

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

1. DATE OF PROPOSED ACTION: July 19, 2016

2. AGENDA ITEM:	<input type="checkbox"/> Appointments	<input type="checkbox"/> Bids/Purchases	<input type="checkbox"/> Claims
<input type="checkbox"/> Contracts/Agreements/Leases	<input type="checkbox"/> Grants	<input checked="" type="checkbox"/> Land Use: Board App/Subdivision/ZC	
<input type="checkbox"/> Proclamations	<input type="checkbox"/> Public Hearings/Rules & Reg's	<input type="checkbox"/> Reports & Public Petitions	
<input type="checkbox"/> Resolutions	<input type="checkbox"/> Other		

3. DEPARTMENT: Planning & Development Office

APPLICANT: Winnie Woods Liv Tr **AGENT:** Steil Surveying Services

4. DESCRIPTION:

Consideration of a Subdivision Permit and Plat for Woods Landing Estates, located in the SE ¼ of Section 14, T. 14 N, R. 66 W, 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>Clerks Use Only:</u>	
<u>Commissioner</u>	<u>Signatures</u>
Holmes _____	Co Atty _____
Heath _____	Asst Co Atty _____
Ash _____	Grants Manager _____
Kailey _____	
Thompson _____	
Action _____	Outside Agency _____



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Barbara Kloth, AICP, Senior Planner

DATE: July 19, 2016

TITLE: Review and action on the Subdivision Permit and Plat for Woods Landing Estates, located in the SE ¼ of Section 14, T. 14 N, R. 66 W, of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

The purpose of the application is to subdivide approximately 160 acres into thirty (30) single-family residential lots (~5 acre lots). One of the lots is an existing residence; the remaining 29 would be for sale or construction.

This application was being run concurrently with a zone change application to change the zone district from A2 (Agricultural) to AR (Agricultural Residential). The zone change application was approved by the Board (5-0) on July 5, 2016.

The Laramie County Planning Commission voted (3-0) to recommend approval of the subdivision permit and plat with 11 conditions on May 12, 2016.

This item was postponed from the July 5, 2016 Board meeting in order to provide the applicant with time to discuss requirements and alternatives to the installation of the recommended 30,000 gallon cistern in the development. A meeting was held with the applicants, Planning Staff, and Fire District #2 on July 12, 2016.

BACKGROUND

The applicant submitted a Preliminary Development Plan (PDP) in late 2015. Results of this PDP were comments and recommendations, most of which were addressed prior to submittal of these applications.

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 criteria for a plat.

Section 4-2-100 of the Laramie County Land Use Regulations governing the AR (Agricultural Residential) zone district.

AGENCY REVIEW

Agency Reviews were combined for the subdivision permit and zone change applications.

Cheyenne MPO

MPO consulted with County Planning recently and agreed to request fifty feet of right way be dedicated for Storey Blvd. extending west from the intersection of Storey and Robert Parker Trail and swing down to meet up with the full right of way of future Storey beyond this plat. See attachments.

Cheyenne Development Services

This subdivision is occurring within a mile of the City and requires Governing Body review (W.S. 18-5-308(b) and approval. This plat has been submitted to the City and is processing concurrently with the County.

County Assessor

The Acknowledgement by Dale M. Woods as Executor of the Dean M. Woods Trust and the Winnie M. Woods Living Trust would indicate Dean and Winnie are deceased. There may be other steps necessary to complete before the Executor actually has control over the property.

The Winnie M. Woods Trust has an undivided 1/2 interest in the North 1/2 of the SE 1/4 and the SW 1/4 excepting a portion under the Winnie M. Woods Living Trust. Both Trusts will need to appear in the Dedication.

County Real Estate Office

Both Winnie and Dean are deceased. Trusts need to be recorded reflecting these and corrected on plat before further reviewing. Casey has been informed.

County Engineer

1. A note on the top of the plat should be added to indicate No Public Maintenance of Interior Roads.
2. The right-of-way for Storey Blvd. shall extend west to the western most platted boundary (i.e., extend through Tract 30).
3. The Traffic Study submitted adequately addresses traffic characteristics for this development and its impacts.

4. The Preliminary Drainage Study submitted is adequate at this time. However, the report needs to include the proper certification per Section 3-1-106 of the Laramie County Land Use Regulations. In addition, as indicated in the report, a Final Drainage Study will need to be submitted with the construction drawings for the roadways.
5. I have no comments regarding the Zone Change.

County Engineer Comments on Construction Documents

1. The plans do not indicate what the radius and/or diameter of the paved cul-de-sacs are. Is it adequate for fire and other emergency and delivery vehicles to turn around in?
2. At the intersection of Storey Boulevard and Robert Parker Trail there needs to either be W1-6 signs for both directions (left and right arrow signs) and/or W1-8 Chevron Signs. These signs will assist in indicating the roadways do not continue.
3. During and following construction, the County shall be provided with the following information: a.) compaction test results for all fill areas, base material, and paving, b.) summary of weigh tickets along with calculations showing that the proper amount of base material was delivered and placed for all roadways for the proper width and a minimum of 6" depth, c.) seed mixture used for reseeding, d.) summary of weigh tickets along with calculations showing that the proper amount of asphalt was delivered and placed for the paved roadways for the proper width and depth required, e.) the County shall be notified upon completion of the work such that they can perform inspections and approval for all associated work.

County Public Works

1. The Summit Drive right-of-way should be extended west to the western plat boundary for eventual future extension. Given the topography (hill) offsite to the west, alternative dedications including curved sections (see MPO comments) can be discussed as necessary. Improvement of the road section west of Rivendell can also be discussed.
2. In the Acknowledgement section where the Notary Public signs, the County should be changed from Laramie to reflect wherever the Notary is from (Yolo County?)
3. Prior to signatures being affixed to the Final Plat, the applicant shall provide full construction design plans to the County for review and approval for all roadways AND the applicant shall provide a "Maintenance Plan" meeting the approval of the County Engineer and County Public Works Director

Fire District No. 2

I have three concerns:

1. 30 - 5 acre lots is a significant development to not have water supply. I strongly recommend a 30,000 gallon cistern to centrally located in the development. Without a water source in the development our closest water source would be located at 5800 north college drive.
2. The cul-de-sac or dead end road diameter is not large enough to turn apparatus around.
3. I would recommend a fire access lane off of summit/ story road. This access could be gated for fire department use only. Having this road will allow those homes to have immediate access to fire protection.

Plains All American Pipeline

Rocky Mountain Pipeline Systems (RMPS) 16-in pipeline right of way may be affected by the development or expansion of the Whitney Road located east of the City of Cheyenne, WY.

Attached at barcode 1069798, Our File No 1981-0090, is the permit granted by the Board of Commissioners for Laramie County for RMPS' 16-in pipeline and recorded at Reception 460462 in Book 1976, Page 1815 of the Laramie County, WY Deed of Records. The permit and the recording information should be reflected on the plat.

Attached is a revised plat showing the approximate location of RMPS 16-in pipeline within the 20' utility easement recorded at Book 1291, Page 273 (Land Records does not have a copy of this utility easement). Should RMPS' 16-in pipeline lay within this 20' utility easement a possible encroachment will occur if Whitney Road is expanded.

The permit does not provide an easement width, but letters dated 6/12/2006 to the City of Cheyenne, the County of Laramie and Mr. William Edwards state a pipeline easement width of 15 feet. Also attached are a series of pipeline maps showing the approximate location of RMPS 16 in pipeline. The actual location of the 16-in pipeline may require a survey as Land Records does not have alignment drawings of the Ft Laramie to Cheyenne 16-in pipeline. The survey or an alignment drawing would be necessary determine the distance of the pipeline from the existing Whitney Road.

Agencies Not Responding: Cheyenne Urban Planning Office, County Treasurer, County Conservation District, Laramie County School District No. 1, Environmental Health Dept., US Post Office, Combined Communications Center, Emergency Management, Sheriff's Office, Suncor Energy Pipeline.

DISCUSSION

PlanCheyenne (County Version, 2014) contemplates Rural Residential uses for these properties. They are also adjacent to the Urban Transition Residential area. These areas are intended to provide a gradual transition from the urbanized areas into the rural periphery of Cheyenne. Uses may include single family residences where animals are permitted. Clustering and open space is encouraged. Suggested density is one unit per 5-10 acres, depending on zoning and water availability.

The Wyoming Department of Environmental Quality (DEQ) is required to review and approve subdivisions of more than five residential lots. The applicant will be required to show evidence of DEQ approval, in the form a Non-Adverse Conditions letter, prior to signatures being affixed on the plat and sent for recordation. This development is also within the Wyoming State Engineer Control Area, Zone 2. Zone 2 recommends minimum recharge acreage of 5 *pervious* acres, with lots slightly larger to allow for house, driveways, etc. The current plan would be

close, but slightly under this recommendation. Additional calculations were conducted to look at this in more detail. Please see attachment 6 for more details.

The proposed lots range in size from 4.88 acres to 5.34 acres net size. Gross lot size for all lots is slightly above 5 acres, as required by the proposed AR zone district. The minimum lot size for new septic systems is also 5 acres. The owner should consider reducing the number of lots to reach 5 acres when not including ROW, or provide additional justification for the current proposed number of lots.

The existing three parcels are: 5.77 acres, with an existing single-family dwelling; and two undeveloped lots, one 78 acres, and the other 72.75 acres. The property is bordered by undeveloped land to the south, 5 acre tracts to the east, and a mix of sizes between 5 and 100 acres on the north and west. The development at this scale would fill in a gap between more dense properties to the west and those of a similar size to the east.

There is a significant amount of topography and slope above 10% within the western portion of this property. The applicant submitted maps to show there was buildable area on all lots with the PDP application.

The PDP was heard on December 10, 2015. The Planning Commission voted (3-0) to approve it with the following comments:

1. The applicant shall provide evidence of DEQ approval prior to scheduling the Laramie County Board of Commissioners public hearing for the Subdivision Permit/Plat application.
2. The applicant shall incorporate the Wyoming Game and Fish comments 1 thru 10 with the homeowners' documents and/or agreements for the subdivision.
3. Applicant shall size culs-de-sac appropriately for full size fire apparatus to turn around.
4. The applicant shall provide plans for the suggested 30,000 gallon cistern to be located within the subdivision.

Roads and Rights-of-Way (ROW) were the most commented-upon item. After the PDP application, County Planning, Public Works, and Engineering had a meeting with City Planning, Engineering, and the MPO to determine what changes should be made. The current plat addresses most of these items.

On May 12, 2016, Planning Commission voted (3-0) to recommend approval with the following conditions:

1. Culs-de-sac shall indicate diameter on the plat and may need to be increased to accommodate fire apparatus.
2. 30,000gal cistern and necessary easement shall be shown and noted on the plat.
3. Ownership and dedication information on the plat shall be updated.
4. Notary acknowledgement shall be corrected to the proper county.

5. The plat shall include the existing Plains All American, a.k.a. Rocky Mountain Pipeline Systems (RMPS), easement, noting the book and page where it is recorded.
6. The ROW along the south section line for Storey shall be dedicated on the plat, transitioning from 50' at the current stopping point, curving southward such that the northern edge of the ROW intersects the southwest corner of the plat.
7. A note shall be added to the top of the plat to indicate No Public Maintenance of Interior Roads.
8. The applicant shall provide evidence of DEQ approval prior to scheduling the Laramie County Board of Commissioners public hearing for the Subdivision Permit/Plat application.
9. Prior to signatures being affixed to the Final Plat, the applicant shall provide full construction design plans to the County for review and approval for all roadways AND the applicant shall provide a "Maintenance Plan" meeting the approval of the County Engineer and County Public Works Director.
10. A Final Drainage Study shall be submitted with the construction drawings for the roadways.
11. Easements shall state to whom they are dedicated and for what use.

The applicant submitted a revised plat the same day to address a number of the above conditions. Outstanding items include the requirement of the developer to install a 30,000gal cistern within the shown easement on the plat, notary acknowledgements being corrected and DEQ approval. The project engineer met with the County Engineer, County Public Works Director, and County Planning to discuss requirements of the final drainage and road construction plans and maintenance plans. These documents have been submitted and reviewed. There are a couple items to be addressed. Outstanding items are conditioned below.

Staff received comments from an adjacent landowner with questions and concerns about the ROW for Summit / Storey and how it would continue beyond this property to the west. The MPO and City have recommended a 'swing' south in the ROW along the SW portion of this property to accommodate the topography and not impact existing structures on the westerly adjacent property. The plat has been revised to reflect this alignment.

The subdivision permit and plat are within 1 mile of the City of Cheyenne boundary, which necessitates dual approval. The Cheyenne City Council voted (10-0) to approve the current version of the plat on May 23, 2016.

At the July 5, 2016, hearing it was mentioned this subdivision may be in the "201" area. Environmental Health confirmed on July 11, 2016 via email this property lies *outside* the boundary of the 201 Agreement. Comments regarding the location of the applicant being from Yolo County and needing the document notarized there were also discussed. The Acknowledgement section shows both Laramie County and Yolo County. This should be corrected.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF YOLO) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by Dale M. Woods as executor of the Dean M. Woods Trust AND as executor of the Winnie M. Woods Living Trust.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

On July 5, 2016 the Board voted (5-0) to postpone action on this item to the July 19, 2016 public hearing to allow the applicant to discuss the requirements and possible alternatives of the cistern with Fire District 2. This meeting occurred July 12, 2016. Discussion centered on standards from the NFPA, ISO, and insurance related to fire protection. Alternatives to the cistern may be a pond of the same capacity with a dry hydrant within the development or connecting the road to have 5 miles or less travel distance to a fire station.

With regard to a road connection, additional ROW would need to be acquired to connect. This ROW would need to be dedicated either on a plat or possibly a road petition. Currently the MPO (Metropolitan Planning Organization) is studying this area for connection and alignment. The road standard is a major question on this alternative. Without the approximately ½ mile of ROW acquired, or information regarding type of road and costs, it is difficult to say whether it is truly feasible. For that reason, staff recommends an either/or condition below. It was discussed also that whichever mechanism is used to provide fire protection support would need to be in place prior to any permits for construction, with the exception of roads and utilities, may be accepted and/or issued for lots within the subdivision.

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.
- c. This application is in compliance with section 4-2-100 of the Laramie County Land Use Regulations, *as the Zone Change application was heard and approved on July 5, 2016.*

and that the Board approves the Subdivision Permit and Plat for Woods Landing Estates, located in the SE ¼ of Section 14, T. 14 N, R. 66 W, of the 6th P.M., Laramie County, WY, with the following conditions:

1. The developer shall either a) install a 30,000gal cistern in the easement indicated on the plat, **Or** b) dedicate the Right of Way to connect to Summit Drive to the West and construct the road to the standard and design determined by Laramie County Public Works, prior to any building permits being accepted or issued for lots within the subdivision.
2. Notary location in the Acknowledgement section shall be corrected to Laramie County, Wyoming or Yolo County, California.
3. The applicant shall provide a copy of the DEQ approval (non-adverse conditions letter) prior to signatures being affixed on the plat and recordation.
4. The applicant shall address review comments of the construction design for roadways and drainage prior to signatures being affixed to the plat.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Woods Landing Estates, with conditions 1 thru 4, and adopt the findings of facts a, b, and c of the staff report.

ATTACHMENTS

Attachment 1: Aerial Map

Attachment 2: PlanCheyenne Map

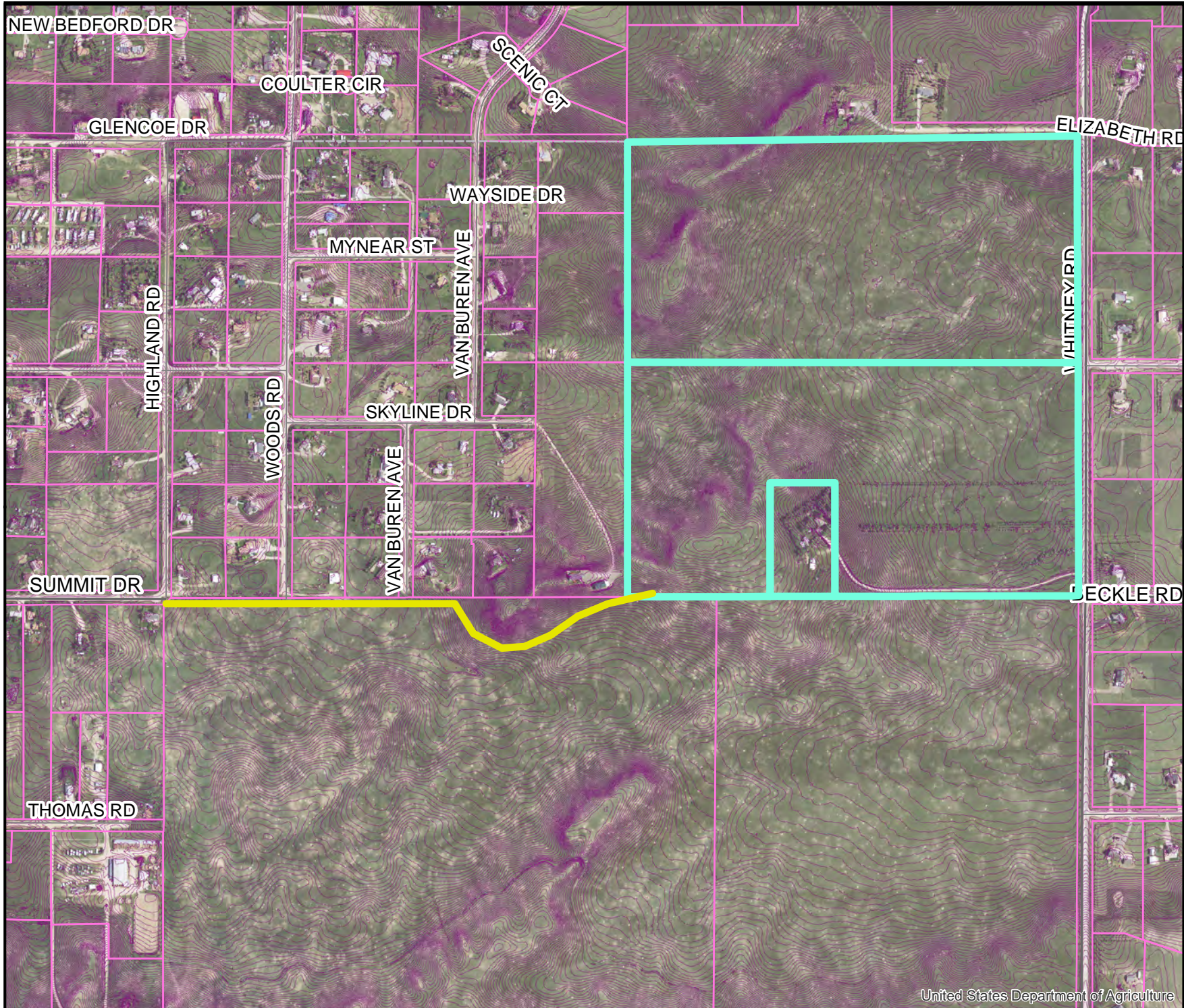
Attachment 3: Zoning Map

Attachment 4: Planning Commission Meeting Minutes – May 12, 2016

Attachment 5: Lot Comparison Map & Calculations

Attachment 6: Woods Landing Estates Plat – Revised May 12, 2016

Attachment 7: Resolution



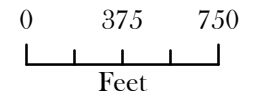
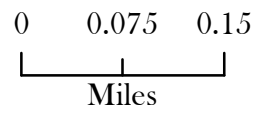
Laramie County, Wyoming



Woods Landing Estates

- Legend**
- Property Lines
 - 1' Contours
 - ROW Needed
 - Subject Properties

Printed on Jul 13, 2016



United States Department of Agriculture

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Laramie County, Wyoming



Woods Landing Estates
ZONE CHANGE &
SUBDIVISION
PZ-16-00062 & 63

Legend

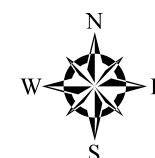
WDLE01

PlanCheyenne (2014)

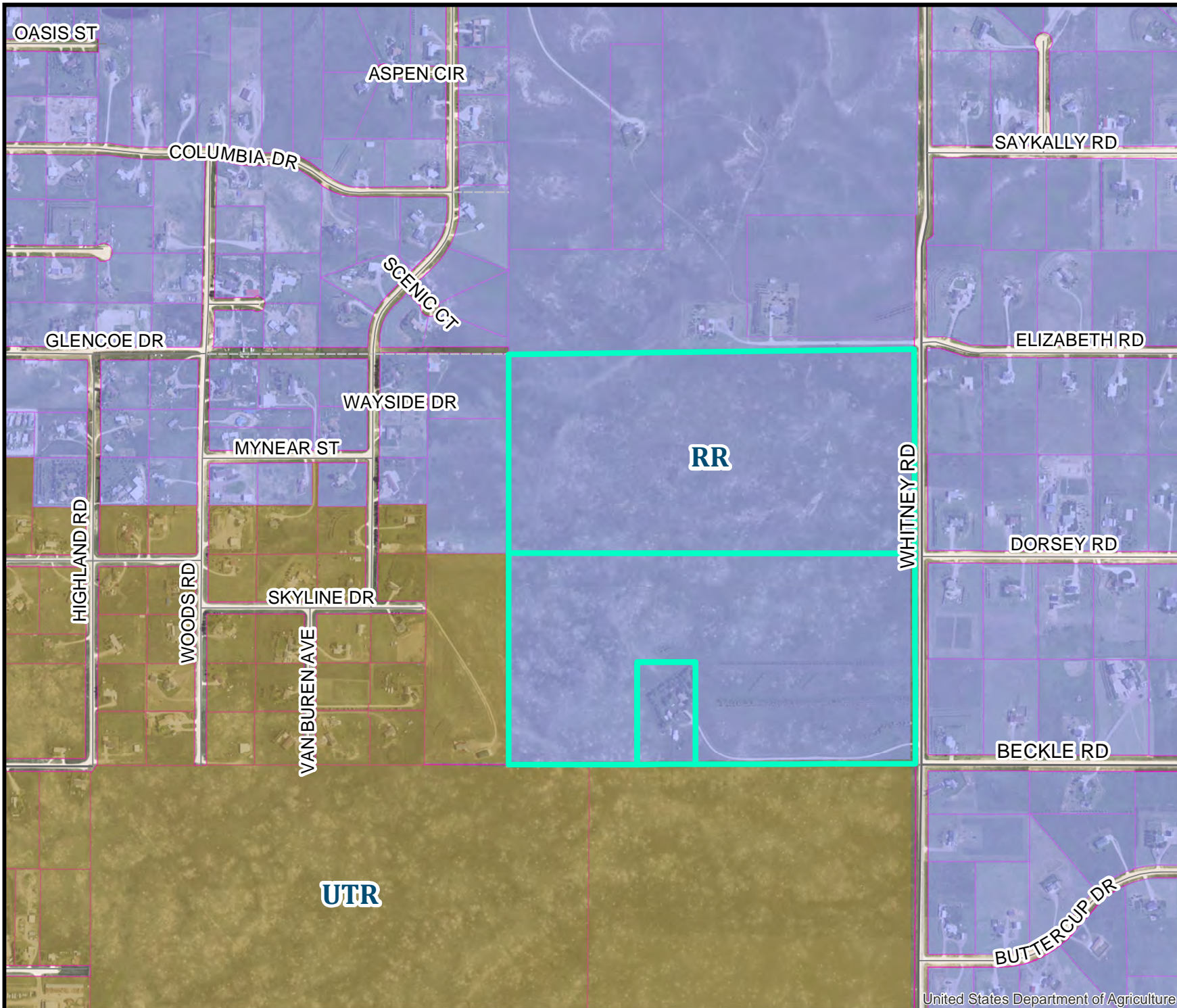
Future Land Use

- AR
- CB
- CBD
- IND
- MU-C
- MU-E
- MU-R
- OS
- PUB
- PUB-FED
- ROW
- RR
- UR
- UTR
- Property Lines

Printed on Apr 06, 2016



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Laramie County, Wyoming

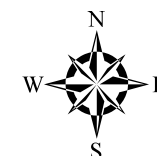


Woods Landing Estates
ZONE CHANGE &
SUBDIVISION
PZ-16-00062 &
PZ-16-00063

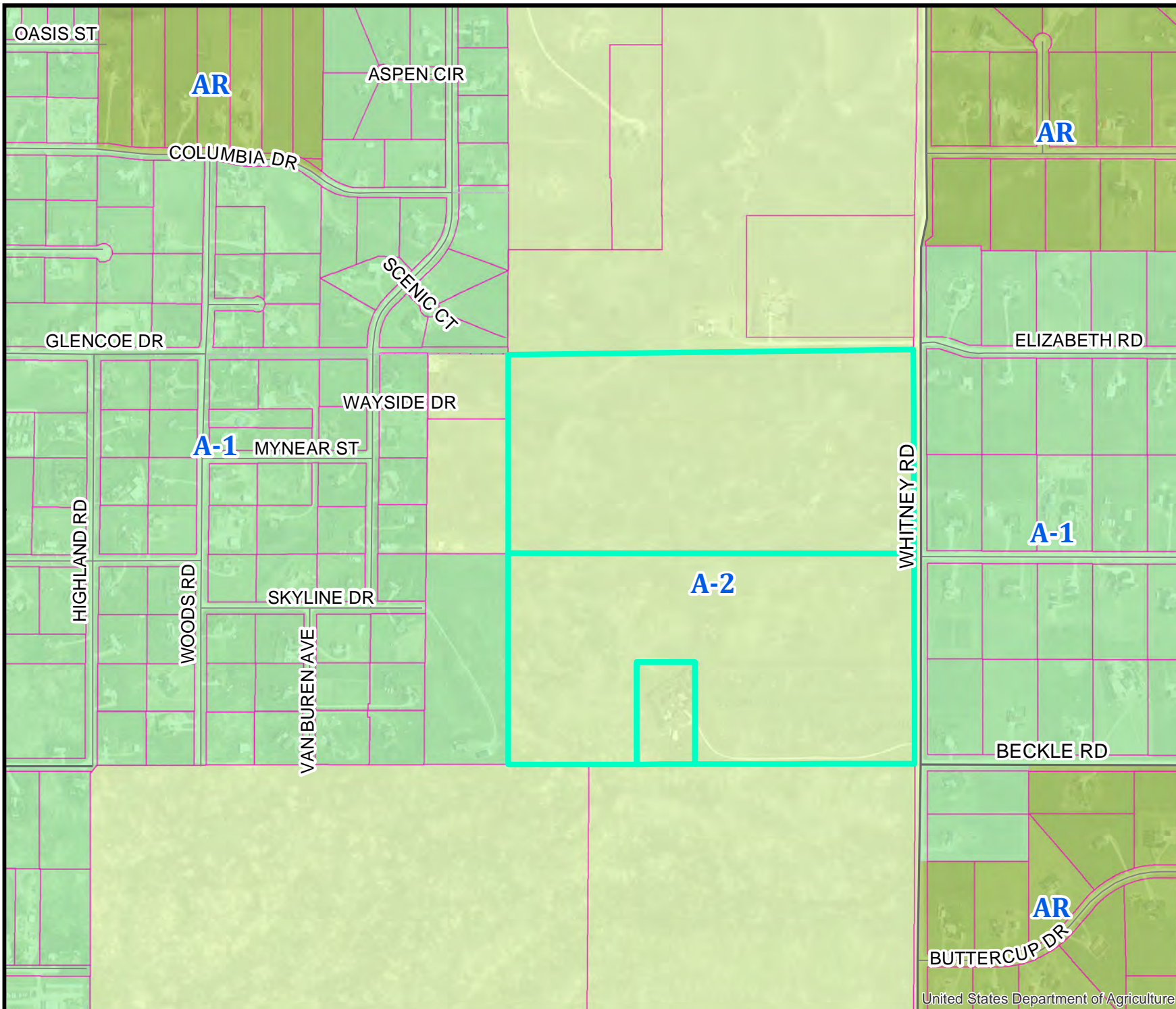
Legend

- WDLE01
- Property Lines
- All Other Values
- Archer Special Use District (ASU)
- Agricultural (A-2)
- Agricultural and Rural Residential (A-1)
- Agricultural Residential (AR)
- Low Density Residential (LR)
- Medium Density Residential (MR)
- Neighborhood Business (NB)
- Mixed Use (MU)
- Community Business (CB)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Public (P)
- Planned Unit Development (PUD)
- Military (M)

Printed on Apr 06, 2016



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Minutes of the Proceedings
Woods Landing Estates
Zone Change and Subdivision Permit/Plat
Laramie County Planning Commission
Prepared by the Laramie County Planning & Development Office
Laramie County Wyoming

Thursday, May 12, 2016

160512 00 The Laramie County Planning Commission met in regular session on Thursday, May 12, 2016 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole, Bert Macy and Pat Moffett; Dan Cooley, Planning Director; Pepper McClenahan, Planning Manager; Barbara Kloth, Senior Planner; Nancy Trimble, Associate Planner/Recording Secretary.

The meeting register was signed by: Tom Mason, 2101 O'Neil #205, Cheyenne; Casey Palma, 1102 W 19th St, Cheyenne; Bonnie Reider, 515 W Allison Dr, Cheyenne; Marv Espinoza, 749 Custer St, Cheyenne; Nancy Olson, 2101 O'Neil #205, Cheyenne; Boyd Wiggam, 2537 Plain View, Cheyenne.

02 Review and action on a Zone Change for all of the SE1/4 of Section 14, T.14N., R.66W., of the 6th P.M., Laramie County, WY.

Ms. Kloth requested items 2 and 3 be heard together, since they both pertain to the same 3 properties. Commissioner Clark consented. Ms. Kloth introduced Casey Palma, agent for the applicant. Mr. Palma stated the Preliminary Development Plan (PDP) was approved by the County Planning Commission and the City with conditions, which have been met with this submittal. The staff report listed 10 conditions, the first 7 of which have been addressed, and a revised map was being given to staff today. The remaining 3 conditions are still being addressed.

Ms. Kloth gave an overview of the staff reports, and confirmed a majority of the PDP conditions were met with this submittal. Due to the topography on the property, applicant submitted plans with the PDP which showed the buildable area on the lots. An adjacent landowner expressed concern about the ROW for Summit / Storey and how it would continue beyond this property to the west. Examples were submitted by the Cheyenne MPO office, and displayed during the public hearing. The City reviewed the plat at their May 2, 2016 public hearing, and approved the final plat with 2 conditions, which have also been included in the County Planning approval conditions. Staff recommended the zone change met the zone map amendment criteria, and that the Planning Commission recommend approval of the zone change to the Board.

With regard to the subdivision permit and plat, staff recommended approval with the 10 conditions listed in the staff report.

Commissioner Moffett asked for confirmation that 7 of the 10 conditions were addressed on the map submitted today? Mr. Palma stated yes, except for condition 2 – the cistern was not shown on the plat, but an easement was provided. The cistern would be part of the construction documents. Commissioner Moffett reiterated that conditions 1 through 7 were good, and 8 through 10 were still left unaddressed. Mr. Palma stated he was working with Public Works and the County Engineer to resolve the remaining items. Commissioner Moffett stated he was an adjacent landowner to this proposed development, and would not vote.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed. Commissioner Cole asked for whom were the use of the utility easements. Mr. Palma responded the easements were AT&T blanket easements. Commissioner Cole recommended the plat needed more work, as it showed distances but no bearings.

For the zone change application, Commissioner Cole moved to recommend approval with no conditions. Commissioner Moffett seconded the motion, and it passed 3 – 0.

03 Review and action on a Subdivision Permit and Plat for Woods Landing Estates Subdivision, located in all of the SE1/4 of Section 14, T.14N., R.66W., of the 6th P.M., Laramie County, WY.

This item heard concurrently with Zone Change agenda item 02.

Commissioner Moffett asked what type of residential structures the developer was planning on building - stick, modular – what was the intent? Mr. Palma responded the builder would be the same as for Fox Run, so the houses would be similar in style. He added there would be covenants for the development, but they were not finalized at this time.

For the subdivision permit and plat application, Commissioner Cole recommended approval with conditions 1 through 10, adding the condition for further clarification on all the easements as to dedication and use. Commissioner Macy seconded the motion, and it passed 3 – 0.

Laramie County, Wyoming



Typical Lot
Calculations:
Comparison
Tracts

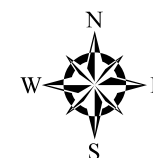
Attachment 5 Map

Legend

 Property Lines

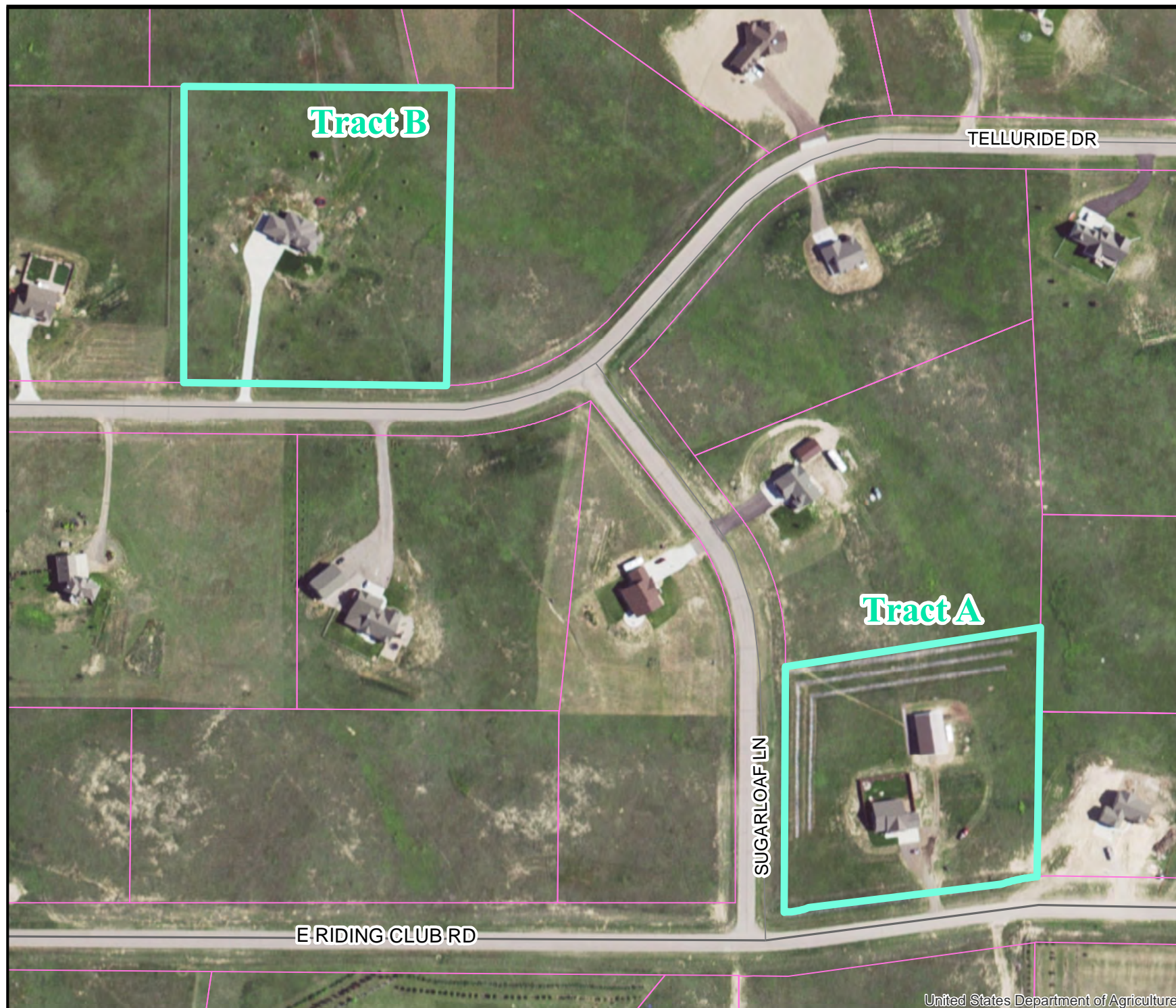
 Subject Properties

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United States Department of Agriculture



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Attachment 5

Woods Landing Estates Calculations				
	Comparison Lots		Proposed Lots	
	Tract A	Tract B	Tract 19 *	Tract 21*
gross acres	5.07	5.00	5.32	5.24
gross sf	220,849.20	217,800.00	231,739.20	228,254.40
net acres	3.68	4.61	4.55	4.92
impervious (sf)	6,718.00	10,977.00	6,718.00	10,977.00
semi-impervious (sf)	7,300.00	0.00	8,326.06	2,745.72
ROW portion (sf)	9,918.72	5,950.70	4,104.24	10,982.88
Pervious acres	4.60	4.61	4.98	4.70
Notes:	corner lot, home & pole barn, gravel drive, 28' paved road	home & concrete drive, 28' paved road	corner lot, 24' paved road, 3' gravel shoulder	24' paved road, 3' gravel shoulder
*development (driveways & structures) assumed the same as comparison lots				

Below is the excerpt from page 2 of the Memo from Amec to the Wyoming State Engineer's Office Dated January 31, 2014 titled "Minimum pervious area for a lot based on rural domestic use in the groundwater model."

Table 2 presents the results of the analysis.

Table 2. Calculated Minimum Pervious Area per Lot			
Zone	Percent Infiltrating	1993-2010 Average Recharge (Acres)	1993-2010 Minimum Recharge (Acres)
1	1%	143	248
2	4.5%	3	5
3	5% east	13	22
4	5% west	3	4

In summary, in Zones 2 and 4, the minimum pervious area per lot is about 5 acres. The minimum total lot size should be larger than this to allow for the house and driveway footprints, and it should be increased if indoor use is consumptive or if the irrigated lawn size is larger than the assumed 6500 square feet.

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM • NO PROPOSED CENTRALIZED SEWAGE SYSTEM • FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 • NO PUBLIC MAINTENANCE OF INTERIOR ROADS • THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

COUNTY APPROVALS

Approved by the Laramie County Planning Commission this _____ day of _____, 2016.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this _____ day of _____, 2016.

Chairman

ATTEST: _____
County Clerk

CITY APPROVALS

Approved by the City of Cheyenne Planning Commission this _____ day of _____, 2016.

Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this _____ day of _____, 2016.

Mayor

ATTEST: _____
City Clerk

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF YOLO) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by Dale M. Woods as executor of the Dean M. Woods Trust AND as executor of the Winnie M. Woods Living Trust.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

EASEMENT NOTES:

THE FOLLOWING EASEMENTS ARE PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT #4529-2532535 DATED 9-15-2015

- BLANKET EASEMENT TO AT+T, BOOK 654, PAGE 183, N½SE¼ S.14
- BLANKET EASEMENT TO AT+T, BOOK 654, PAGE 184, S½SE¼ S.14
- 20' EASEMENT TO REA ON EXISTING POWERLINE ON EAST LINE, BOOK 1217, PAGE 149
- 16' UTILITY EASEMENT TO CLF&P AS SHOWN, BOOK 1291, PAGE 273 (DESCRIPTION HAS BAD STARTING CALL)
- 16' UTILITY EASEMENT TO CLF&P AS SHOWN, BOOK 1302, PAGE 1495 (POWERLINE NOT IN DESCRIBED EASEMENT)
- EXISTING UTILITY EASEMENT TO REMAIN (ACROSS TRACTS, 30, 6 & 5), PROVIDING SERVICE TO EXISTING RESIDENCE AT TRACT 5, RECORDED IN BOOK 1291, PAGE 273 IS DESCRIBED THEREIN AS BEING 8 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
STARTING AT THE SW CORNER OF THE SE1/4 OF SECTION 14, THENCE NORTH 342 FEET TO A TRUE POINT OF BEGINNING, SAID POINT BEING 8 FEET SOUTH OF THE NORTH PROPERTY LINE OF TRACT 48, ANTELOPE HILLS; THENCE EAST PARALLEL TO THE SOUTH SECTION LINE A DISTANCE OF 1,480 FEET MORE OR LESS, THENCE NORTH PARALLEL TO THE EAST SECTION LINE 150 FEET MORE OR LESS, FINALLY, THENCE EAST PARALLEL TO THE SOUTH SECTION LINE 200 FEET MORE OR LESS TO A POINT OF TERMINUS.

NOTE TO ASSESSOR

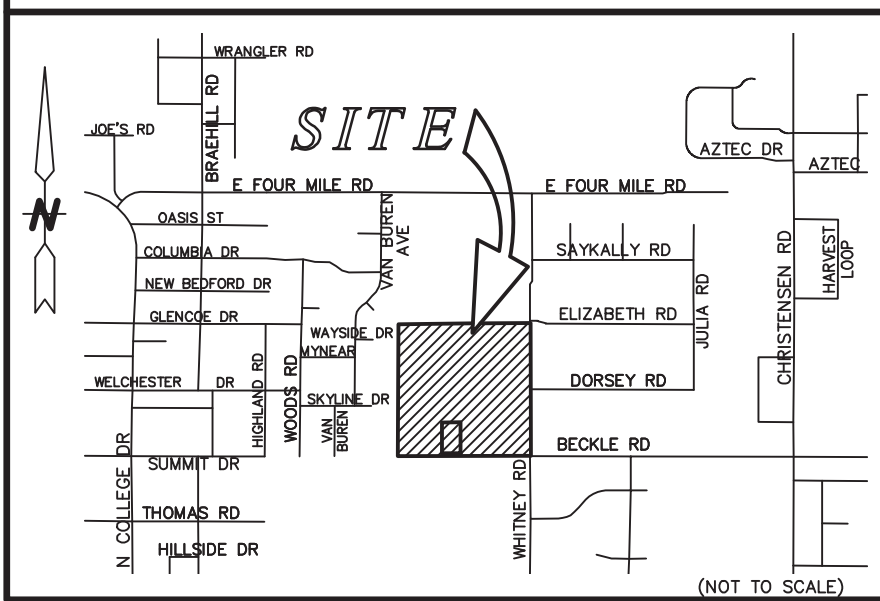
OWNERS OF THE LANDS CONTAINED WITHIN THIS PLAT, BY THEIR SIGNATURES AFFIXED HEREON HEREBY CERTIFY THAT BY THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, FOLLOWING THE RECORDING OF THIS PLAT, THE OWNERSHIP OF TRACTS CONTAINED WITHIN THIS PLAT SHALL BE AS FOLLOWS:

- TRACTS 1, 2, 3, 4 AND TRACTS 6, 7, 8, 9, 10, 11 AND TRACTS 28, 29 & 30:
ONE-HALF UNDIVIDED INTEREST TO - DEAN M. WOODS TRUST
ONE HALF UNDIVIDED INTEREST TO - WINNIE M. WOODS LIVING TRUST

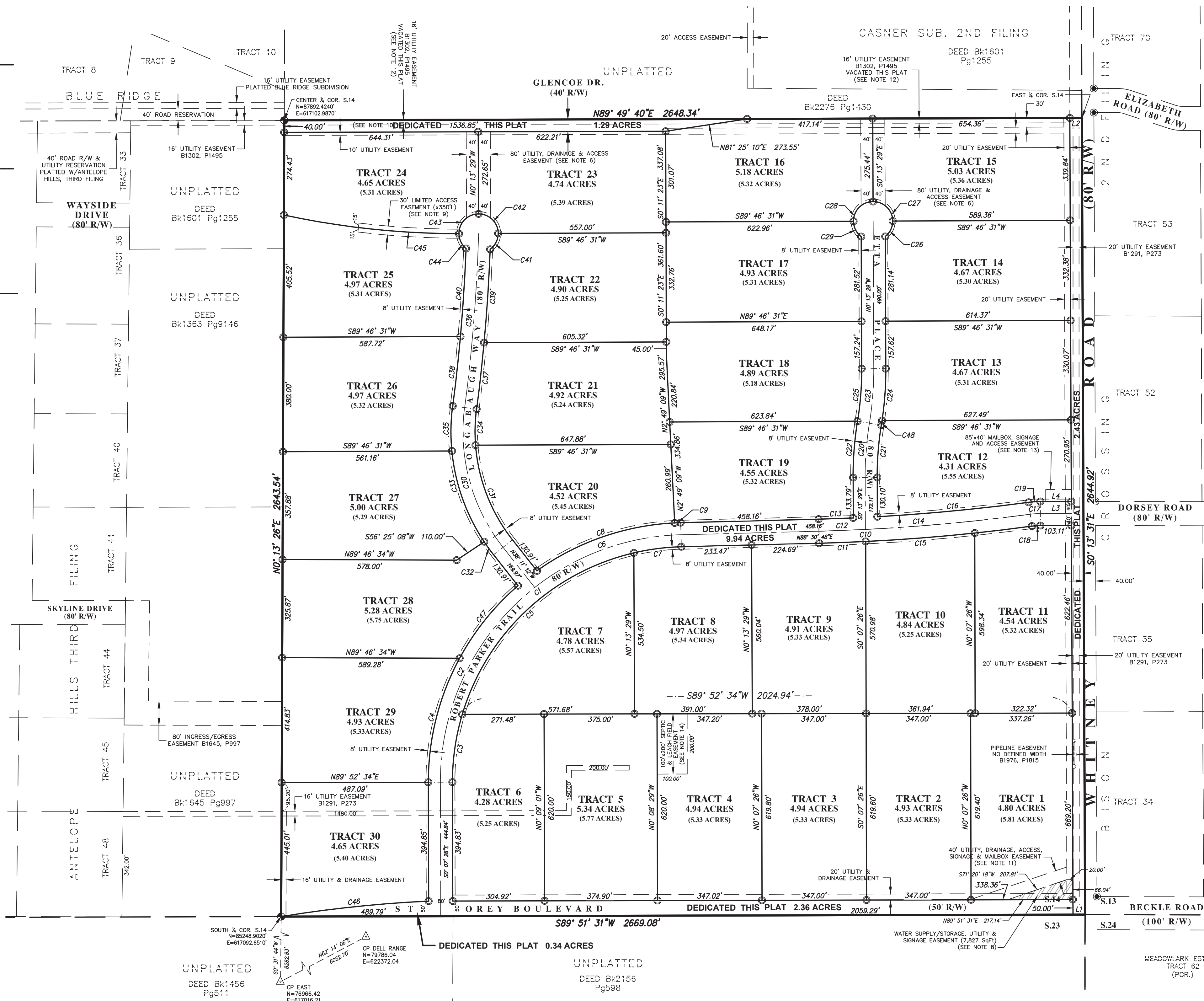
TRACT 5
WINNIE M. WOODS LIVING TRUST

TRACTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, & 27:
DEAN M. WOODS TRUST

VICINITY MAP

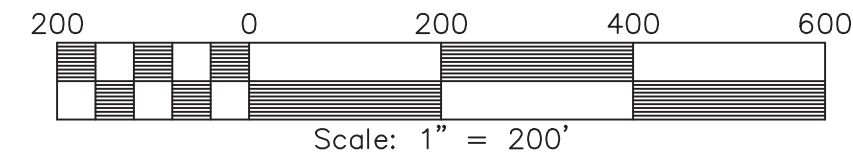


FILING RECORD



LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" LONG REBAR
- FOUND BRASS CAP
- ⊙ FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- ⊗ FOUND ¾" REBAR
- △ CITY CONTROL MONUMENT
- /// WATER SUPPLY/STORAGE EASEMENT



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: DEAN M. WOODS TRUST AND WINNIE M. WOODS LIVING TRUST owners in fee simple of combined lands being all of the SE1/4 of Section 14, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming. Containing 161.39 acres, more or less.

Has caused the same to be surveyed, vacated, platted and known as WOODS LANDING ESTATES, and does hereby declare the subdivision of said land as this subdivision plat, to be their free act and deed and in accordance with their desires and does furthermore grant the easements for the purposes indicated and dedicate to the public the rights-of-way as shown hereon.

The undersigned, their legal successors and/or assigns, do hereby further acknowledge that this final plat is being submitted to the Governing Body of the City of Cheyenne for approval pursuant to W.S. 34-12-103 and do furthermore acknowledge that W.S. 34-12-106, W.S. 34-12-108 & W.S. 24-3-101(a) may apply to the lands contained within the boundaries of this plat.

DEAN M. WOODS TRUST

WINNIE M. WOODS LIVING TRUST

NOTES

- BASIS OF BEARINGS - EAST LINE OF SECTION 14, HAVING A BEARING OF S00°13'31"E; AND CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "EAST" & "DELL RANGE"
- ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" REBAR.
- NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.56021C1111F; DATED JANUARY 17, 2007.
- WATER SERVICE TO EACH LOT TO BE PROVIDED BY INDIVIDUAL WELLS. ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- "UTILITY, DRAINAGE & ACCESS EASEMENT(S)" PROVIDED FOR MUTUAL ACCESS, DRAINAGE & LOCAL UTILITIES SERVICES AND INGRESS/EGRESS BY AND BETWEEN OWNER(S) OF LANDS CONTAINED WITHIN THIS SUBDIVISION PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
- 16.36 ACRES OF PUBLIC RIGHT-OF-WAY ARE DEDICATED THIS PLAT.
9.94 ACRES OF RIGHT-OF-WAY TO BE DEDICATED TO THE PUBLIC AND PRIVATELY MAINTAINED. (INTERNAL ROADS: ROBERT PARKER TRAIL, ETNA PLACE, & LONGBAUGH WAY)
1.29 ACRES OF RIGHT-OF-WAY TO BE DEDICATED TO THE PUBLIC AND NOT CONSTRUCTED. (GLENCOE DR)
- "WATER SUPPLY/STORAGE, UTILITY & SIGNAGE EASEMENT" (7,827 SqFt) GRANTED BY AND BETWEEN LANDOWNERS OF LANDS CONTAINED WITHIN THIS REPLAT AND TO LARAMIE COUNTY FIRE DISTRICT #2, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE(S) OF INSTALLATION OF SHARED WELL AND OR WATER STORAGE CISTERN. ("SUBDIVISION IDENTIFICATION SIGN" PER NOTE 11 MAY ENCROACH).
- "30' LIMITED ACCESS EASEMENT" PROVIDED BY AND BETWEEN OWNERS OF TRACTS 24 & 25, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR MUTUAL INGRESS/EGRESS AND UTILITIES SERVICE(S).
- GLENCOE DR. 40' RIGHT-OF-WAY DEDICATED THIS PLAT FOR POTENTIAL FUTURE R/W EXTENSION(S) - PENDING FUTURE ADDITIONAL DEDICATION(S) - NOT TO BE CONSTRUCTED WITH THIS PROJECT.
- "40' UTILITY, DRAINAGE, ACCESS SIGNAGE & MAILBOX EASEMENT" PROVIDED FOR INSTALLATION OF LOCAL UTILITIES SERVICE(S), SUBDIVISION IDENTIFICATION SIGN (INSTALLED PER LARAMIE COUNTY LAND USE REGULATIONS), INSTALLATION OF, AND ACCESS TO, MAILBOXES FOR LANDOWNERS ADDRESSED OFF OF ROADS CONTAINED WITHIN THIS SUBDIVISION, AND FOR MUTUAL ACCESS, TURNAROUND AND INGRESS/EGRESS FOR EMERGENCY SERVICES AND BY AND BETWEEN OWNER(S) OF LANDS CONTAINED WITHIN THIS SUBDIVISION PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
- 16' UTILITY EASEMENT, RECORDED IN BOOK 1302, PAGE 1495, IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK, DOES NOT PROVIDE FOR EXISTING UTILITY FACILITIES (POWER POLES AND OVERHEAD ELECTRICAL LINES LOCATED 25'-30' SOUTH OF EASEMENT AS DESCRIBED) SAID EASEMENT IS HEREBY VACATED THIS PLAT AND REPLACED WITH A 20' UTILITY EASEMENT AS SHOWN BEING CENTERED ON SAID FACILITIES.
- "85'x40' MAILBOX, SIGNAGE AND ACCESS EASEMENT" GRANTED TO AND BETWEEN THE OWNERS OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSES OF EMERGENCY AND PUBLIC VEHICLE TURNAROUND PURPOSES, SUBDIVISION SIGNAGE (AS PROPERLY APPROVED AND INSTALLED BY DEVELOPER), AND INSTALLATION OF, AND ACCESS TO, MAILBOXES FOR LANDOWNERS ADDRESSED OFF OF ROADS CONTAINED WITHIN THIS SUBDIVISION.
- "100'x200' SEPTIC & LEACH FIELD EASEMENT" GRANTED TO THE OWNER(S) OF TRACT 5, THIS SUBDIVISION, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS SOLELY FOR THE PURPOSES INDICATED UNTIL SUCH TIME THAT SAID TRACT 5 HAS ACCESS TO A PUBLIC SEWER SYSTEM.

CERTIFICATE OF SURVEYOR

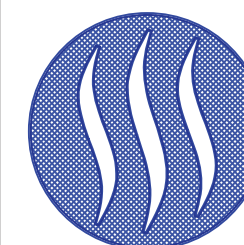
I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct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

PER W.S. 34-12-103: CHEYENNE CITY RES# _____

WOODS LANDING ESTATES

BEING ALL OF THE SE1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH P.M. LARAMIE COUNTY, WYOMING.

PREPARED NOVEMBER 2015



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.SteilSurvey.com • info@SteilSurvey.com

REVISED: 5/10/2016

\\2015 DWG\\15265 WOODS S14-14-66\\15265 REVISED FINAL PLAT.DWG

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
WOODS LANDING ESTATES, LOCATED IN THE SE ¼ OF SECTION 14, T. 14 N, R.
66 W, 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, the proposed subdivision is in compliance with section 4-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for Woods Landing 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-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.
- c. This application is in compliance with section 4-2-100 of the Laramie County Land Use Regulations, *as the Zone Change application was heard and approved on July 5, 2016.*

and that the Board approves the Subdivision Permit and Plat for Woods Landing Estates with the following conditions:

1. The developer shall either a) install a 30,000gal cistern in the easement indicated on the plat, **Or** b) dedicate the Right of Way to connect to Summit Drive to the West and construct the road to the standard and design determined by Laramie County Public Works, prior to any building permits being accepted or issued for lots within the subdivision.
2. Notary location in the Acknowledgement section shall be corrected to Laramie County, Wyoming or Yolo County, California.
3. The applicant shall provide a copy of the DEQ approval (non-adverse conditions letter) prior to signatures being affixed on the plat and recordation.

4. The applicant shall address review comments of the construction design for roadways and drainage prior to signatures being affixed to the plat.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2016.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney