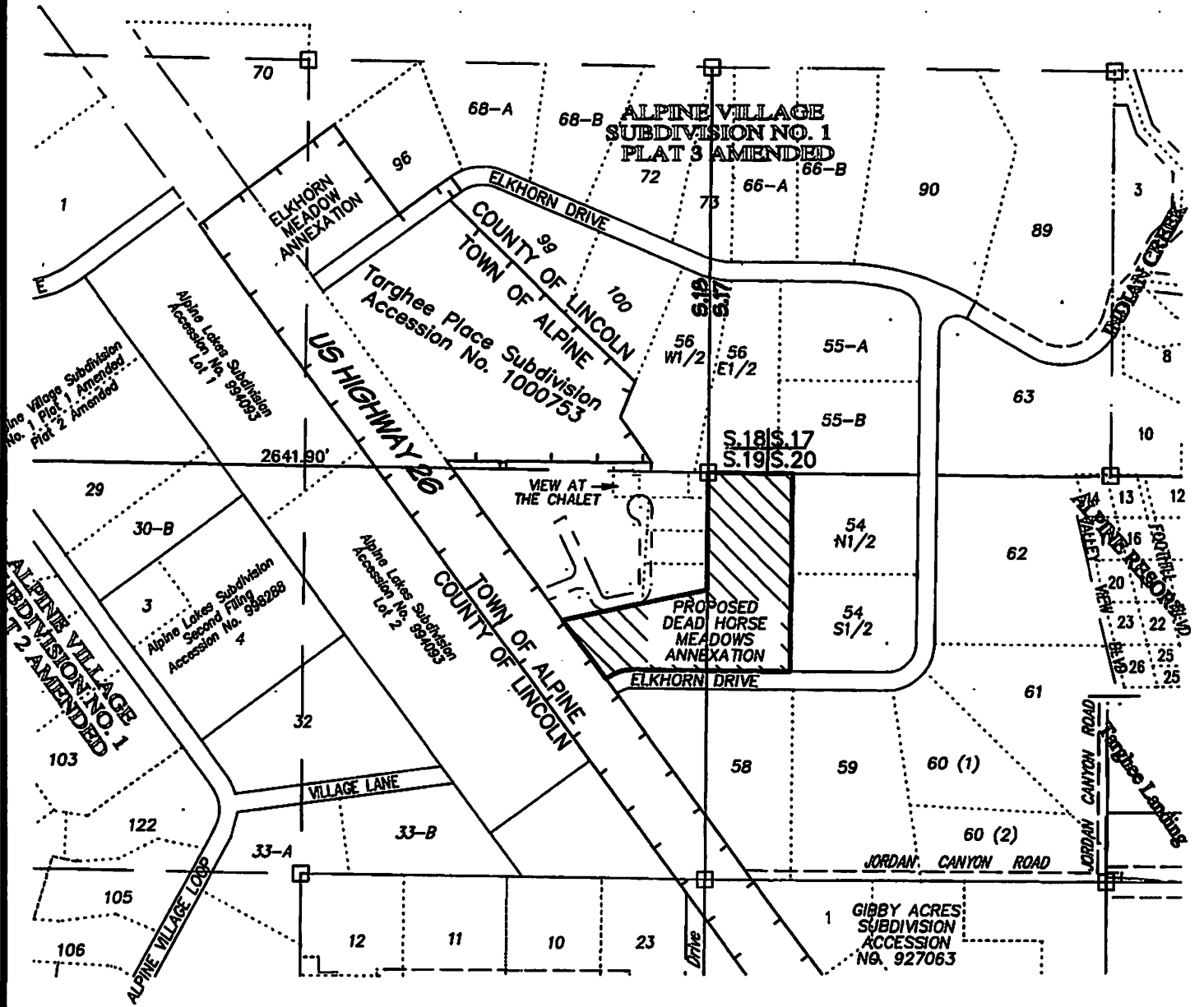
STATE OF WYOMING        )  
  ) ss.  
COUNTY OF TETON        )

The foregoing instrument was acknowledged before me by Tyler Davis, Manager of Lincoln County Investments, LLC, a Wyoming limited liability company this 27<sup>th</sup> day of September 2023.

Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My commission expires: June 16<sup>th</sup>, 2024



SCALE: 1" = 500'

**DEAD HORSE MEADOWS  
ANNEXATION  
TO THE TOWN OF ALPINE**

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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: AV53Anne-Exhibit.pro



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

BOX 96 BIG PINEY-MARBLETON, WY TEL. 276-3347; BOX 725 AFTON, WY TEL. 685-9319;  
 ALPINE, WY TEL. 685-9319; JACKSON, WY TEL. 733-5903; LAVA, ID TEL. 776-5930



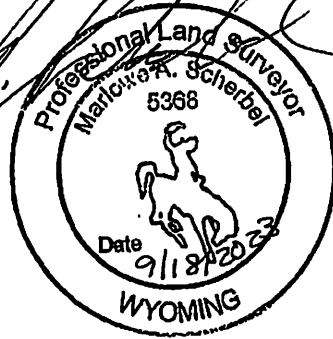
**DESCRIPTION FOR  
DEAD HORSE MEADOWS ANNEXATION**

EXHIBIT

To-wit: - -

All of Lot 53 of Alpine Village Subdivision No. 1 Plat 3 Amended, Lincoln County, Wyoming, as described on the official plat filed in the Office of the Clerk of Lincoln County with Accession No. 578380.

19 September 2023



Marianna R. Scherbel  
Professional Land Surveyor  
No. 5368  
Wyoming  
13493  
Scherbel, Ltd.  
13493

**Property Owners within 300 Feet  
of Annexation Property**

<b>Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
Nathan & Melinda Dorion	PO Box 7650	Jackson	WY	83002
Karen Wylie	PO Box 3874	Jackson	WY	83002
Richard Soest	246 Elkhorn Drive	Alpine	WY	83128
KLP Capital, LLC	781 Shannon Road	Kaysville	UT	84037
Susan Fogle	PO Box 3803	Alpine	WY	83128
Shaw Construction of Wyoming LLC	300 Kalamath Street	Denver	CO	80223
Jeffery Hinman	PO Box 6911	Jackson	WY	83002
Toy Barn, LLC	1650 Creamery Lane	Jackson	WY	83001
Rental Property, LLC No. 3	PO Box 649	Jackson	WY	83001
Palisades Investments, LLC	PO Box 3930	Alpine	WY	83128
State of WY Game & Fish	5400 Bishop Blvd	Cheyenne	WY	82006-0001
Dean Laverentz	PO Box 3305	Alpine	WY	83128
Raul Gutierrez	6630 Eagle Nest Lane #4104	Miami Lakes	FL	33014

**NORTHERN TITLE COMPANY - THAYNE  
PO BOX 856 - 501 N. MAIN STRE**

**1026423** 8/11/22 12:56 PM  
LINCOLN COUNTY FEES: \$12.00 PAGE 1 OF 1  
**BOOK: 1069 PAGE: 311 DEED, WD**  
APRIL BRUNSKI, LINCOLN COUNTY CLERK

Section 2, Itemb.



**THAYNE, WY 83127**

NTL-121262  
When Recorded Mail To:  
Lincoln County Investments LLC

## WARRANTY DEED

**Palisades Investments, LLC, a Wyoming limited liability company**

Grantor(s) of Alpine, County of Lincoln, State of Wyoming, hereby *CONVEY AND WARRANT* to

**Lincoln County Investments LLC, a Wyoming limited liability company**

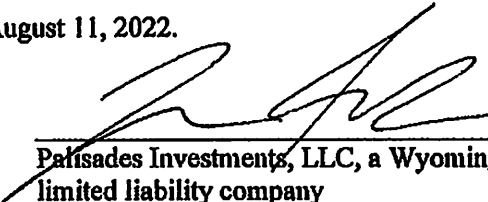
Grantee(s) of P.O. Box 12111, Jackson, County of Teton, State of Wyoming, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Lincoln County, State of WY:

**LOT 53 OF THE ALPINE VILLAGE SUBDIVISION NO. 1, PLAT 3 AMENDED, AS FILED AND PLATTED IN THE LINCOLN COUNTY CLERK'S OFFICE IN KEMMERER, LINCOLN COUNTY, WYOMING.**

**(00R0015492)**

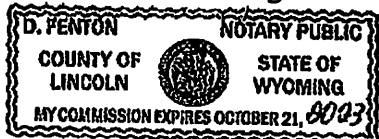
Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

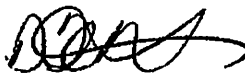
Witness, the hand(s) of said Grantor(s), this August 11, 2022.

