



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: September 17th, 2019

TITLE: Postponement request on a Subdivision Permit and Plat for Di Senso Subdivision, a portion of land in the SE1/4, Section 19, T.14N., R.62W., of the 6th PM, Laramie County, WY.

EXECUTIVE SUMMARY

Dan Cooley of Griz Creek Engineering, LLC, on behalf of Gurnam Singh, has submitted a Subdivision Permit and Plat application for the Di Senso Subdivision, located at 4850 I-80 Service Road, Burns, WY 82053. The application has been submitted for the purpose of subdividing the property into two lots, with the intent of preserving the existing commercial use on Lot 1 and placing a single-family residence on Lot 2.

BACKGROUND

The Planning Commission held a public hearing for this project on August 22, 2019. Due to Mr. Cooley being a Planning Commissioner, there were not enough Planning Commission members to make a quorum and provide a motion or decision on the project. Therefore, Planning Staff postponed the project to the Planning Commission public hearing last Thursday on September 12th. This project will be brought before the Board on October 1st, 2019 to allow the applicant to address the conditions recommended by the Planning Staff to the Planning Commission.

Pertinent Regulations

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

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board postpone the Subdivision Permit and Plat for Di Senso Subdivision to the Board public hearing on October 1st, 2019

PROPOSED MOTION

I move to postpone the Subdivision Permit Plat and Plat for Di Senso Subdivision to the Board public hearing on October 1st, 2019.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Traffic and Drainage Waiver Request Letter**
- Attachment 5: Agency Comments Report**
- Attachment 6: Applicant Response Letter – August 12th, 2019**
- Attachment 7: Existing Conditions Map**
- Attachment 9: Plat Map**

Laramie County, Wyoming



**Di Senso
Subdivision**

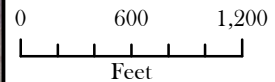
**Subdivision
Permit & Plat**

PZ-19-00203

Location Map

 Subject Property

July 2019




Cheyenne Laramie County GIS Cooperative

Legend


Current Flood Hazards


NAME

 FEMA 100YR FLOODPLAIN

Streets

Classification


 Interstate

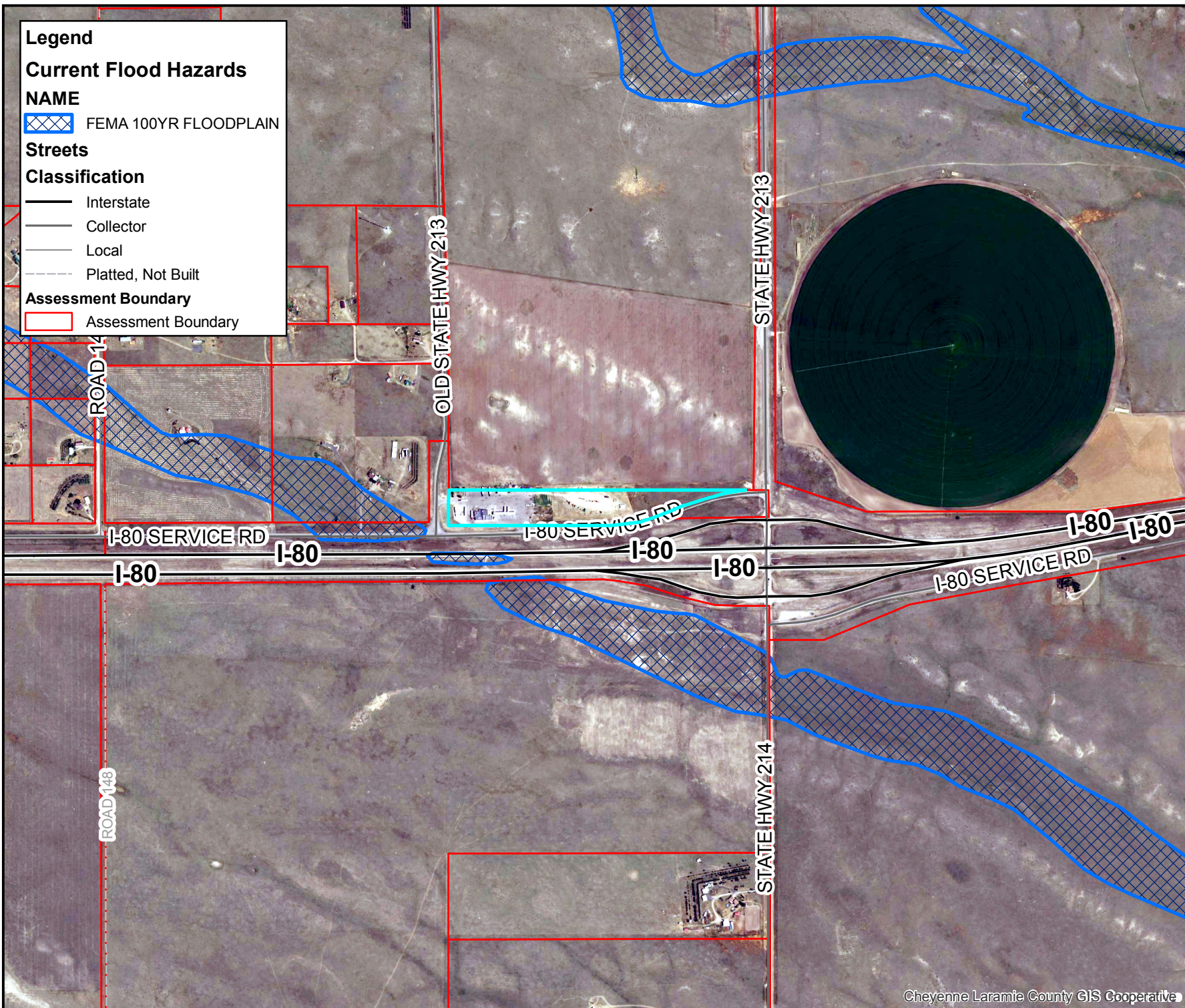
 Collector

 Local

 Platted, Not Built

Assessment Boundary

 Assessment Boundary



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



**Di Senso
Subdivision**

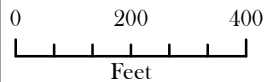
**Subdivision
Permit & Plat**

PZ-19-00203

Aerial Map

 Subject Property

July 2019



Legend

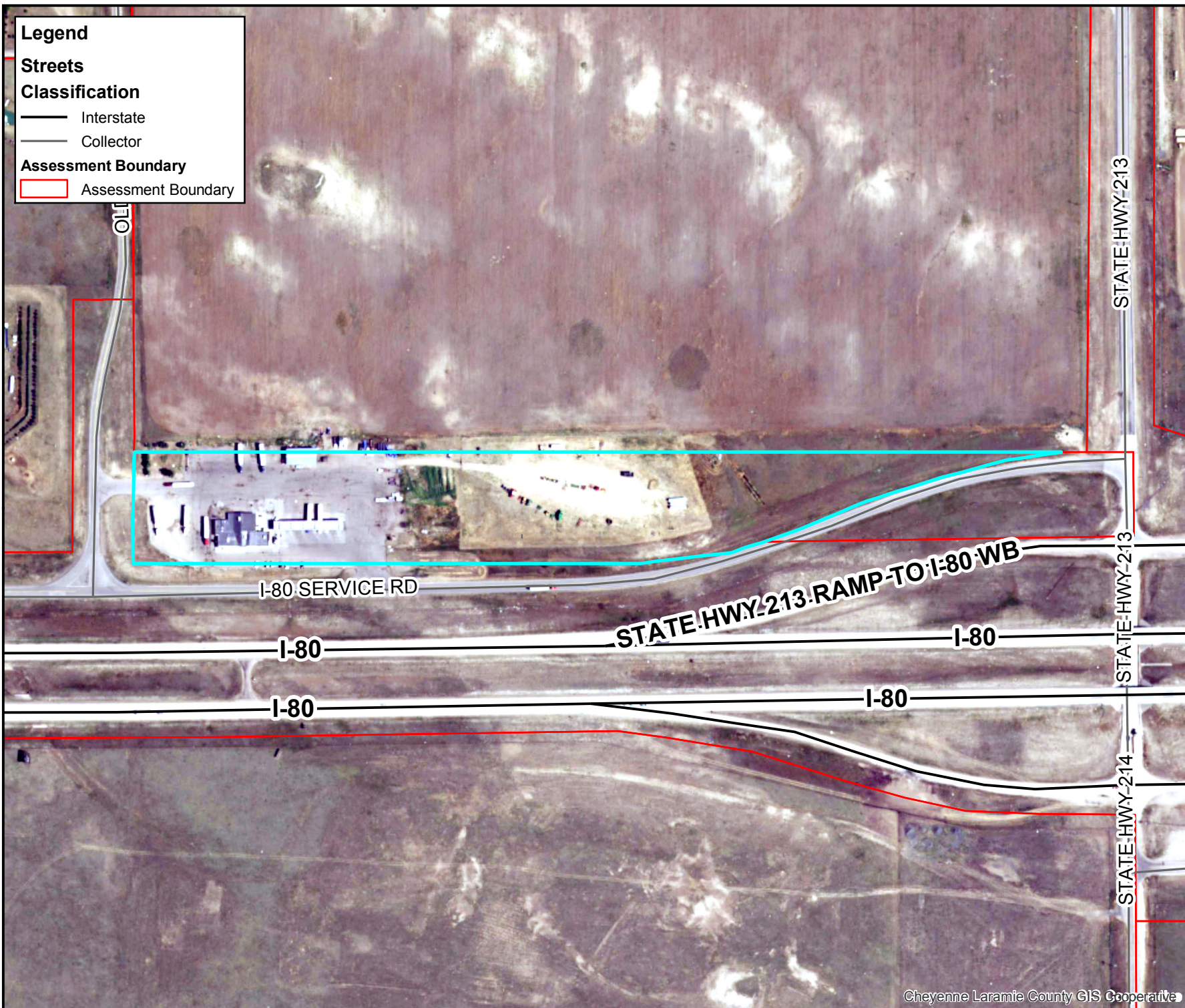
Streets

Classification

- Interstate
- Collector

Assessment Boundary

- Assessment Boundary



Cheyenne Laramie County GIS Cooperative

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Laramie County, Wyoming




Di Senso
Subdivision

Subdivision
Permit & Plat

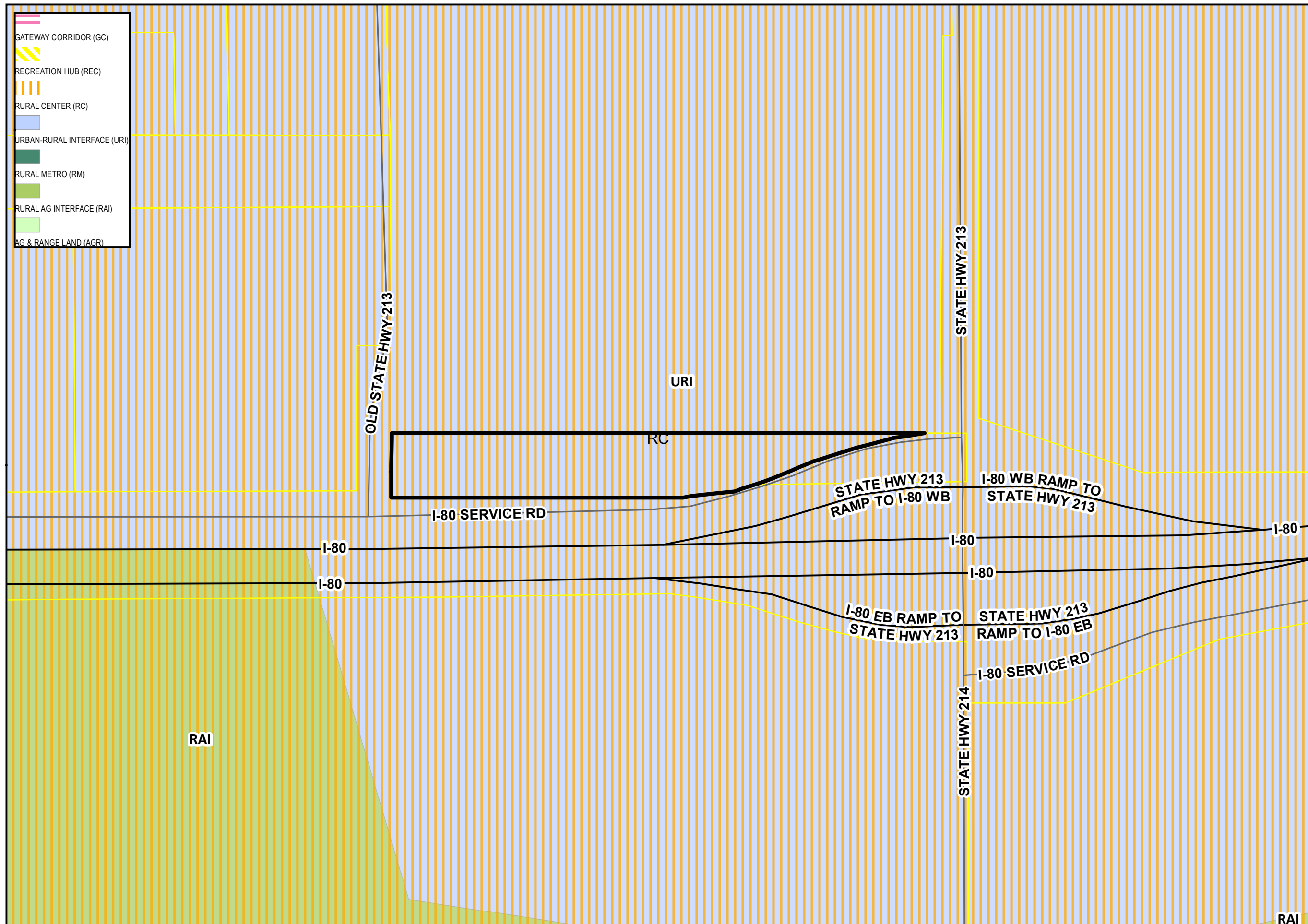
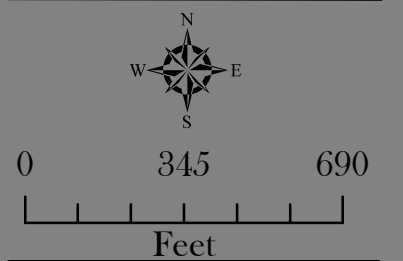
PZ-19-00203

Comprehensive Plan
Map

LEGEND

-  Property Lines
-  Subject Property

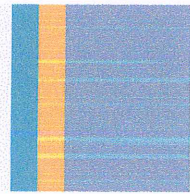
Printed on June 27th, 2019



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Dan Cooley, PE,
Griz Creek Engineering LLC

1843 Bluegrass Circle
Cheyenne, WY. 82009
307-640-1718



June 27, 2019

To whom it concerns;

Please accept this correspondence as documentation requesting a Traffic Study Waiver for the requirements of the 2019 Laramie County Land Use Regulations Section 3-5-105a Traffic Study Waver Request Criteria.

The site is currently approximately 11.65 acres and is comprised of the Antelope Truck Stop on the western half of the property. The eastern half of the property is currently undeveloped. The propose division of the property would allow a residence to be constructed on the eastern 5.20 acres of the 11.65 acre property. The addition and construction of the new home and proposed new home will have very little to any impact on the current traffic flows to and from the property. The ingress and egress into Antelope Truck Stop will remain unchanged and traffic will flow as always. The residence will have a minimal increase in the amount 2-3 trips per day

Respectfully,

Dan Cooley, PE,
Griz Creek Engineering LLC

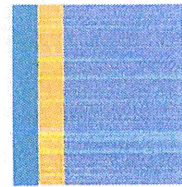
LARAMIE
COUNTY

JUL 12 2019

PLANNING & DEVELOPMENT
OFFICE



Dan Cooley, PE,
Griz Creek Engineering LLC
1843 Bluegrass Circle
Cheyenne, WY. 82009
307-640-1718



June 27, 2019

To whom it concerns;

Please accept this correspondence as documentation requesting a Drainage Study Waiver for the requirements of the 2019 Laramie County Land Use Regulations Section 3-1-105 Drainage Study Waver Request Criteria.

The site is currently approximately 11.65 acres and is comprised of the Antelope Truck Stop on the western half of the property. The drainage on the existing truck stop will remain unchanged. The eastern half of the property is currently undeveloped. The propose division of the property would allow a residence to be constructed on the eastern 5.20 acres of the 11.65 acres property. The addition and construction of the new home and proposed new home will have very little to any impact on the current drainage patterns of the existing property. The additional runoff created by the impervious addition of the new home and driveway will be contained onsite by the natural contours of the lot. The construction/addition of the new home will not affect the drainage downstream of the site.

Respectfully,

A handwritten signature in blue ink that reads "Dan Cooley".

Dan Cooley, PE,
Griz Creek Engineering LLC

**LARAMIE
COUNTY**

JUL 12 2019

**PLANNING & DEVELOPMENT
OFFICE**



County Real Estate Office: Laura Pate COMMENTS ATTACHED 08/01/2019
Missing the notary acknowledgement for Gurnam Singh.

County Engineer: Scott Larson COMMENTS ATTACHED 07/29/2019
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study based on the information provided in the request.
2. Note 1 on the Plat drawing is missing the Site Combination Factor.
3. There is no Acknowledgement for Gurnam Singh.
4. It would be helpful if the Legend included designation/definition of the various line types used on the Plat.

Surveyor Review

1. Gurnam Singh is shown as the sole owner, therefore in the last paragraph of the DEDICATION, have should be has, do should be does, their should be his (twice) and do should be does.
2. There are no Wyoming State Plane Coordinate field observation coordinates shown on the plat.
3. There are some distance differences that are not shown on the plat. There are some distances included in the legal description of the DEDICATION that are different than the plat distances, but not shown on the plat.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED
07/23/2019

Laramie County Small Wastewater System Regulations

Any small wastewater system shall be designed by a Wyoming Licensed Professional Engineer.

Any development on tract 2 shall obtain a commercial small wastewater system permit prior to start of any construction.

The lot split appears to be in the vicinity of the commercial wastewater system for tract one and care needs to be taken to assure that the small wastewater system is completely within the boundaries of tract 1.

WYDOT: Randy Griesbach COMMENTS ATTACHED 07/31/2019

It appears from the drainage and traffic waiver request letter that access will be from the existing access point to the Antelope Truck Stop. If this is not the case, WYDOT needs to be contacted, Mike Ginther 307-745-2100.

The combined factor should be put in where the X's are in the note.

Planners: Bryan Nicholas COMMENTS ATTACHED 08/06/2019

1. The acreage should show both net and gross if the net acreage will be under the required 5.25 acres based on the AMEC Memo for areas in Zone 2.
2. Symbols along the south portion of the plat are shown but not referred to in the legend. Please remove or add.

3. It appears on the Assessors Map that the parcel adjacent along the east boundary is owned by the State Highway Commission, this should be shown on the plat instead of being labeled "I-80 Service Road".

Building Dept.: Antony Pomerleau COMMENTS ATTACHED 08/01/2019
ALL PERTINENT BUILDING PERMITS WILL BE REQUIRED AT TIME OF DEVELOPMENT.

Planners: Cambia McCollom COMMENTS ATTACHED 07/24/2019

Some of our records show that there are currently 3 addresses located on the property in question. They are 4850 I-80 Service RD (Commercial Use), 4852 I-80 Service RD (Commercial Use) and 1105 State Hwy 213 (Multi Unit Residential Use). Is this still the case and will the Subdivision effect their use?

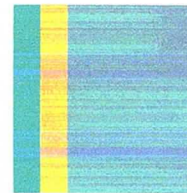
AGENCIES WITH NO COMMENTS

County Assessor, County Public Works Department, Sheriff's Office.

AGENCIES WITH NO RESPONSE

County Attorney, County Treasurer, County Conservation District, Wyoming State Engineer's Office, Wyoming DEQ, US Post Office, Combined Communications Center, Emergency Management, Fire District No. 6, High West Energy, RT Communications, Town of Burns, Laramie County Weed & Pest.

Dan Cooley, PE
Griz Creek Engineering LLC
1843 Bluegrass Circle
Cheyenne, WY. 82009
307-640-1718



August 13, 2019

To: Bryan Nichols, Associate Planner
From: Dan Cooley, Griz Creek Engineering; Gurnam Singh, Antelope Truck Stop
RE: responses to subdivision review comments

Please accept this correspondence as documentation of the proposed responses to the comments received for the Di Senso Subdivision Permit and Plat application. PZ-19-00203.

County Real Estate Office: The notary acknowledgement for Gurnam Singh will be added to the plat.

County Engineer: The comments (2-7) by the county engineer will be addressed on the plat prior to recordation.

Environmental Health: The proposed new wastewater system will be a residential system and entirely contained on the proposed new lot 2. The commercial system for the existing lot and truck stop will be contained entirely on proposed lot 1. The proper permits shall be obtained prior to construction on lot 2.

WYDOT: Access will be from the I-80 service road. The necessary permits will be obtained from WYDOT.

Planners: The proposed lot 2 size shall be increased to meet the minimum recommendation of the AMEC memo.

A legend will be added to the plat prior to recordation.

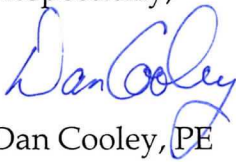


The ownership of the adjacent lot shall be corrected on the plat prior to recordation.

The 3 addresses at the current existing location will remain. The subdivision will not affect their use.

Building Dept: All necessary building permits will be obtained prior to construction on the proposed new lot 2.

Respectfully,

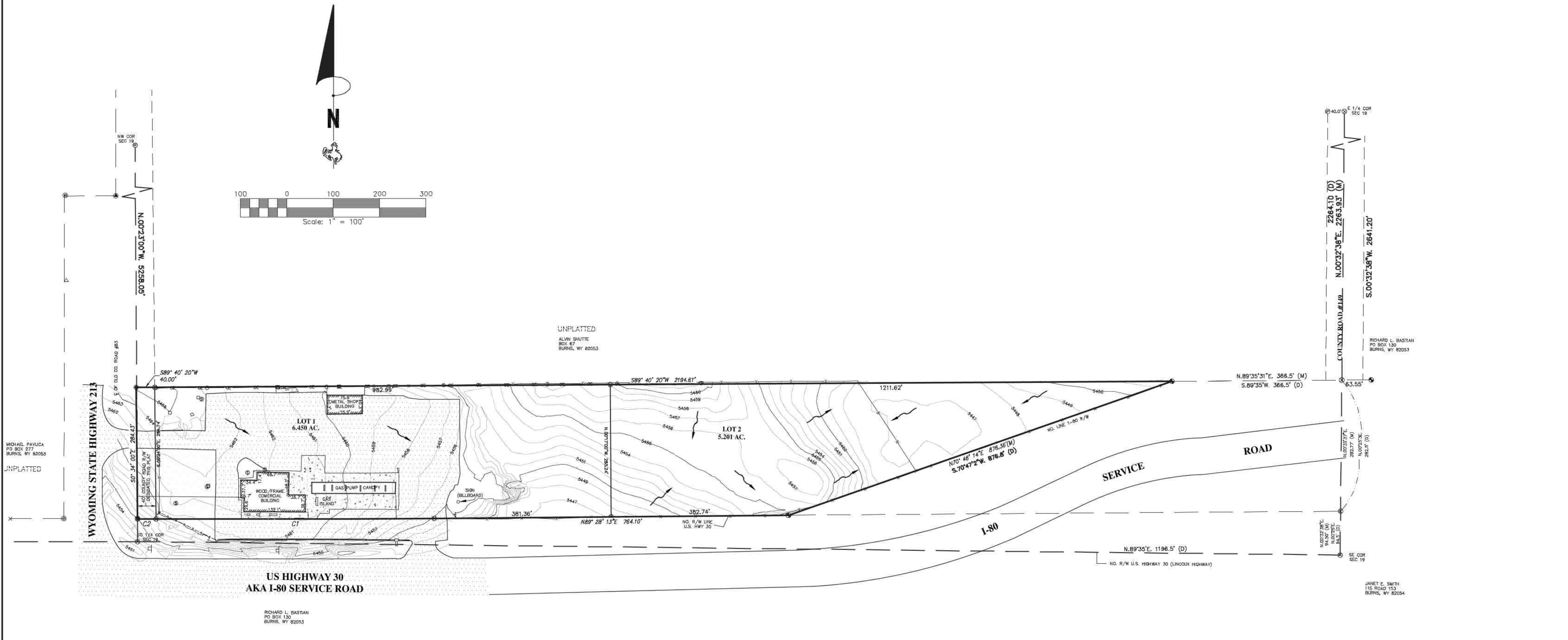


Dan Cooley, PE

Griz Creek Engineering LLC



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBINATION FACTOR = 0.00000000
- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910 ON A 3/8" X 24" LONG REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL #5602100625F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.

GENERAL INFORMATION

TOTAL SITE AREA : 11.912 ACRES (GROSS)
 11.652 ACRES (NET)

NUMBER OF TRACTS: 2
 NUMBER OF RESIDENTIAL TRACTS: 0
 AVERAGE TRACT SIZE (DENSITY) : 5.785 ACRES (GROSS)

ZONE DISTRICT:
 N/A - OUTSIDE ZONED BOUNDARY

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

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Gurman Singh, owner in fee simple of a tract of land situated in the Southeast Quarter of the (SE 1/4), Section 19, Township 14 North, Range 62 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

A tract of land in the SE 1/4 of Section 19, Township 14 North, Range 62 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:

Beginning at a point on the east line of said Section 19, a distance of 2264.1 feet south of the E 1/4 corner of said Section 19; thence westerly parallel to and 282.5 feet distance north from the north right of way line of the Lincoln Highway, a distance of 2603.4 feet to a point on the center line of County Road #83; thence southerly along the center line of said County Road, a distance of 282.5 feet to a point on the north right of way line of the Lincoln Highway; thence easterly along the north right of way line of the Lincoln Highway, a distance of 2596.0 feet to a point on the east line of said Section 19; thence northerly along the east line of said Section 19, a distance of 282.5 feet to the point of beginning EXCEPTING however a tract of land conveyed to The State Highway Commission of Wyoming by Warranty Deed recorded in Book 787, Page 160, described as follows: All that portion of the SE 1/4 of Section 19, Township 14 North, Range 62 West of the 6th P.M., Laramie County, Wyoming; being more particularly described by metes and bounds, as follows: Beginning at a point on the east boundary of said SE 1/4 from which the southeast corner thereof bears S.0°25'E., a distance of 94.5 feet, said point also being on the northerly boundary of presently existing U.S. Highway 30; thence N.0°25'W., along said east boundary a distance of 282.5 feet; thence S.89°35'W., a distance of 366.5 feet thence S.70°47.2'W., a distance of 876.8 feet, more or less, to a point on the northerly boundary of presently existing U.S. Highway 30; thence N.89°35'E., along said northerly boundary a distance of 1,196.5 feet, more or less, to the point of beginning. Containing 11.79 acres more or less.

Have caused the same to be surveyed, re-platted and known as DI SENSO SUBDIVISION, 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, do hereby grant the easements for the purposes indicated hereon.

Gurman Singh _____

CERTIFICATE OF SURVEYOR

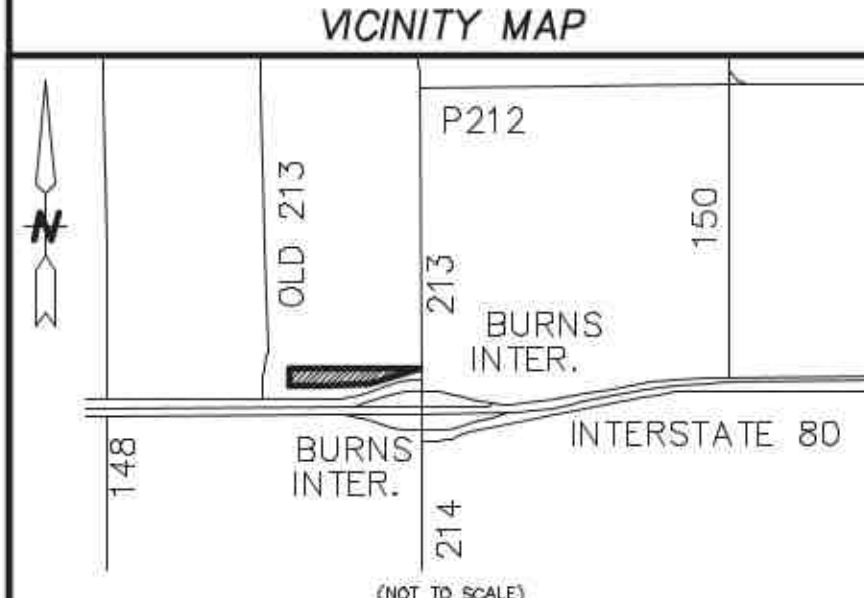
I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision;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

EXISTING CONDITIONS MAP FOR DI SENSO SUBDIVISION

A TRACT OF LAND SITUATED IN A PORTION OF THE THE SE 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 62 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED APRIL, 2019

STEIL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 1102 W. 19th ST. CHEYENNE, WY. 82001 (307)634-7273
 760 GILCHRIST ST. WHEATLAND, WY. 82201 (307)922-9789

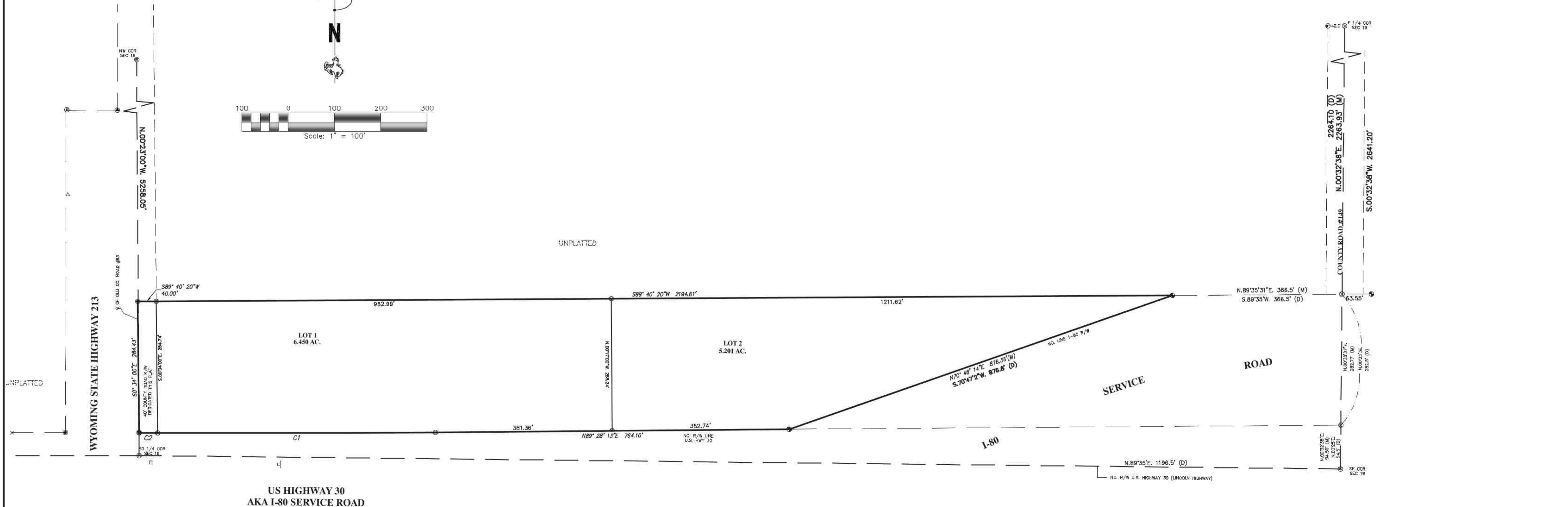
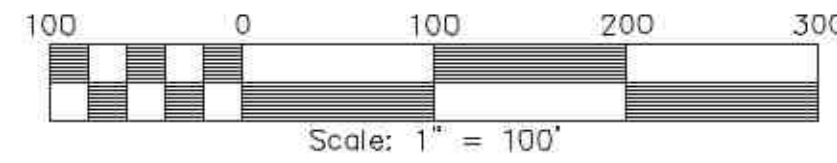


CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	0° 30' 11"	88345.20'	N89° 50' 56"E	600.23'	600.23'
C2	0° 02' 01"	88345.20'	S89° 52' 58"E	40.00'	40.00'

LEGEND

- ⊕ FOUND SHIP SPIKE
- SET 3/8" X 24" LONG REBAR, WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- ⊙ FOUND 1 1/2" ALUMINUM CAP STAMPED "P.L.S. 566"
- ⊞ FOUND W.D.O.T. R/W MONUMENT
- ⊙ SET 3/8" X 24" LONG REBAR, WITH 2 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500" AND APPROPRIATE DATA
- (M) MEASURED DATA THIS SURVEY
- (D) DATA PER DEEDS OF RECORD
- ⊙ FOUND 3/8" REBAR
- ⊙ FOUND 1/2" IRON PIPE

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



NOTES

1. BASIS OF BEARINGS:
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APPROVALS

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Chairman _____

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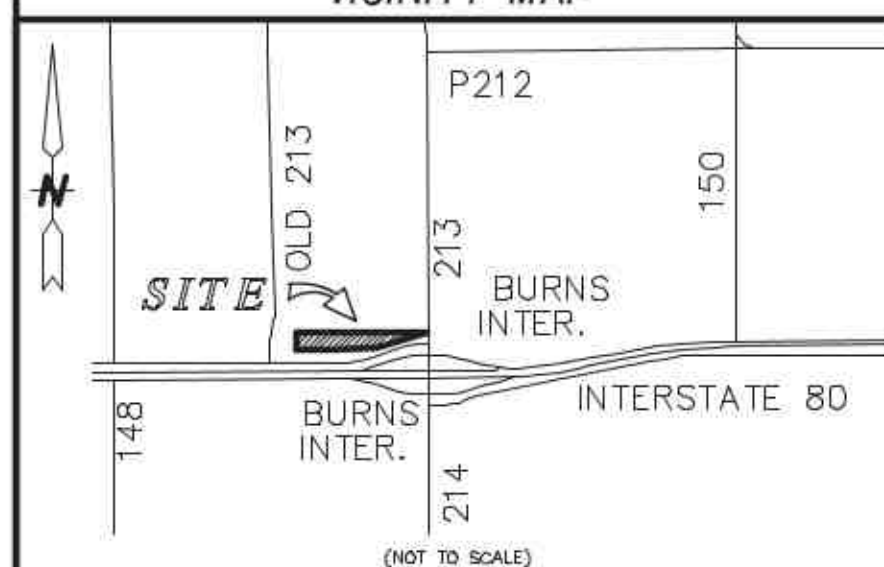
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VICINITY MAP



FILING RECORD

DI SENSO SUBDIVISION

A TRACT OF LAND SITUATED IN A PORTION OF THE THE SE 1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 62 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED APRIL, 2019



STEIL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS

1102 W. 19th ST. CHEYENNE, WY. 82001 (307)634-7273
 760 GILCHRIST ST. WHEATLAND, WY. 82201 (307)922-9789