



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Planning Technician

DATE: September 3rd, 2019

TITLE: Review and action on a Subdivision Permit and Plat for Archer Estates, 7th Filing, a re-plat of Tract 5, Archer Estates, 6th Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC on behalf of Triple Dot Development, LLC c/o Jack Stadel, has submitted a Subdivision Permit and Plat application for Archer Estates, 7th Filing, located northeast of the intersection of Westedt Road and Glencoe Drive. The application has been submitted for the purpose of subdividing the property into three residential use tracts.

BACKGROUND

The discussed tract is assessed as residential, and at this time has not been developed. The surrounding area consists of residential vacant land and single-family residences on tracts with individual water and sewer systems.

Pertinent Regulations

Section 2-1-101 (a-e) of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

Section 4-2-108 of the Laramie County Land Uses Regulations governing the AR – Agricultural Residential zone district.

DISCUSSION

The Laramie County Comprehensive Plan designates this area as Rural Metro (RM). Residences can have private or small, shared septic or sewer systems. Within these areas, shared systems and denser residential uses are encouraged. The deciding factor for tract size in the RM designation is

dependent upon availability of water and septic and/or sewer system services with the average tract sizes ranging from 2.5 – 5 acres.

PlanCheyenne categorizes this property as Rural Residential (RR). Areas designated as Rural Residential create a smooth adaptation from the urbanized areas of the city to the more rural areas of Laramie County. Depending on water availability and zoning regulations, tract density in the RR designation ranges from 5-10 acres. The primary uses include single-family residences with farm animals and horses being allowed.

The subject property is located within the AR – Agricultural Residential zone district. The minimum lot size requirement for the AR zone district is 5 acres. The gross acreages of the proposed tracts are 5.31, 5.32, and 5.95, meeting both the minimum density requirements for the AR zone district and the groundwater recharge based on the AMEC Memo per Section 2-1-103(c)(i) of the Laramie County Land Use Regulations.

Per Section 2-1-101(c)(vi), subdivisions of five (5) or fewer divisions of land are exempt from a Department of Environmental Quality Chapter 23 Review pursuant to W.S. 18-5-306.

A letter requesting waiver of traffic and drainage studies was submitted by the applicant, a copy of which is attached to the Staff Report. The County Engineer has concurred with this request based on the justification provided in the letter. Agency comments pertained to small wastewater system regulations and corrections to the plat. A revised plat was submitted on July 26th, 2019 which has addressed all agency comments regarding plat corrections.

Public notice was published and neighbor notice letters were sent via certified mail per Section 1-2-104 of the Laramie County Land Use Regulations. Staff received no comment from the public nor any adjacent landowners.

A public hearing of this application was held on August 22nd, 2019 by the Laramie County Planning Commission. No public comment was received. The Planning Commission voted 3-0 to recommend approval of the application to the Board with no conditions.

Staff finds this application is in conformance with the plans and policies of Laramie County. The attached resolution shall serve as the subdivision permit upon approval by the Board.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board find that:

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-100 governing the AR – Agricultural Residential Zone District.

and that the Board approve the Subdivision Permit and Plat for Archer Estates, 7th Filing with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Archer Estates, 7th Filing and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Zoning Map**
- Attachment 7: Applicant Traffic/Drainage Study Waiver Request**
- Attachment 8: Agency Comments Report**
- Attachment 9: WGF Comments Letter**
- Attachment 10: Plat – July 26th, 2019**
- Attachment 11: Resolution**

Legend

Streets
 Classification
 — Local

Assessment Boundary
 [Red Outline] Assessment Boundary

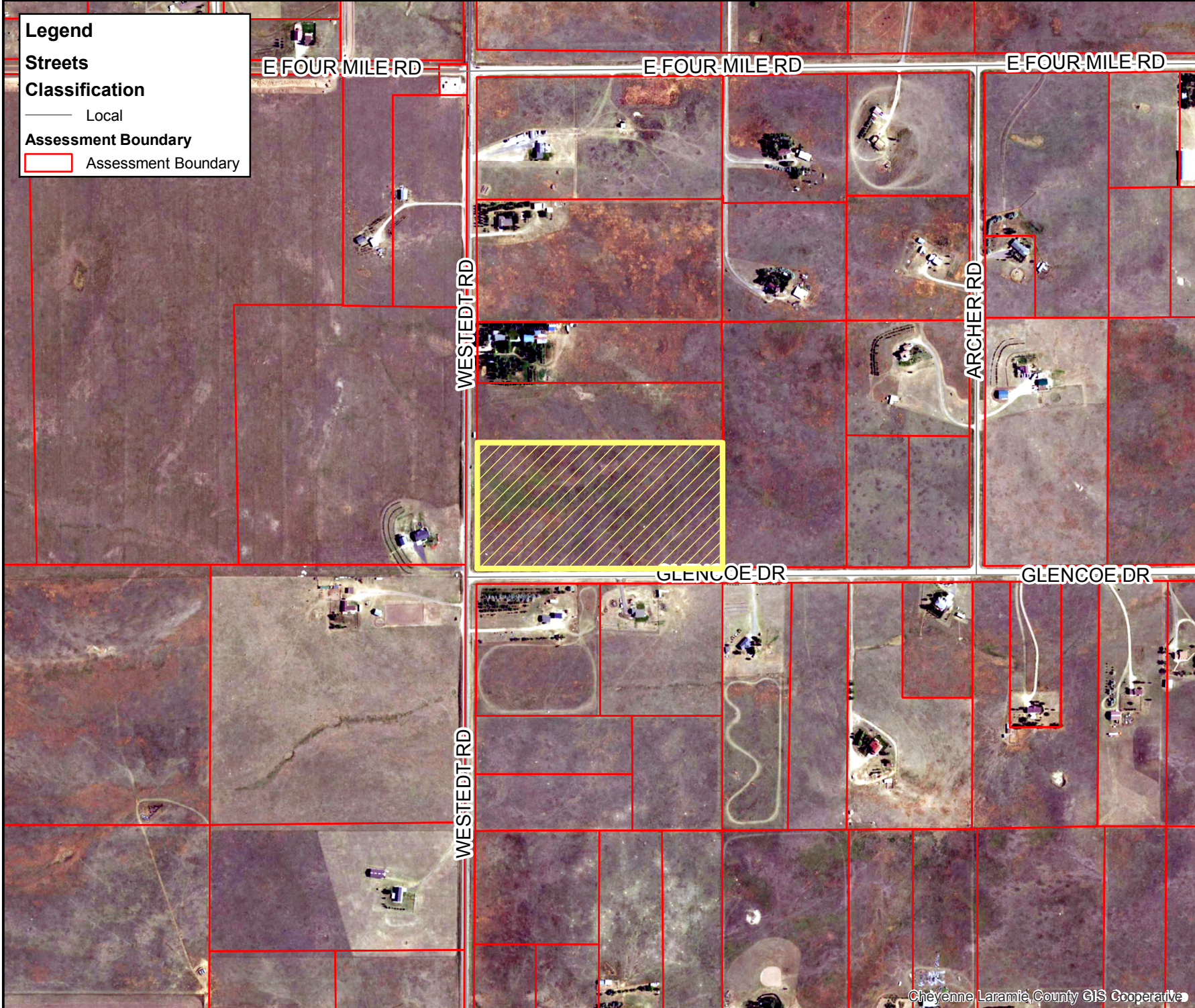
**Laramie
 County,
 Wyoming**



**Archer Estates
 7th Filing
 Subdivision
 Permit & Plat**

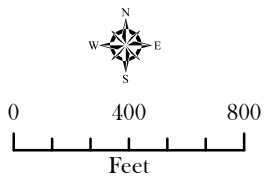
PZ-19-00182

Location Map



[Yellow Hatched Box] **Subject
 Property**

July 2019



Cheyenne Laramie County GIS Cooperative

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

Legend

Streets
 Classification
 — Local

Assessment Boundary
 [Red Outline] Assessment Boundary

Laramie County, Wyoming

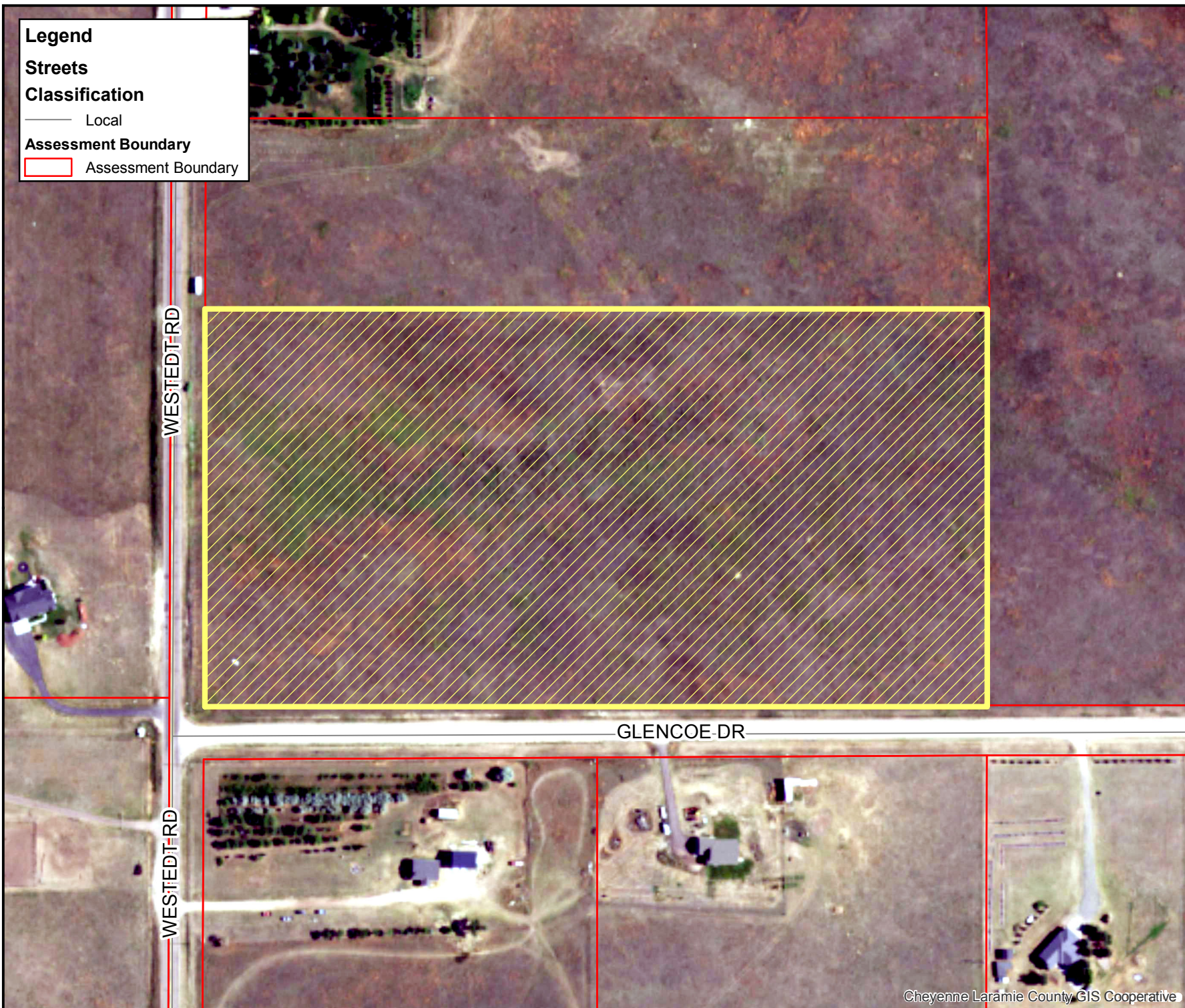


**Archer Estates
 7th Filing
 Subdivision
 Permit & Plat**

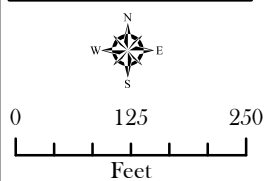
PZ-19-00182

Aerial Map

[Yellow Hatched Box] **Subject Property**



July 2019



Cheyenne Laramie County GIS Cooperative

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Laramie County, Wyoming



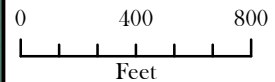
Archer Estates
7th Filing
Subdivision
Permit & Plat

