



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: September 17, 2024

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Allison Tracts, 11th Filing, a subdivision located in Tract 2, Allison Tracts, 10th Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Shane Hansen, Steil Surveying Service, LLC, on behalf of Everyday Homes, LLC, of Cheyenne, WY has submitted a Subdivision Permit and Plat application for Allison Tracts, 11th Filing. The property is located adjacent to 619 East Allison Road. This will be a seven (7) tract subdivision, six (6) will be tiny home tracts and one (1) common space tract. The common space tract is intended for ingree/egress and utility and drainage easement. Each tiny home tract will accommodate a 650 sf single family residence with porches, lawn, and off street parking.

BACKGROUND

This property, designated MR-Medium Density Residential zone district, is approximately 1.70-acres and is vacant residential land. The surrounding area consists of small subdivisions. The existing residence located on Tract 1, Allison Tracts, 10th Filing, will remain.

Pertinent Regulations Include:

W.S. § 18-5-301 thru 18-5-315.

Section 1-2-104 governing public notice.

Section 2-1-101 (a-e) governing the criteria for a subdivision permit and plat.

Section 4-2-104 governing the MR-Medium Density Residential zone district.

DISCUSSION

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

This property lies within the South Cheyenne Water & Sewer District. Access to this parcel will be a forty (40) foot access off East Allison Road.

Agency review comments have been addressed and the plat revised. Public notice was provided per Section 1-2-104 of the LCLUR. Staff received one public comment asking that this development share the existing access with the parcel on the west.

On August 8, 2024, the Laramie County Planning Commission held a public hearing on this application. The Planning Commission voted (3-0) to recommend approval.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds 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 4-2-104 governing the MR-Medium Density Residential zone district.

and the Board of County Commissioners may approve the Subdivision Permit and Plat for Allison Tracts, 11th Filing, with no conditions, and to adopt the finding of fact a and b of the staff report.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Allison Tracts, 11th Filing with no conditions, and adopt the finding of fact a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Plat**
- Attachment 2: Project Narrative**
- Attachment 3: Pre-Application Meeting Notes**
- Attachment 4: Environmental Impact Study**
- Attachment 5: Combined Agency Comments and Applicant Response**
- Attachment 6: Public Comment**
- Attachment 7: Resolution**
- Attachment 8: Plat – Revised 7.3.24**



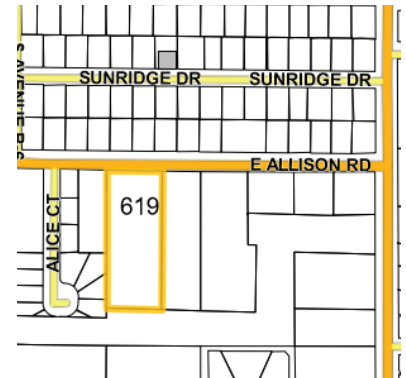
**Tract 2
Allison Tracts, 10th Filing
Laramie County, Wyoming**

Allison Tracts,
11th Filing
Subdivision

PZ-23-00109

SCWSD

Fire District 1





June 14, 2024

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

InRe: LETTER OF JUSTIFICATION – ALLISON TRACTS 11TH FILING

Steil Surveying Services, agent for the owner, intends to VACATE and REPLAT, ALL OF TRACT 2, ALLISON TRACTS 10TH FILING., Laramie County, Wyoming, for Residential Use. Six (6) Tiny Home tracts and one (1) common space tract are proposed to be built in the replat. A zone change is not required. The overall density of the replat is 1.70 acres. The proposed replat will consist of seven (7) tracts. A drainage study will be prepared as soon as we are able. It will be submitted as soon as complete.

Please contact me with any questions or concerns.

A handwritten signature in blue ink that reads "Michael S. Hansen".

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



LARAMIE COUNTY PLANNING & DEVELOPMENT OFFICE

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

DISCLAIMER: These notes are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at the pre-application stage.

Date: 8/23/23 Staff: JA, JM, CP, CC, BH		Property Owner: Dean Campbell
Project Description: Small Homes Subdivision		
Project Location/Address: 619 E. Allison Rd. Cheyenne WY 82004		
ATTENDEES/AGENTS/PARTIES		
Applicant: Dean Campbell	Phone: 307-214-5127	Email: deancampbell@startrail.com
Other:	Phone:	Email:
Other:	Phone:	Email:
APPLICATION TYPE(S)		
<input type="checkbox"/> Administrative Plat (Vacation? Y/N)	<input type="checkbox"/> Site Plan - For Records	
<input type="checkbox"/> Appeal	<input type="checkbox"/> Subdivision Exemption	
<input type="checkbox"/> Board Approval	<input checked="" type="checkbox"/> Subdivision Permit & Plat	
<input checked="" type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Variance	
<input type="checkbox"/> Site Plan - Major	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Site Plan - Minor		
GUIDANCE		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees: PDP \$1,000 SUBDIVISION \$1,200	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Plat / Site Plan / Plot Plan / Record of Survey / Preliminary Dev. Plan / Zone Change Map:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Drainage Plans:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:	

New Pond



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<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> TBD	ROW Construction Permit:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Consent	Perimeter Fence Construction Per W.S. § 18-5-319:

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: \$26 per sign
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: actual cost
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant: actual cost



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Miscellaneous Notes:

Subdivision permit & plat - Need to be 6,000 sqft each following approval of PDP

- Project narrative
- Plat document

Letter of waiver for traffic study & drainage

acknowledgement letter - \$500 per acre

Public safety fees

PDP 1st - then subdivision

300ft of spacing for access point of entry from Allison road into housing
Preferred to shore the access

South cheyenne water - 635-5608

ALLISON TRACTS 11TH FILING

LETTER OF INTENT AND ENVIRONMENTAL IMPACT STUDY

For

ALLISON TRACTS 11TH FILING

Laramie County, Wyoming

Prepared for

EVERYDAY TINY HOMES, LLC

PO BOX 21630

CHEYENNE, WY 82003



Steil
Surveying
Services, LLC
Registered Land Surveyors

Prepared by

MSH

STEIL SURVEYING SERVICES

1102 West 19th Street

Cheyenne, WY 82009

(307) 634-7273

August 31, 2023

ALLISON TRACTS 11TH FILING
Environment and Services Impact Report

TABLE OF CONTENTS

PAGE

I.	INTRODUCTION	2
1.	Location	2
2.	Description of Property	2
3.	Existing Conditions	2
II.	PROJECT ENVIRONMENTAL IMPACTS	3
1.	Water Source	3
2.	Storm Water	3
3.	Sanitary Sewer System	4
4.	Wildlife and Vegetation	4
5.	Hazardous Materials	4
III.	PROJECT SERVICE IMPACTS	4
1.	Hospital Care	4
2.	Schools	4
3.	Parks/Trails	5
4.	Crime Control	5
5.	Fire Protection	5
6.	Road Impact	5
IV.	CONCLUSSIONS	5
V.	REFERENCES	6



ALLISON TRACTS 11TH FILING

APPENDIX A - Exhibits

I. Introduction

1. Location

The project site is A PORTION OF THE SW $\frac{1}{4}$, SEC 24, T14N, R68W of the 6th P.M., City of Cheyenne, County of Laramie, State of Wyoming.

The seven (7) tract subdivision, ALLISON TRACTS 11TH FILING, is located in the Laramie County, Wyoming, (Refer to Appendix A, Vicinity Map) is bound along the west property line by Everyday Homes, LLC and College View Estates, both are residential use. The North property line abuts East Allison Road and Tract 1, Allison Tracts 10th Filing, residential use. The East Side of the property is bounded by the Brian John Andreas property, residential use. The south side of the property is bounded by the Allison Draw Flood Control Project, Tract 2, drainage and flood drainage and flood control use. The overall ALLISON TRACTS 11TH FILING site is 1.70 acres more or less.

The intent of this project is to plat seven tracts, 6 for residential use and 1 for access, utilities, and drainage. Common Space.

2. Existing Conditions

Existing vegetation consists of native grasses and weeds. The land is residential use.

The topography of the site is flat residential.

The existing road that will service the site is East Allison Road.

II. Project Environmental Impacts

1. Water Source

South Cheyenne Water and Sewer District – existing.

