



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Mason Schuricht, Associate Planner

DATE: September 6, 2022

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Tiley Subdivision, located in a portion of the S1/2 S1/2 SE1/4 Section 6, Township 14N., Range 62W., Laramie County, WY.

EXECUTIVE SUMMARY

Inberg-Miller Engineers, on behalf of Randy and Janel Tiley, has submitted a Subdivision Permit and Plat application for Tiley Subdivision, located just west of State Highway 213 and just north of the Town of Burns city boundary. The application has been submitted for the purpose of subdividing 38.72 acres into five separate residential tracts.

BACKGROUND

The subject property is vacant residential land and is located adjacent to the City of Burns incorporated boundary. Although we have received speculation of annexation by the City of Burns, no confirmation has been made, nor does it impact development actions currently underway. Until more information has been provided the county will continue with due diligence and process the subdivision within the confines of the Laramie County Land Use Regulations.

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 Urban Rural Interface (URI). Within this area, higher density residential, intensive commercial, employment centers and industrial uses are indicated. Generally, these uses have access to public water and sewer services. While some of these areas may include existing agricultural uses, it is anticipated they are more service-oriented and may change and develop over time.

This property is in the un-zoned district with the neighboring properties being agricultural to the south, east, west, and residential to the north. The Town of Burns boundary lies on the southern border of this property.

According to the AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. Development standards dictate that lots within this zone shall be a minimum of 5.25 acres in order to sufficiently recharge groundwater after withdrawal from a pumping well.

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 any other legal parcel of land.

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.

All agency comments have been addressed with a revised plat submitted on June 30, 2022.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. Public comment was received from James and Kathleen Young, Roy Young, and James Clark the Mayor of Burns. All comments expressed concern over the water table capacity, and how this development would be better off being annexed into the Town of Burns.

Staff finds this application is in conformance with the plans and policies of Laramie County. The attached signed 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.

and that the Board approve of the Subdivision Permit and Plat for Tiley Subdivision with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Tiley Subdivision and adopt the findings of fact a of the staff report.

ATTACHMENTS

- Attachment 1:** Location Map
Aerial Map
Comprehensive Plan Map
PlanCheyenne Map
Zoning Map
- Attachment 2:** Applicant Traffic/Drainage Study Waiver Request
- Attachment 3:** Agency Comments Report
- Attachment 4:** Signed Resolution
- Attachment 5:** Plat- Revised 6.30.22



Zoning- Unzoned

AMEC Memo- Zone 2

Comprehensive Plan- URI (Urban Rural Interface)

Over 20 miles from PlanCheyenne Zone District

Fire District 6

Located within the SEO control area

Located 25 miles from the PlanCheyenne district

Tiley Subdivision

PZ-22-00208



This map/data is made possible through the Cheyenne and Laramie County GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS in sovereign and governmental immunity in allowing access to or use of this data makes no warranties as to the validity, and assumes no liability associated with

INBERG-MILLER ENGINEERS

Casper | Cheyenne | Douglas | Gillette | Green River | Riverton | Greeley, CO

May 20, 2022

22462-HE

THIS CONSTITUTES THE ORIGINAL

Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, Wyoming 82009

RE: TILEY SUBDIVISION
TRANSPORTATION, DRAINAGE, AND ENVIRONMENTAL IMPACT STUDY REPORT WAIVER LETTER

To whom it may concern:

Following the pre-application meeting Inberg-Miller Engineers (Agent for the Owner) is submitting this letter on behalf of the owner as our request for a Transportation, Drainage, and Environmental Impact Study Report Waiver per sections 2-1-100.b, 3-1-105, and 3-5-105 of the Laramie County Land Use Regulations for the new proposed Tiley Subdivision.

Randy and Janel Tiley (Landowner) is proposing to subdivide his 38.72 acre parcel (Pidn: 14620640005200) into 5 single family residential lots ranging in size from 5.4 acres to 12 acres called Tiley Subdivision. The five lots will be sold off to individual owners that can use the land for single family residential use. A single access road will be created on the southern line of the property that will serve as the access road to all 5 lots.

TRANSPORTATION WAIVER

As part of the permitting and approval process for Laramie County, a traffic study is required for a subdivision permit, or access request for any development that will generate 100 or more trips during any hour or over 200 trips per day.