PZ-19-00182




Comprehensive
Plan Map

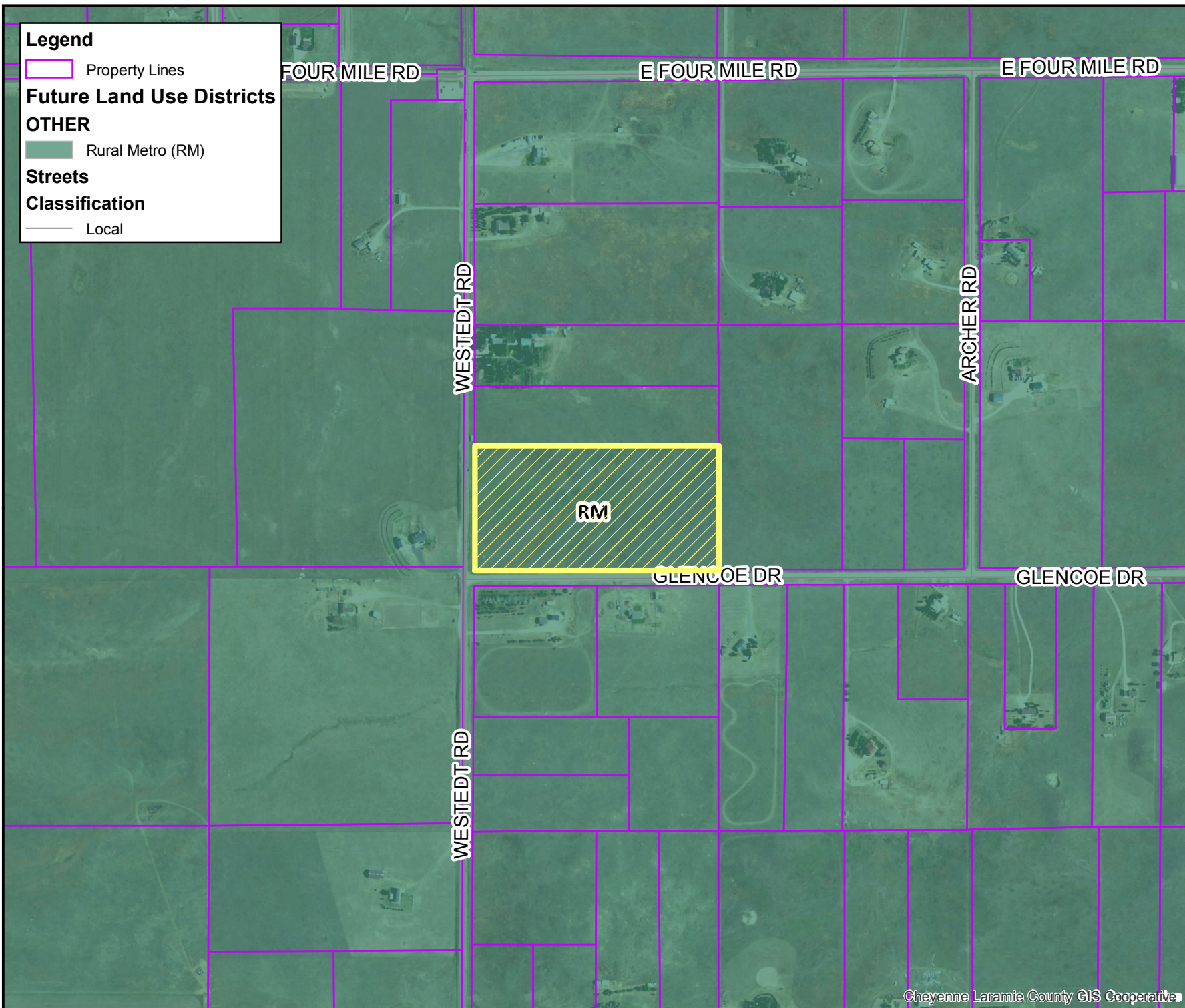
 Subject Property

July 2019



Legend

-  Property Lines
- Future Land Use Districts**
- OTHER**
-  Rural Metro (RM)
- Streets**
- Classification**
-  Local



Cheyenne Laramie County GIS Cooperative

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Laramie County, Wyoming



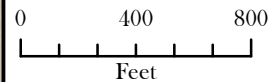
**Archer Estates
7th Filing
Subdivision
Permit & Plat**

PZ-19-00182

**PlanCheyenne
Map**

 **Subject
Property**

July 2019




Cheyenne Laramie County GIS Cooperative


Legend

 Property Lines

PlanCheyenne (2014)