  
\_\_\_\_\_  
Palisades Investments, LLC, a Wyoming  
limited liability company  
By: Trevor Funk  
Its: Manager

State of WY     )  
County of Lincoln     )

On August 11, 2022, personally appeared before me Trevor Funk, who, being by me duly sworn, did say that he is the Manager of Palisades Investments, LLC, a Wyoming limited liability company and that the said instrument was signed on behalf of said Limited Liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individual acknowledged to me that said Company executed the same.



  
\_\_\_\_\_  
Notary Public

# ANNEXATION REPORT

FOR

DEAD HORSE MEADOWS

TOWN OF ALPINE, WYOMING

January 4, 2024

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 as All of Lot 53 of Alpine Village Subdivision No. Plat 3 Amended, Lincoln County, Wyoming as described on the official plat filed in the Office of the Clerk of Lincoln County with Accession No. 578380; encompassing an area of 6.17 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 6.17 +/- 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 US Highway 26. The water and sewer infrastructure (mains) within US Highway 26 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 \$200,450.42. This is based upon an estimate cost for a gravity line to the nearest available Town infrastructure; the estimate does not include an upgrade or upsizing of the existing lift station. To determine if an upgrade is warranted, we would need specification on the existing lift station including capacity, current flows and pump run time.

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. 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 Dead Horse Meadows 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 Elkhorn Drive (Private) which is an unimproved dirt road and US Highway 26 (US Highway), that is a public road that is improved and paved. There are no proposed roads within the Dead Horse Meadows Property, if at a later time additional development is completed and road are deemed necessary, they will be private roads, their ownership and maintenance would be maintained by the developer, unless at some future time, upon mutual agreement of the property owner and the Town of Alpine, they could be turned over to the Town of Alpine.

**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, 2023. 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, 2023, 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:

¾ inch	\$3,500.00
1 inch	\$5,000.00
1 ½ 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, 2023. 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 for Dead Horse Meadows Annexation  
 Exhibit B: Draft Map to Accompany Annexation of Dead Horse Meadows

**Exhibit A**  
**Dead Horse Meadows Annexation**  
**Legal Description**

# EXHIBIT A

Section 2, Itemc.

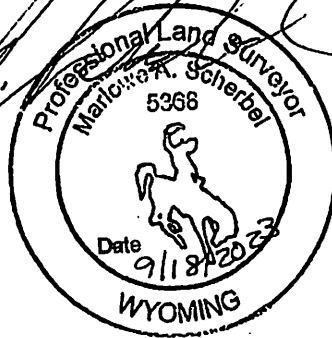
## DEAD HORSE MEADOWS ANNEXATION LEGAL DESCRIPTION

### DESCRIPTION FOR DEAD HORSE MEADOWS ANNEXATION

To-wit: - -

All of Lot 53 of Alpine Village Subdivision No. 1 Plat 3 Amended, Lincoln County, Wyoming as described on the official plat filed in the Office of the Clerk of Lincoln County with Accession No. 578380.

19 September 2023



Matthew A. Scherbel  
Professional Land Surveyor  
No. 5966  
Wyoming  
19 September 2023

