



TOWN COUNCIL MEETING - PUBLIC HEARING - ZYLAND ANNEXATION

May 21, 2024 at 6:00 PM
250 River Circle - Alpine, WY 83128

AGENDA

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 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. Annexation Summary and Notice of Public Hearing Zyland Subdivision
 - b. Annexation Report - Zyland
 - c. Petition Certification - Zyland
 - d. Annexation Hearing Checklist
3. **PUBLIC COMMENT**
4. **ADJOURNMENT**

Notice of Public Hearing And Annexation Report Summary

FOR
ZAHIDA HAFEEZ
TOWN OF ALPINE, WYOMING

The Town of Alpine will hold a Public Hearing regarding the Zahida Hafeez – Zyland Lot 1 Petition to Annex into the Town of Alpine. The petitioner is the owner of record for lands described in accordance with the Office of the Lincoln County Clerk in Book 352 of Photostatic Records on page 357.

Exhibit A - 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.

The Public Hearing will be held at the Alpine Town Hall located at 250 river Circle, Alpine Wyoming on May 21st, 2024, at 6:00 p.m.

Annexation Summary Report: The area consists of approximately 2.05 acres of undeveloped land north of the Elkhorn Meadows Addition. The land is presently owned by Zahida Hafeez. The current owner does not have immediate plans to develop the property. The parcel proposed to be annexed is shown on the attached map (Exhibit B). A legal description of the parcel is attached separately as Exhibit A.

Cost to Install Infrastructure: The Town of Alpine will not incur any costs for infrastructure to serve the area. Potable water lines currently exist along Highway 26 just south of the property to be annexed. The Sanitary Sewer lines are located within the Elkhorn Meadows Addition ROW, which is adjacent to the property to be annexed. No immediate water and sewer infrastructure improvements will be required inside the existing Town boundaries to accommodate the annexation of this parcel. The water and sewer infrastructure (mains) currently in place are owned by the Town of Alpine, any extension of the mainlines must be completed per the Town of Alpine Specifications. The estimated construction cost for extending the sewer to the property is \$7,051.50. This is based upon the extension of a 4-inch sewer lateral (service) across an easement currently owned by the Town of Alpine to the property. The estimated cost of extending water to the property is \$113,394.38. This is based on extending an 8” water main to the north end of the Zy Hafeez property.

Basic Services Available:

- Water: Available – Town of Alpine
- Sanitary Sewer: Available – Town of Alpine
- Electric: Available – Lower Valley Electric
- Telephone: Available - Silverstar

Projected Annual Expenses for Services:

1” Water Service Connection Fee:	\$5,000.00
Water Service Annual Base Rate:	\$348.00
Water Service Usage Rate:	\$2.00/1,000 gal
1 ERU Sanitary Sewer Connection Fee:	\$9,000.00

Sanitary Sewer Annual Usage Fee: \$648.00

The mill levy for the Town of Alpine is 5 mills.

There are no current land uses previously approved by Lincoln County. 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. The property being annexed is contiguous to the Town of Alpine and is bordered by MRC zoned properties.

Exhibit A
Hafeez – Zyland Lot 1
Map

TOWN OF ALPINE ANNEXATION REPORT
Hafeez – Zyland Lot 1
March 22, 2024

Purpose:

The following report is prepared to ensure that the requirements of Wyoming Statue 15-1-402 Annexing Territory Requirements are met.

Description of Area:

The area consists of approximately 2.05 acres of undeveloped land north of the Elk Meadows Addition. The land is presently owned by Zahida Hafeez. The current owner does not have immediate plans to develop the property.

Development Costs:

As is the case with all developments, all public improvements, including streets, sidewalks, utilities, curb and gutter, hydrants, storm water improvements, water mains, and sanitary sewer mains are installed and paid for by the private developer. The Town of Alpine will not incur any costs for infrastructure to serve the area.

Statutory Requirements:

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):

Finding: The parcel proposed to be annexed is shown on the attached map (Exhibit A). A legal description of the parcel is attached separately as Exhibit B.

15-1-402(c)(ii) Total estimated costs of infrastructure improvements required of all landowners related to the annexation.

Findings: Potable water lines currently exist along Highway 26 just south of the property to be annexed. The Sanitary Sewer lines are located within the Elkhorn Meadows Addition ROW, which is adjacent to the property to be annexed. The water and sewer infrastructure (mains) currently in place are owned by the Town of Alpine, any extension of the mainlines must be completed per the Town of Alpine Specifications. The estimated construction cost for extending the sewer to the property is \$7,051.50. This is based upon the extension of a 4-inch sewer lateral (service) across an easement currently owned by the Town of Alpine to the property. The estimated cost of extending water to the property is \$113,394.38. This is based on extending an 8" water main to the north end of the Zahida Hafeez property. The Town of Alpine has assumed availability of a 1" water service to the property and 1 ERU was assumed for Sanitary Sewer, these items will require additional review if the property is to be developed.

Note - 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.

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.

Findings:

- Water: Available – Town of Alpine**
- Sanitary Sewer: Available – Town of Alpine**
- Electric: Available – Lower Valley Electric**
- Telephone: Available – Silver Star**

15-1-402(c)(iv) Projected annual expense for those services.

Findings:

1” Water Service Connection Fee:	\$5,000.00
Water Service Annual Base Rate:	\$348.00
Water Service Usage Rate:	\$2.00/1,000 gal
1 ERU Sanitary Sewer Connection Fee:	\$9,000.00
Sanitary Sewer Annual Usage Fee:	\$648.00

15-1-402(c)(v) Current and projected property tax mill levies imposed by the town.

Finding: The mill levy for the Town of Alpine is 5 mills.

15-1-402(c)(vi) Cost of infrastructure improvements within existing boundaries of the town to accommodate the annexation.

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

Findings: There are no current land uses previously approved by Lincoln County. 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.

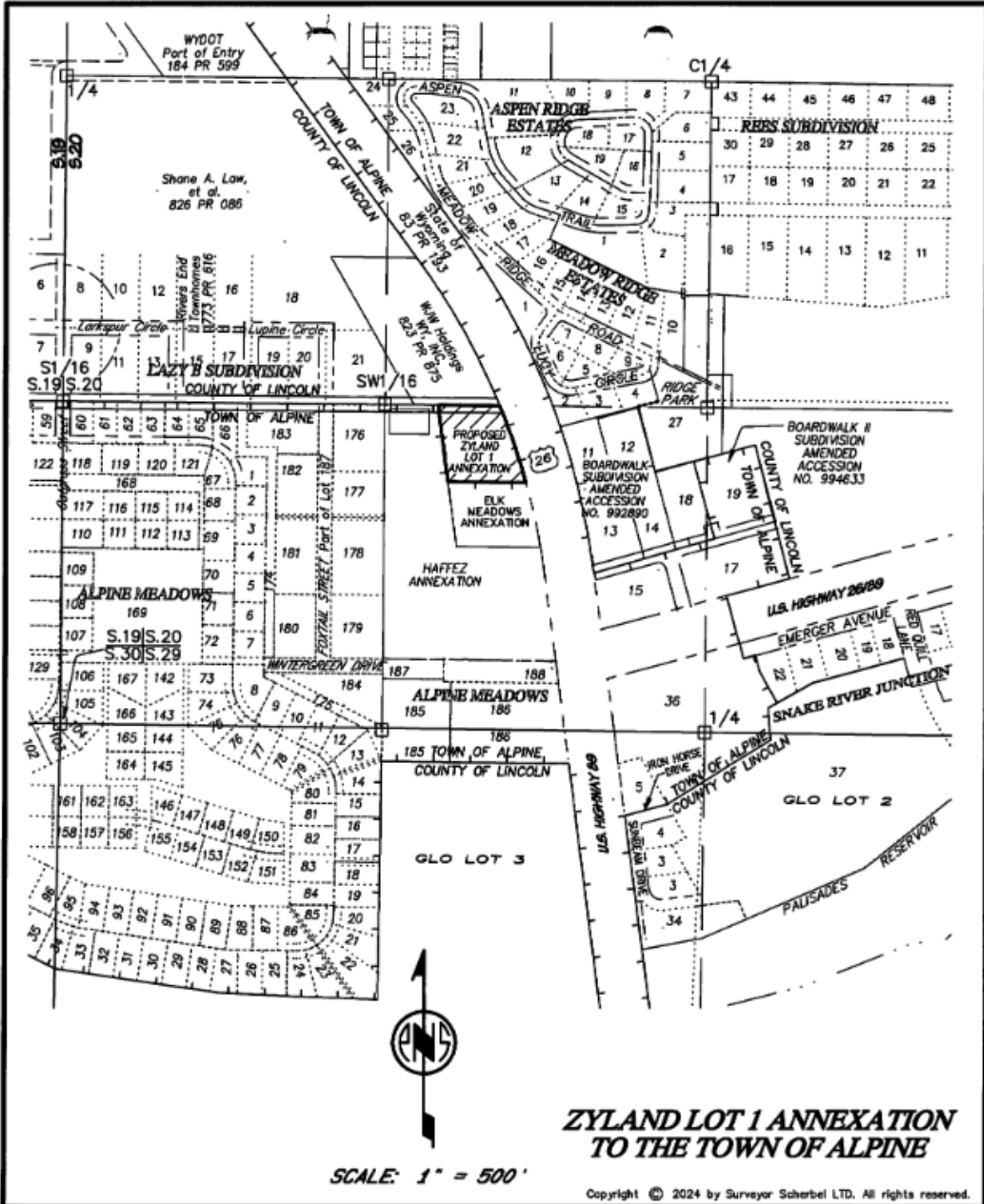
Conclusion:

The property being annexed is contiguous to the Town of Alpine and is bordered by MRC zoned properties. Ultimately, it is the Council’s pleasure with regard to annexing this property into the Town of Alpine.

Completed By:

Monica L. Chenault, Town Clerk

Exhibit A Hafeez – Zyland Lot 1 Map



ZYLAND LOT 1 ANNEXATION TO THE TOWN OF ALPINE

SCALE: 1" = 500'

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DATE: 12 January 2024
 DRAWN BY: Kode Beus
 CALCULATED BY: Kode Beus
 CATEGORY/PORT: Town/Alpine/Annex.
 FIELD BOOK:
 COMPUTER FILE: ZylandAnnexal.cribt.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. 685-9316; JACKSON, WY TEL. 733-5903; LAVA, ID TEL. 776-5830

Exhibit B
Hafeez - Zyland Lot 1
Legal Description

358

DESCRIPTION

FOR

REHMAN HAFEEZ AND ZAHIDA HAFEEZ

TRACT A

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 that tract of record in the Office of the Clerk of Lincoln County in Book 303 of Photostatic Records on page 383, described as follows:

BEGINNING at the northwest corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, found as described in the Corner Record filed in said Office;

thence N89°-57.0'E, 466.31 feet, along the north line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, to a point on a non-tangent curve, the westerly right-of-way line of U.S. Highway 26, N67°-00.0'E, 2764.77 feet from the radius point of said curve;

thence southeasterly, 600.06 feet, along the arc of said curve through a central angle of 12°-26.1' with a radius of 2764.77 feet and a chord bearing S16°-46.9'E 598.91 feet, to a point, N09°-18.4'W, 121.41 feet from Station 2413+59.78 BK=1924+48.38 AH;

thence S89°-59.6'W, 638.02 feet, parallel with the south line of said tract, to a point on the west line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$;

thence N00°-07.2'W, 573.04 feet, along said west line, 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 7.045 acres, more or less;

SUBJECT to easements of sight and of record;

the BASE BEARING for this survey is the north line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, T37N, R118W, being N89°-57.0'E;

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", 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 TRACTS WITHIN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 20 T37N R118W LINCOLN COUNTY, WYOMING", dated 17 May 1994, revised 3 June 1994.

Surveyor
64
689
168
ROLL, LTD.
19 81113
81001

3 June 1994 - revised
hafeeza.des





Town of Alpine

February 1, 2024

Mayor Eric Green
250 River Circle
PO Box 3070
Alpine, WY 83128

RE: Zyland Annexation

Mayor Green:

I hereby certify that the Petition for Annexation signed by legal representatives of Zyland Subdivision, LLC

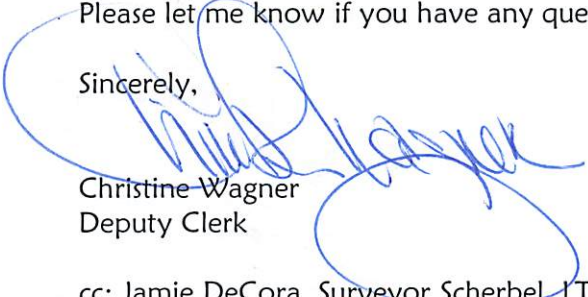
To be completed and conforms to Wyoming § 15-1-402 through 15-1-405.

Said property is within Section 20, T37N, R118W, Lincoln County, Wyoming. The petition was received on January 29, 2024, and contained the following:

1. Petition for annexation to the Town of Alpine, Lincoln County, Wyoming;
2. Print of Map Title "Zyland Lot 1 Annexation to the Town of Alpine", Map to Accompany, XXX (to be established) Ordinance NO. (to be established) ANNEXATION IN A PORTION OF THE SE ¼, SW ¼ SECTION 20, TOWNSHIP 37 NORTH, RANGE 118 WEST, 6TH PRINCIPAL MERIDIAN.
3. Warranty Deed – Instrument number 784881, Lincoln County Clerk, Book 352PR, Page 357.

Please let me know if you have any questions.

Sincerely,


Christine Wagner
Deputy Clerk

cc: Jamie DeCora, Surveyor Scherbel, LTD.



RESOLUTION No. 2024-012

A RESOLUTION CERTIFYING THE SUBMISSION OF AN ANNEXATION PETITION FOR LOT 1 OF THE ZYLAND SUBDIVISION, IN ACCORDANCE WITH W.S. § 15-1-403.

WHEREAS, on the 24th day of January 2024 a Petition for Annexation of eligible territory has been filed with the Town Clerk of the Town of Alpine by Zahida Hafeez, owner of Lot 1 – Zyland Subdivision.

WHEREAS, the Deputy 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 Deputy Town Clerk determined within 10 days of the receipt of the petition 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 Annexation of Lot 1 – Zyland Subdivision will be held on May 21, 2024, 2024, at 6:00 p.m.

This resolution passed and adopted on this 19th day of March 2024.

FOR THE TOWN OF ALPINE:

BY: 
Eric Green, Mayor

ATTEST: 
Monica L. Chenault, Clerk/Treasurer



Annexation - Hearing Findings Requirements

A public hearing was held on May 21st, 2024, for the annexation petition for Zyland 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 contiguous¹ 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 days² 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

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”.

Signed: _____ Title: _____