

040217 -21

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

1. Date of proposed action: February 17, 2004
2. Agenda Item: Preliminary Plat of Prairie North, a parcel of land situated in a portion of Section 16, T.15N., R.66W., 6th P.M., Laramie County, Wyoming (located east of and adjacent to U.S. Highway 85).
3. Department: Development Applicant: F & C Holdings, LLC
Agent: John Steil, Steil Surveying Services, LLC
4. Notes: The Regional Planning Commission recommended approval of the preliminary plat by a unanimous vote of 8 to 0 at their February 2, 2004 meeting with staff conditions 1 and 4 and to comply with Engineer's comments. See the attached Staff Report for more definitive information.
5. Documentation: 5ea. - Staff
Report and Map
6. Motion: Acknowledge receipt

COMMISSIONERS VOTE

Knudson _____


Ketcham _____

Humphrey _____

Action _____

Postponed _____

Received And Approved
As To Form Only
By The County Attorney

 2/9/04

COPY OF RECORD

STAFF REPORT

PRAIRIE NORTH

County Preliminary Plat

CASE NUMBER: P-04-05

FILE CODE: PRAN-P

MEETING DATES: February 2, 2004 - Planning Commission
February 17, 2004 - County Commissioners

OWNER: F & C Holdings LLC (307) 632-8721
3429A Cheyenne St
Cheyenne, WY 82001

AGENT: Steil Surveying Services LLC (307) 634-7273
P.O. Box 2073
Cheyenne, WY 82003

REQUEST: County Preliminary Plat

PURPOSE: To subdivide a parcel of land into twelve 10-acre tracts for rural residential use.

LOCATION:

(1) Legal Description: A parcel of land situated in a portion of Section 16, T.15N., R.66W., 6th P.M., Laramie County, Wyoming, to be known as Prairie North.

(2) General Location: East of and adjacent to U.S. Highway 85.

(3) Addresses: N/A

(4) Map Page: I - County

SIZE:	Total:	124.38-acres
	Residential Tracts:	12
	Average Tract Density (Gross):	10-acres
	Average Tract Density (Net):	9.69-acres
	Right-of-way:	8.05-acres

EXISTING ZONING: N/A – outside the zone boundary.

EXISTING LAND USE: Vacant.

PROPOSED LAND USE: Rural Residential.

RECOMMENDED LAND USE PER ADOPTED PLAN: Low Density
Rural/Agricultural (10-35 Acres) (*ref: Laramie County Comprehensive Plan 2001*).

SURROUNDING LAND USE:**ZONING****ANNEXATION STATUS**

North:	Ranchettes	Unzoned	County
South:	Ranchettes	Unzoned	County
East:	Ranchettes	Unzoned	County
West:	Vacant	Unzoned	County

DESCRIPTION OF SITE AND SURROUNDINGS: The site is vacant grazing land and is located east of and adjacent to State Highway 85. The property surrounding the proposed subdivision is vacant to the west with ranchettes on the north, south and east.

PLAT DATA: The preliminary plat includes approximately 124.38-acres. Access to the subdivision is from State Highway 85 by two 80-foot rights-of-way, and will be permitted by the Wyoming Department of Transportation Department. The agent listed rural residence as the intent for the subdivision. The plat indicates that tracts will have an average density of 10-acres, (with right-of-way), which meets the criteria that the Cheyenne – Laramie County Subdivision / Development Regulations 2000 Section 80.020(d) 3 requires a minimum density in the “low density area” which shall be no greater than one dwelling unit per ten acres. DEQ approval will be required prior to final plat approval. Fire protection will be provided by Fire District #2. Each tract will need to be served by individual well and septic systems.

COMMUNITY FACILITY FEES, SUBDIVISION PERMIT: Will be addressed upon submittal of the final plat. Fees will be assessed at \$50.00 per acre.

REVIEWING AGENCY COMMENTS:

County Assessor: Our records indicate the owner is Lloyd Martinez.

Qwest: 20’ utility easements requested on the frontage of all 12 lots.

Xcel Energy: Request 16’ front, back and side tract utility easement.

County Public Works Department: Drainage issues located within proposed road areas must be addressed. Road design and plans must be submitted and approved prior to any construction. Road easement to be used on south boundary of plat is easement only, must be resolved prior to final plat. Current status is not dedicated.

Laramie County Planning/Zoning: This east ½ of Register Cliff Dr. needs to be publicly dedicated.

Laramie County Reviewing Engineer: The following are approval conditions: The Drainage Study submitted adequately addresses the drainage issues at this preliminary stage of the project and would recommend approval. I agree with the letter from AVI, P.C. that a Traffic Study is not warranted for this development. I do not have any comments regarding the Environmental Impact Assessment and would recommend approval. There is an area on the plat that includes a 100 year flood hazard area according to FEMA. Therefore, any construction must remain outside the flood hazard area or follow current regulations for construction within a flood hazard area.

Environmental Health: Small wastewater permits will be required. Any septic systems shall have a 50' setback from all property lines and drainage easements. A complete USDA Soil Survey and a copy of the signed final plat shall be submitted to this office prior to application for any small wastewater system permits.

WyDOT: No mail boxes will be allowed on highway R/W, Draft access policy requires 2500' between road access with 2000± shown meets current policy. Access permit will be required from WYDOT.

County Fire District #2: Access to lots 5, 6 and 7 could be a problem in inclement conditions where only one way in and out.

Department Of Environmental Quality: Information needed for a WDEQ review of the safety and adequacy of the water supply and sewer systems pursuant to W.S. 18-5-306 has not been submitted as yet; we will inform you when we receive this information. The department will begin review of this subdivision application when the necessary information has been submitted; the 30-day period for the review of the application will begin upon receipt of that information. If necessary WDEQ may extend it's review period for an additional 30 days if an extension is necessary to complete the review.

School District #1 This subdivision falls within the Anderson Elementary, McCormick Junior High and Central High School Boundry.

AGENCIES RESPONDING WITHOUT COMMENTS: County Fire Warden, Suncor Pipeline, Department of Energy, Sheriff's Office.

AGENCIES NOT RESPONDING: Bresnan Communications, County Treasurer, High West Energy, Laramie County Conservation District, Phillips Pipeline, State Engineer, and U. S. Post Office.

OTHER COMMENTS RECEIVED: None

RECOMMENDATION: The Development Office recommends approval with the following conditions:

1. Additions to map indicating type of water supply and sewage disposal to be used and that fire protection will be provided by Laramie County Fire District #2.
2. Provide requested utility easements.
3. Comply with County Public Works and Planning/Zoning Department's comments concerning drainage and right-of-way issues, as well as County Reviewing Engineer's approval conditions.
4. Supply DEQ with necessary information for their review pursuant to W.S. 18-5-306 during final plat process.

encl: Preliminary Plat Map

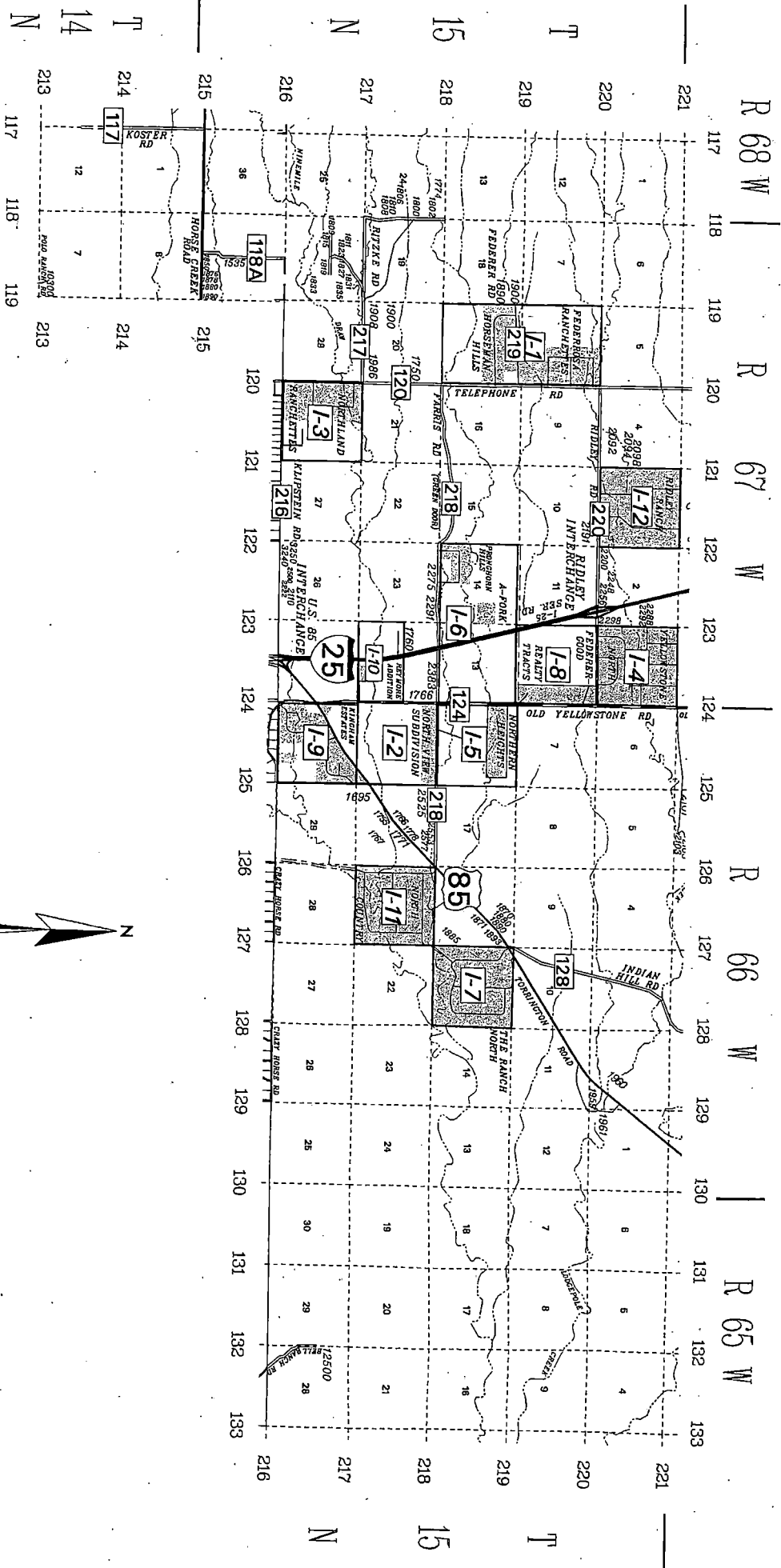
County Map Page (I)

cc: Owner/Agent
County Planning/Zoning
File (PRAN-P)

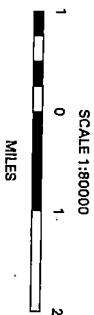
STAFF REPORT UPDATE (02-02-04):

At their meeting, the Cheyenne/Laramie County Regional Planning Commission recommended approval of the preliminary plat of Prairie North, with the following conditions, by a unanimous vote of 8 to 0:

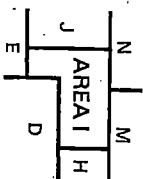
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3. To comply with Engineer's comments.



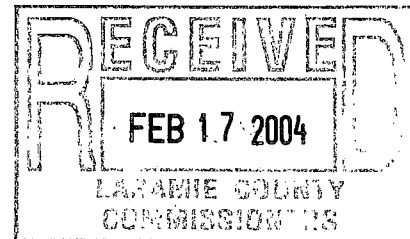
This map has been made possible through the Cheyenne / Laramie County Cooperative GIS Program. Data contained hereon is for informational purposes only. Prepared by the Laramie County Planning Department. This page was prepared December 2002.



KILPSTEIN RD AND BELL RANCH RD
ADDRESSED ON ZONED AREA GRID



JEFF



Date: February 17, 2004

To: County Commissioners, Jeff Ketcham, Diane Humphrey and Jack Knutson

From: Residents of Laramie County, specifically the residents of Rolling Hills, Cox Country, Fairacres and Surrounding area.

Re: Zone Change for Section 4

Dear Sirs,

Please see attached copy of a petition containing 61 signatures, in favor of the zone change for Section 4 to light industrial. Thank you.

Sincerely,

Concerned County Residents

Vote

P E T I T I O N

DATE: January 30, 2004
TO: Members of the City/County Planning Commission
FROM: Residents of Laramie County, *specifically the residents of Rolling Hills, Cox Country, Fairacres and surrounding area.*
RE: Zone change
CC: County Commissioners, Jeff Ketcham, Diane Humphrey, & Jack Knutson

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Printed Name	Address	Phone #	Signature
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Ann C. Burns	2316 Phillips Place	634-5012	<i>Ann C. Burns</i>
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RJ Burns	2316 PHILLIPS PL	634-5012	<i>RJ Burns</i>
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Robert Weaver	8303 Cox Rd	637-3475	<i>Robert Weaver</i>
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Geneva Weaver	8303 Cox Rd	637-3475	<i>Geneva Weaver</i>
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Cheryl Cordier	2300 Phillips Pl	635-1532	<i>Cheryl Cordier</i>
<i>Cheryl Cordier</i>	<i>2300 Phillips Place</i>	<i>635-1532</i>	<i>Cheryl Cordier</i>

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DOUGLAS A. VAN PELT	2016 TREADWAY TR.	632-9724	<i>Douglas A. Van Pelt</i>
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Sheryl K. VAN PELT	2016 Treadway Tr.	632-9724	<i>Sheryl K. Van Pelt</i>
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Kathleen R. Krempels	2606 McKinney Dr.	638-0702	<i>Kathleen R. Krempels</i>
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Tiffany Malcolm	2612 DeGraw Dr.	634-7338	<i>Tiffany W. Malcolm</i>
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Larry Malcolm	2612 DeGraw Dr.	634-7338	<i>Larry K. Malcolm</i>
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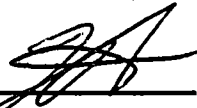
Paul Krempels	2606 McKinney Dr.	638-0702	<i>Paul Krempels</i>
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Printed Name	Address	Phone #	Signature
Mark Sutherland	1706 Treadway Trail	632-6633	
Rhonda Sutherland	1706 Treadway Trail	632-6633	Rhonda Sutherland
Ann King	4033 Highway 210	634-4114	Ann King
Judy L. Eisele	10333 Rd 210	634-7840	Judy L. Eisele

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Mark Fische	10333 HAPPY DUCK Rd	634-7840	<i>Mark Fische</i>
Carrie Smith	1905 Roundtop Rd	632-6960	<i>Carrie J Smith</i>
James Mallon	2115 Phillips Pl	635-1814	<i>James Mallon</i>
Monica Mallon	" " "	"	<i>M. Mallon</i>

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Barbara Bowser	7017 M.L. Tarky Rd	638-7274	Barbara Bowser
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Ron Bowser	7017 M.L. Tarky Rd	638-7274	Ron Bowser
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Rebecca McIntosh	2301 Phillips Pl	632-1828	Rebecca McIntosh
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PATSY CK L MCINTOSH	2301 Phillips Pl	632-1828	Patsy McIntosh
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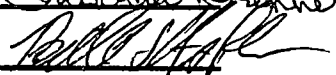
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Albert Brenner	5920 Happy Jack Rd	637-8457	
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Patricia Brenner	5920 Happy Jack Rd	637-8457	
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William B. Haffer	5908 Happy Jack Rd		
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Fredrick M. Lander	5908 Happy Jack Rd		
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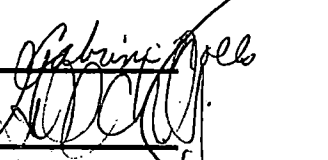
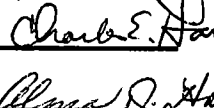
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Cabrini Nolls	6703 Military Rd	635-6975	
Gerald Nolls	6703 Military Rd	635-6975	
Charles HARNISH	7612 DeGrow Dr	638-2545	Charles E. Harnish
Alma HARNISH	7612 DeGrow Dr.	638-2545	Alma J. Harnish
Jonathan D. Medina	2713 DeGrow Dr	638-2033	Jonathan D. Medina
Denise K. Medina	2713 DeGrow Dr	638-2033	Denise K. Medina

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Teresa Mischke	8403 Cox Rd	635-1881	Teresa Mischke
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Judith Blackburn	8507 Cox Rd	634-7196	Judith Blackburn
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GERALDINE KESLAR	3605 BURKE DR	634-8456	Geraldine Keslar
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Richard Keslar	3605 Burke Dr.	634-8456	Richard Keslar
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Nret Edmonds	8604 Cox Rd	432-0578	Janet L. Edmonds
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BETH LONG	6406 HAPPY JACK	778-3832	Beth Long
JACK LONG	6406 Happy Jack		Jack Long
CLINT A. COOPER	6622 Happy Jack	421-7745	Clint A. Cooper
Fred F. Brenner	5914 Happy Jack		Fred F. Brenner
Angela Hape	6818 Happy Jack Rd	778-9594	Angela Hape
RONALD W. HAPE	6818 HAPPY JACK RD	778-9594	Ronald W. Hape

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Printed Name	Address	Phone #	Signature
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Connie Peterssen	1815 McKinney Dr	778-9477	Connie Peterssen
Tehla Bates	1716 Treadway Tr	638-6872	Tehla Bates
Betty Ann Absher	1714 Treadway Trail	632-6248	Betty Ann Absher
Woody Absher	1714 Treadway Trail	632-6248	W. M. Absher
GREG BATES	1716 Treadway Trail	638-6872	GREG BATES
DAWN BATES	1716 Treadway Trail	638-6872	DAWN BATES


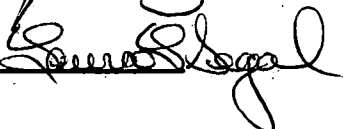
P E T I T I O N

DATE: January 30, 2004
TO: Members of the City/County Planning Commission
FROM: Residents of Laramie County, *specifically the residents of Rolling Hills, Cox Country, Fairacres and surrounding area.*
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HOWARD W. SEGAL	2115 TREEDWAY TRL, CHEY	631-3354	
Laura Segal	2115 Treedway Trl, Chey	631-3354	

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DAVID BEEDLE	8408 Cox R.P.	307-638-0920	<i>David Beedle</i>
Anthony Stewart	2401 DeGraw Rd	307-638-2063	<i>Anthony Stewart</i>
Kari Stewart	2401 DeGraw Rd	307-638-2063	<i>Kari Stewart</i>

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<i>Chris Zitali</i>	<i>6704 Happy Trax</i>	<i>635-5329</i>	<i>Chris Zitali</i>
<i>Chris F. Zitali</i>	<i>6704 Happy Trax Rd.</i>		

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MARTIN F. MISCHKE	8403 Cox Rd.	635-1881	
Martin F. Mischke			

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Tina Gillespie	6504 Happy Sack Rd.	637-2889	<i>Tina Gillespie</i>
Robert A. Gillespie	6504 Happy Sack Rd.	637-2889	<i>Robert A. Gillespie</i>