This site will be divided into 5 single family lots. It will utilize an existing access permitted by Wyoming Department of Transportation. The future planned use of this tract of land is to be used as residential and it is anticipated that the trip rate will be below the requirements to require a transportation study report in the Laramie County Land Use Regulations.

A single road easement will be created that will allow for a road to access the 5 lots.

DRAINAGE WAIVER

We are asking for a waiver on the requirements for a Drainage Report for the Tiley Subdivision because the subdivision will generate limited surface runoff increases and not affect any downstream drainages

ENVIRONMENTAL IMPACT STUDY

An environmental impact study is not required for the Tiley Subdivision because the planned development is 5 lots or less and does not require Wyoming Department of Environmental Quality or Laramie Conservation District review.

If you have any questions, please contact us at 307-635-6827.

124 East Main Street
Riverton, WY 82501
307-856-8136
307-856-3851 (fax)
riverton@inberg-miller.com

1120 East "C" Street
Casper, WY 82601
307-577-0806
307-856-3851 (fax)
casper@inberg-miller.com

350 Parsley Boulevard
Cheyenne, WY 82007
307-635-6827
307-856-3851 (fax)
cheyenne@inberg-miller.com

1300 E. US Hwy 14-16
Gillette, WY 82716
307-682-5000
307-856-3851 (fax)
gwilliams@inberg-miller.com

830 E. Richards, Suite 1
Douglas, WY 82633
307-359-7000
307-856-3851 (fax)
egraney@inberg-miller.com

193 W. Flaming Gorge Way
Green River, WY 82935
307-875-4394
307-856-3851 (fax)
greenriver@inberg-miller.com

Laramie County Planning and Development
May 20, 2022
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22462-HE

Sincerely,

INBERG-MILLER ENGINEERS

REVIEWED BY

Daniel J. Hayes, P.E.
Civil Engineer

Michael W. Brown, P.E.
Civil Engineer/Vice President

DJH:MWB:bjs\E:\22462-HS RANDY TILEY Tiley Subdivision\Civil\Tiley Subdivision Drainage, transportation and Environmental Impact Waiver Letter.docx

PZ-22-00208
Subdivision Permit

NO RESPONSE
County Attorney
County Clerk
County Conservation District
County Engineer
County Public Works Department
County Treasurer
Fire District No 6
High West Energy
Laramie County Fire Authority
RT Communications
Sheriff's Office
Town of Burns
US Post Office
WYDOT
WY State Engineer's Office
Laramie County Weed & Pest

NO COMMENTS
Intraoffice
County Assessor

County Real Estate Office: County Real Estate Office, Laura Pate Comments
Attached 06/14/2022

Why is there 2 notary acknowledgements for the Tiley's? Do away with the "in witness" under Acknowledgement, remove the "by" line. After date just have Randy Tiley and Janet Tiley's names, then notary signature, and expiration date.

Make sure when the mayor of Burns signs, that they place their raised seal on the Plats.

We do not require a notary for the surveyor seal, but if you have one, it must include the State and County where notarized in the acknowledgment.

Planners: Planners, Mason Schuricht Comments Attached 06/22/2022

1. Please remove signature block for the Mayor of burns, this property is located within the county, and does not need a signature from the Mayor of Burns.

2. State whether or not the platted area is within the CWPP (Community Wildfire Protection Plan) and if it is in the CWPP, what are the hazards?

3. Are there no utility easements?

4. Note: Any current easements must have book and page labeled on the plat.

PZ-22-00208
Subdivision Permit

County Engineer: County Engineer, Scott Larson Comments Attached 06/30/2022
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both.
2. The access road, which will be in an easement per the plat map, shall be designed and constructed to meet the LCLUR. Therefore, the 30' access easement needs to be widened to 80' to allow for the proper roadway section and roadside drainage features. The access road construction plans shall be submitted to the County for review and approval prior to construction (i.e., submit a ROW permit application).
3. Should there be separate utility easements included to get the utilities to each Lot? Or will they be placed in the access easement which would need to be changed to access and utility easement if that is the case?
4. Per State Statute 18-5-306 (d), plats are required to include the note "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE".
5. Names of the adjacent property owners should not be included on the plat since those could change.

Surveyor Review

1. The Vicinity Map would be more congruent with the Title Block requirements if one were to add 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.

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR THE
S1/2S1/2SE1/4 SECTION 06, T.14N., R.62W., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "TILEY SUBDIVISION".**

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 Tiley Subdivision.

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 Tiley Subdivision with no conditions.

**PRESENTED, READ AND ADOPTED THIS _____ DAY OF
_____, 2022.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

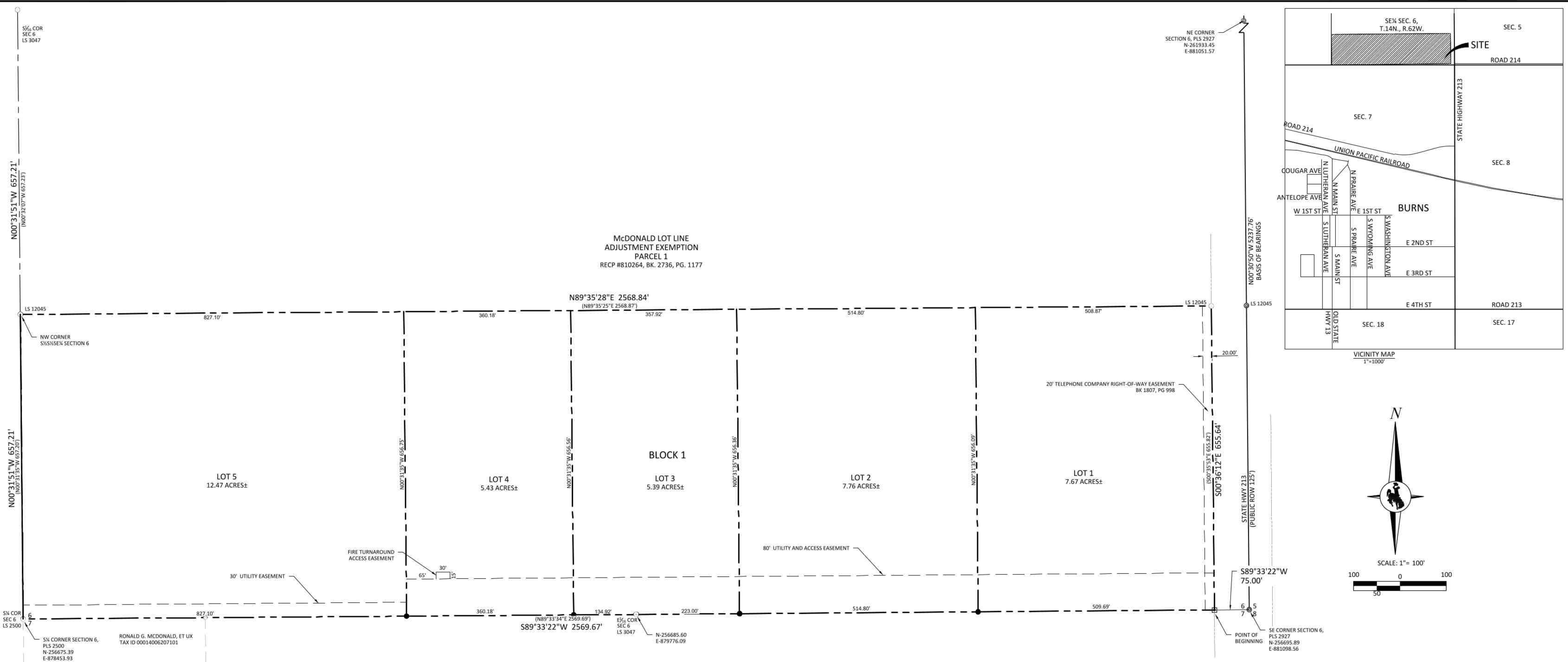
Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office



LEGEND
 ○ ALUMINUM CAP FOUND, LS NOTED
 ⊙ BRASS CAP FOUND
 ⊠ RIGHT-OF-WAY MONUMENT FOUND
 ● ALUMINUM CAP SET, PLS 5134
 --- SECTION LINE
 --- PROPERTY LINE
 --- ADJACENT PROPERTY LINE
 --- RIGHT-OF-WAY LINE
 --- EASEMENT LINE
 --- QUARTER SECTION LINE
 () MEASURED DATA

GENERAL NOTES:
 1. THE BASIS OF BEARINGS FOR THIS SURVEY IS WYOMING STATE PLANE COORDINATE SYSTEM - EAST ZONE. DISTANCES SHOWN ARE AT GROUND.
 2. THE PARCEL IS LOCATED IN MINIMAL FLOOD HAZARD AREA ZONE "X" AS SHOWN ON FIRM PANEL NO. 5602IC1200F, DATED JANUARY 17, 2007.
 3. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
 4. NO PROPOSED DOMESTIC WATER SOURCE.
 5. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
 6. LARAMIE COUNTY FIRE DISTRICT #2 WILL SERVE THIS PROPERTY.
 7. THE PARCEL IS NOT LOCATED WITHIN THE LARAMIE COUNTY CWPP.

DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT: Randy Tiley and Janel Tiley are owners in fee simple being a portion of the 5/8x5/8x1/4 Section 6, Township 14 North, Range 62 West of the 6th Principal Meridian, Laramie County, Wyoming, said parcel being more particularly described as follows:
 Commence at the Southeast corner of said Section 6 being a found aluminum cap monument, from which the northeast corner of said Section 6 being a found aluminum cap monument, bears N0°30'50"W, 5237.76 feet and is the Basis of Bearings for this parcel description; thence S89°33'22"W along the South line of said Section 6, 75.00 feet to a found highway right-of-way monument and the POINT OF BEGINNING of this parcel description; thence from said Point of Beginning along said South line S89°33'22"W, 2569.67 feet to a found aluminum cap monument being the South 1/4 corner of said Section 6; thence N0°31'51"W along the west line of the SE1/4 of said Section 6, 657.21 feet to a found aluminum cap monument being the Northwest corner of the 5/8x5/8x1/4 of said Section 6; thence N89°35'28"E along the north line of the 5/8x5/8x1/4 of said Section 6, 2568.84 feet to a found aluminum cap monument on the Westerly right-of-way line of State Highway 213; thence S0°36'12"E along said westerly right-of-way line, 655.64 feet to the point of beginning of this parcel description; have caused the same to be surveyed, platted and known as Tiley Subdivision as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner(s) and proprietor(s); containing 38.72 acres, more or less, and subject to all easements, rights-of-way and restrictions of record.

Randy Tiley _____ Janel Tiley _____
 In witness whereof, I have set my hand and seal this ____ day of _____, 2022.
 Subscribed and sworn to before me this ____ day of _____, 2022, by Randy Tiley and Janel Tiley.

Notary Public _____ My commission expires _____

APPROVALS

Approved by the Laramie County Planning Commission, this ____ day of _____, 2022.

 Chairman

Approved by the Board of County Commissioners of Laramie County, Wyoming, this ____ day of _____, 2022.

 Chairman

ATTEST: _____

 County Clerk

SURVEYOR'S CERTIFICATION

I, Randall S. Stelzner, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of Tiley Subdivision as laid out, dedicated and shown hereon, that such plat was made from an accurate survey of said property under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with Laramie County subdivision regulations governing the subdivision of land.

In witness, whereof, I have set my hand and seal this ____ day of _____, 2022.

Randall S. Stelzner
 Registered Land Surveyor
 Number: PLS 5134

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022

_____ Randy Tiley _____ Janel Tiley

Notary Public: _____ County, _____
 My commission expires: _____

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

OWNER: RANDY & JANEL TILEY
 3726 RIATA LOOP
 CHEYENNE, WY 82009

FILING RECORD

INBERG-MILLER ENGINEERS
 350 Parsley Boulevard
 Cheyenne, Wyoming 82007
 (307)635-6827
 Drawn by ZEP

DATE: 6/30/2022
 FILE: \22462-HS Plat.dwg



TILEY SUBDIVISION
 S1/2S1/2SE1/4, SECTION 6, T.14N.,
 R.62W., 6th P.M.
 LARAMIE COUNTY, WYOMING.