

LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Associate Planner

DATE: October 19, 2021

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Addison

Meadows, located in a portion of the S1/2 SE1/4 Section 33, T.13N., R.62W.,

of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Western R&D, on behalf of Vern Zook of 475 Road 128A, has submitted a Subdivision Permit & Plat application for Addison Meadows, located northwest of the intersection of Road 151 and Road 203. The application has been submitted in order to subdivide approximately 80 acres into nine residential tracts.

BACKGROUND

The subject property is unplatted and undeveloped. The surrounding area consists of rural residential and agricultural properties of varying acreage. On May 13, 2021, the Planning Commission voted 4–0 to acknowledge the Preliminary Development Plan for this project with 2 recommendations.

Pertinent Regulations

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

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas. The subject property is located outside the PlanCheyenne and zoned boundaries.

According to the Order of the State Engineer for the Laramie County Control Area dated April 1, 2015, this property lies within the Conservation Area, in which the well spacing requirements for new permits are indicated at one (1) well for domestic use per each lawfully subdivided lot or one (1) per each ten (10) acres of any other legal parcel of land.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). Approval from DEQ, in the form of a "Non-Adverse Recommendation", is required prior to recordation of the plat. DEQ responded on September 23, 2021 with a "Non-Adverse" recommendation for this subdivision.

Water and sewage disposal shall be provided by individual well and septic systems. With an average lot size of 8.89 acres, the minimum requirements for septic system permits are met. Tracts 1-6 of the proposed subdivision shall be accessed off Conroy Ct with the remaining tracts having access off Road 151. Letters requesting waiver of traffic impact and drainage studies were submitted with the application. The County Engineer has concurred with the waiver requests based on the information provided.

Agency review comments were received regarding small wastewater systems, surrounding wildlife, access and clerical corrections to the plat and the required DEQ approval. A revised plat was submitted on September 13, 2021 that has addressed all agency comments.

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

This application was scheduled to be heard at the September 23, 2021 Planning Commission. However, due to lack of quorum the application was postponed to the October 14, 2021 meeting. The result of this meeting will be provided at the October 19, 2021 County Commissioners Public Hearing.

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 Planning Commission find that:

a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

And that the Board approve the Subdivision Permit and Plat for Addison Meadows with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Addison Meadows and adopt the findings of facts a of the staff report.

ATTACHMENTS

Attachment 1: Location Map Attachment 2: Aerial Map

Attachment 3: Comprehensive Plan Map

Attachment 4: DEQ Chapter 23 Study "Non-Adverse" Recommendation Letter

Attachment 6: Applicant Traffic/Drainage Study Waiver Requests

Attachment 7: Agency Comments Report

Attachment 9: Plat – Revised September 13, 2021

Attachment 10: Resolution

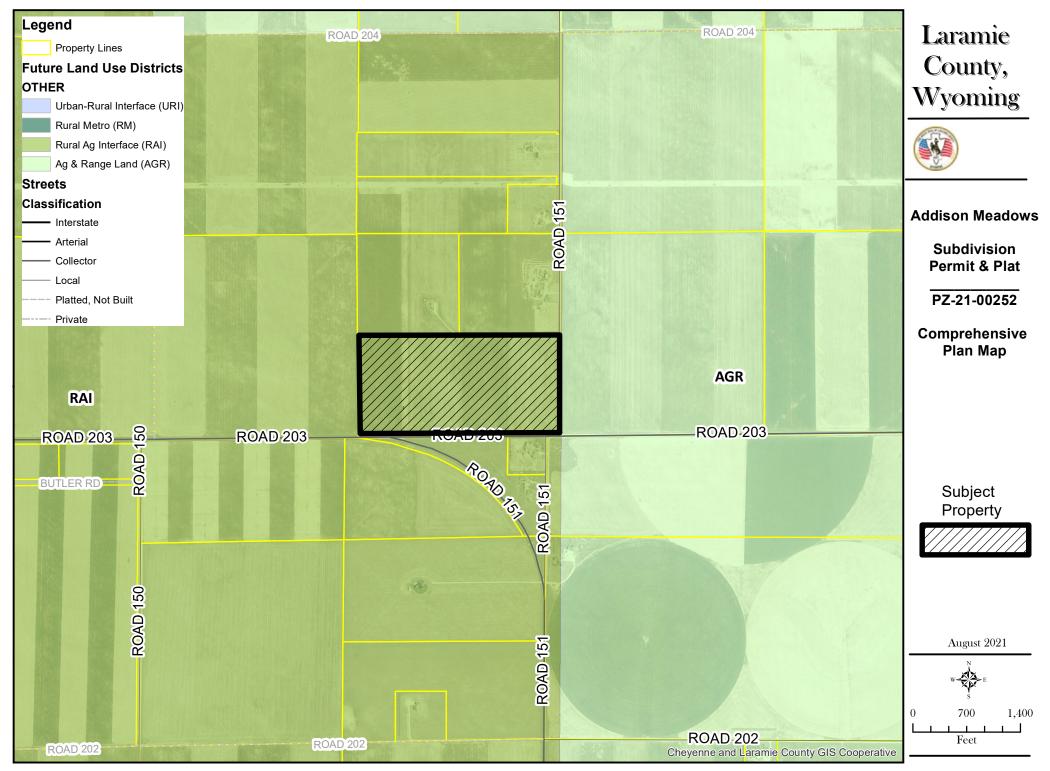


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Mark Gordon, Governor

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



September 23, 2021

Laramie County Board of Commissioners 309 West 20th Street Cheyenne, WY 82001

RE: Non-Adverse Recommendation,

Addison Meadows Subdivision, Laramie County

WDEQ/WQD Application #2021-342

Dear Commissioners:

The Wyoming Department of Environmental Quality has completed the review of the proposed Addison Meadows Subdivision located in the S ½ of the SE ¼ of Section 33, T13N, 62W, 6th P.M., in Laramie County, Wyoming. The Addison Meadows Subdivision will create 9 lots out of approximately 80 acres. The information was submitted by Vernon Zook, signed by, Russell Dahlgren, 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

Laramie County Board of Commissioners September 23, 2021 Page 2

None

Conclusions:

The Department of Environmental Quality has "No Adverse" recommendations applicable to the Addison Meadows Subdivision.

Disclaimer:

The Non-Adverse recommendation provided above has nothing to do with, nor has any bearing on the water rights associated with the Addison Meadows Subdivision. Any questions or concerns about the water rights for the Addison Meadows Subdivision should be directed to the State Engineer's Office.

Nothing in Department of Environmental Quality recommendations or comments regarding the Vernon Zook proposal for the Addison Meadows Subdivision shall be construed to relieve Vernon Zook of the obligation to obtain any permits or additional approval from any local, state or federal agencies as required by law, rules, regulations, or ordinances. Nothing in these recommendations commits the Department of Environmental Quality or Laramie County to the issuance of required permits for construction, operation, or modification of water supply or sewage systems.

Sincerely,

Dennis Lewis, PE.

Purfuir

Southeast District Engineer

Water & Wastewater Program, Water Quality Division

DL/

cc: Vernon Zook, Vern Zook Homestead Homes, 475 County Road 128A, Cheyenne, WY

82007, via email: vern@vjstructures.com

Russell Dahlgren, Dahlgren Consulting, dahlgrencounsult@aol.com

Laramie County Planning & Development Office, 3966 Archer Pkwy,

Cheyenne, Wyoming 82009

Cheyenne/Laramie County Environmental Health Division, 100 Central Avenue

Cheyenne, Wyoming 82007

Markus Malessa, SEO, markus.malessa@wyo.gov



January 11, 2021

Brad Emmons, Director Laramie County Planning and Development Office 3966 Archer Parkway Cheyenne, WY 82009

RE: Traffic Waiver – Homestead Homes, LLC (S ½ of SE ¼ of Sec 33 T13N R62W, 110-1882-00)

Dear Mr. Emmons -

I have reviewed the projected traffic impact for the 80.00-acre parcel to be known as Addison Meadows and hereby request a traffic study waiver for the proposed subdivision. The parcel is bounded by County Road 203 to the south and County Road 151 to the east and the addition of nine residences can be accommodated by the existing infrastructure. As provided by Section 3-5—105, Laramie County Land Use Regulations, the traffic generated by the proposed subdivision will not generate 100 or more trips during any hour or over 200 trips per day and is eligible for a traffic study waiver.

Please contact me if you have any questions and I would be happy to discuss the project further.

Respectfully,

Gary N. Grigsby PE PLS #9283

Gary N Grigsby

Vice President





February 19, 2021

Dave Bumann, Director Laramie County Public Works Department 13797 Prairie Center Circle Cheyenne, WY 82009

RE: Drainage Report Waiver - Homestead Homes, LLC (S ½ of SE ¼ of Sec 33 T13N R62W, 110-1882-00)

Dear Mr. Bumann -

I have reviewed the drainage impact for the proposed subdivision to be known as Addison Meadows and hereby request a waiver for the drainage impact study and report. This 80.00-acre parcel currently slopes northwest to southeast with drainage contained onsite. The proposed subdivision will accommodate nine residences and will not impact the historic drainage patterns.

Please contact me if you have any questions and I would be happy to discuss the project further.

Respectfully,

Gary N. Grigsby PE PLS #9283

Gary N Grigsby 185800

Vice President



<u>Building Dept.</u>: Building Dept., Daniel Peters Comments Attached 08/30/2021 Fire apparatus access roads required per IFC 2018 Section 503.

Building permits shall be required for all new building construction.

Laramie County has adopted the 2018 I-codes and the 2020 NEC.

<u>County Engineer:</u> County Engineer, Scott Larson Comments Attached 08/30/2021 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 Surveyor's Certificate refers to this as a Preliminary Plat instead of a Final Plat.

Surveyor Review

1. There are no Wyoming State Plane field observation coordinates shown on the plat

<u>Environmental Health:</u> Environmental Health Department, Roy Kroeger Comments Attached 08/23/2021

Laramie County Small Wastewater System Regulatons

A 10' deep site hole and perc test will be required on each lot prior to issuing a small wastewater system permit.

A small wastewater system permit shall be obtained on each lot PRIOR to the start of construction.

A full DEQ Chapter 23 subdivision report shall be submitted to this office prior to any permits being issued.

A signed final plat shall be filed with this office prior to the issuance of any small wastewater system permit.

<u>High West Energy:</u> High West Energy, David Golden Comments Attached 08/20/2021 Additional electric utility easement is requested between tracts 3 & 4 to allow development of service to all lots.

Intraoffice: Planners, Marissa Pomerleau Comments Attached 08/30/2021

1. The easements along each property needs clarification. The plat shows a 12' High West Energy Easement along most of the property lines, but there appears to be two

separate easements along the property lines. The legend also indicates an item for Drainage and Utility easements. Where are the drainage easements and how wide are they? They must be identified on the map.

- 2. Language on the type of plat stating wastewater system setback and Environmental Health's phone number should be removed from the Plat.
- 3. As a note, a Non-Adverse recommendation letter in response to the Chapter 23 DEQ study submitted by the applicant is required prior to recordation of the plat. Study is under review by DEQ until October 17th, 2021.

<u>County Public Works Department:</u> County Public Works Department, 9/01/2021 Molly Bennett

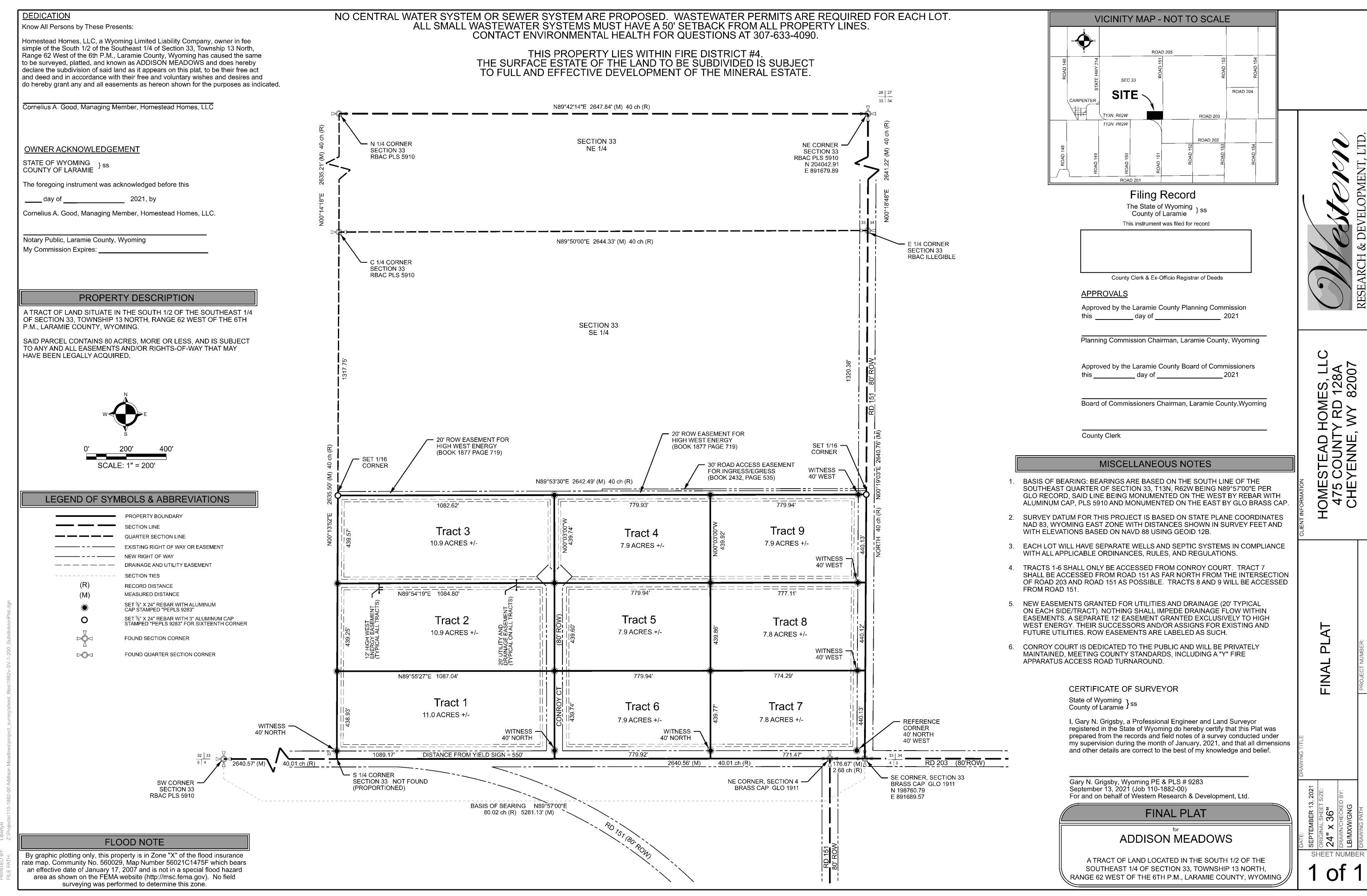
All internal roads or easements shall be built to County Standards. A Right-of-Way and Grading Permit will be required for all road/easements to be constructed.

AGENCIES WITH NO COMMENT:

County Assessor
County Attorney
County Real Estate Office
WYDOT
Wyoming Game & Fish Dept
Intraoffice: Planners, Cambia McCollom

AGENCIES WITH NO RESPONSE:

County Clerk
County Conservation District
County Treasurer
Emergency Management
Fire District No 4
Laramie County Weed & Pest
RT Communications
Sheriff's Office
WY State Engineer's Office
Wyoming DEQ
US Post Office



RESOLUTION NO.	

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR A PORTION OF THE S1/2 SE1/4 SECTION 33, T.13N., R.62W., OF THE 6TH P.M., LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS "ADDISON MEADOWS".

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for Addison Meadows.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

And the Board approves the Subdivision Permit and Plat for Addison Meadows.

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	_