NEW_FLUP

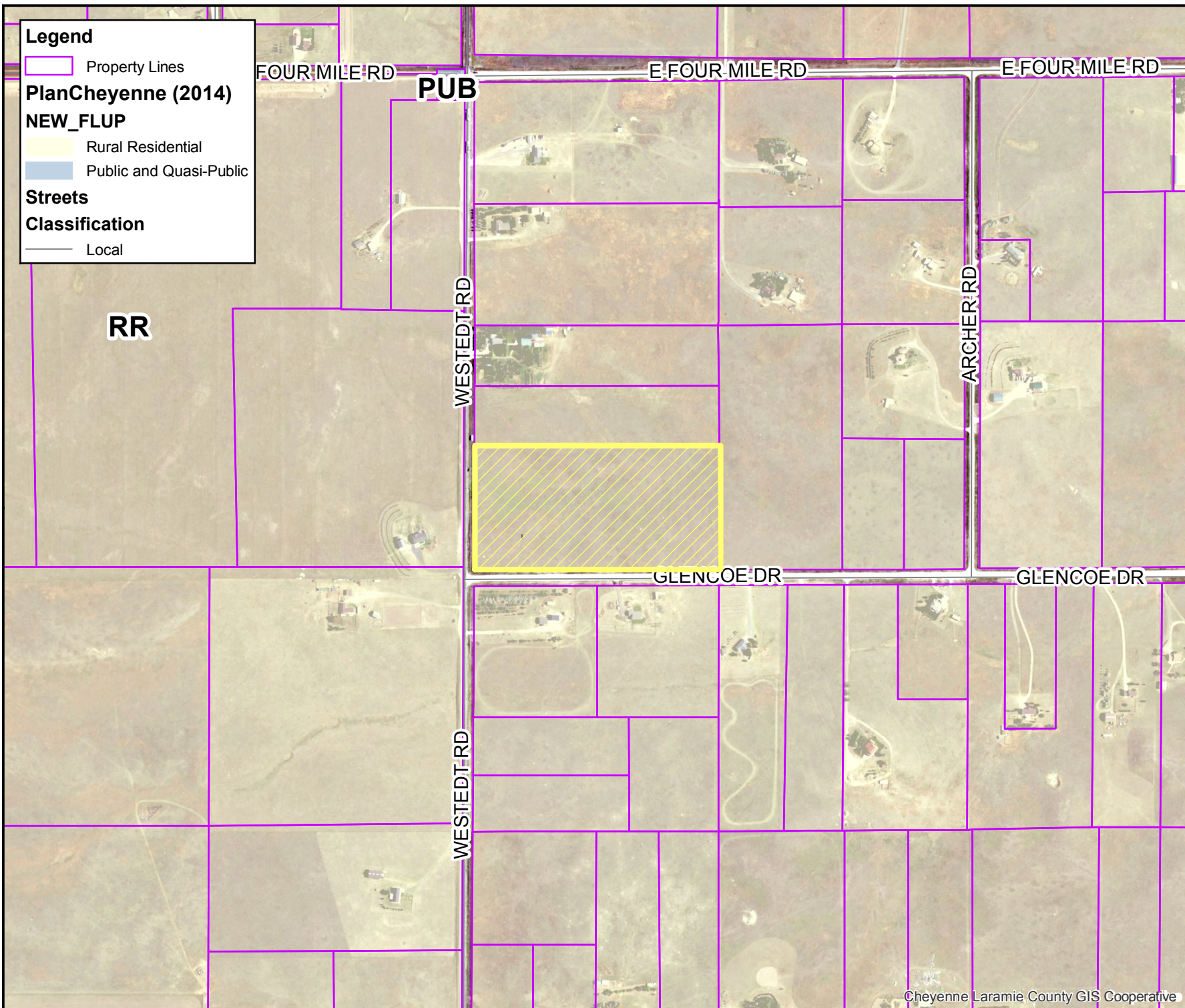
 Rural Residential

 Public and Quasi-Public

Streets

Classification

 Local






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AGRICULTURAL AND RURAL RESIDENTIAL

Legend

Zoning Districts

-  Agricultural (A-2)
-  Agricultural and Rural Residential (A-1)
-  Agricultural Residential (AR)

Streets

Classification

-  Local

Laramie
County,
Wyoming



Archer Estates
7th Filing
Subdivision
Permit & Plat

PZ-19-00182

Zoning Map

 Subject
Property

July 2019



0 400 800
Feet

Cheyenne Laramie County GIS Cooperative



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

**LARAMIE
COUNTY**

JUN 27 2019

**PLANNING & DEVELOPMENT
OFFICE**

June 25, 2019

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82007
(307) 633-4303

InRe: Request for waiver of the Traffic Study & Drainage Report requirements for a Final Plat, to be known as ARCHER ESTATES, 7th FILING, a replat of Tract 5, Archer Estates, 6th Filing, Laramie County, WY (±15.02 acres)

Steil Surveying Services, agent for the owner, intends to plat the above-noted property into three single-family residential tracts. The parcel is currently zoned AR – Agricultural Residential.

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study, Drainage Report, and GESC Permit pursuant to Sections 2-1-100.b, 3-1-105, and 3-5-105 of the Laramie County Land Use Regulations.

No portion of the proposed subdivision falls within a FEMA 100-year Special Flood Hazard Area per F.I.R.M PANEL No. 56021C1120F; dated January 17, and given the lack of existing drainage/flood problems in the area and the minimal scope of proposed development, we are requesting a waiver from any detailed drainage study.

Preliminary traffic generation numbers are as follows:

TRAFFIC AND TRIP GENERATION BY USE			
SINGLE-FAMILY RURAL RESIDENTIAL			
AVERAGE DAILY TRIPS			
Existing residential	1 Units x 6 ADT	=	6 AVERAGE DAILY TRIPS (ADT)
Proposed additional	2 Units x 6 ADT	=	12 AVERAGE DAILY TRIPS (ADT)
TOTAL	3 Units x 6 ADT	=	18 AVERAGE DAILY TRIPS (ADT)
A.M./P.M. PEAK-HOUR TRIPS			
Existing residential	1 Units x 1.6/Unit	=	1.6 PEAK HOUR TRIPS
Proposed additional	2 Units x 1.6/Unit	=	3.2 PEAK HOUR TRIPS
TOTAL	3 Units x 1.6/Unit	=	4.8 PEAK HOUR TRIPS

Given these preliminary plans and analyses, prior reviews and approvals, limited surface runoff increases, and/or potential of significant traffic generation, or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact us with any questions or concerns.

Sincerely,

Casey L. Palma, AICP
Steil Surveying Services, LLC
CPalma@SteilSurvey.com

County Engineer: Scott Larson COMMENTS ATTACHED 07/18/2019

Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have a negligible impact on both.
2. It would be helpful if the Legend on the Plat map included a line type description/definition.

Surveyor Review

1. The DEDICATION statement references “grant the easements for the purposes indicated hereon”, but there are no new easements shown on the plat.
2. Just a comment, some of the bearing, distance and coordinate labels are very small and a little difficult to read, after additional scanning or copying they will most likely be even more difficult to read.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED

07/16/2019

Laramie County Small Wastewater System Regulations

A permit shall be obtained on each lot prior to the start of construction for a small wastewater system.

A 10’ site hole and perc test will be required for each lot prior to application for a small wastewater system.

No small wastewater permits will be issued until the developer submits a full size signed final plat to this office.

Planners: Marissa Pomerleau COMMENTS ATTACHED 07/19/2019

1. The boundary description is missing from the plat.

Wyoming Game & Fish: Meghan Lockwood COMMENTS ATTACHED 07/19/2019

Comments attached.

AGENCIES WITH NO COMMENTS:

County Assessor
County Real Estate Office
County Public Works Department
Building Dept.

AGENCIES WITH NO RESPONSES:

Cheyenne MPO
County Attorney
County Treasurer

County Conservation District
Wyoming State Engineer's Office
US Post Office
Combined Communications Center
Emergency Management
Fire District No. 2
Sheriff's Office
High West Energy
CenturyLink
Kaiser-Frontier Midstream
Laramie County Weed & Pest



WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

wgfd.wyo.gov

GOVERNOR
MARK GORDON

DIRECTOR
BRIAN R. NESVIK

COMMISSIONERS
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PETER J. DUBE – Vice President
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GAY LYNN BYRD
PATRICK CRANK
RICHARD LADWIG
MIKE SCHMID

July 12, 2019

WER 4502.145
Laramie County Planning and Development Office
PZ-19-00182
Archer Estates, 7th Filing
Laramie County

Marissa Pomerleau
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, WY 82009

Dear Ms. Pomerleau,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed PZ-19-00182 – Archer Estates, 7th Filing located in Laramie County. We offer the following comments for your consideration.

The proposed Archer Estates, 7th Filing in T14N R65W Section 16 will subdivide ~15 acres into three 5 acre single family residential tracts. The plot overlaps with year-long seasonal use by both pronghorn and mule deer. To decrease impacts and minimize fragmentation across the landscape, the Department recommends lots are not fenced. If the developer requires fencing, we recommend a 4-wire barbed fence with a smooth bottom wire 18” off the ground to allow big game passage.

Habitat Alteration: No filling, excavating, dredging, mining, drilling, or removing of topsoil, sand, gravel, rock, or other minerals should be done except when associated with approved development plans.

Non-native Plants: Introduction of non-native shrubs and trees should be restricted to those species that are the least palatable to browsing wildlife animals and pose little risk of spreading to adjacent areas (e.g., Russian olive should never be planted). The developer should consult with local wildlife biologist when planning landscaping.

Bird Nesting/Perching Habitat: Nesting and perching areas for raptors and some cavity nesting birds should be maintained and human disturbance minimized during incubation and rearing time frames. Developments should be located to protect unique physical or vegetative features that provides important nesting habitat. Home construction should be discouraged in these areas.

Damage/Feeding: It is likely that wildlife may damage ornamental shrubs, trees, homes and fences. The land purchaser accepts this risk factor. The Department will not accept compensation claims for damages caused by wildlife to ornamentals, homes and fences. Supplemental feeding of ungulates or carnivores is not recommended.

Pets: Domestic pets, especially dogs and cats, should be restrained and prevented from roaming at large. Unrestrained pets can harass and kill small and large birds and mammals.

Roads: Construct the minimum standard and number of roads needed to serve the proposed subdivision. Roads should be constructed to avoid watercourses, wetlands and other important wildlife habitats.

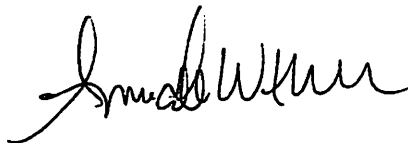
Habitat Enhancement: Enhancements can improve the existing wildlife habitat and provide enjoyment for wildlife enthusiasts within the community. Enhancements should be planned thoroughly and thoughtfully prior to any construction. The developer and/or homeowners association should review the plan before approval. We will assist developers or homeowners in designing habitat enhancements.

Off-road Vehicles: Restricted use of off-road vehicles should be considered. Off-road vehicles include all-wheel drives, motorcycles, all-terrain vehicles, and snowmobiles.

Wildlife Movement: Developers should preserve wildlife movement by maintaining areas of undeveloped open or wooded habitat and reducing the density of dwellings or through cluster development with undeveloped land between clusters. Preserving opportunities for wildlife to move through or around developments, and protecting sensitive areas, will help to reduce many land use conflicts.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Karen Rogers, Habitat Protection Analyst, at 307-777-5003.

Sincerely,



Amanda Withroder
Habitat Protection Supervisor

AW/kr/ml

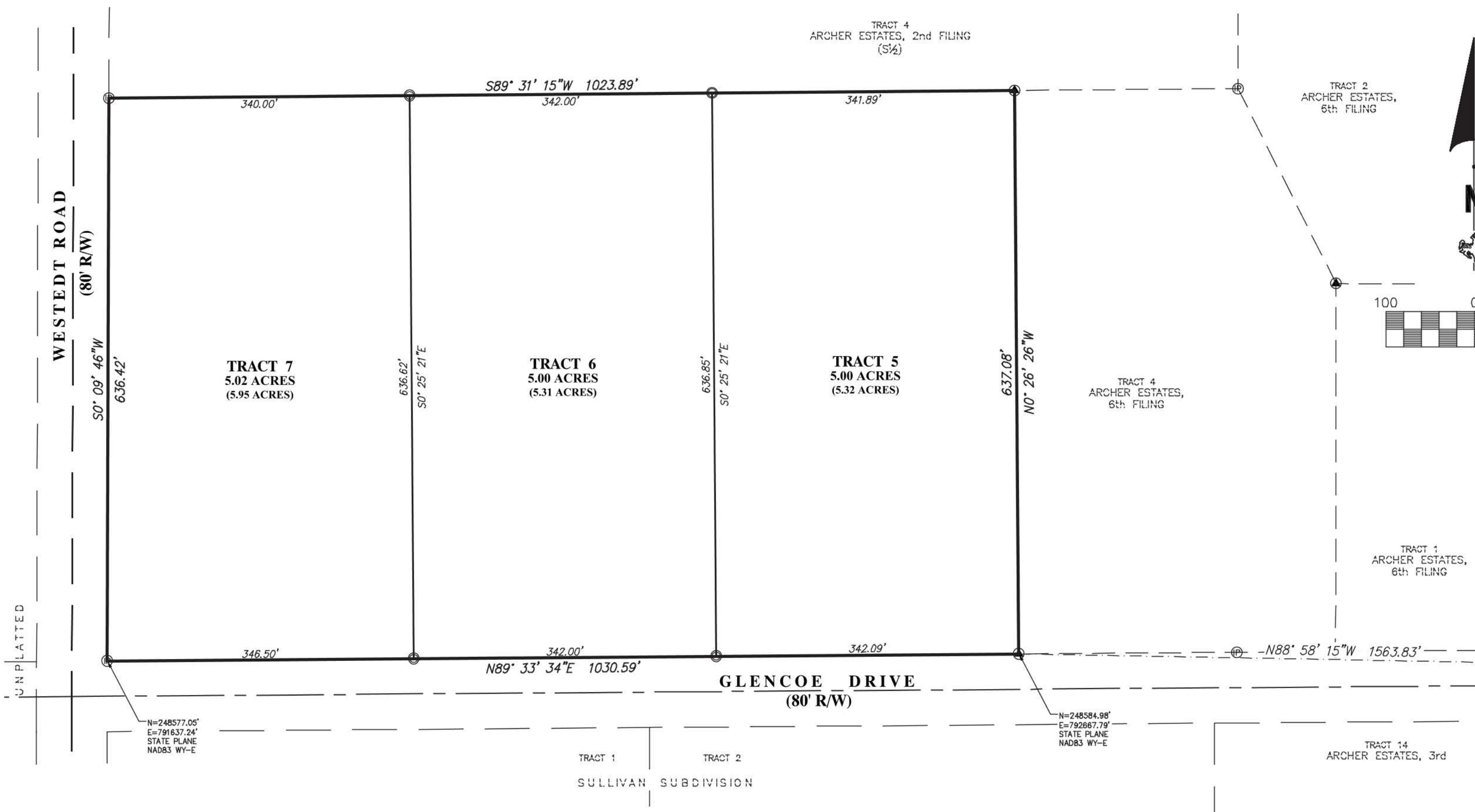
Marissa Pomerleau

July 12, 2019

Page 3 of 3 – WER 4502.145

**cc: U.S. Fish and Wildlife Service
Embere Hall, Wyoming Game and Fish Department
Bobby Compton, Wyoming Game and Fish Department
Chris Wichmann, Wyoming Department of Agriculture, Cheyenne**

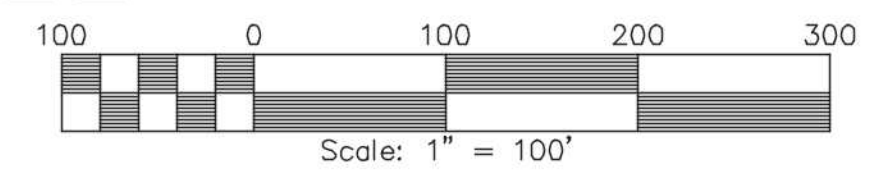
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Triple Dot Development, LLC, a Wyoming Limited Liability Company, owner in fee simple of All of Tract 5, Archer Estates, 6th Filing Laramie County, Wyoming; Has caused the same to be surveyed, vacated, and re-platted to be known as ARCHER ESTATES, 7th FILING and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires.

Jack Stadel as Registered Agent for Triple Dot Development, LLC



ACKNOWLEDGEMENTS

STATE OF WYOMING)
 COUNTY OF LARAMIE) SS
 The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by Jack Stadel as Registered Agent for Triple Dot Development, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/8" x 24" REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- ⊕ FOUND 1 1/2" IRON PIPE
- CENTERLINE OF SECTION 16
- SECTION LINE (W LINE OF SECTION 16)

NOTES

1. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910", UNLESS NOTED OTHERWISE.
2. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M PANEL #56021C1120F; DATED JANUARY 17, 2007.
3. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.999675466.
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
5. (. ACRES) DENOTES GROSS ACREAGE OF LOT (TO ☉ OF ADJACENT RIGHT-OF-WAY).
6. THE LAND CONTAINED WITHIN THIS REPLAT OVERLAPS WITH SEASONAL USE BY PRONGHORN AND MULE DEER. TO DECREASE IMPACTS AND MINIMIZE FRAGMENTATION THE WYOMING GAME AND FISH DEPARTMENT RECOMMENDS INDIVIDUAL TRACTS ARE NOT FENCED. IF FENCING IS REQUIRED, WGF D RECOMMENDS A 4-WIRE BARBED FENCE WITH A SMOOTH BOTTOM WIRE 18" OFF THE GROUND.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

ARCHER ESTATES
7th FILING

A REPLAT OF TRACT 5, ARCHER ESTATES, 6th FILING SITUATED IN THE NW 1/4 OF SECTION 16, T.14N, R.65W., 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED JUNE 2019

APPROVALS

Approved by the Laramie County Planning Commission this ____ day of _____, 2019.

 Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2019.

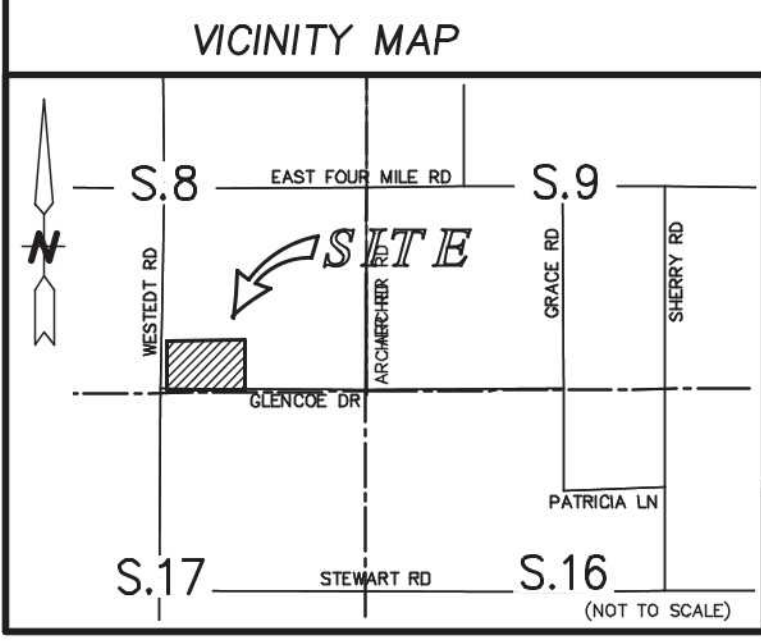
 Chairman

ATTEST: _____
 County Clerk

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 5, ARCHER ESTATES, 6TH FILING EXISTING EASEMENTS TO REMAIN UNLESS NOTED OTHERWISE

FILING RECORD



REVISED: 7/26/2019

\\2019 DWG\19084 T10 ARCHER\19084A - 7th FILING\19084A ArcherEst7thFiling_FINAL.dwg

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
 www.SteilSurvey.com ○ info@SteilSurvey.com

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT,
A REPLAT OF TRACT 5, ARCHER ESTATES, 6TH FILING, LARAMIE COUNTY, WY,
TO BE RE-PLATTED AND KNOWN AS ARCHER ESTATES, 7TH FILING.**

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, the application is in conformance with the AR – Agricultural Residential zone district; and

WHEREAS, this resolution is the subdivision permit for Archer Estates, 7th Filing.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-100 governing the AR – Agricultural Residential zone district.

and the Board approves the Subdivision Permit and Plat for Archer Estates, 7th Filing.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2019.

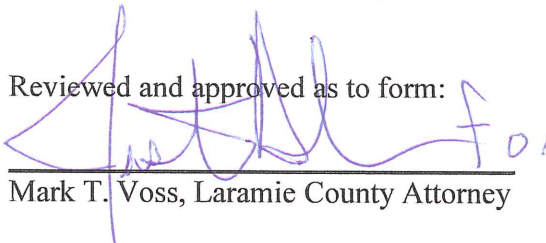
LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney