



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Associate Planner

DATE: September 21st, 2021

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Schlumpf Estates, located in a portion of NE1/4 NE1/4 Section 5, T.14N., R.68W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Jones Land Surveying Inc., on behalf of Zachrey Schlumpf, has submitted a Subdivision Permit and Plat application for Schlumpf Estates, located on Government Lot 1, Section 5, T.14N., R.68W., Laramie County, WY. The application has been submitted for the purpose of subdividing the property into three residential use lots.

BACKGROUND

The subject property is 40.96 acres in the unzoned area of Laramie County, and assessed as residential. The adjacent properties to the north and east are identified as agricultural use and the properties to the south and west show as agricultural use

Pertinent Regulations

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

DISCUSSION

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

existing Rights-of-Way where possible. New ROW's may be required for development; however, private maintenance agreements will be evaluated at time of application. Proximity to community and emergency services should be evaluated when development applications are submitted. 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. Any new development in this area shall address water availability, public lands access, cultural resource preservation, and roads and connectivity. Future development in the RAI area should take into consideration minimizing impacts to view sheds and wildlife, especially in the western portion of Laramie County.

PlanCheyenne does not address this particular property, and therefore does not impact this project.

A letter requesting waiver of traffic and drainage studies was submitted by the applicant, a copy of which is attached. The County Engineer has concurred with this request based on the justification provided in the letter. Agency comments pertained primarily to clerical corrections to the plat. A revised plat was submitted on August 3, 2021 which has addressed agency comments regarding plat corrections.

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 August 26th before the Planning Commission. Public comment was received regarding concerns of water availability and road conditions. The Commission voted 3 – 0 to recommend approval of the application 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.

And that the Board approve the Subdivision Permit and Plat for Schlumpf Estates with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Schlumpf Estates and adopt the findings of fact a of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Applicant Traffic/Drainage Study Waiver Request**
- Attachment 5: Agency Comments Report**
- Attachment 6: Plat – Revised August 3, 2021**
- Attachment 7: Resolution**

Laramie County, Wyoming



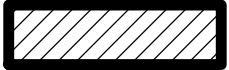
**Schlumpf
Estates**

**Subdivision
Permit & Plat**

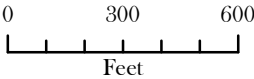
PZ-21-00219

**Location
Map**

**Subject
Property**



July 2021



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



**Schlumpf
Estates**

**Subdivision
Permit & Plat**

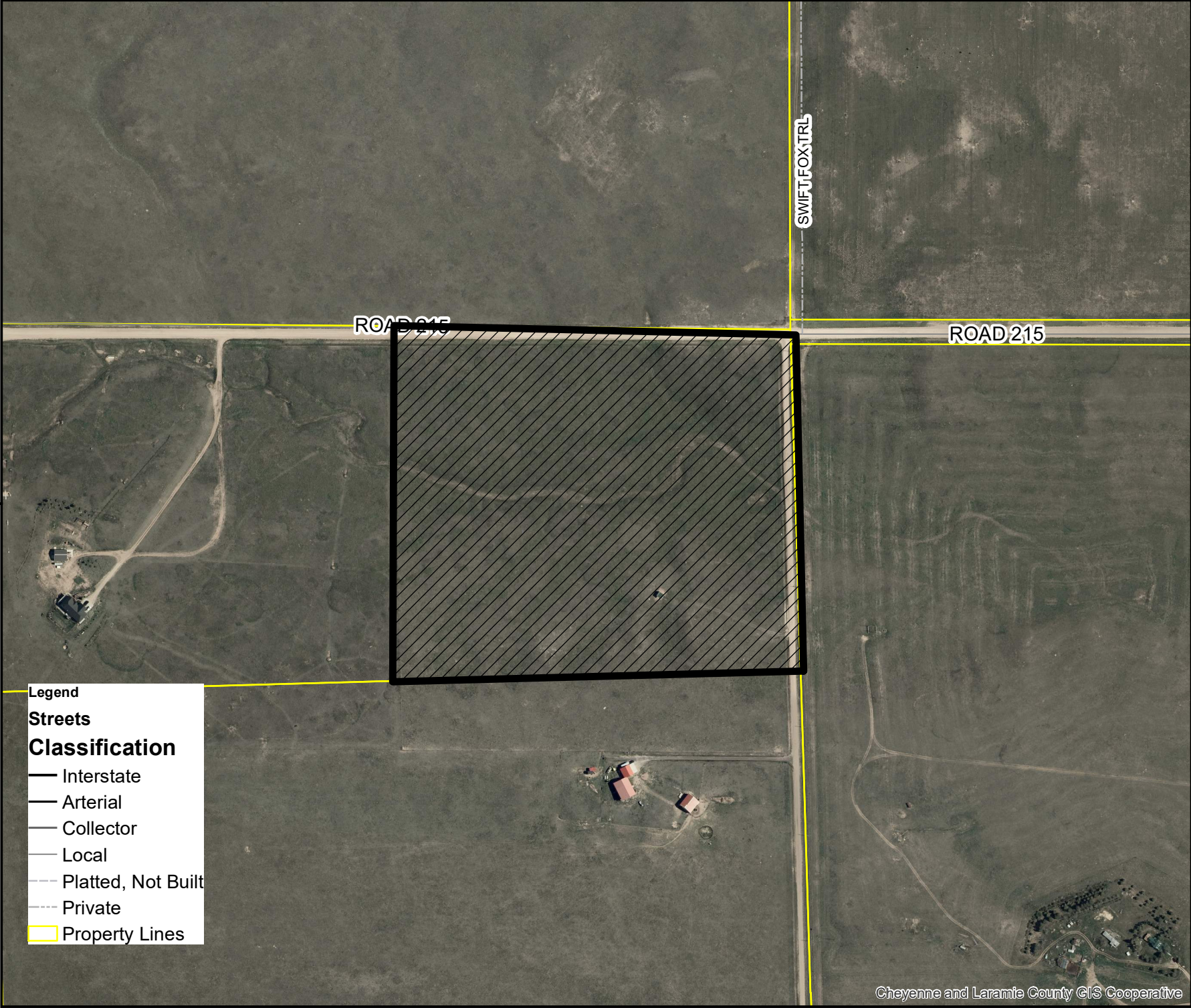
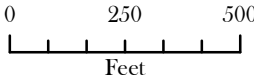
PZ-21-00219

Aerial Map

**Subject
Property**



July 2021



Legend

Streets

Classification

—

 Interstate

—

 Arterial

—

 Collector

—

 Local

 Platted, Not Built

 Private

□

 Property Lines

Cheyenne and Laramie County GIS Cooperative

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Laramie County, Wyoming



**Schlumpf
Estates**

**Subdivision
Permit & Plat**

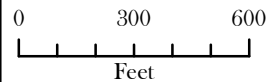
PZ-21-00219

**Comprehensive
Plan Map**

**Subject
Property**



July 2021



Legend

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- - - Platted, Not Built
- - - Private
- Property Lines

Future Land Use Districts

OTHER

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

SWIFT FOX TRL

ROAD 215

ROAD 215

ROAD 215

RAI

Cheyenne and Laramie County GIS Cooperative



July 15, 2021

Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: Schlumpf Estates Final Plat Traffic and Drainage Study Waiver Request

To whom it may concern,

On behalf of Zack and Cherie Schlumpf, we would like to request a waiver for providing a detailed Traffic Impact Study for the above-referenced development. With the subdivision consisting of three proposed tracts which is located along the south side of Road 215, the addition of three new residences should not increase the traffic flow enough to constitute the need for a traffic study and we therefore request a waiver for the study.

We would also like to request a waiver for a Drainage Study at this time. The proposed development will be single-family rural residential. Impacts to the existing terrain will be minimal, with most of the grading to occur for the residential structures, associated structures, and driveways. All pertinent Floodplain Development Permits, Right-of-Way and G.E.S.C. Permits will be submitted to the Laramie County Planning and Development Office prior to the start of construction.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S.

County Assessor: County Assessor, Kaycee Eisele Comments Attached 07/19/2021
The legal used in the title block is not accurate as to the location of this plat.

According to the Bureaus Master Title Records, Government Lot 1, in Section 5, T14, R68, is indicated as 40.96 Acres.

County Real Estate Office: County Real Estate Office, Laura Pate Comments Attached 07/20/2021
Title block is incorrect. should be NE4NE4 sec5 T14N R68W

County Engineer: County Engineer, Scott Larson Comments Attached 08/03/2021
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since the proposed action will have a negligible impact on both.

Surveyor Review

1. The Title Block indicates the subdivision is located in the "SOUTHEAST QUARTER (SE1/4) of SECTION 24, T. 15 N., R. 65 W.". The DEDICATION indicates that the legal description of the subdivision is GOVERNMENT LOT 1, SECTION 5, T. 14 N., R. 68 W., which appears to be the correct location according to the Laramie County Map Server.

2. Just a question, should the 80' ACCESS EASEMENT along the east edge of TRACT 3 have a name or number for Emergency Services or Addressing.

3. The road names and section numbers are very small and a little difficult to read on the VICINITY MAP. The VICINITY MAP would be more useful to the 'lay public' if one were to add Township and Range data.

County Public Works Department: County Public Works Department, Jeremy Fulks Comments Attached 08/02/2021
Plat must be signed and recorded before any additional permits will be issued.

Environmental Health: Environmental Health Department, Roy Kroeger Comments Attached 08/02/2021
Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. Submit signed final plat to Environmental Health Office prior to applying for septic permits.

Planners: Planners, Joe Scherden Comments Attached 08/02/2021
Township, range, and section are incorrectly identified in title block. Should be NE1/4 NE1/4, Sec. 5, T.14N., R.68W.

Agencies with No Comments:

County Attorney, WYDOT, Wyoming Game & Fish, Combined Communications Center, Building Dept., Fire District No. 2, Planners (Cambia McCollom)

Agencies with No Response:

County Treasurer, County Conservation District, Emergency Management, Sheriff's Office, Black Hills Energy, CenturyLink, Laramie County Weed & Pest

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
A PORTION OF THE NE1/4 NE1/4 SECTION 5, T.14N., R.68W.,
OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "SCHLUMPF ESTATES".**

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, this resolution is the subdivision permit for Schlumpf Estates.

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 Schlumpf Estates with no conditions.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2021.

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