

**LARAMIE COUNTY CLERK
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM PROCESSING FORM**

1. **DATE OF PROPOSED ACTION:** June 6, 2017

2. **AGENDA ITEM:** ☐ Appointments ☐ Bids/Purchases ☐ Claims
☐ Contracts/Agreements/Leases ☐ Grants ☒ Land Use: Board App/Subdivision/ZC
☐ Proclamations ☐ Public Hearings/Rules & Reg's ☐ Reports & Public Petitions
☐ Resolutions ☐ Other

3. **DEPARTMENT:** Planning & Development Office

APPLICANT: Royce M. White **AGENT:** Jones Land Surveying

4. **DESCRIPTION:**

Consideration of Subdivision Permit and Plat for White Flames Subdivision, situated in the NE1/4 SE1/4 of Section 12, T.14N., R.64W., of the 6th P.M., Laramie County, WY.

RECEIVED AND APPROVED AS
TO FORM ONLY BY THE
LARAMIE COUNTY ATTORNEY

Amount \$ _____ From _____

5. **DOCUMENTATION:** 1 Originals 0 Copies

<u>Commissioner</u>		<u>Clerks Use Only:</u>	
		<u>Signatures</u>	
Thompson	_____	Co Atty	_____
Kailey	_____	Asst Co Atty	_____
Ash	_____	Grants Manager	_____
Heath	_____		
Holmes	_____		
Action	_____	Outside Agency	_____



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Nancy M. Trimble, Associate Planner

DATE: June 6, 2017

TITLE: Review and action of a Subdivision Permit and Plat for White Flames Subdivision, situated in the NE1/4 SE1/4 of Section 12, T.14N., R.64W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Jones Land Surveying, on behalf of Royce M. White, has submitted a Subdivision Permit and Plat application for approval of "White Flames Subdivision", situated in the NE1/4 SE1/4 of Section 12, T.14N., R.64W., of the 6th P.M., Laramie County, WY, located at 1342 Road 142, Hillsdale, WY. An application has been submitted for platting the property into three residential tracts averaging 13+/- acres each.

BACKGROUND

The subject property is located adjacent to and west of Road 142 and north of Road 213. There is an existing single-family residence located in the northeast quarter of the property, which will become the residence in Tract 1 of the proposed plat. Should Tracts 2 and 3 be sold and developed, the addition of two new residences should not impact the current and historic drainage or substantially affect use of Road 142, from which the new tracts will be accessed. The existing access to the north of Tract 1, which is used by several residential properties to the west, is being memorialized by a 30' access easement on this plat.

Pertinent Regulations

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

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

DISCUSSION

The subject property is located outside the zoned boundary. Surrounding properties in the area are either agricultural uses or single-family homes on private well and septic systems, and range in size from 10 to 640 acres.

The Laramie County Comprehensive Plan (2016) identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas. Limited service commercial and retail uses are anticipated at major intersections. Density of uses shall be foremost based on availability and access to water. Due to lengthy response times, existing topography, and limited reliable water resources, cisterns are encouraged in any development in an RAI area, as well as utilizing fire-wise planning. The proposed subdivision is outside the Plan Cheyenne boundary.

Public notice was published and neighbor notice letters were sent by certified mail. Staff received no comments from adjacent landowners. Agency comments have been addressed with a revised plat submitted April 24, 2017, a copy of which is attached.

On May 11, 2017, the Laramie County Planning Commission held a public hearing of this application. No public comment was received. The Planning Commission voted (3 – 0) to recommend approval to the Board with no conditions.

Staff finds the proposed Subdivision Permit and Plat is in conformance with the plans and policies of the 2016 Laramie County Comprehensive Plan and the 2011 Laramie County Land Use Regulations. The attached resolution shall serve as the Subdivision Permit upon approval by the Board.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a.** This application meets the criteria for a subdivision permit pursuant to section 2-1-101 (a-d) of the Laramie County Land Use Regulations.
- b.** This application meets the criteria for a plat pursuant to section 2-1-101 (e) of the Laramie County Land Use Regulations.

and that the Board approve the Subdivision Permit and Plat for White Flames Subdivision with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for White Flames Subdivision, 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: Agency Review Comments


Attachment 5: Planning Commission Meeting Minutes – May 11, 2017

Attachment 6: Revised Plat – April 24, 2017

Attachment 7: Resolution



**WHITE FLAMES
SUBDIVISION**

 Approximate Subject Property Area

United States Department of Agriculture

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.


Laramie County, Wyoming



PZ-17-00066

**WHITE FLAMES
SUBDIVISION**

AERIAL MAP

 Approximate
Subject Property
Area

Printed on March 31, 2017



0 300 600
Feet

United States Department of Agriculture

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Laramie County, Wyoming



PZ-17-00066

**WHITE FLAMES
SUBDIVISION**

Comp Plan Map


Legend

 Property Lines

**Future Land Use
Districts**

OTHER

 Rural Ag
Interface
(RAI)

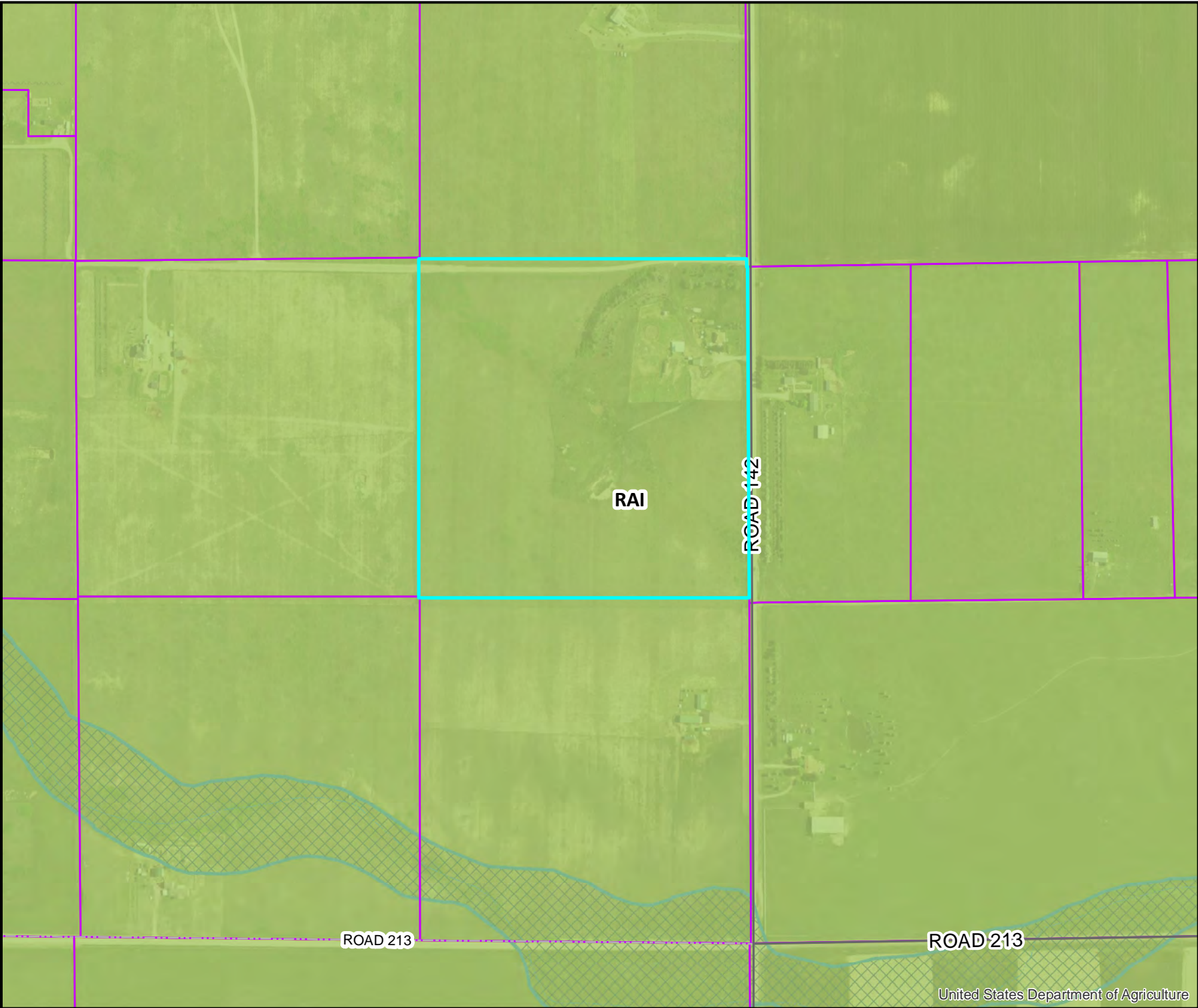
 Subject
Properties

Printed on March 31, 2017



0 300 600
Feet

United States Department of Agriculture



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County Engineer: Scott Larson COMMENTS ATTACHED 04/20/2017

Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study. The proposed development will have minimal impacts to both.

Surveyor Review

1. The legal description within the Dedication describes the land to be subdivided as "... BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE NORTHEAST QUARTER (NE1/4) SOUTHEAST QUARTER (SE1/4) OF SECTION 12, T. 14 N., R. 64 W., 6TH P.M.

SAID PARCEL CONTAINS 14.97 ACRES MORE OR LESS."

The 14.97 acres is probably a typo. By adding the GROSS acres of Tracts 1 -- 3, the total acreage would be 39.83 acres.

2. In the 4th line of the Dedication, KNOW should be KNOWN

3. It would be helpful to graphically identify the boundaries of the parcels that the Gross and Net acreages represent on the drawing, adding clarification for all users of the Subdivision Plat. It appears that the difference of the acreages is solely the Right-of-Way of County Road # 142.

4. As a final note, I did not see any mention of irrigation water rights on the subdivision so I assume there aren't any adjudicated water rights on the subdivision.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED 04/11/2017
Laramie County Small Wastewater System Regulations

It appears that there is a drainage from the Northwest across all lots to the Southeast corner. It is recommended that a drainage easement is declared.

Without a drainage easement surveys may be required to determine the extent of the drainage prior to the issuance of small wastewater system permits.

A small wastewater system permit will be required for any new small wastewater system installed on the newly created lots. There is a permitted system on the developed northern lot of the newly proposed subdivision.

Any small wastewater system shall be located 50' from the edge of a drainage.

A copy of the signed final plat shall be provided to the Division of Environmental Health prior to issuing any additional small wastewater system permits.

AGENCIES NOTIFIED: County Attorney

AGENCIES WITH NO COMMENT: County Assessor, County Real Estate Office, Planning

AGENCIES WITH NO RESPONSE: County Public Works Department, County Treasurer, Wyoming DEQ, Combined Communications Center, Emergency Management, Fire District No. 6, Sheriff's Office, High West Energy, Building Department.

**Minutes of the Proceedings
Laramie County Planning Commission
Prepared by the Laramie County Planning & Development Office
Laramie County Wyoming**

Thursday, May 11, 2017

- 170511 00** The Laramie County Planning Commission met in regular session on Thursday, May 11, 2017 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairwoman; Commissioners Bert Macy and Joe Patterson; Brad Emmons, Consultant/Planner; Nancy Trimble, Associate Planner; Rebekah Puchek, Planning Technician/Recording Secretary.

The meeting register was signed by: Rebekah Puchek, 3966 Archer Parkway, Cheyenne, WY; Cotton Jones, Jones Land Surveying, 6750 Say Kally Road, Cheyenne, WY; Rick Fortney; Dave Bumann, 13797 Prairie Center Circle, Cheyenne, WY.

- 01** Review and action of a Subdivision Permit and Plat for White Flames Subdivision, situated in the NE1/4 SE1/4 of Section 12, T.14N., R.64W., of the 6th P.M., Laramie County, WY.

Nancy Trimble, Associate Planner introduced the only item and Cotton Jones of Jones Land Surveying as agent for the applicants. Mr. Jones briefly described this subdivision of three tracts.

Ms. Trimble gave an overview of the staff report. Staff found the proposed subdivision permit and plat was in conformance with the plans and policies of the Laramie County Comprehensive Plan and Laramie County Land Use Regulations and recommended approval.

Commissioner Patterson had concerns about how the access easement related to the existing access road. Mr. Jones stated the easement fully encompasses the road, that the road is fully inside the easement.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed. Commissioner Macy moved to recommend approval of the application to the Board of County Commissioners with no conditions; the motion was seconded by Commissioner Patterson, and it passed with a vote of 3 - 0.

Meeting adjourned at 3:37 p.m.

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
WHITE FLAMES SUBDIVISION, SITUATED IN THE NE1/4 SE1/4 OF
SECTION 12, T.14N., R.64W., OF THE 6TH P.M., LARAMIE COUNTY, WY.**

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 is in accordance with section 2-1-101 (a-d) of the Laramie County Land Use Regulations; and

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

WHEREAS, this resolution is the subdivision permit for White Flames Subdivision.

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-d) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-1-101 (e) of the Laramie County Land Use Regulations.

and the Board approves the Subdivision Permit and Plat for White Flames Subdivision.

**PRESENTED, READ AND ADOPTED THIS _____ DAY OF
_____, 2017.**

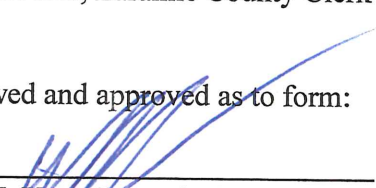
LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney