

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

1. DATE OF PROPOSED ACTION: December 5, 2017

2. AGENDA ITEM: ☐ Appointments ☐ Bids/Purchases ☐ Claims
☐ Contracts/Agreements/Leases ☐ Grants ☒ Land Use: Board App/Subdivision/ZC
☐ Proclamations ☐ Public Hearings/Rules & Reg's ☐ Reports & Public Petitions
☐ Resolutions ☐ Other

3. DEPARTMENT: Planning & Development Office

APPLICANT: Swan Ranch, LLC. AGENT: AVI, PC.

4. DESCRIPTION:

Consideration of a Subdivision Permit and Plat application for approval of Swan Ranch Rail Park, Thirteenth Filing, for a portion of Section 22, T.13N., R.67W., 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

Clerks Use Only:

Commissioner

Thompson _____
Kailey _____
Ash _____
Heath _____
Holmes _____
Action _____

Signatures

Co Atty _____
Asst Co Atty _____
Grants Manager _____

Outside Agency _____



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Nancy M. Trimble, Associate Planner

DATE: December 5, 2017

TITLE: Review and action of a Subdivision Permit and Plat for Swan Ranch Rail Park, Thirteenth Filing, in a portion of Section 22, T.13N., R.67W., of the 6th P.M., Laramie County WY.

EXECUTIVE SUMMARY

AVI, PC, on behalf of Swan Ranch LLC, has submitted a Subdivision Permit and Plat application for approval of Swan Ranch Rail Park, Thirteenth Filing, for a portion of Section 22, T.13N., R.67W., of the 6th P.M., Laramie County WY, located west of Berwick Drive and south of West Wallick Road. The application has been submitted for the purpose of platting a lot for a new tenant.

BACKGROUND

The proposed project would subdivide approximately 18 acres as a single lot from an unplatted property of 1,920 acres in the Swan Ranch Rail Park development area, located southwest of Otto Road and the I-25 Interstate.

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.

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 4-2-112 of the Laramie County Land Use Regulations governing the PUD – Planned Unit Development zone district; *more specifically*, the Swan Ranch Rail Park North PUD.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI), which is intended to accommodate a mix of more intensive land uses than other areas.

PlanCheyenne contemplates Industrial as the future land use. The Industrial category provides for a range of employment-focused uses, which may have impacts such as noise, outdoor storage, and freight needs that make them incompatible in other areas of the community.

The property is zoned Planned Unit Development (PUD); more specifically, Swan Ranch North PUD. This zone allows for industrial, community open space, and commercial uses. The Swan Ranch North PUD does not establish minimum or maximum lot size, but rather setbacks, open space, and landscaping requirements based on lot size and building coverage percentages.

A request for waiver of the drainage and traffic studies was submitted with the application. The County Engineer has concurred with the waiver request, as a site plan application submittal will be required and will ensure that drainage and traffic impacts are evaluated.

A development action sign was posted on the property and notifications were sent to the adjacent property owners regarding the application. No comments were received.

Staff received agency comments confirming the application is in process with the City, and requiring mapping revisions. A revised plat was submitted on October 30, 2017 and has been included with this staff report.

The Laramie County Planning Commission held a public hearing of this application on November 9, 2017. No public comment was received. The Planning Commission voted 5 – 0 to recommend approval of the subdivision permit and plat to the Board with no conditions.

Staff finds the proposal to be in general conformance with the plans and policies of the Laramie County Land Use Regulations, PlanCheyenne, and the Swan Ranch Rail Park North PUD zone district.

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 the Swan Ranch Rail Park North PUD zone district.

and that the Board approve the Subdivision Permit and Plat for Swan Ranch Rail Park, Thirteenth Filing, in a portion of Section 22, T.13N., R.67W., of the 6th P.M., Laramie County WY, with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Swan Ranch Rail Park, Thirteenth Filing, 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: Agency Review Comments Report
Attachment 7: Revised Plat – October 30, 2017
Attachment 8: Resolution

Laramie County, Wyoming



SWAN RANCH RAIL PARK THIRTEENTH FILING SUBDIVISION PERMIT AND PLAT

PZ-17-00198

Location Map





 Approximate
Plat Area

Legend

 Property Lines

Current Flood Hazards

NAME

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

Cities & Towns

TOWN

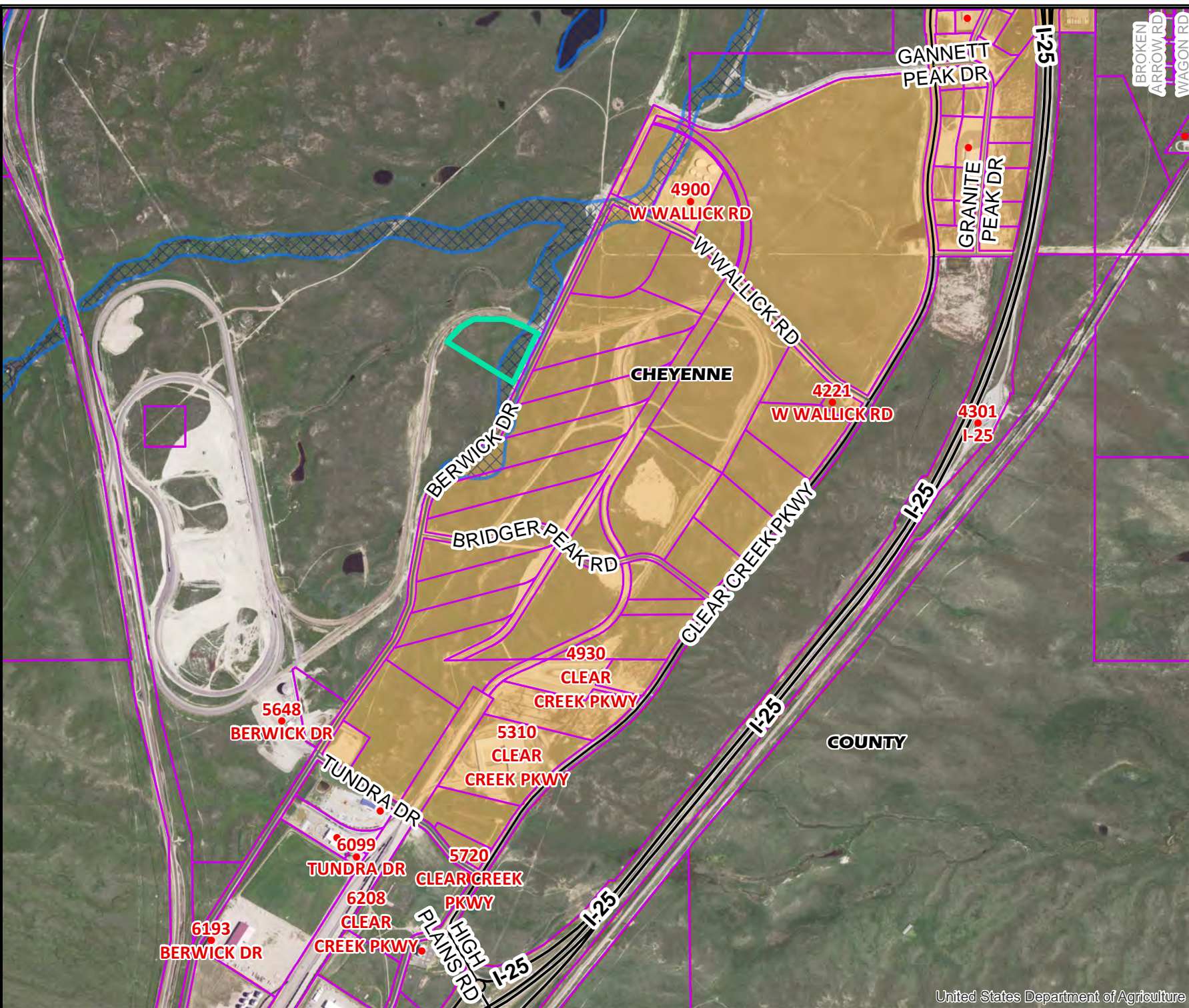
-  ALBIN
-  BURNS
-  CHEYENNE
-  PINE BLUFFS

Printed on Oct 04, 2017



0 950 1,900
Feet

United States Department of Agriculture



Laramie County, Wyoming



SWAN RANCH RAIL PARK THIRTEENTH FILING SUBDIVISION PERMIT AND PLAT

PZ-17-00198

Aerial Map





 Approximate
Plat Area

Legend

 Property Lines

Current Flood Hazards

NAME

-  FEMA FLOODWAY
-  FEMA 100YR FLOODPLAIN
-  FEMA 500YR FLOODPLAIN
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Cities & Towns

TOWN

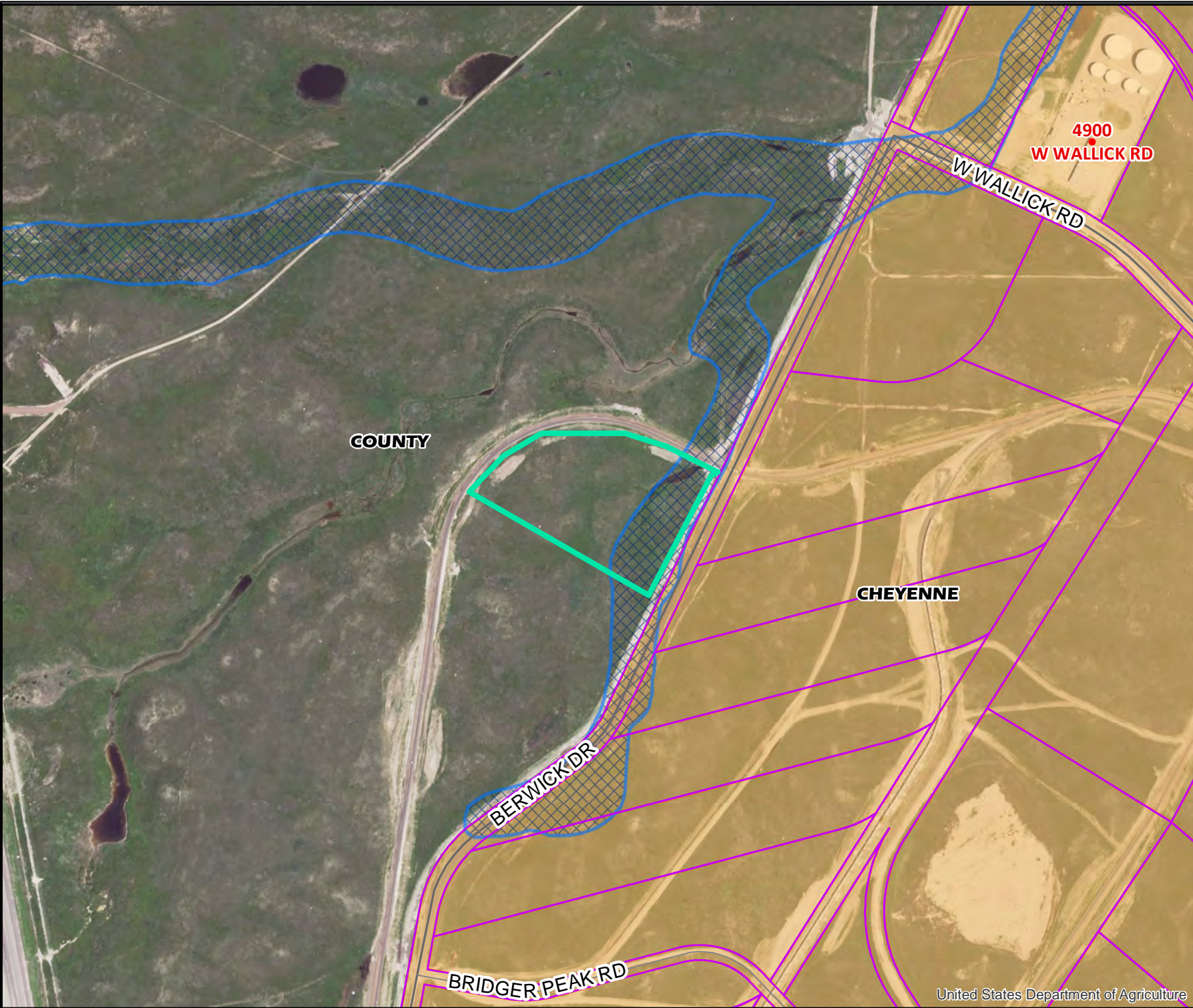
-  ALBIN
-  BURNS
-  CHEYENNE
-  PINE BLUFFS

Printed on Oct 04, 2017



0 400 800
Feet

United States Department of Agriculture



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Laramie County, Wyoming








SWAN RANCH RAIL PARK THIRTEENTH FILING SUBDIVISION PERMIT AND PLAT

PZ-17-00198

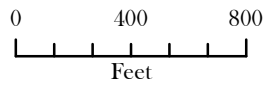
Comprehensive Plan Map

 Approximate
Plat Area

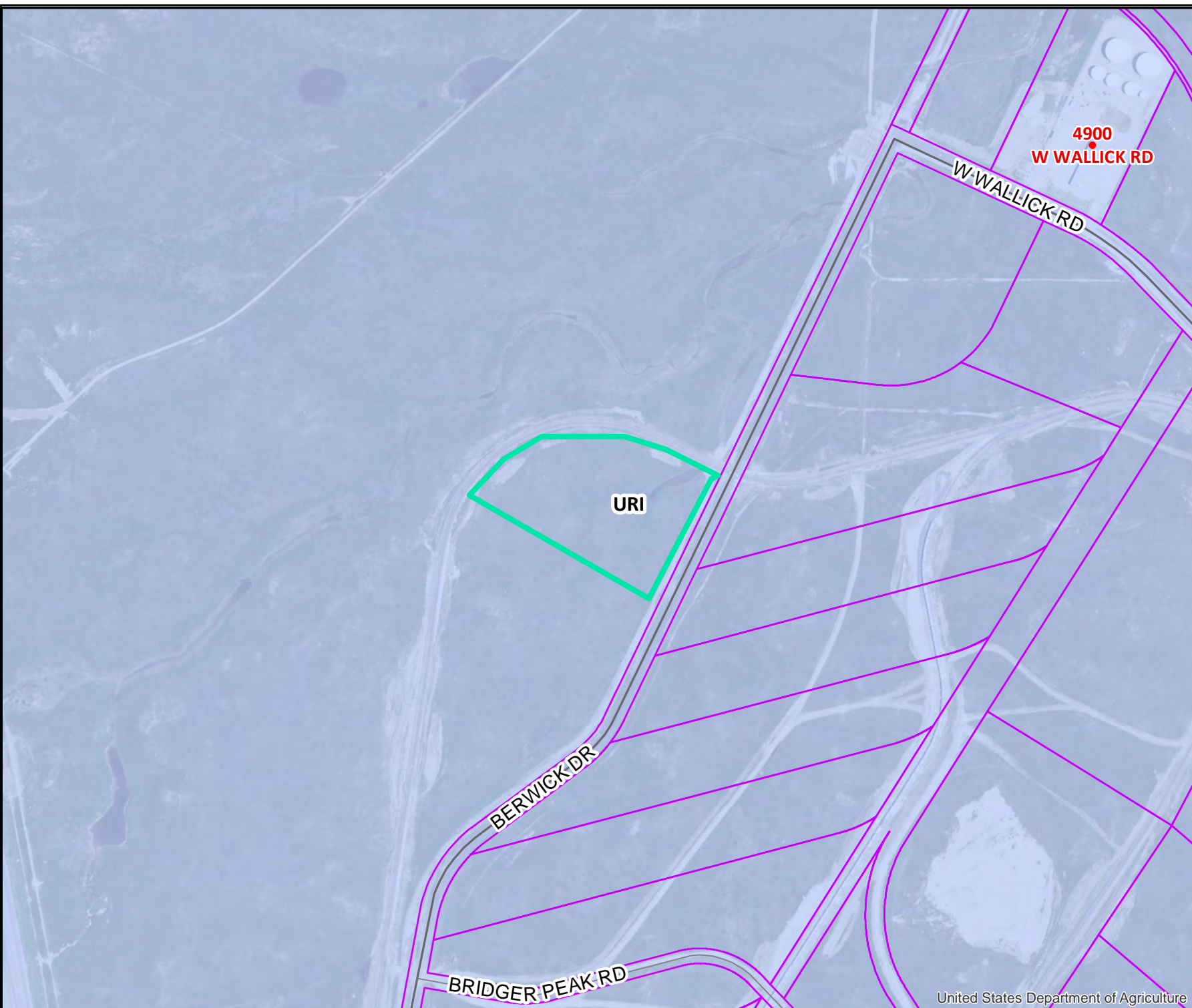
Legend

-  Property Lines
- Future Land Use Districts**
- OTHER**
-  Urban-Rural Interface (URI)
 -  Rural Metro (RM)
 -  Rural Ag Interface (RAI)
 -  Ag & Range Land (AGR)

Printed on Oct 04, 2017



United States Department of Agriculture



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Laramie County, Wyoming



SWAN RANCH RAIL PARK THIRTEENTH FILING SUBDIVISION PERMIT AND PLAT

PZ-17-00198

PlanCheyenne
Map

 Approximate
Plat Area

Legend

 Property Lines

PlanCheyenne (2014)

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

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0 400 800
Feet

OS

4900
W WALLICK RD

W WALLICK RD

IND

MU-E

BERWICK DR

BRIDGER PEAK RD

United States Department of Agriculture

Laramie County, Wyoming



SWAN RANCH RAIL PARK THIRTEENTH FILING SUBDIVISION PERMIT AND PLAT

PZ-17-00198

Zoning Map

 Approximate
Plat Area

Legend

- 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 - 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)

Printed on Oct 04, 2017



0 400 800
Feet

LIGHT INDUSTRIAL

4900
W WALLICK RD

W WALLICK RD

**PLANNED
UNIT
DEVELOPMENT**

**PLANNED
UNIT
DEVELOPMENT**

BERWICK DR

BRIDGER PEAK RD

**LIGHT
INDUSTRIAL**

United States Department of Agriculture

PZ-17-00198 SWAN RANCH RAIL PARK 13TH FILING SUB PERMIT/PLAT

Cheyenne Development Services: Lisa Pafford COMMENTS ATTACHED 10/16/2017
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 Real Estate Office: Laura Pate COMMENTS ATTACHED 10/13/2017
Should there be an Approval from County Planning and the Commissioners in addition to the Approval that is on there for the City?

County Engineer: Scott Larson COMMENTS ATTACHED 10/19/2017
Engineer Review

1. I assume the shaded area on the plat drawing is the FEMA special flood hazard area but it is not labeled as such. Please add a label as to what the shaded area is.
2. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study as they shall be included with the Site Plan application.

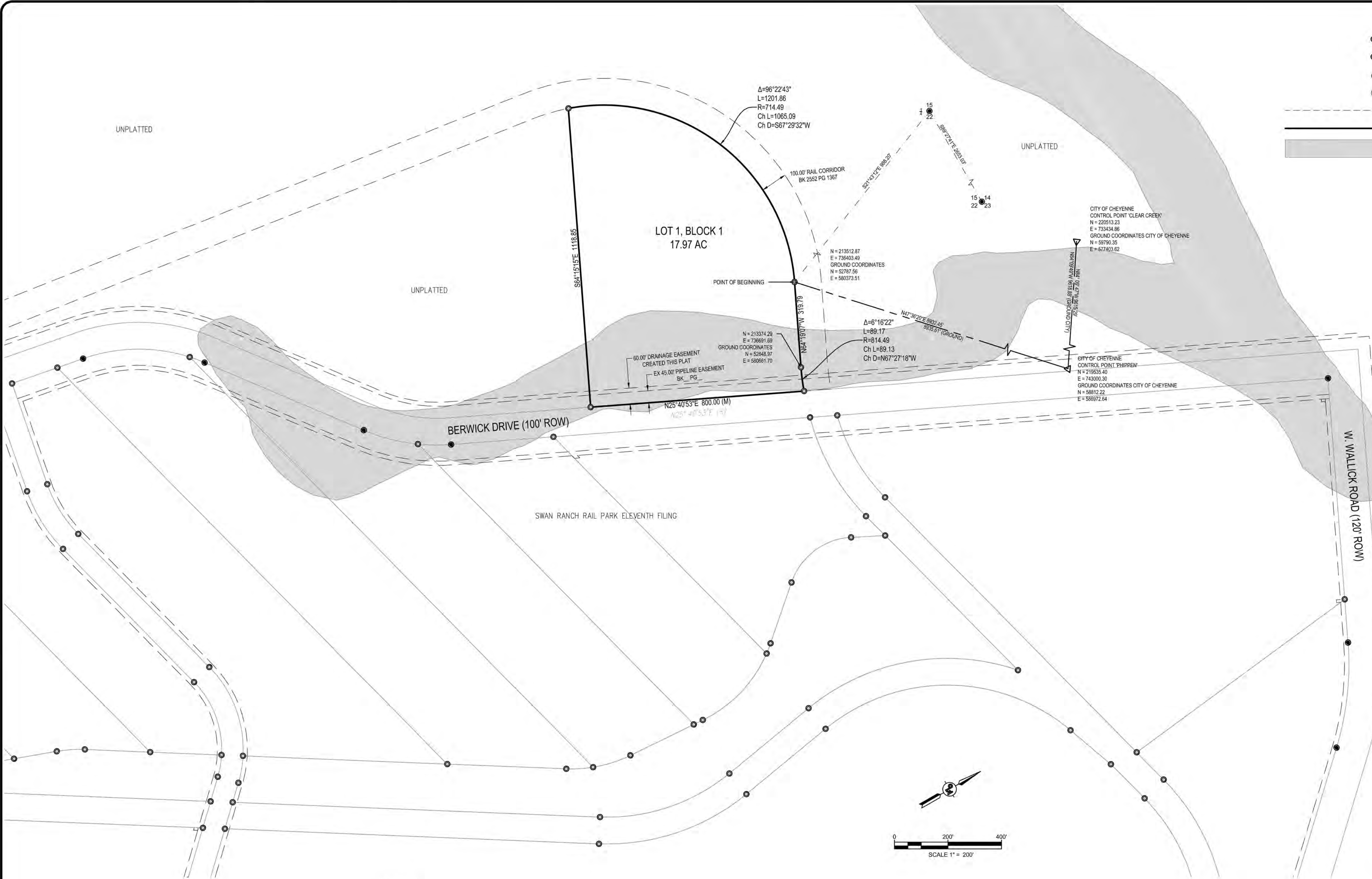
Surveyor Review

1. Plat requirements include signature blocks for use by the Chairman of the Planning Commission, the Chairman of the Board and County Clerk for Laramie County, Wyoming, as well as the Mayor and Clerk of the appropriate city or town, should the subdivision/development be located within one (1) mile of the city/town limits. Signature blocks are not provided for Chairman of the Board or County Clerk.
2. Plat layouts require a vicinity map indicating the location of the proposed subdivision development with respect to the surrounding area. The Vicinity Map would be easier to read and it would be more useful to the 'lay public' if one were to add some information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section. It is helpful to identify where the subdivision is located with respect to nearest well known community or significant area feature that the general public is familiar with and can relate to.
3. Plat layouts require any recorded easements or restrictions applicable to the subdivision shall be noted by reference to Register's book and page number. The County will not be involved in the enforcement of deed restriction or covenant instruments. The origins of the Existing 60.00' DRAINAGE EASEMENT and the Existing 45.00' PIPELINE EASEMENT are not indicated on the plat. Are they shown on another plat or should there be a Register's book and page number shown? The Register's book and page number for the 100.00' Rail Corridor are shown as BOOK 2552 -- PAGE 1358 on the drawing and in the LEGAL DESCRIPTION as BOOK 2238 -- 1176.
4. In the area where the Public Land Survey Corner ties are shown, the word UNPLATTED is placed in the same location as the bearing and distance tie between the Public Land Survey Corners, making them difficult to read.
5. I did not see any mention of irrigation water rights on the subdivision so I assume there aren't any.

Planner: Nancy Trimble COMMENTS ATTACHED 10/19/2017
Clerical errors on the plat shall be corrected prior to recordation.

Agencies responding with No Comment: Board of Public Utilities, Cheyenne MPO, County Assessor, Environmental Health Dept., WYDOT, Fire District No. 1, Cheyenne Light Fuel & Power, Building Dept.

Agencies not responding: County Public Works Dept., County Treasurer, US Post Office, Combined Communications Center, Emergency Management, Sheriff's Office, Cheyenne Engineering Services.



LEGEND

- FOUND ALUMINUM CAP AVI PC WY PLS 12045
- SET ALUMINUM CAP AVI PC WY PLS 12045
- (M) MEASURED DATA THIS PLAT
- (R) RECORD DATA FROM PLAT OF 'SWAN RANCH RAIL PARK, EIGHTH FILING'

EASEMENT LINES

PLAT BOUNDARY

FEMA 100 YEAR FLOODPLAIN

LEGAL DESCRIPTION

THE FOLLOWING IS A DESCRIPTION FOR A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPLE MERIDIAN, LARAMIE COUNTY, CHEYENNE, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 22; THENCE S21°43'12"E A DISTANCE OF 988.20 FEET TO A POINT ON THE SOUTHEAST LINE OF A 100' RAIL CORRIDOR RECORDED AT BOOK 2552 PAGE 1367 AT THE LARAMIE COUNTY RECORDS AND THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE LEFT;

SAID CURVE HAVING A RADIUS OF 714.49 FEET, A CHORD BEARING OF S67°29'32"W, A CHORD DISTANCE OF 1065.09 FEET AND A CENTRAL ANGLE OF 96°22'43", THENCE ALONG SAID SOUTHEASTERLY LINE OF SAID RAIL CORRIDOR AND THE ARC OF SAID CURVE A DISTANCE OF 1201.86 FEET TO A POINT;

THENCE S84°15'15"E A DISTANCE OF 1118.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BERWICK DRIVE;

THENCE ALONG SAID WEST RIGHT OF WAY LINE OF BERWICK DRIVE N25°40'53"E A DISTANCE OF 800.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT AND A POINT ON SAID SOUTHEAST LINE OF A 100' RAIL CORRIDOR;

SAID CURVE HAVING A RADIUS OF 814.49 FEET, A CHORD BEARING OF N67°27'18"W, A CHORD DISTANCE OF 89.13 FEET AND A CENTRAL ANGLE OF 06°16'22", THENCE CONTINUING ALONG SAID SOUTHEAST LINE OF A 100' RAIL CORRIDOR AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.17 FEET TO A POINT;

THENCE N64°19'07"W A DISTANCE OF 319.79 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL IS SUBJECT TO OTHER EASEMENTS OF RECORD AND CONTAINS 17.97 ACRES MORE OR LESS.

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, SUSAN SAMUELSON, MANAGING MEMBER OF SWAN RANCH LLC, OWNER IN FEE SIMPLE OF THE LANDS EMBRACED IN THIS PLAT OF "SWAN RANCH RAIL PARK, THIRTEENTH FILING", DO HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE THEIR FREE ACT AND DEED IN ACCORDANCE WITH THEIR DESIRE.

SUSAN SAMUELSON
MANAGING MEMBER OF SWAN RANCH LLC

ACKNOWLEDGEMENTS

STATE OF _____)
COUNTY OF _____) JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SUSAN SAMUELSON, MANAGING MEMBER OF SWAN RANCH, LLC. THIS DAY OF _____, 2017, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, _____, WYOMING

MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

DEVELOPMENT DIRECTOR _____

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS ____ DAY OF _____, 20__.

MAYOR _____ CITY CLERK _____

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

CHAIR PERSON FOR THE PLANNING COMMISSION _____

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS ____ DAY OF _____, 20__.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS _____ COUNTY CLERK _____

FINAL PLAT FOR SWAN RANCH RAIL PARK THIRTEENTH FILING

BEING SITUATED IN A PORTION OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
PREPARED SEPTEMBER 2017

NOTES:

- A 5/8" REBAR 24" LONG WITH A 2" ALUMINUM CAP STAMPED AVI PC PLS 12045 WILL BE PLACED AT ALL PROPERTY BOUNDARY CORNERS, INCLUDING BUT NOT LIMITED TO, POINTS OF CURVATURE, POINTS OF TANGENCY AND ANGLE POINTS.
- PORTIONS OF THE PLATTED BOUNDARY LIE WITHIN ZONE 'A' (NO BASE FLOOD ELEVATIONS DETERMINED) OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANELS 1335, 1351 AND 1353 OF OF 1650. MAP NOS. 56021C1335F, 56021C1351F AND 56021C1353F WITH AN EFFECTIVE DATE OF JANUARY 2007.
- CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES WATER AND WASTE WATER SYSTEMS.
- FIRE PROTECTION IS PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 1.

BASIS OF BEARINGS:

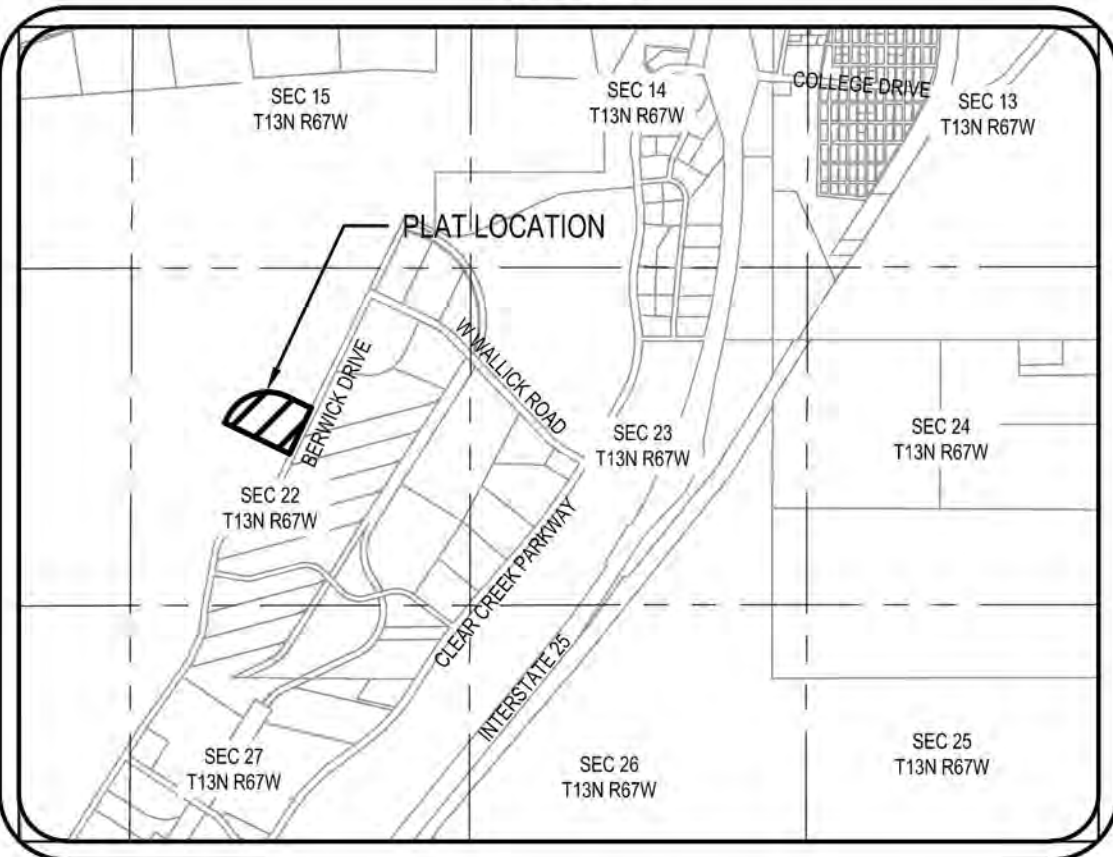
COORDINATES AND DISTANCES ARE BASED ON THE WYOMING EAST STATE PLANE EAST ZONE COORDINATE SYSTEM (FIPZONE 4901) NAD 83 - 1992 ADJUSTMENT. LABELED PLAT AND PLAN DATA (COORDINATES, CURVE DATA, BEARINGS, DISTANCES AND STATIONING) ARE GRID BASED. TO OBTAIN GROUND DISTANCES MULTIPLY PLAT AND PLAN DATA BY A PROJECT SCALE FACTOR OF 1.00035315981.

CERTIFICATE OF SURVEYOR

I ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED ON BEHALF OF AVI P.C. BY PAUL REID, P.L.S. # 2927, CARL CARMICHAEL, P.L.S. #10838 AND ME OR UNDER MY DIRECT SUPERVISION DURING THE PERIOD OF 1998 TO 1999 AND 2009 TO 2011, AND THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.



VICINITY MAP NOT TO SCALE



FILING RECORD

--

DATE									
REVISION									
NO.									

PREPARED FOR:	GRANITE PEAK DEVELOPMENT 1300 VENTURE WAY CASPER, WY 82609
---------------	--

PROJECT:	SWAN RANCH RAIL PARK THIRTEENTH FILING
DRAWING TITLE:	FINAL PLAT

		ENGINEERING PLANNING SURVEYING INC.	
307.637.6017 1103 OLD TOWN LANE, SUITE 101 CHEYENNE, WY 82009 AVI@AVIPC.COM			
DATE:		Oct 30, 2017	
DRAWN BY:		CRJ	
DESIGNED BY:		BE	
CHECKED BY:		AED	
JOB NO.:		4056	
DRAWING NO.		1 OF 1	

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
SWAN RANCH RAIL PARK, THIRTEENTH FILING, IN A PORTION OF
SECTION 22, T.13N., R.67W., 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 and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision is in conformance with the plans and policies of the Swan Ranch Rail Park North PUD zone district; and

WHEREAS, this resolution is the subdivision permit for Swan Ranch Rail Park, Thirteenth 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 the Swan Ranch Rail Park North PUD zone district.

And the Board approves the Subdivision Permit and Plat for Swan Ranch Rail Park, Thirteenth Filing.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2017.

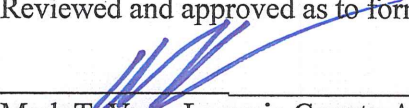
LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney