

**LARAMIE COUNTY CLERK
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM PROCESSING FORM**

1. **DATE OF PROPOSED ACTION:** September 5, 2017

2. AGENDA ITEM:	<input type="checkbox"/> Appointments	<input type="checkbox"/> Bids/Purchases	<input type="checkbox"/> Claims
<input type="checkbox"/> Contracts/Agreements/Leases	<input type="checkbox"/> Grants	<input checked="" type="checkbox"/> Land Use: Board App/Subdivision/ZC	
<input type="checkbox"/> Proclamations	<input type="checkbox"/> Public Hearings/Rules & Reg's	<input type="checkbox"/> Reports & Public Petitions	
<input type="checkbox"/> Resolutions	<input type="checkbox"/> Other		

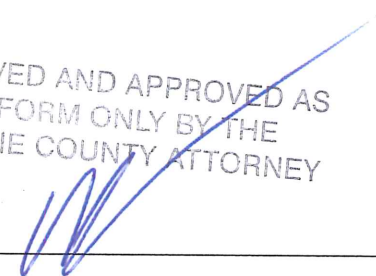
3. **DEPARTMENT:** Planning & Development Office

APPLICANT: Brianne Custom Builders **AGENT:** Steil Surveying Services

4. DESCRIPTION:

Consideration a Subdivision Permit and Plat for Highland Park, 4th Filing, a replat of the East 63.63 feet of Tract 13, Highland Park, 3rd Filing, Laramie County, WY.

RECEIVED AND APPROVED AS
TO FORM ONLY BY THE
LARAMIE COUNTY ATTORNEY



Amount \$ _____ From _____

5. **DOCUMENTATION:** 1 Originals 0 Copies

<u>Clerks Use Only:</u>	
<u>Commissioner</u>	<u>Signatures</u>
Thompson _____	Co Atty _____
Kailey _____	Asst Co Atty _____
Ash _____	Grants Manager _____
Heath _____	
Holmes _____	
Action _____	Outside Agency _____



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Nancy M. Trimble, Associate Planner

DATE: September 5, 2017

TITLE: Review and action of a Subdivision Permit and Plat for Highland Park, 4th Filing, a replat of the East 63.63 feet of Tract 13, Highland Park, 3rd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Brianne Custom Builders, has submitted a Subdivision Permit & Plat application for “Highland Park, 4th Filing” for the East 63.63 feet of Tract 13, Highland Park, Third Filing, located at 521 Persons Avenue. The application has been submitted for the purpose of subdividing the property into two (2) residential tracts averaging 9,047 square feet per tract.

BACKGROUND

The subject property is located southwesterly of Persons Road and North Avenue B-6. The proposed subdivision will establish one additional tract for single-family residential use in addition to the existing single-family residential use, which will be located on proposed Tract 32. Access to Tract 32 will remain from the existing 40’ access and utility easement located south of the property, while access to Tract 31 would be from Persons Road.

The property is within one mile of the City of Cheyenne jurisdiction, which requires a dual-application process. Final reading of the project by City Council was scheduled for August 28th, 2017.

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). This area is intended to accommodate a mix of more intensive land uses than other areas, and may have public water and sewer services, a higher level of vehicular access, and a greater overall level of community services. Higher density residential, intensive commercial, and industrial uses are preferred in these areas. Large lot, low density residential or intensive agricultural uses are generally less suitable. The subject property is located within the South Cheyenne Water and Sewer District.

PlanCheyenne contemplates Urban Residential uses for this property. The Urban Residential category includes many of the Cheyenne area's existing neighborhoods. Primary uses include a broader variety of residential types, including single-family and multi-family residential uses.

The subject property is zoned MR (Medium Density Residential), with surrounding properties also zoned MR, and HR (High Density Residential) to the north. Given the existing density of development in the area, the additional single-family residential tract should not generate any substantial negative impacts.

Public notice was published and neighbor notice letters were sent by certified mail. Staff received no comments from adjacent landowners. Agency comments regarding clerical errors on the plat have been addressed with the revised plat submitted on June 28, 2017.

Staff finds the proposed Subdivision Permit and Plat is in conformance with the plans and policies of the Laramie County Comprehensive Plan and PlanCheyenne. The attached resolution shall serve as the Subdivision Permit upon approval by the Board.

The Laramie County Planning Commission held a public hearing of this application on July 20, 2017. Public comment was made about the access easement on the south end of the property, and the agent replied that it will stay the same as it is today. City staff presented that their surveyor had found substantial errors in the boundary and expressed there should be changes to the map compared to the one submitted to the City and County. The Planning Commission moved to recommend approval of the application to the Board by a vote of 4 - 0.

The application was heard before the Board on August 1, 2017. The Board voted 5 – 0 to postpone action on the application until September 5, 2017, in order to accommodate the final reading of the plat by the City of Cheyenne Governing Body, anticipated on August 28, 2017.

A revised plat was submitted to the City and County on August 3, 2017. The County Engineer confirmed the County's areas of concern have been addressed.

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 Highland Park, 4th Filing with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Highland Park, 4th Filing, 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: PlanCheyenne Map**
- Attachment 5: Zoning Map**
- Attachment 6: Agency Review Comments**
- Attachment 7: Plat – Revised August 3, 2017**
- Attachment 8: Resolution**


Laramie County, Wyoming



Highland Park
4th Filing
Subdivision Permit/Plat

PZ-17-00110

Location Map

 Subject Property

Legend

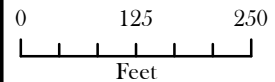
 Property Lines

Cities & Towns

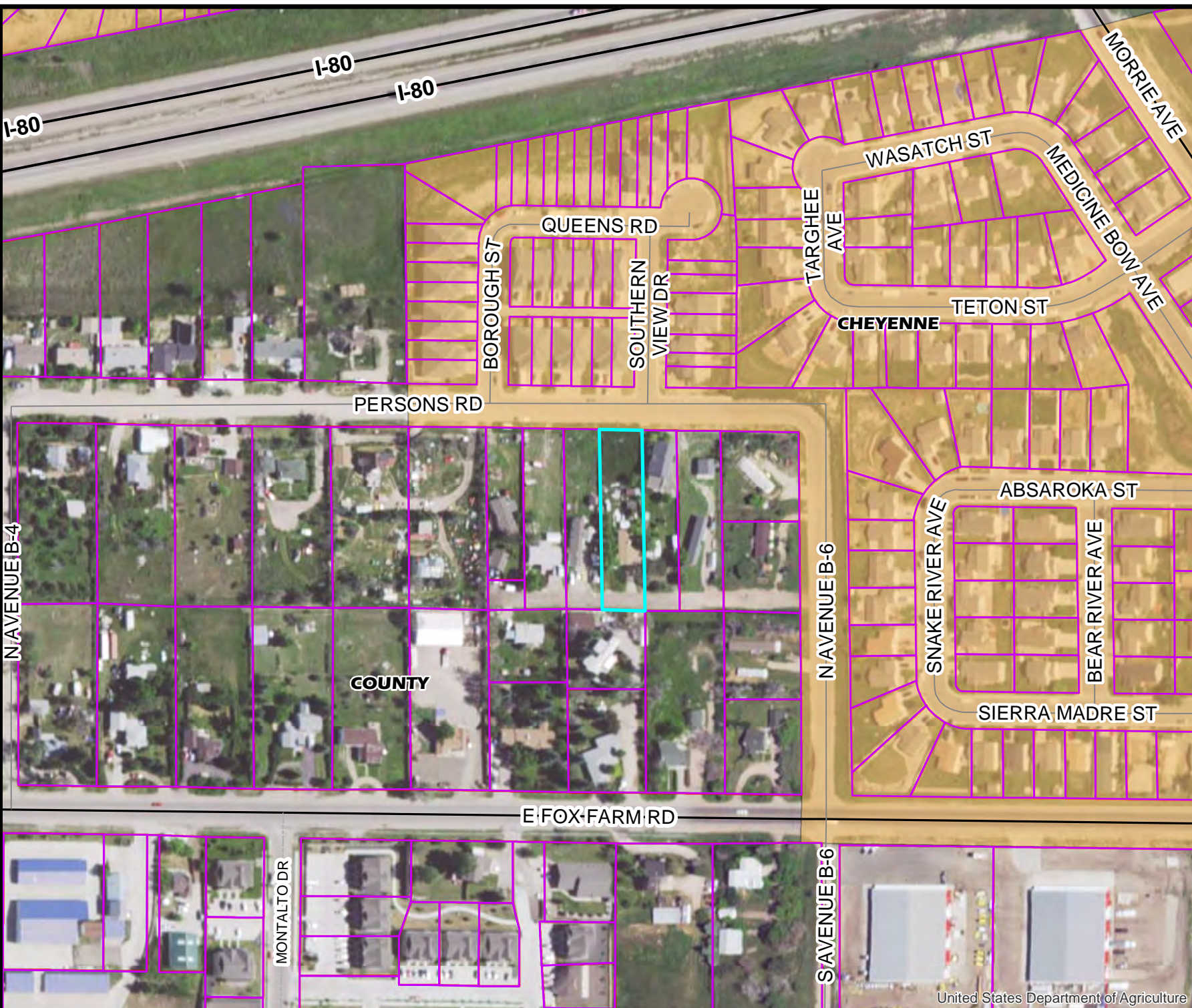
TOWN

-  ALBIN
-  BURNS
-  CHEYENNE
-  PINE BLUFFS

Printed on Jun 06, 2017



United States Department of Agriculture



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Laramie County, Wyoming



Highland Park
4th Filing
Subdivision Permit/Plat

PZ-17-00110

Aerial Map




 Subject Property

Legend

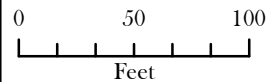
 Property Lines

Cities & Towns

TOWN

-  ALBIN
-  BURNS
-  CHEYENNE
-  PINE BLUFFS

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Laramie County, Wyoming











Highland Park
4th Filing
Subdivision Permit/Plat

PZ-17-00110

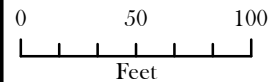
Comprehensive Plan
Map

 Subject Property

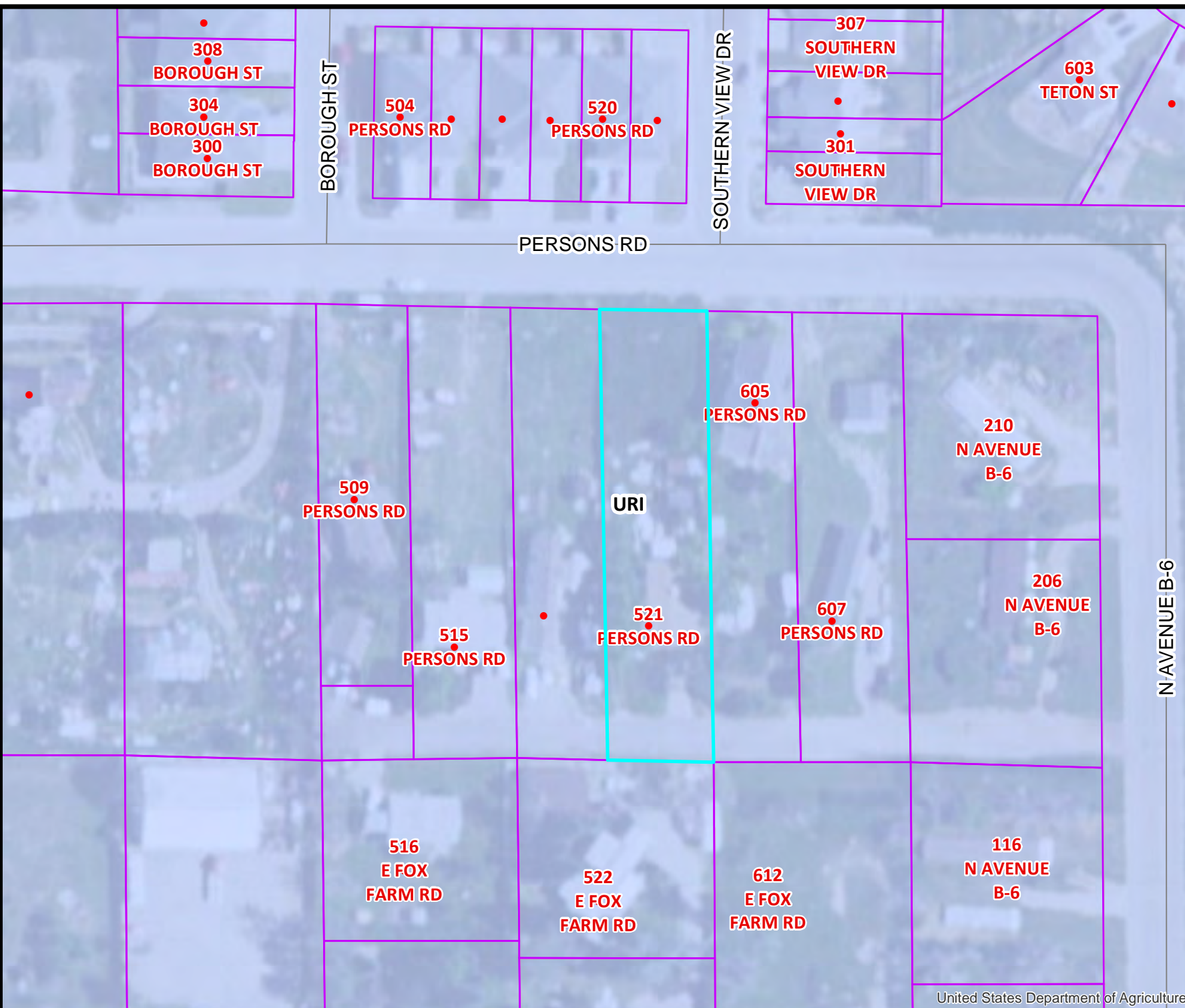
Legend

-  Property Lines
- Future Land Use Overlay Districts**
- OTHER**
-  Gateway Corridor (GC)
-  Recreation Hub (REC)
-  Rural Center (RC)
- Future Land Use Districts**
- OTHER**
-  Urban-Rural Interface (URI)
-  Rural Metro (RM)
-  Rural Ag Interface (RAI)
-  Ag & Range Land (AGR)

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Laramie County, Wyoming



Highland Park
4th Filing
Subdivision Permit/Plat

PZ-17-00110

PlanCheyenne
Map















 Subject Property

Legend

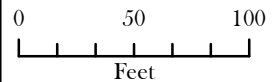
 Property Lines

PlanCheyenne (2014)

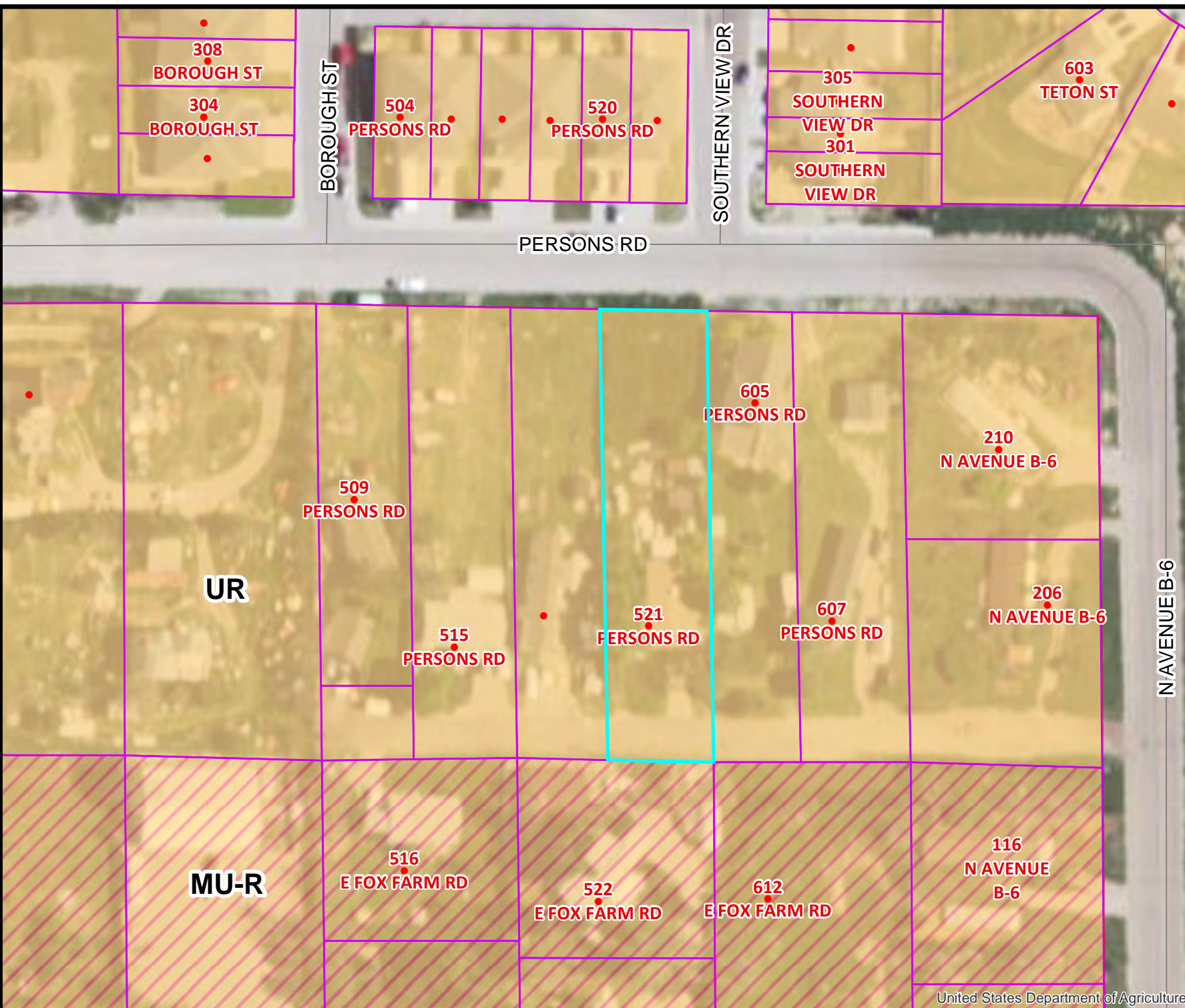
NEW_FLUP

-  Agriculture/Rural
-  Rural Residential
-  Urban Transition Residential
-  Urban Residential
-  Mixed-use Residential
-  MU-E
-  Industrial
-  Mixed-use Commercial
-  Community Business
-  Central Business District
-  Public and Quasi-Public
-  PUB-FED
-  Open Space and Parks
-  ROW

