



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 Board Approval for a Vacation of the W1/2 of Tract 2, Adams Subdivision, Laramie County, WY.

EXECUTIVE SUMMARY

Nicole Hinker, on behalf of Robert and Kimberly Bechtle, has submitted a Board Approval application seeking approval for a Vacation of the W1/2 of Tract 2, Adams Subdivision. Upon approval of this vacation, the applicant will be able to submit a Family Exemption subdivision, allowing the property to be subdivided into two separate tracts. Tracts of land within a platted subdivision are not able to carry out a subdivision exemption.

Should the Board Approval be granted, the project shall proceed to a Family Exemption subdivision review process.

BACKGROUND

The property is approximately 4.52 acres and is serviced by one well and a private septic system. After the vacation of the property, a family exemption subdivision will take place and an additional well and septic system will be added to the new subdivided lot. According to environmental health and the ground water division, this secondary septic and well will not affect the area, or its ability to draw water from the well. This property is surrounded by other 2.5 acre properties and is located just outside of the Cheyenne City boundary. Currently there is one residence and two other outbuildings residing on the property.

Pertinent Regulations

Section 34-12-101 through 34-12-115 of the Wyoming State Statutes governing the public health, safety, morals and general welfare of the county.

Section 1-2-100 of the Laramie County Land Use Regulations governing the Board Approval process.

Section 4-2-104 of the Laramie County Land Use Regulations governing the A1-Agricultural and Rural Residential Zoning District.

Section 2-1-101 (m) of the Laramie County Land Use Regulation governing a partial vacation of a subdivision plat.

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. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services.

PlanCheyenne designates this area as Urban Transition Residential (UTR), which emphasizes the gradual transition from the urbanized areas of the Cheyenne Area to the rural areas on the periphery. This allows for single family residences and multi-family duplexes, patio homes, and townhomes. Farm animals and horses are appropriate as permitted by City and County regulations.

The subject property is bordered by the A1 zoned district on the north, south, east, and west boundaries. All properties surrounding the subject property are being used as residential properties. The properties located to the south and the west are smaller with the minimum lot size being less than 2 acres, while neighboring properties to the north and east are larger with a minimum lot size of 5 acres.

A development sign was posted and adjacent property owners were notified via certified mail. One comment was received from Sharon Williamson, pertaining to the development action that is taking place and how it will affect her property in the future.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a. This application meets the criteria for a board approval pursuant to Section 2-1-101(m) of the Laramie County Land Use Regulations.**

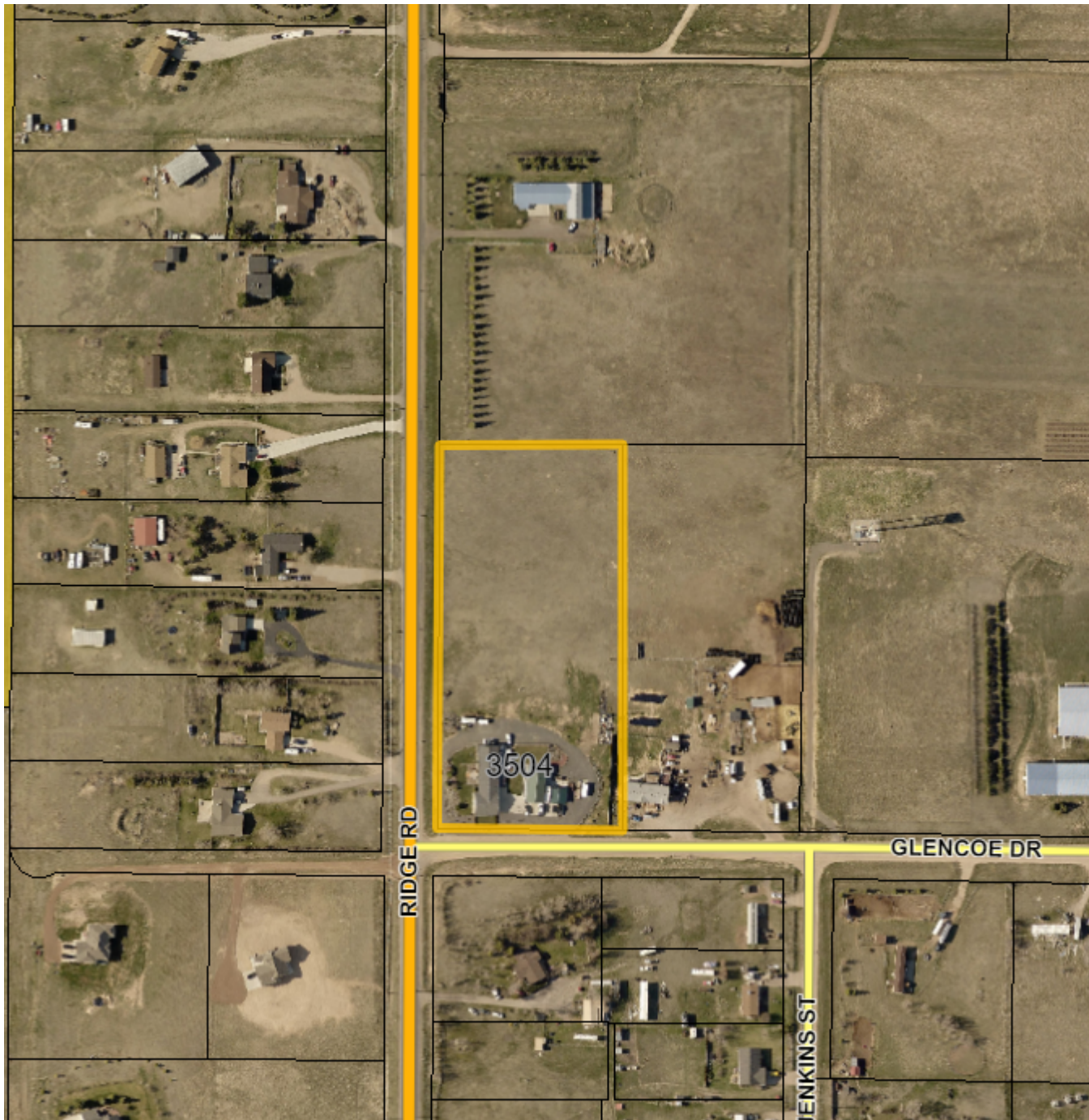
and that the Board approve the vacation of the W1/2 of Tract 2, Adams Subdivision, Laramie County, WY.

PROPOSED MOTION

I move to grant Board Approval for the vacation of the W1/2 of Tract 2, Adams Subdivision, Laramie County, WY. And adopt the findings of fact a of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
 - Aerial Map**
 - Comprehensive Plan Map**
 - PlanCheyenne Map**
 - Current Zoning Map**
- Attachment 2: Agency Review Comments**
- Attachment 3: Applicant Justification Letter**
- Attachment 4: Resolution**



Laramie County Wyoming MapServer

Bechtle Vacation

PZ-22-00246

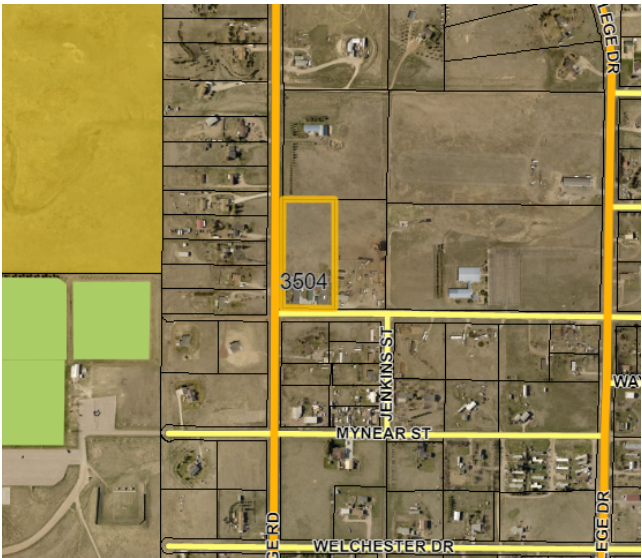
Vacate of the W1/2 of Tract 2 in Adams

Subdivision Zoning: A-1

PlanCheyenne: Urban Transition Residential

Laramie County Comprehensive Plan: Urban Rural

Interface (URI)



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity

PZ-22-00246
Board Approval

Cheyenne MPO: Cheyenne MPO, Christopher Yaney Comments Attached 08/09/2022
1. Ridge Rd is a Minor Arterial in the area. This site will dedicate an additional 10' of right-of-way.

Environmental Health: Environmental Health Department, Roy Kroeger No Comments
08/03/2022

No Comments

Planners: Planners, Justin Arnold No Comments 08/09/2022

No Comments

Planners: Planners, Mason Schuricht No Comments 08/18/2022

No Comments

Nichole Hinker
3812 Thomas Road
Cheyenne, Wyoming 82009
(307) 421-6782
nichole.hinker@laramie1.org

July 22, 2022

To Whom It May Concern:

My parents, Robert and Kimberly Bechtle, own 4.52 acres in the county located at 3504 Glencoe Dr. They currently only use the south half of their property for residential use. They would like to request a family exempt subdivision to divide their property into two separate properties, where they would gift the newly subdivided area to my husband and I. After meeting with the Laramie County Planning and Development committee, they suggested that we first vacate the property to ensure that this subdivision meets all legal requirements. That noted, we are respectfully requesting approval to vacate the west ½ of tract 2 in Adams Subdivision.

I spoke with Marcus with the Ground Water Division, and he confirmed that we can add an additional well to the property. The property is outside of the Laramie County Control Area so he said we should not have any problems adding an additional well.

I also spoke with Roy Kroeger, the Environmental Health Director and after driving by the property, he confirmed that we are able to put an additional septic system on the property. I have attached a document with his signature.

Please contact me with any questions. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Nichole Hinker". The signature is written in a cursive, flowing style with a large loop at the end.

Nichole Hinker

RESOLUTION # _____

**A RESOLUTION TO APPROVE A VACATION OF THE W1/2 OF TRACT 2, ADAMS
SUBDIVISION, LARAMIE COUNTY, WY.**

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §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 have adopted the Laramie County Land Use Regulations; and the vacation is in accordance with the Laramie County Land Use Regulations, 2-1-101; and

WHEREAS, the proposed Vacation is in accordance with section §34-12-108 of the Wyoming State Statutes; and

WHEREAS, this resolution is the Vacation of the W1/2 of Tract 2, Adams Subdivision, Laramie County, WY.

**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 Wyoming Statutes §34-12-106 to §34-12-111
- b. This vacation has been submitted to perform a Family Exemption Subdivision with two tracts.

And the Board approves the vacation of the W1/2 of Tract 2, Adams Subdivision, Laramie County, WY, contingent upon recordation of a map of survey pursuant to a Family Exemption dividing this property.

PRESENTED, READ, PASSED, 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