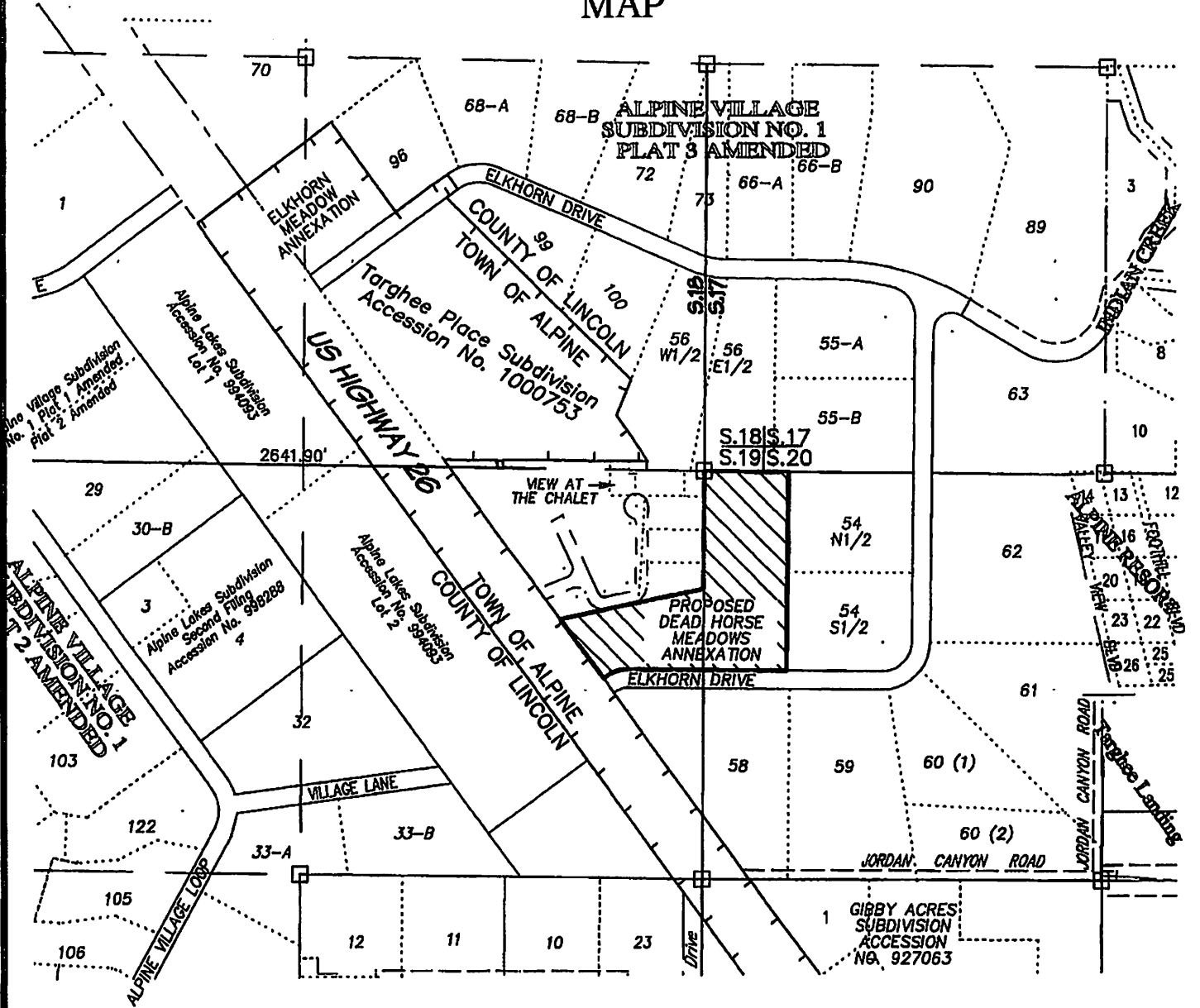
**Exhibit B**  
**Dead Horse Meadows Annexation**  
**Map**



# EXHIBIT B

Section 2, Itemc.

## DEAD HORSE MEADOWS ANNEXATION MAP



SCALE: 1" = 500'

### DEAD HORSE MEADOWS ANNEXATION TO THE TOWN OF ALPINE

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

DATE: 19 September 2023  
 DRAWN BY: Karl F. Scherbel  
 CALCULATED BY: Karl F. Scherbel  
 CATEGORY/PORT: Town/Alpine/Annex  
 FIELD BOOK:  
 COMPUTER FILE: AVS3AnnexExhibit.pro



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

BOX 96 BIG FINEY-MARBLETON, WY TEL. 276-3347; BOX 225 AFTON, WY TEL. 885-9319;  
 ALPINE, WY TEL. 885-9319; JACKSON, WY TEL. 733-5903; LAVA, ID TEL. 776-5930

# Notice of Public Hearing And Annexation Report Summary

FOR  
TYLER DAVIS, MANAGING PARTNER OF  
LINCOLN COUNTY INVESTMENTS, LLC  
DEAD HORSE MEADOWS  
TOWN OF ALPINE, WYOMING

The Town of Alpine will hold a Public Hearing regarding the annexation into the Town of Alpine, of the Tyler Davis, Managing Partner of Lincoln County Investments, LLC, Dead Horse Meadows property located on lot 53 of the Alpine Village Subdivision No. 1, Plat 3 amended, as filed, and platted in the Lincoln County clerk's office in Kemmerer, Lincoln County, Wyoming.

**The Public Hearing will be held at the Town Hall located at 250 River Circle, Alpine Wyoming on February 20<sup>th</sup>, 2024, at 6:00 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 (Exhibit B) and comprises a total area of approximately 6.17 +/- acres. A legal description of the parcel is attached separately as Exhibit A.

Potable water lines and sanitary sewer lines currently exist within US Highway 26. The water and sewer infrastructure (mains) within US Highway 26 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 \$200,450.42. This is based upon an estimate cost for a gravity line to the nearest available Town infrastructure; the estimate does not include an upgrade or upsizing of the existing lift station. To determine if an upgrade is warranted, we would need specification on the existing lift station including capacity, current flows and pump run time.

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The basic municipal services provided by the Town of Alpine, water and sewer, will be available to the Dead Horse Meadows 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 Elkhorn Drive (Private) which is an unimproved dirt road and US Highway 26 (US Highway), that is a public road that is improved and paved. There are no proposed roads within the Dead Horse Meadows Property, if at a later time additional development is completed and road are deemed necessary, they will be private roads, their ownership and maintenance would be maintained by the developer, unless at some future time, upon mutual agreement of the property owner and the Town of Alpine, they could be turned over to the Town of Alpine.

Water Services are set by the Town of Alpine ordinance on July 1<sup>st</sup> of each calendar year.

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No immediate water and sewer infrastructure improvements will be required inside the existing Town boundaries to accommodate the annexation of these parcels.

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

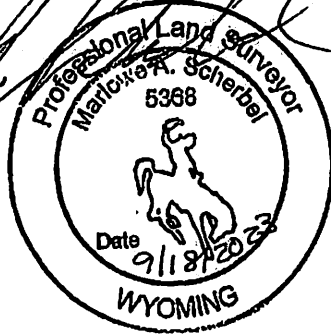
**DESCRIPTION FOR  
DEAD HORSE MEADOWS ANNEXATION**

**EXHIBIT A**

To-wit: - -

All of Lot 53 of Alpine Village Subdivision No. 1 Plat 3 Amended, Lincoln County, Wyoming, as described on the official plat filed in the Office of the Clerk of Lincoln County with Accession No. 578380.

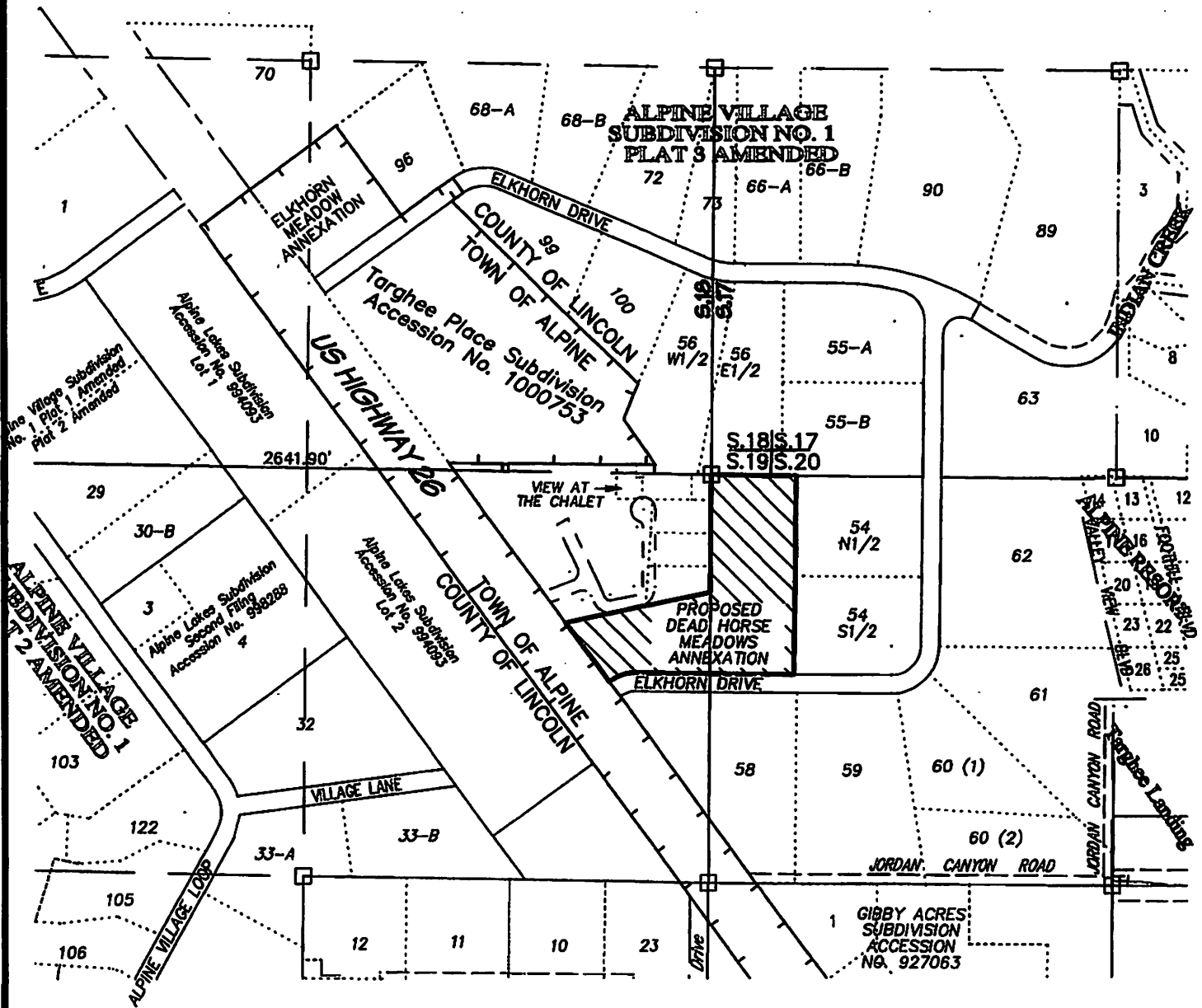
19 September 2023



Marloise A. Scherbel  
Professional Land Surveyor  
Registration No. 5368  
Exp. Date 12/31/2024  
Address: 1000 N. Lincoln  
Lincoln, WY 82501  
Phone: 307.734.1234  
Fax: 307.734.1235  
Email: mscherbel@scherbelsurveyors.com  
Scherbel Surveyors, LLC  
1000 N. Lincoln  
Lincoln, WY 82501  
Phone: 307.734.1234  
Fax: 307.734.1235  
Email: info@scherbelsurveyors.com

# EXHIBIT B

Section 2, Itemd.



SCALE: 1" = 500'

## DEAD HORSE MEADOWS ANNEXATION TO THE TOWN OF ALPINE

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DATE: 19 September 2023  
 DRAWN BY: Karl F. Scherbel  
 CALCULATED BY: Karl F. Scherbel  
 CATEGORY/PART: Town/Alpine/Annex  
 FIELD BOOK:  
 COMPUTER FILE: AV53AnnexExhibitLpre



### SURVEYOR SCHERBEL, LTD.

PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY-MARBLETON, WY TEL. 276-3347; BOX 725 AFTON, WY TEL. 895-9319;  
 ALPINE, WY TEL. 895-9319; JACKSON, WY TEL. 733-5903; LAVA, ID TEL. 776-5830

**Annexation - Hearing Findings Requirements**

A public hearing was held on \_\_\_\_\_ for the annexation petition for \_\_\_\_\_ and the following items were discussed in the public hearing for the following annexation petition:

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:

\_\_\_\_\_ 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;

\_\_\_\_\_ 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;

\_\_\_\_\_ 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;

\_\_\_\_\_ The area sought to be annexed is contiguous<sup>1</sup> with or adjacent to the annexing city or town, or the area is owned by the city;

\_\_\_\_\_ 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

\_\_\_\_\_ 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

<sup>1</sup> 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."

<sup>2</sup> 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".

Signed: \_\_\_\_\_ Title: \_\_\_\_\_

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).