



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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## Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Associate Planner

**DATE:** September 7<sup>th</sup>, 2021

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for Stadel Subdivision, 2<sup>nd</sup> Filing, a replat of Tracts 4 and 5, Stadel Subdivision, Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Triple Dot Development, LLC, has submitted a Subdivision Permit and Plat application for Stadel Subdivision, 2<sup>nd</sup> Filing, located southwest of Glencoe Road and Westedt Road. The application has been submitted for the purpose of subdividing the properties into four residential-use tracts.

### BACKGROUND

The subject properties are currently undeveloped. The surrounding area consists of rural residential and agricultural properties of varying acreage.

### **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 4-2-100** of the Laramie County Land Uses Regulations governing the AR – Agricultural Residential zone district.

### DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM). This designation generally includes areas within the MPO boundary. Residences can have private or

small, shared septic or sewer systems. The average tract size may range from 2.5 to 5 acres depending on availability of services.

PlanCheyenne designates this area as Rural Residential (RR), which encourages clustered development of single-family residences. This designation states the average density should be 5-10 acres. Secondary uses are agricultural or rural in nature, including open spaces and recreation, equestrian uses, etc.

The subject properties are located within the AR – Agricultural Residential zone district. They are surrounded by the AR zone district to the north and east and A2 to the west and south.

These properties were a part of Stadel Subdivision, 1<sup>st</sup> Filing. This previous filing was a subdivision of 5 tracts and it was determined in the Pre-Application meeting that any further filings within these boundaries would require a DEQ Chapter 23 Study. On July 6<sup>th</sup>, 2021 the Wyoming DEQ submitted their Non-Adverse Recommendation to the County Commissioner's Office.

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 to road/easement details and clerical corrections to the plat. The applicant is working towards addressing all agency comments.

A public hearing of this application was held on July 8<sup>th</sup>, 2021 by this Planning Commission. Public comment was received regarding the existing ingress/egress easement. The Planning Commission voted 3 – 0 to postpone the Subdivision Permit & Plat application to the next scheduled Planning Commission meeting to allow more information regarding the easement to be provided by the project agent. The next public hearing was on August 12<sup>th</sup> where the easement was discussed. The Planning Commission voted 4 – 0 to recommend approval with one condition.

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

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.
- b. This application is in conformance with section 4-2-100 governing the AR – Agricultural Residential zone district.

**and that the Board approve the Subdivision Permit and Plat for Stadel Subdivision, 2<sup>nd</sup> Filing to the Laramie County Board of Commissioners with the following condition:**

1. All minor, clerical corrections to the Plat shall be addressed prior to recordation.

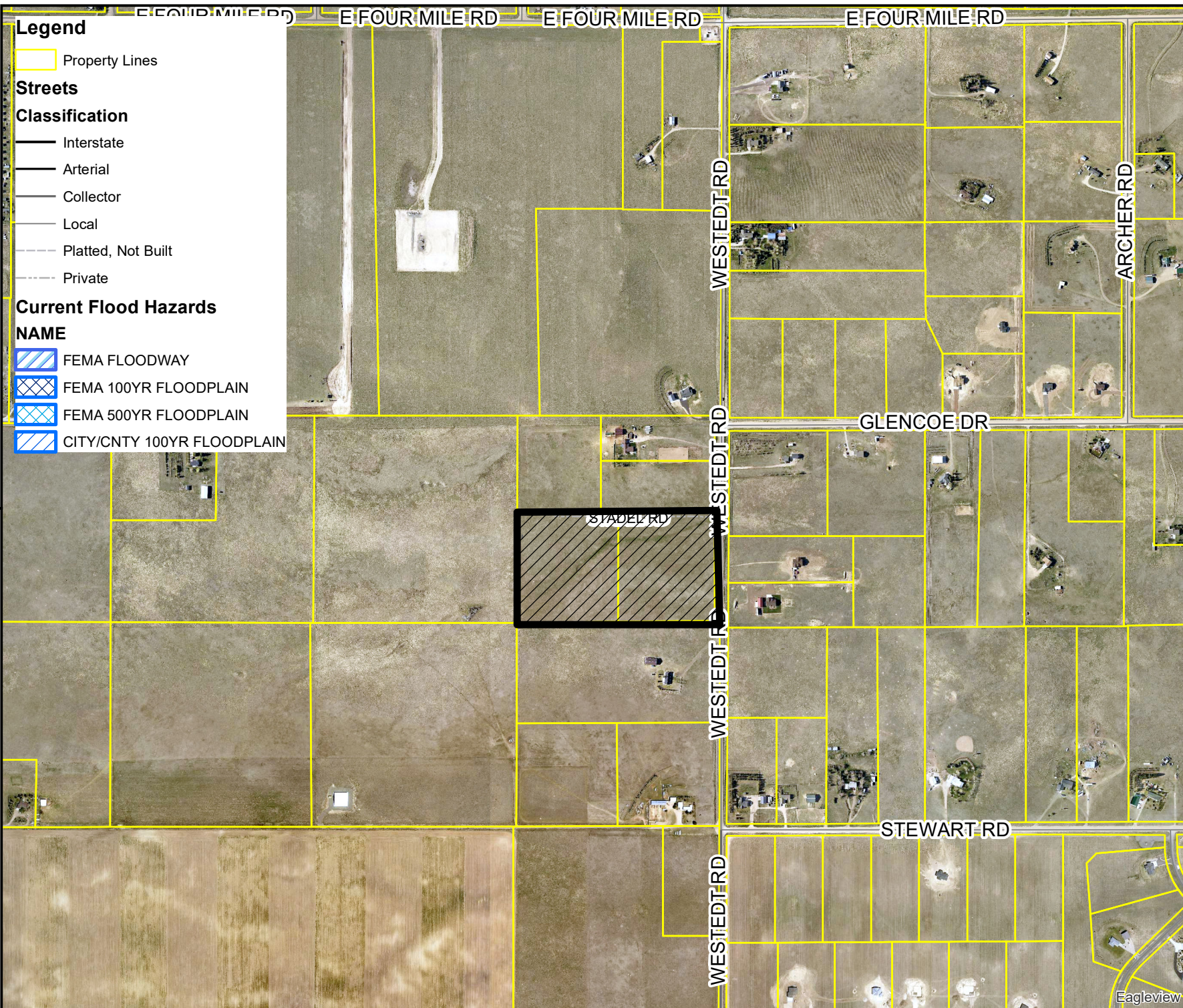
### **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for Stadel Subdivision, 2<sup>nd</sup> Filing to the Laramie County Board of Commissioners with one condition, and adopt the findings of facts a and b of the staff report.**

### **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Zoning Map**
- Attachment 6: Applicant Traffic/Drainage Study Waiver Request**
- Attachment 7: DEQ Non-Adverse Recommendation Letter**
- Attachment 8: Agency Comments Report**
- Attachment 9: Resolution**
- Attachment 10: Plat**





# Laramie County, Wyoming



**Stadel  
Subdivision,  
2nd Filing**

**Subdivision  
Permit & Plat**

**PZ-21-00178**

**Location Map**

**Subject  
Property**



June 2021



0 500 1,000  
Feet

Eagleview









## Legend

 Property Lines

## Streets

### Classification

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

# Laramie County, Wyoming



**Stadel  
Subdivision,  
2nd Filing**

**Subdivision  
Permit & Plat**

**PZ-21-00178**

**Aerial Map**

**Subject  
Property**



June 2021



0 250 500  
Feet

Eagleview



## Legend

### Future Land Use Districts

#### OTHER

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

# Laramie County, Wyoming



**Stadel  
Subdivision,  
2nd Filing**

**Subdivision  
Permit & Plat**

**PZ-21-00178**

**Comprehensive  
Plan Map**

**Subject  
Property**

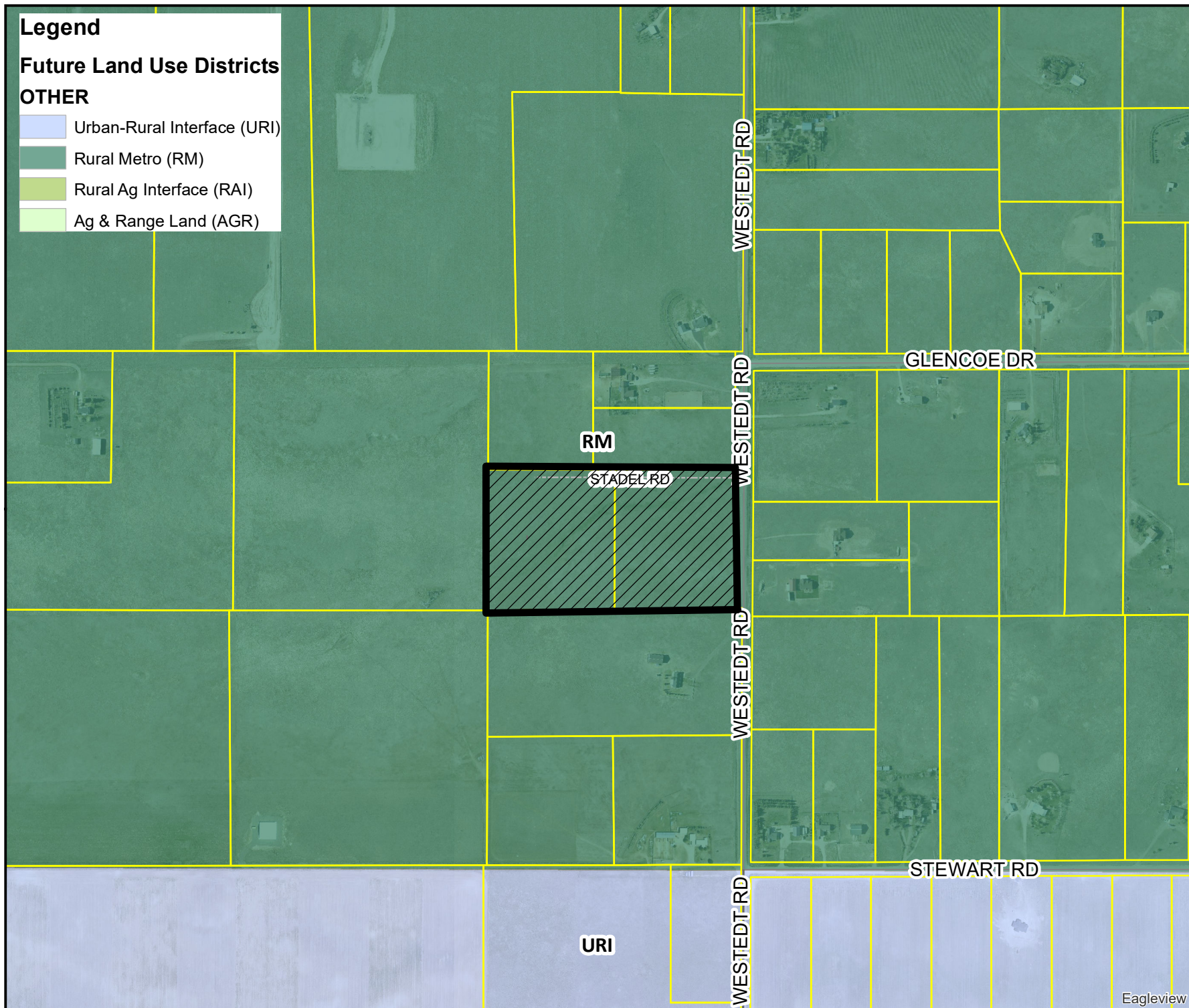


June 2021



0 400 800  
Feet

Eagleview



Legend

PlanCheyenne

NEW\_FLUP

Agriculture/Rural

Rural Residential

Urban Transition Residential

Urban Residential

Mixed-use Residential

MU-E

Industrial

Mixed-use Commercial

Community Business

Central Business District

Public and Quasi-Public

PUB-FED

Open Space and Parks

ROW

Laramie

County,

Wyoming



Stadel

Subdivision,

2nd Filing

Subdivision

Permit & Plat

PZ-21-00178

PlanCheyenne

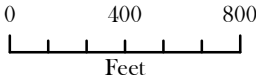
Map

Subject

Property

























June 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.



## Legend

	All Other Values
	Archer Special Use District (ASU)
	Agricultural (A-2)
	Agricultural and Rural Residential (A-1)
	Agricultural Residentail (AR)
	Low Density Residential - Established (LR-1)
	Low Density Residential - Developing (LR-2)
	MR
	Medium Density Residential - Established (MR-1)
	Medium Density Residential - Developing (MR-2)
	High Density Residential - Established (HR-1)
	High Density Residential - Developing (HR-2)
	MU
	Mixed Use with Residential Emphasis (MUR)
	Mixed Use with Business Emphasis (MUB)
	Neighborhood Business
	Community Business (CB)
	Light Industrial (LI)
	Heavy Industrial (HI)
	Public (P)
	Planned Unit Development (PUD)
	Military (M)

**AGRICULTURAL AND RURAL RESIDENTIAL**

**AGRICULTURAL RESIDENTIAL**

**AGRICULTURAL RESIDENTIAL**

**AGRICULTURAL AND RURAL RESIDENTIAL**

**AGRICULTURAL RESIDENTIAL**

**AGRICULTURAL RESIDENTIAL**

# Laramie County, Wyoming



**Stadel  
Subdivision,  
2nd Filing**

**Subdivision  
Permit & Plat**

**PZ-21-00178**

**Current Zoning  
Map**

**Subject  
Property**



June 2021



0 400 800  
Feet



May 28, 2021

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82007  
(307) 633-4303

**InRe: Request for waiver of the Traffic Study, Drainage Report & GESC requirements for a Preliminary Development Plan (PDP) & Final Plat, to be known as STADEL SUBDIVISION, 2<sup>ND</sup> FILING a replat of Tracts 4 & 5, Stadel Subdivision, (1<sup>st</sup> Filing) Laramie County, WY (±22.00 acres)**

Steil Surveying Services, agent for the owner, intends to plat the above-noted property into four (4) Tracts: Splitting each of the existing 11-acre tracts into two (2) 5.5-acre tracts. As the application, in conjunction with 1<sup>st</sup> Filing, proposes to create seven (7) total tracts from a single ((±39.8-acre) parcel [NE1/4SE1/4 Section 17, Township 14 North, Range 65 West of the 6th P.M., Laramie County, WY], a Subdivision Study has been prepared pursuant to *Chapter 23 of the Wyoming Water Quality Rules and Regulations & W.S. §18-5 et seq.*, and is attached to this request. No response has been yet received from Water Quality Division of the Wyoming DEQ.

All four of the new residential tracts will take joint access from the existing access point via an “85' MUTUAL INGRESS/ EGRESS, UTILITY, DRAINAGE, & EMERGENCY ACCESS AND TURNAROUND EASEMENT” established on the 1<sup>st</sup> Filing Plat and designated as “Stadel Road” for addressing purposes.

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study, Drainage Report, and GESC Permit pursuant to Sections 2-1-100.b, 3-1-105, 3-5-105, and 3-2-102 of the Laramie County Land Use Regulations.

No portion of the proposed subdivision falls within a FEMA 100-year Special Flood Hazard Area per F.I.R.M PANEL No.56021C1120F; dated January 17, 2007; and given the lack of existing drainage/flood problems in the area and the minimal scope of proposed development, we are requesting a waiver from any detailed drainage study. Preliminary traffic generation numbers are as follows:

TRAFFIC AND TRIP GENERATION BY USE (ITE Land Use 210, 10 <sup>th</sup> Edition)			
SINGLE-FAMILY RURAL RESIDENTIAL			
AVERAGE DAILY TRIPS			
Existing uses	2 Unit x 6 ADT	=	12
Proposed additional	2 Units x 6 ADT	=	12
TOTAL		24 AVERAGE DAILY TRIPS (ADT)	
A.M./P.M. PEAK-HOUR TRIPS			
Existing uses	2 Units x 1.6/Unit	=	3.2
Proposed additional	2 Units x 1.6/Unit	=	3.2
TOTAL		6.4 PEAK HOUR TRIPS	

The existing Tracts in 1<sup>st</sup> Filing not included in this replat generate less than the ITE values of 18 ADT & 4.8 Peak-hour Trips for a total (following 2<sup>nd</sup> Filing build-out) of less than 30 ADT & less than 11.2 Peak-hour Trips.

The overall density of the subdivision (both filings) would be 5.69 acres /Tract.

Given these preliminary plans and analyses, limited surface runoff increases, and/or potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,



Casey L. Palma, AICP  
Steil Surveying Services, LLC  
[CPalma@SteilSurvey.com](mailto:CPalma@SteilSurvey.com)



Mark Gordon, Governor

# Department of Environmental Quality

*To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.*



Todd Parfitt, Director

July 6, 2021

Laramie County Board of Commissioners  
309 West 20<sup>th</sup> Street  
Cheyenne, WY 82001

RE: **Non-Adverse Recommendation,**  
Stadel Subdivision 2<sup>nd</sup> Filing, Laramie County  
WDEQ/WQD Application #2021-220

Dear Commissioners:

The Wyoming Department of Environmental Quality has completed the review of the proposed Stadel Subdivision 2<sup>nd</sup> Filing located in the NE ¼ SE ¼ of Section 17, T14N, R65W, 6<sup>th</sup> P.M., in Laramie County, Wyoming. The Stadel Subdivision 2<sup>nd</sup> Filing will create 5 lots out of approximately 40 acres. The information was submitted by Jack Stadel, signed by, John Wetstein, PE, PG., a Wyoming Licensed Engineer and Wyoming Professional Geologist. This letter represents the recommendations of the Wyoming Department of Environmental Quality as required by W.S. 18-5-306(c).

## **Findings as to the safety and adequacy of the proposed sewage system:**

The proposed sewage system is the use of individual on-site septic tanks and leach fields permitted by and constructed to Wyoming Department of Environmental Quality Water Quality Rules and Regulations and the standards established by the Cheyenne/Laramie County Environmental Health Division. The information submitted addresses the safety and adequacy of the proposed sewage system, provided the statements indicated in the “**Notes required to be added to the final plat**” are adhered to.

## **Findings as to the safety and adequacy of the proposed water system:**

The proposed water system is the use of individual water supply wells completed on each lot. Each well must be permitted by and constructed to the Wyoming State Engineer’s Office standards. The information submitted addresses the safety and adequacy of the proposed water system, provided compliance with the statements indicated in the “**Notes required to be added to the final plat and other pertinent documents**” is maintained.

## **Notes required to be added to the final plat, and other pertinent documents:**

None to be added.



**County Engineer:** County Engineer, Scott Larson Comments Attached 06/21/2021  
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.
2. The notes at the top of the plat indicate Fire protection to be provided by Fire District No.6, but it should be District No. 2.
3. The cul-de-sac shown should have curve data included for the easement boundary line. There also needs to be a dimension for where the cul-de-sac curves start.
4. Stadel Road shall be designed and constructed in accordance with the LCLUR. Construction plans shall be submitted to the County for review and approval prior to construction.

Surveyor Review

1. I assume that the complete geometry of STADEL ROAD, including location, length and dimensions of STADEL ROAD, is defined on the original STADEL SUBDIVISION plat (1st filing).
2. The boundary of the "VARIABLE-WIDTH INGRESS/EGRESS, UTILITY, DRAINAGE AND EMERGENCY ACCESS/TURNAROUND EASEMENT" described in NOTE 7, should be mathematically defined for the benefit of the future property owners.

**Cheyenne MPO:** Cheyenne MPO, Christopher Yaney Comments Attached 06/15/2021

1. The 85' mutual ingress/egress easement needs to be dedicated as right-of-way to serve as access to all properties. The roadway can be used by the 4 lots proposed and to the property to the north.
2. Would like to see the extension as a tract to be dedicated in the future as right-of-way when future development continues to the west for continuity.

**County Real Estate Office:** County Real Estate Office, Laura Pate Comments Attached 06/14/2021

Please remove "Existin" and "Proposed" as this can get confusing. We just need the new Tract numbers.

**Environmental Health:** Environmental Health Department, Roy Kroeger Comments Attached 06/22/2021

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. A signed final plat prior to application for any permits.

**Intraoffice:** Planners, Cambia McCollom Comments Attached 06/11/2021

There is an address of 6610 Westedt RD on current Tract 5. It is an old one that I can't place. Will it be eradicated with this new Subdivision to make way for the new potential residences?

**Intraoffice:** Planners, Marissa Pomerleau Comments Attached 06/22/2021

1. In the title "A subdivision of" should be replaced with "A replat of".
2. The first paragraph of the title it refers to "Tracts 4 and 5, Stadel Subdivision, 2nd Filing". Shouldn't the 2nd Filing be omitted as these tracts are a part of the 1st filing? Likewise in the second paragraph, shouldn't "STADEL SUBDIVISION" actually read "Stadel Subdivision, 2nd Filing"?
3. Remove language on the new tracts referring to existing Tracts 4 and 5.
4. Property is within Fire District 2, not 6.
5. Curve data and measurements for the cul-de-sac are not provided.

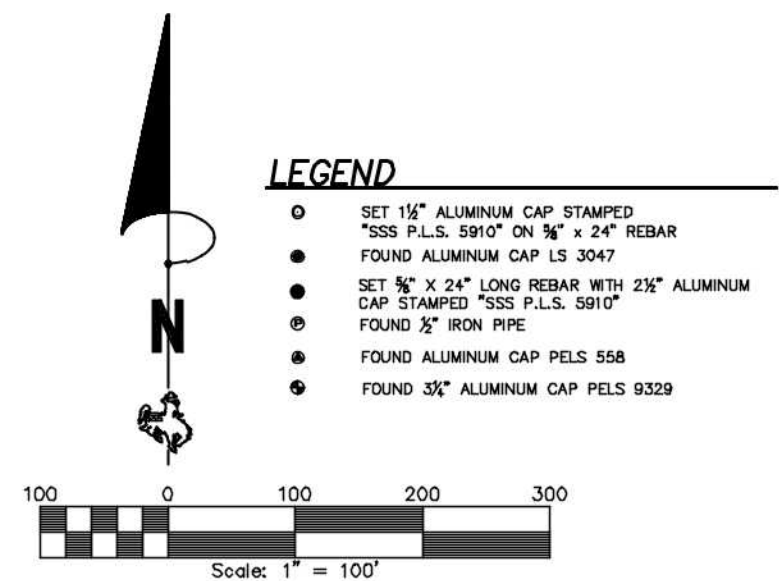
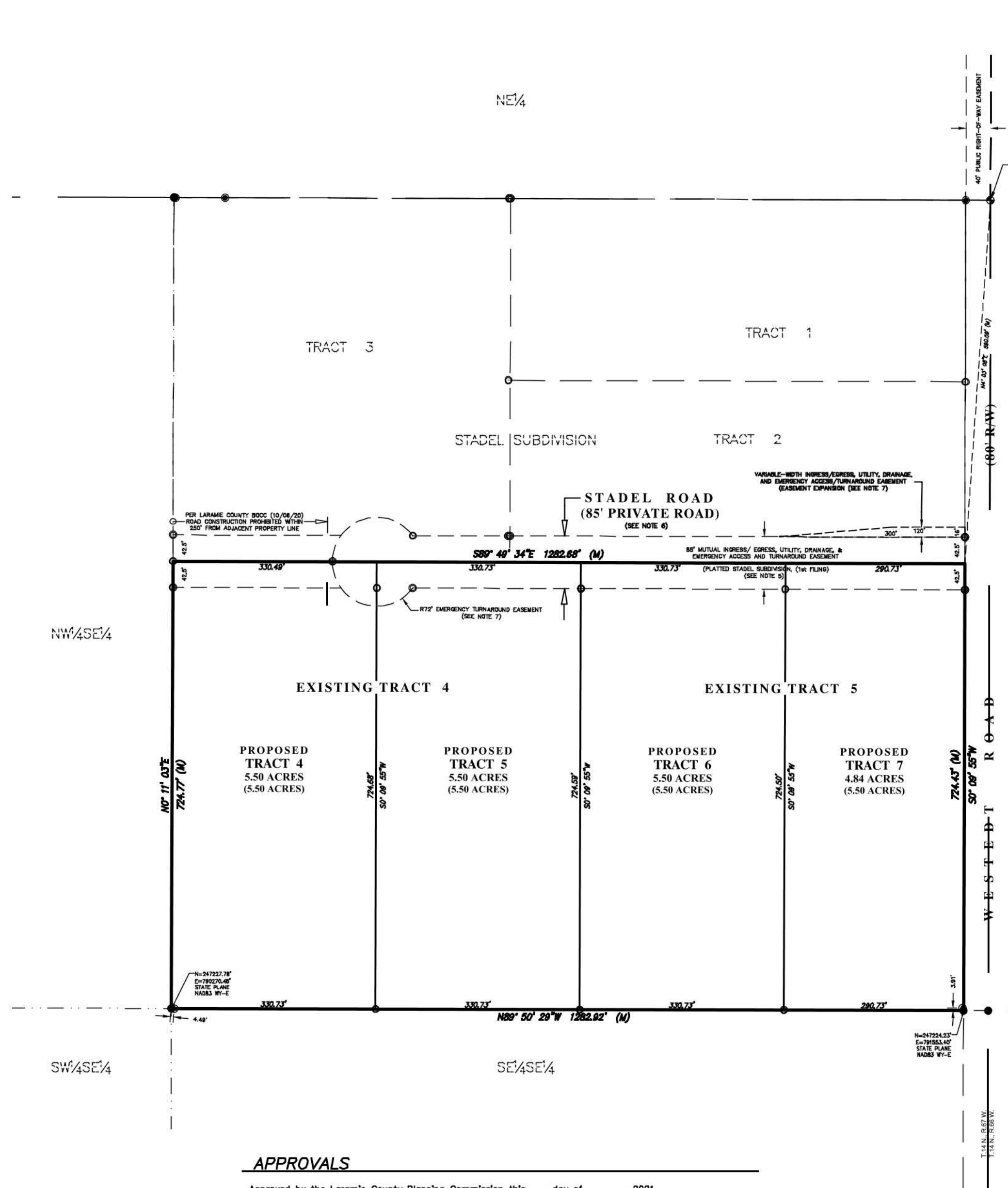
**AGENCIES WITH NO COMMENT:**

Building Dept.  
County Assessor  
County Attorney  
County Public Works Department  
High West Energy  
WYDOT

**AGENCIES WITH NO RESPONSE:**

CenturyLink  
County Clerk  
County Conservation District  
County Treasurer  
Emergency Management  
Fire District No 2  
Laramie County Weed & Pest  
Sheriff's Office  
WY State Engineer's Office  
Wyoming DEQ

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



### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Triple Dot Development, LLC, a Wyoming Limited Liability Company, owner in fee simple of All of Tracts 4 & 5, Stadel Subdivision, 2nd Filing, situated in the NE 1/4 of Section 17, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming;

Has caused the same to be surveyed and platted to be known as STADEL SUBDIVISION, and does 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, and does furthermore grant the easements as shown for the purposes indicated.

Jack Stadel as Registered Agent  
for Triple Dot Development, LLC

### ACKNOWLEDGEMENT

STATE OF WYOMING } SS  
COUNTY OF LARAMIE }  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 2021  
by Jack Stadel as Registered Agent for Triple Dot Development, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

### NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBINATION FACTOR = 0.9999674536
2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910 ON A 1/2" X 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR FLOOD PER FIRM PANEL #56021C1120P, DATED JANUARY 17, 2007.
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
5. "85' MUTUAL INGRESS/ EGRESS, UTILITY, DRAINAGE, & EMERGENCY ACCESS AND TURNAROUND EASEMENT" PLATTED WITH STADEL SUBDIVISION (1st FILING) PROVIDED BY AND BETWEEN THE OWNER(S) OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED.
6. ROAD NAME "STADEL ROAD" NOT DEDICATED AS PUBLIC R/W - NAME PROVIDED FOR ADDRESSING PURPOSES ONLY.
7. "VARIABLE-WIDTH INGRESS/ EGRESS, UTILITY, DRAINAGE, & EMERGENCY ACCESS AND TURNAROUND EASEMENT" (EXPANSION TO STADEL ROAD EASEMENT) PROVIDED BY AND BETWEEN THE OWNER(S) OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED.

### CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Stell 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.

## STADEL SUBDIVISION, 2nd FILING

A SUBDIVISION OF  
ALL OF TRACTS 4 & 5, STADEL SUBDIVISION  
SITUATED IN THE NE 1/4, SECTION 17,  
T.14N., R.65W. OF THE 6TH P.M.,  
LARAMIE COUNTY, WYOMING

PREPARED AUGUST, 2020



**STELL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS  
1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634-7273  
736 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789  
www.StellSurvey.com o info@StellSurvey.com

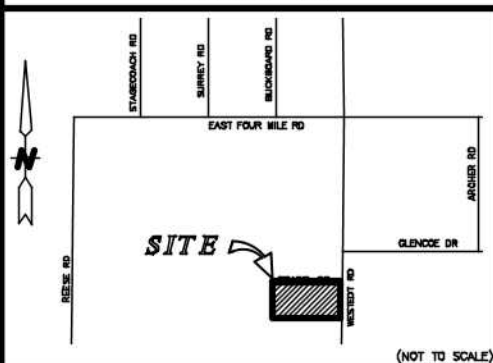
REVISED: 5/28/2021

ADEL S17-14-65 BNDY\2nd FILING\2020204 S17-14-65 FINAL-2ndFILING.dwg  
o COPYRIGHT 2020 STELL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED

### VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE  
ALL OF TRACTS 4 & 5, STADEL SUBDIVISION (1ST FILING)  
LARAMIE COUNTY, WYOMING  
EXISTING EASEMENTS TO REMAIN UNLESS NOTED OTHERWISE

### VICINITY MAP



### FILING RECORD

### APPROVALS

Approved by the Laramie County Planning Commission this \_\_\_\_ day of \_\_\_\_, 2021.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this \_\_\_\_ day of \_\_\_\_, 2021.

Chairman

ATTEST: County Clerk



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR TRACTS 4 AND 5, STADEL SUBDIVISION, LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS "STADEL SUBDIVISION, 2<sup>ND</sup> FILING".**

**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 application is in conformance with the AR – Agricultural Residential zone district; and

**WHEREAS**, this resolution is the subdivision permit for Stadel Subdivision, 2<sup>nd</sup> Filing.

**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.
- b. This application is in conformance with section 4-2-100 governing the AR - Agricultural Residential zone district.

**And the Board approves the Subdivision Permit and Plat for Stadel Subdivision, 2<sup>nd</sup> Filing with the following condition:**

1. All minor, clerical corrections to the Plat shall be addressed prior to recordation.

**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