2. Sanitary Sewer System

South Cheyenne Water and Sewer District - existing

3. Wildlife and Vegetation

The site does not appear to provide any habitat for any of the recognized endangered or rare species of plants or animals. Additionally, the site is not a major migratory route for any animals.

4. Hazardous Materials

This is an existing residential site, so there should be no hazardous materials stored on the site.

III. Project Service Impacts

1. Hospital Care

The project is located approximately 2.5 miles from the Memorial Hospital of Laramie County, DBA Cheyenne Regional Medical Center. The proposed project should not have an impact on the availability of Hospital services.

ALLISON TRACTS 11TH FILING

2. Schools

The project is in the Laramie County School District #1 boundary area. The site is approximately ¼ mile from Arp Elementary School, 1.5 miles from Johnson junior High School and 1.5 miles from South High School, where students that may live in this area would go.

ALLISON TRACTS 12TH FILING should not have a negative impact on any of the schools.

3. Parks/Trails

N/A

4. Crime Control

The project will be served by the Laramie County Sheriff's Department.

5. Fire Protection

The project will be served by the City of Cheyenne Fire Department.

6. Road Impact

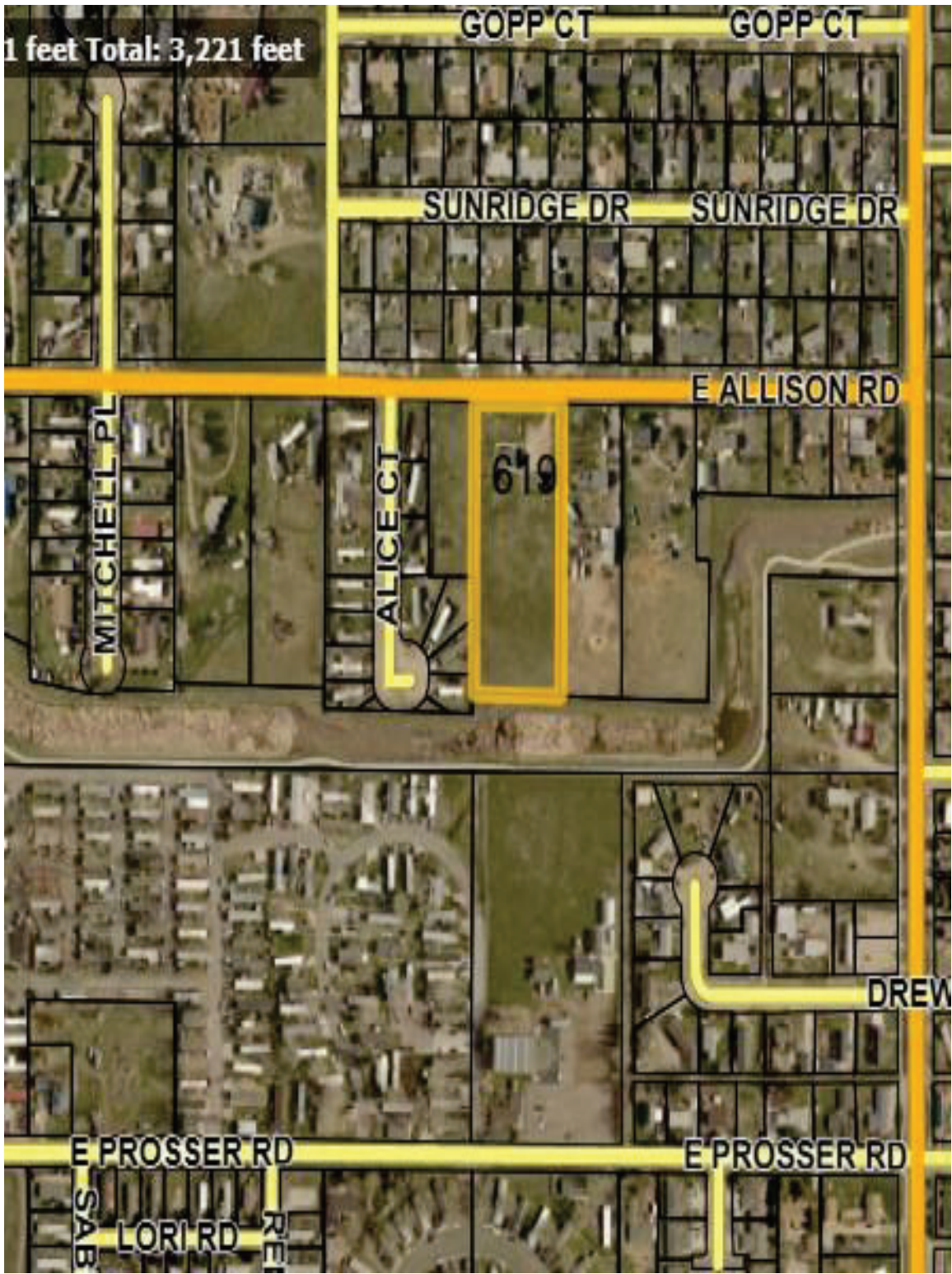
Impact to East Allison Road will be minor, if impactful at all.

IV. Conclusions

This environmental assessment provides sufficient information and analysis to conclude that the proposed project will not result in any significant, adverse environment or service impacts.

ALLISON TRACTS 11TH FILING

APENDIX A



Permit Notes

Permit Number: PZ-23-00109

Parcel Number: 13660840208100

Submitted: 08/31/2023

Applicant: HANSEN, MICHEAL SHANE

Owner: EVERYDAY HOMES LLC

Project Description: RESIDENTIAL SUBDIVISION

Site Address: 619 E ALLISON RD

Cheyenne, WY 82007

Technically

Complete: 09/01/2023

Approved: 11/28/2023

Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
08/31/2023		Fees	SIGN FEE	ADJUST AMOUNT	Only one sign was required and the PDP application was charged this fee.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
09/14/2023		Application	PZ-23-00109	GENERAL	Water and Sewer provided by South Cheyenne Water and Sewer District Water and Sewer available on E Allison Rd. Submit Site plan for approval from South Cheyenne District. Site plan to include water and sewer connections sizes etc. Permits and fees will be calculated from detailed site plan. 307-635-5608 Dena or Scott	SCOTT.SPRAKTIES@LARAMIECOUNTY.WY.GOV
09/15/2023	06/27/2024	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	There has not been a plat recorded called Allison Tracts 10th Filing. So the legal description in the Title Block and in the Dedication need to be... Allison Tracts 3rd Filing, Portion Tract 87. There are two Tract 1's listed. One is the Common Space and one in the actual lots.	LAURA.PATE@LARAMIECOUNTY.WY.GOV
09/18/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements." 2. An access permit application through Public Works will be required with this development. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information. 3. The information Public Works was able to find indicates the Right-of-way of E. Allison is 60 feet. Please see the attached for reference and adjust the plat accordingly.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
09/20/2023		Application	PZ-23-00109	GENERAL	Maintain ingress and egress for emergency services according to the Laramie County Land Use Regulations.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
09/20/2023		Application	PZ-23-00109	GENERAL	Engineer Review 1.1 concur with the request for a waiver of a detailed Traffic Study based on the anticipated volumes. 2. Since this subdivision is more in line with an urban environment because of the significantly smaller lots, there will be an increase in runoff which requires a Drainage Study. There will be 6 houses, driveways, patios, porches, etc. on 0.9 acres. Also, the crushed based material for the roadways (assuming the roads wont be paved) is close to .8 acres and is not completely pervious like landscaped area. Therefore, the vast majority of the 73,975 square feet of the platted area	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

will be impervious or much less pervious than natural/landscaped ground. There most likely will need to be a detention pond and there needs to be an area established on the plat for the detention pond.

3.This plat needs to be modified to include both Tract 1 and Tract 2 of Allison Tracts, 10th Filing. This plat is showing modifications to the southern boundary of Tract 1 of Allison Tracts, 10th Filing as well as adding an easement to Tract 1 so it needs to be included in the platted area. The Vacation Statement, Dedication, Title Block, etc. will need to be modified for this change.

4.The 14 Ingress/Egress easement is not 14 for its entire length because only a 48.58 of the easement is parallel with a property line. There needs to be additional dimensions given to fully establish the easement. In addition, there should be a leader with an arrow tying the note with the area or easement line.

5.The plat needs to include the following items: a.) North Arrow, b.) Scale (graphical and written), c.) Water supply provided by SCWSD, d.) Sanitary Sewer service provided by SCWSD, e.) Which Fire District provides the fire protection, f.) The note THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE, g.) the Section, Township and Range in the title block, h.) Signature block for the Chairman of the Planning Commission.

6.It does not appear that the ROW for East Allison Road varies in this location. Please verify.

7.The adjacent property to the south should be labeled.

8.The PDP did not provide information regarding what the cross section of the roadways will be and if they will be built to urban standards or rural standards. If they are built to urban standards, the minimum ROW easement width would be 45. If they are built to rural standards, the minimum is 80. However, if they can demonstrate that they can fit the 36 roadway width (this is the dirt width before base is placed) and have necessary roadside drainage ditches all within the 40 ROW easement shown, it may be acceptable. If not, additional ROW easement width would be required.

Surveyor Review

1.Assuming that the COMMON SPACE ACCESS, UTILITY AND DRAINAGE EASEMENT is provided solely for the use of the landowners in this subdivision, it would be a good idea to spell that out in the DEDICATION.

2.It would be helpful to label the width of the north-south portion of the COMMON SPACE ACCESS, UTILITY AND DRAINAGE EASEMENT falling between TRACTS 2-4 and TRACTS 5-7.

3.Even though the R/W width of EAST ALLISON ROAD

Permit Notes

varies, it would be useful to show the approximate / average width of that road R/W.

4.What is the 5.0 strip along the south edge of EAST ALLISON ROAD and the north boundary of the COMMON SPACE ACCESS, UTILITY AND DRAINAGE EASEMENT? It should be identified.

5.The easement along the west boundary of TRACTS 3 and 4 should be labeled with width and purpose.

09/20/2023	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	Allison Tracts 10th Filing doesn't currently exist. Documentation submitted contains labels/titles in referring to this project as Allison Tracts 11th. This doesn't match the designation in SmartGov.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
10/02/2023	Application	PZ-23-00109	GENERAL	<p>2nd Review</p> <p>1.I will allow a Drainage Study to be deferred until the roadway designs are submitted to the County for review. Since 71.4% of the property will not be pervious, a Drainage Study will be required to show how much detention will be necessary, etc. The concept plan shows drainage easements and detention pond easements in the rear of the lots. These easements need to be included on the plat. The Drainage Study will show how these easements will be utilized.</p> <p>2.It does not appear that the ROW for East Allison Road varies in this location except for maybe the 5 shown, so I believe the width could be labeled for this area.</p> <p>3.The LCLUR requires 80 of ROW or easement for county roadways. Since you are requesting something smaller than the required 80 (i.e. a waiver from the requirements), information needs to be provided to show you can fit the required roadway section and drainage ditches within the proposed easement. Otherwise, you will need to modify the easement to 80 wide. As previously stated, if you can demonstrate that you can fit the 36 roadway width (this is the dirt width before base is placed) and have necessary roadside drainage ditches all within the 40 ROW easement shown, the waiver can be granted. If not, a waiver cant be issued, and additional ROW easement width will be required.</p> <p>4.Roadway designs shall meet all LCLUR for roadway designs for a subdivision and be submitted to the Laramie County Public Works Department for review and approval.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
10/02/2023	Application	PZ-23-00109	GENERAL	Water and Sewer Permits are required before starting of project.	SCOTT.SPRAKTIES@LARAMIECOUNTY.WY.GOV
10/04/2023	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no cxomment	LAURA.PATE@LARAMIECOUNTY.WY.GOV

Permit Notes

10/04/2023	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments provided the review engineer and Public Works (PW) on the PDP (PZ-23-00108) shall be addressed. PW comments below:</p> <p>a. As mentioned previously a note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements."</p> <p>b. All comments provided within this and the previous reviews by the review engineer shall be addressed regardless of the relevance to a site plan as this preliminary development plan and the subdivision permit and plat were submitted concurrently.</p> <p>c. It is recommended another round of reviews take place for this application given the outstanding, unresolved issues.</p> <p>2. The plat map for this application does not match the one provided with the PDP submittal (PZ-23-00108). provide correct map.</p> <p>3. All roadways shall be designed and constructed to LCLUR, and the design plans shall be submitted to the County for review and approval.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/24/2023	Application	PZ-23-00109	GENERAL	As per Shane Hansen email the project will change and will only be a single lot subdivision due to requirements from Public Works regarding the access for the proposed 7 parcel subdivision. Plat revised 10.24.23 to reflect one parcel subdivision to be known as Allison Tracts, 11th Filing.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
11/02/2023	Application	PZ-23-00109	GENERAL	3rd Review - Since the applicant has decided to change the plat to only one lot, the plat drawing appears to be adequate and I have no further comments at this time.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
11/06/2023	Application	PZ-23-00109	E-MAIL	Applicants wants to proceed with the PDP and Subdivision for 7 parcels. New dates for hearings are 12.14.2023 Planning Commission and 1.2.2024 for County Commissioner's.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
11/07/2023	Application	PZ-23-00109	GENERAL	Since the applicant has decided to change the plat to only one lot, the plat drawing appears to be adequate and I have no further comments at this time.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
11/08/2023	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. As of 11.6.23, this project will continue as it was originally designed (plot plan dated 10.23.23).</p> <p>1a. Courtney (PW) and Shane (agent for applicant) had a conversation on 11.6.23 to work through the comments submitted on 10.18.23 by review engineer Scott Larson. For the record, Public Works did not see and was not aware of the comments submitted by Scott to facilitate a compromise.</p> <p>1b. In the conversation, PW and Shane agreed to build the access similar to the access road and approach at 609 E ALLISON RD. Please see the attached site plan for that site as an example. Feel free to reach out with any questions.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

Permit Notes

11/14/2023		Application	PZ-23-00109	GENERAL	<p>1. City Official Comment Letter attached (no comments requiring response).</p> <p>2. Note: Typically in a scenario such as this, the City would expect the potential for through-block connectivity (the existing block has a 1.6 mile perimeter); however, due to the natural feature of Allison Draw, such connection is less feasible.</p>	SETH.LLOYD@LARAMIECOUNTYWY.GOV
11/27/2023		Application	PZ-23-00109	CORRESPONDENCE	Letter to Brian Andreas notifying project has been closed by applicant and there would be no public hearings	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
11/27/2023		Application	PZ-23-00109	PHONE CALL	Shane Hansen px'd and said applicant has asked that this project be placed on an indefinite hold., both the PDP and Subdivision. The cost associated with installing utilities and building the road and access does not make it feasible at this time.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
06/14/2024		Application	PZ-23-00109	GENERAL	<p>Applicant asked to reopen the subdivision permit and plat application. Revised plat and project narrative was submitted. Drainage report will follow. The hearing dates will be:</p> <p>August 8, 2024 - Planning Commission</p> <p>September 17, 2024 - BOCC (9.3.24 Meeting Cancelled)</p> <p>Neighbor letters sent 6.14.24 and legal ad will publish 6.19.24</p> <p>Agency review scheduled with deadline of 6.27.24</p> <p>public comment period ends 7.29.24</p>	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
06/14/2024	07/03/2024	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	Current Ownership is EVERYDAY HOMES LLC. This will need corrected in the Dedication.	CANDICE.MCCART@LARAMIECOUNTYWY.GOV
06/14/2024	07/03/2024	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	Owner is Everyday Homes LLC. "Tiny" is not part of the ownership name from the deed, nor on the Plat for 10th filing. Please remove the word Tiny from the name in the dedication, signature line and in the notary acknowledgement.	LAURA.PATE@LARAMIECOUNTYWY.GOV
06/18/2024		Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	2ND REVIEW of PZ-23-00109 Plat Rev 6.12.24.pdf: 1. Parcel PIDN should be updated: 13660840209600. 2. The Owner of record should be updated: EVERYDAY HOMES LLC (per BK 2615, PG 419). 3. The authority of shared ownership interest of Common Space should be noted on plat map.	CINDY.KEMIVES@LARAMIECOUNTYWY.GOV
06/21/2024		Application	PZ-23-00109	GENERAL	<p>Review (dated 6/21/2024):</p> <p>1. Official comment letter from the first round of reviews still applies (no comments requiring response).</p> <p>2. Note: as the current tract was originally created in 2023, I'm uncertain of the need for this action, but it appears generally in order.</p>	SETH.LLOYD@LARAMIECOUNTYWY.GOV

Permit Notes

06/25/2024	Application	PZ-23-00109	GENERAL	<p>Review - 6/25/24</p> <p>1.A Drainage Study will be required with the design of the internal roadways and submitted to the County with a ROW Permit application.</p> <p>2.The applicant shall utilize a roadway section outlined in the LCLUR or obtain a waiver from Public Works on the proposed internal roadway sections.</p> <p>3.The plat should include a dimension for the width of Tract 1 between Tracts 2,3, & 4 and Tracts 5, 6, &7.</p> <p>4.According to the GIS, the property owner is Everyday Homes, LLC and not Everyday Tiny Homes, LLC. Please clarify and/or correct.</p> <p>5.There is a typo at the top of the plat indicating South Cheyenne Water and SWEWER District.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
06/25/2024	Application	PZ-23-00109	GENERAL	Must have a detailed civil drawing of development for District Board approval. Will need demand sheet completed for review process. Sheet can be picked up at District office.	SCOTT.SPRAKTIE@LARAMIECOUNTY.WY.GOV
06/25/2024	Application	PZ-23-00109	GENERAL	Same comments as before apply.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
06/27/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. Was the PDP (PZ-23-00108) approved as it relates to this subdivision permit and plat?</p> <p>2. Related to the roadways: Previous comment was "All roadways shall be designed and constructed to LCLUR, and the design plans shall be submitted to the County for review and approval."</p> <p>2a. There were also conversations related to this project where Public Works and Shane agreed to build the access road and approach at 609 E ALLISON RD. Please see the attached site plan for that site as an example.</p> <p>2b. How does the applicant plan to proceed as it relates the roadway (Tract 1)?</p> <p>3. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements."</p> <p>4. All comments provided by the review engineer and Public Works (PW) on the PDP (PZ-23-00108) shall be addressed or discussed as it relates to this reopening of the project.</p> <p>5. All comments provided within this and the previous reviews by the review engineer shall be addressed, acknowledged or discussed.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
				<p>1. Question for Planning Department. We made corrections to it. Not sure if it was ever approved. The PDP is irrelevant as it is no longer required for a subdivision of this size.</p> <p>2. Acknowledged - the roadway will be designed by LOVAS. It will be gravel and will fit inside of the 40 foot row. Courtney approved the use of a gravel surface on this project. 2a. Agreed. 2b. These are rental properties. Ownership remains with current owner. His responsibility to maintain.</p> <p>3. Note is already on plat.</p> <p>4. Acknowledged</p> <p>5. All comments that we are aware of have been addressed as of the last review.</p>	

Permit Notes

07/09/2024	Application	PZ-23-00109	GENERAL	<p>4th Review -</p> <ol style="list-style-type: none">1.Although the response from the applicant indicates they addressed/corrected items pointed out on the plat, the revised plat submitted does not show the changes.2.The plat should include a dimension for the width of Tract 1 between Tracts 2,3, & 4 and Tracts 5, 6 & 7.3.According to the GIS, the property owner is Everyday Homes, LLC and not Everyday Tiny Homes, LLC. Please clarify and/or correct.4.There is a typo at the top of the plat indicating South Cheyenne Water and SWEWER District.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
07/09/2024	Application	PZ-23-00109	GENERAL	<p>All previous comments still apply to project under review. Please contact South Cheyenne Office for approvals, permits and fees.</p>	SCOTT.SPRAKTIES@LARAMIECOUNTY.WY.GOV

Catherine Cundall

From: Brian Andreas <bandreas620@gmail.com>
Sent: Monday, July 8, 2024 4:35 PM
To: Planning
Subject: comment on project PZ-23-00109

Categories: CATE

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

I have a big concern on why a second access is proposed to get to the south area of 619 E. Allison. There already is an access road in place that is west of the main house!!

My second concern is where will the people park their cars? Will they drive and park on the common space access?

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR A TRACT
2, ALLISON TRACTS, 10TH FILING, LARAMIE COUNTY, WYOMING, TO BE
PLATTED AND KNOWN AS
“ALLISON TRACTS, 11TH 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 MR-Medium Density Residential zone district; and

WHEREAS, this resolution concerns the subdivision permit application for Allison Tracts, 11th 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 4-2-104 governing the MR-Medium Density Residential zone district.

And the Board approves the Subdivision Permit and Plat for Allison Tracts, 11th Filing.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2024.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Brian Lovett, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

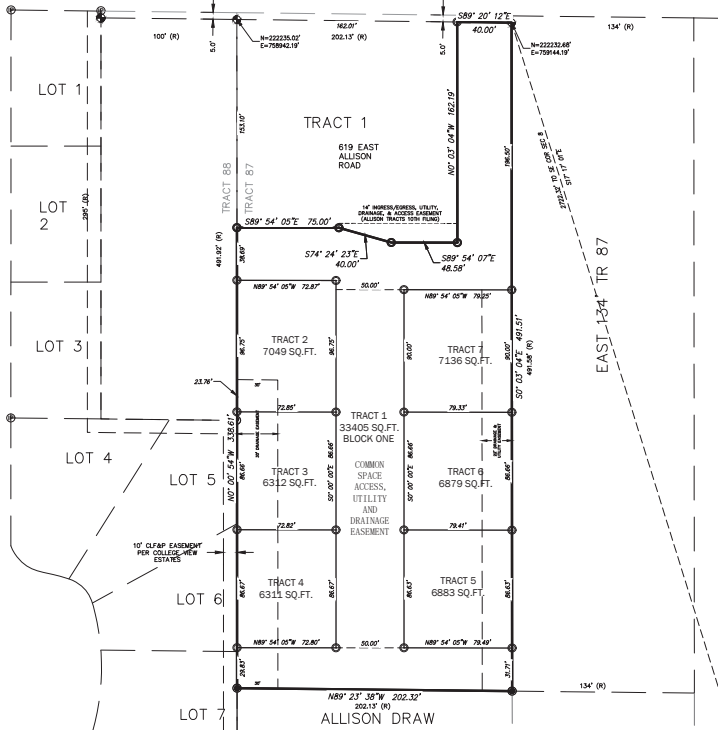


Laramie County Attorney's Office

WATER PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT - SEWER PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #1 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

EAST ALLISON ROAD (60' R/W)

ALICE COURT (60' R/W)



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: EVERYDAY HOMES, LLC, a Wyoming close limited liability company, owner in fee simple of Tract 2, Allison Tracts 10th Filing, Laramie County, Wyoming.

Have caused the same to be surveyed, vacated and replatted and known as: ALLISON TRACTS 11TH FILING, and do 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.

Dean Campbell, Member for Everyday Homes, LLC, a Wyoming close limited liability company.

OWNER ACKNOWLEDGEMENT

STATE OF _____)
 COUNTY OF _____) SS
 The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by Dean Campbell, Member for Everyday Homes, LLC, a Wyoming close limited liability company.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2024.

Chairman ATTEST: _____ County Clerk

LEGEND

- SET 1/2" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- ⊙ FOUND 3/2" IRON PIPE
- FOUND ALUMINUM CAP STAMPED LS 3047
- FOUND 1/2" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"

VACATION STATEMENT

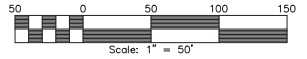
IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 2, ALLISON TRACTS 10TH FILING, LARAMIE COUNTY, WYOMING.

EXHIBIT

CERTIFICATE OF SURVEYOR

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

REVISED: 7/3/2024
 23287 FP.DWG



ALLISON TRACTS 11TH FILING

A REPLAT OF TRACT 2, ALLISON TRACTS 10TH FILING, SITUATE IN A PORTION OF SECTION 8, T13N, R66W, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

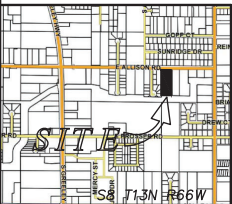
PREPARED AUGUST, 2023

NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.9996654516.
1. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" SET 1/2" X 24" REBAR.
 2. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SPHA PER F.I.R.M. PANEL #56021C1356F; DATED JANUARY 17, 2007.
 3. CWPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWPP.
 4. NO PUBLIC MAINTENANCE OF INTERNAL ROADS.

FILING RECORD

VICINITY MAP



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 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
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