



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Paul Whalen, AICP, Senior Planner

DATE: May 5, 2020

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Lakota Tracts, All of Tract 2, Situated in a Portion of the W1/2 Sec. 29, T.15N., R.68W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Dave Coleman Realty, LLC, has submitted a Subdivision Permit and Plat application for Lakota Tracts, located south of Horse Creek Road and west of Little Star Drive. This application proposes subdividing 45 acres to create four residential-use tracts averaging 11.25-acres each.

BACKGROUND

The subject property- Tract 2 was platted in 2017, and is not zoned. The property is surrounded by residential and agricultural properties of varying sizes to the north, south, east and west. The residential development will be accessed via Horse Creek Road (SH Road 211). An access and utility easement to serve the subdivision was provided via separate instrument. A proposed seventy-foot easement will provide access and utilities to each individual site per the final plat.

A plat was recorded in 2017 subdividing the 80-acre property into two tracts, Tracts 1 and 2. Tract 1 consists of 35-acres while Tract 2 is a 45-acre parcel. The plat was exempt from the county's subdivision permit and platting processes as the tracts were 35-acres or larger, (WRS 18-5-303).

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 2-1-103 of the Laramie County Land Uses Regulations governing the Subdivision Development Design Standards.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas.

This property lies outside of the PlanCheyenne Boundary and the County's Zoned Boundary, and therefore is not subject to these guidelines or regulations.

Water and sewage disposal services shall be provided by individual on-site well and septic systems. With an average tract size of approximately 11.25-acres, the minimum lot size requirements for septic system permits is satisfied. The gross acreage of tracts within the proposed development also meets the minimum requirements for groundwater recharge in Zone 2, based on the AMEC Memo referenced in Section 2-1-103(c)(i) of the Laramie County Land Use Regulations.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received.

A public hearing of this application was held on April 23, 2020 by the Laramie County Planning Commission. Public comment related to the access easement was provided. The Planning Commission voted 4 – 0 to recommend approval of the application to the Board with one condition. That condition must be addressed to the satisfaction of Laramie County prior to recordation of the final plat.

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 meets the criteria for the Subdivision Development Design Standards pursuant to Section 2-1-103 of the Laramie County Land Use Regulations.

and that the Board approve of the Subdivision Permit and Plat for Lakota Tracts with the following condition:

1. All agency comments regarding corrections to the plat are to be resolved prior to recordation of the final plat.

PROPOSED MOTION

I move to approve of the Subdivision Permit and Plat for Lakota Tracts with one condition, and adopt the findings of facts a and b as stated in the staff report.

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Aerial Map

Attachment 3: Comprehensive Plan Map

Attachment 4: Agency Comments Report Revised 4.29.2020

Attachment 5: Resolution

Attachment 6: Plat- Revised 4.24.2020

Laramie County, Wyoming



LAKOTA TRACTS

Subdivision
Permit
&
Plat

PZ-20-00042

Location Map

Legend



PROJECT SITE

Printed on March 2, 2020



Cheyenne Laramie County GIS Cooperative



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Laramie County, Wyoming



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Aerial Map

Legend

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Laramie County, Wyoming



LAKOTA TRACTS

Subdivision
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&
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PZ-20-00042

Comprehensive Map

Legend

- FEMA FLOODWAY
- FEMA 100YR FLOODPLAIN
- FEMA 500YR FLOODPLAIN
- CITY/CNTY 100YR FLOODPLAIN

Public Lands

- State Land
- Curt Gowdy State Park

Future Land Use Districts

- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)
- Property Lines



PROJECT SITE

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RESOLUTION NO. _____

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR TRACT 2, SITUATED IN A PORTION OF THE W1/2 SECTION 29, T15N., R68W., OF THE 6TH PM, LARAMIE COUNTY WY, TO BE PLATTED AND KNOWN AS "LAKOTA TRACTS".

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 proposed subdivision and plat is in accordance with section 2-1-103 of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for Lakota Tracts.

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.

And the Board approves the Subdivision Permit and Plat for Lakota Tracts with the following condition:

- 1. All agency comments regarding corrections to the plat shall be resolved prior to recordation of the plat.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2020.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