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Laramie County, Wyoming

























Highland Park
4th Filing
Subdivision Permit/Plat

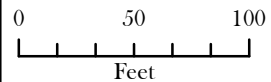
PZ-17-00110

Zoning Map

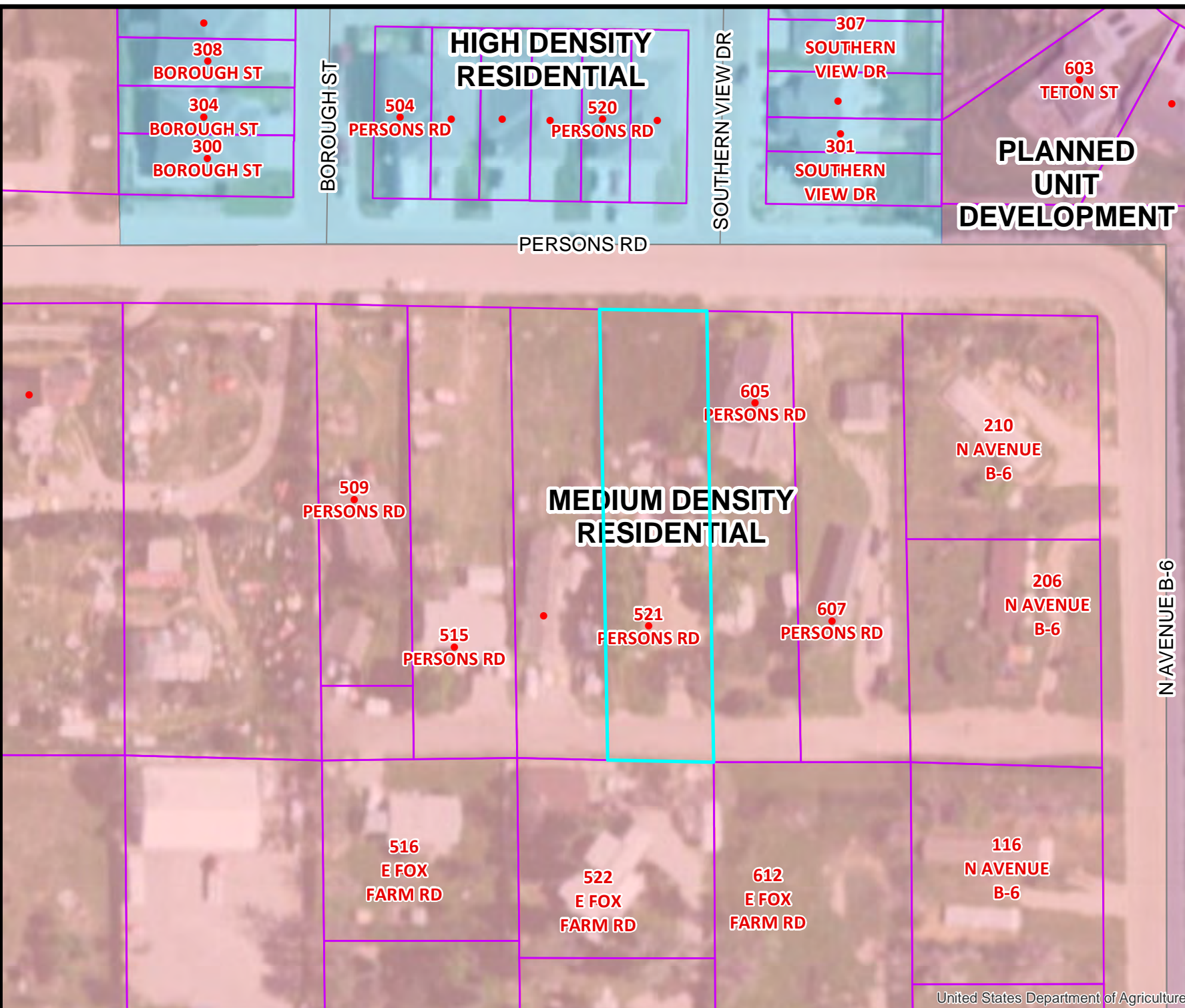
 Subject Property

- Legend
-  Property Lines
 -  All Other Values
 -  Archer Special Use District (ASU)
 -  Agricultural (A-2)
 -  Agricultural and Rural Residential (A-1)
 -  Agricultural Residential (AR)
 -  Low Density Residential - Established (LR-1)
 -  Low Density Residential - Developing (LR-2)
 -  MR
 -  Medium Density Residential - Established (MR-1)
 -  Medium Density Residential - Developing (MR-2)
 -  High Density Residential - Established (HR-1)
 -  High Density Residential - Developing (HR-2)
 -  MU
 -  Mixed Use with Residential Emphasis (MUR)
 -  Mixed Use with Business Emphasis (MUB)
 -  Neighborhood Business
 -  Community Business (CB)
 -  Light Industrial (LI)
 -  Heavy Industrial (HI)
 -  Public (P)
 -  Planned Unit Development (PUD)
 -  Military (M)

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County Assessor: Clarice Blanton COMMENTS ATTACHED 06/15/2017

There are no inside dimensions for the individual tracts on the plat map to be signed by the County and the City.

On the City preliminary map, there is no Acknowledgement for Brianne Custom Builders.

County Engineer: Scott Larson COMMENTS ATTACHED 06/23/2017

Engineer Review

1. I concur with the request for a waiver of a detailed drainage study and traffic study. The proposed development of these two tracts will not create any significant increase in traffic and/or runoff.

Surveyor Review

1. "The title shall indicate, including section, township and range.....". Section, Township and Range is not included in the title.
2. A small detail - "notation shall be provided describing the area or boundaries to be vacated under a section titled Statement to Vacate."
3. DEDICATION -- In the first paragraph/statement 'if' should be 'in'. In the second paragraph '4TH FILING' should be 'FOURTH FILING', to be consistent.
4. There are no specific/individual distances shown for the east and west boundaries of Tract 31 and Tract 32.
5. There is a note (10' TO PLATTED NORTH LINE HIGHLAND PARK) shown on the north boundary of Tract 31. Is the 10' strip noted included in the Persons Road 80' R/W or does it fall south of the Persons Road R/W? The Legend does not clarify by 'line types' and clarification is needed.

County Treasurer: Trudy Eisele COMMENTS ATTACHED 06/12/2017

2016 taxes are delinquent, both halves are accruing interest daily. Taxes need to be paid to current or it will go to tax sale. R0053869

Wyoming State Engineer's Office: Lisa Lindemann COMMENTS ATTACHED 06/12/2017

Based on a search of the State Engineer's Office electronic data base, e-Permit, there does not appear to be any groundwater rights associated with the subject property located at 521 Persons Avenue, Highland Park, 3rd Filing.

According to the "City Preliminary Plat" for Highland Park, 4th Filing (April 2017), submitted by Steil Surveying Services, LLC, domestic water and sanitary sewer services will be provided by the South Cheyenne Water and Sewer District.

The subject property is not located in the Laramie County Control Area, and is not subject to the State Engineer's Order.

Based on the information provided, the State Engineer's Office - Ground Water Division does not have any issues regarding this project.

South Cheyenne Water & Sewer: Dena Hansen COMMENTS ATTACHED 06/16/2017
Water services will need to be done off Persons Rd. Sewer available down in front of tract 32. Water and sewer services exist for one property. Will need to install water and sewer services for second property. Development and Tap fees do apply.

Planners: Nancy Trimble COMMENTS ATTACHED 06/22/2017
Property is located within one mile of the City of Cheyenne jurisdiction, which requires a dual-application process. Applicant anticipates submittal of the preliminary plat to the City by June 30, 2017.

Agencies with No Comment: Cheyenne MPO, County Real Estate Office, County Public Works Dept., Environmental Health Dept., Combined Communications Center, Fire District No. 1, Sheriff's Office, Cheyenne Light Fuel & Power.

Agencies not responding: Cheyenne Development Services, Emergency Management, County Building Dept.

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR HIGHLAND PARK, 4TH FILING, A REPLAT OF THE EAST 63.63 FEET OF TRACT 13, HIGHLAND PARK, 3RD FILING, LARAMIE COUNTY, WY.

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 Highland Park, 4th 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.

and the Board approves the Subdivision Permit and Plat for Highland Park, 4th Filing.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2017.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney