



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Mason Schuricht, Associate Planner

**DATE:** April 19, 2022

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for Alpine Valley Subdivision, located in a portion of the SW1/4SE1/4 Section 28, T.15 N., R.67W., of the 6th P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

AVI PC, on behalf of Todd Glandt, has submitted a Subdivision Permit and Plat application for Alpine Valley, located over half a mile east from the intersection of Klipstein Road and Telephone Road. The application has been submitted to subdivide approximately 17 acres into 3 residential tracts.

### BACKGROUND

The subject property is assessed as residential vacant land, with the owner of the property residing on the parcel to the southeast.

### 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. RAI is mostly used for rural residential purposes, and some minor commercial and retail uses at major intersections. The commercial uses should provide evidence that the activity will not affect surrounding residential uses. The density of uses will be based upon availability and access to water. New ROW's may be required for the development process but will need maintenance agreements evaluated at the time of submittal. Future development in the RAI should take into consideration of minimizing impacts to view sheds and wildlife.

The subject property is located outside the PlanCheyenne and zoned boundaries and therefore cannot be impacted by these regulations.

Water and sewage disposal will be provided by individual well and septic systems. With an average lot size of 5.60 acres, the minimum requirements for septic system permits are met.

Access to the three tracts will be from Klipstein Road with Tract 3 using an existing 80' access easement, which is not county-maintained. The County Engineer has concurred with requests for waiver of the drainage and traffic studies since the development will have minimal impacts to both.

Agency review comments were received regarding minor clerical corrections to the plat and small wastewater septic system requirements. A revised plat has been submitted with all comments and corrections addressed.

A public hearing of this application was held on March 24, 2022 by the Laramie County Planning Commission. The Planning Commission voted 5 – 0 to recommend approval of the application to the Board with one condition. This condition was creating a maintenance agreement of the shared access easement that is to be used by proposed Tract 3. Public notice was provided per Section 1-2-104 of the Land Use Regulations. Concerns regarding the maintenance of the shared access easement that was to be used by proposed Tract 3. Once concern is the potential traffic and crime increase that the development would bring. The last comment was how the proposed tract sizes and additional homes would have a negative affect on the area.

## **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 the Subdivision Permit and Plat for Alpine Valley Subdivision, with the following condition:**

1. The applicant is required to determine and submit ownership and maintenance details of the existing access easement that is to be used by Tract 3.

## **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for Alpine Valley Subdivision with one condition and adopt the findings of fact a of the staff report.**

## **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Agency Comments Report-Revised 03/17/2022**
- Attachment 5: Narrative Letter**
- Attachment 6: Resolution**
- Attachment 7: Plat- Revised 3/24/22**