



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: May 7, 2019

TITLE: Review and action of a Subdivision Permit and Plat for Carpenter Pump Station, 1st Filing, a portion of land located in the SW1/4 NW1/4, Section 35, T.13N., R.63W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

ONEOK Elk Creek Pipeline, on behalf of Robert Roof of 390 Road 146, Carpenter, WY, 82054, has submitted an application for a Subdivision Permit and Plat for "Carpenter Pump Station, 1st Filing", located one half mile north of the intersection of County Road 203 and 146, approximately two miles west of Carpenter. The application has been submitted for the purpose of subdividing a ten-acre tract from the existing property for the construction of the ONEOK Elk Creek Pipeline Pump Station.

BACKGROUND

The proposed tract currently owned by Mr. Roof, located on vacant land with agriculture being the primary land use. The surrounding properties consist of larger tracts of land, with single-family residences and associated accessory structures. A tract of land, approximately three and a half acres in size, lies in the southwest portion of Section 35. This tract is owned by the Applicant, with an existing Compressor Station in operation on the site.

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

This proposed tract of land lies within the Rural Ag Interface (RAI) land use designation of the Laramie County Comprehensive Plan. Within this designation, rural single-family residences are encouraged as primary uses. Development is recommended to be located along major intersections or corridors, as to not impact the surrounding residences. When new development occurs, impacts to view sheds, wildlife, water, public lands access, and road connectivity should be taken into consideration.

PlanCheyenne and the Laramie County Zoned Boundary do not reach this property, and thus do not have any bearing on the discussion of this proposed subdivision.

This proposed plat would create one 10-acre tract for which Community Facility Fees will be due prior to recordation. Upon approval by the Board, the Applicant will be required to submit a Site Plan Application to the Planning and Development Office for the proposed Pump Station. A revised plat was submitted to the Planning staff on March 31st, 2019, addressing a majority of the comments.

Per Section 2-1-101(c) (vi), subdivisions of five (5) or fewer divisions of land are exempt from a Department of Environmental Quality Chapter 23 Review pursuant to W.S. 18-5-306.

On April 11th, the Laramie County Planning Commission held a public hearing for this proposed subdivision. The Commission unanimously approved the project with one condition. No public comments were received during the hearing. At this time, Staff has not received a revised plat addressing the condition required by the Planning Commission. A final plat will need to be submitted for a second review by the Planning Staff prior to recordation.

Public notice was published and neighbor notice letters were sent by certified mail per Section 1-2-104. Staff received no comments from adjacent landowners.

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 Carpenter Pump Station, 1st Filing, with the following condition:

1. The remaining clerical corrections on the plat, per County agency comments, shall be addressed prior to recordation.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Carpenter Pump Station, 1st Filing, with condition 1, and adopt the findings of fact a of the staff report.

ATTACHMENTS

Attachment 1: Aerial Map

Attachment 2: Location Map

Attachment 3: Comprehensive Plan Map

Attachment 4: Project Narrative/Waiver Request Letter

Attachment 5: Agency Review Comments

Attachment 6: Plat – Revised 3.31.19

Attachment 7: Resolution

Laramie County, Wyoming



Carpenter Pump Stn Subdivision Permit and Plat

PZ-19-00043

Aerial Map

 Subject Property

 Approximate Tract Location

Legend

 Property Lines

March 2019



0 400 800
Feet

Cheyenne Laramie County GIS Cooperative

Laramie County, Wyoming



Carpenter Pump Stn Subdivision Permit and Plat

PZ-19-00043

Location Map

 Subject
Property

Legend

 Property Lines

Current Flood Hazards

NAME

 FEMA 100YR FLOODPLAIN

March 2019



0 1,200 2,400
Feet

Cheyenne Laramie County GIS Cooperative

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

Laramie County, Wyoming



Carpenter Pump Stn Subdivision Permit and Plat

PZ-19-00043

Comprehensive Plan Map

 Subject
Property

 Approximate
Tract
Location

Legend

 Property Lines

Future Land Use Districts

OTHER

 Rural Ag Interface (RAI)

March 2019



0 400 800
Feet

Cheyenne Laramie County GIS Cooperative



February 12, 2019

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: Community Facility Fee Acknowledgment

ONEOK Elk Creek Pipeline, L.L.C. is pursuing the purchase of property in Laramie County, Wyoming to construct a pump station as part of the Elk Creek Pipeline. In order to complete the sale of the proposed site, ONEOK and the landowner will a subdivision permit with the Laramie County Planning and Development Office. ONEOK further acknowledges and agrees to pay a \$50 per acre Community Facility Fee.

At this time, ONEOK is requesting a waiver of the drainage and traffic control plans. ONEOK intends to submit the drainage and traffic plans as part of the site plan application to be completed and submitted in the coming weeks.

Sincerely

Philip Capeheart
ONEOK Real Estate Services
918.246.2970
Philip.capeheart@oneok.com

**LARAMIE
COUNTY**

MAR - 1 2019

**PLANNING & DEVELOPMENT
OFFICE**

ONEOK, Inc.
100 West Fifth Street
Tulsa, OK 74103
www.oneok.com

PZ-19-00043 CARPENTER PUMP STATION, 1ST FILING
SUBDIVISION PERMIT & PLAT

County Engineer: Scott Larson COMMENTS ATTACHED 03/19/2019

Engineer Review

1. The Plat needs to include the type of sewage disposal, water supply, and which Fire District serves this site for fire protection.
2. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study at this time. As indicated in the request, those items will be submitted, as needed, with the Site Plan application.
3. The width of Thunder Basin Road -- CR 146 is not shown on the plat.
4. There is no signature blocks for the Planning Commission, Chairman of the Board, property owners, etc. on the plat drawing.

Surveyor Review

1. There are no DEDICATION or ACKNOWLEDGEMENT STATEMENTS shown on the Subdivision Plat.
2. In the SURVEYOR'S CERTIFICATE "THE ATTACHED CERTIFICATE OF SURVEY REPRESENTS..." needs to be changed to "THE ATTACHED PLAT REPRESENTS..." and "THIS CERTIFICATE OF SURVEY IS TRUE TO..." needs to be changed to "ALL INFORMATION SHOWN IS CORRECT TO..."
3. The nearest public land survey system monument is the West One Quarter (1/4) Corner of Section 35, which is not described on the Subdivision Plat.
4. The closing course in the subdivision legal description is not labeled on the drawing of the Subdivision Plat.
5. It does not seem necessary that the 16' Access Easement serving Tract A extend into Tract A approximately 8531' of the east-west width of Tract A.
6. The Vicinity Map would be easier to read and it would be more useful to the 'lay public' if one were to add some 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.
7. Some of the GENERAL NOTES seem to be applicable specifically to an ALTA SURVEY, not a SUBDIVISION PLAT. Note 1 is definitely not appropriate or correct for a FINAL SUBDIVISION PLAT. Notes 2, 5, 6, 7, and 9 are not relative on a FINAL SUBDIVISION PLAT. Note 8 is confusing as written, may not be necessary on a FINAL SUBDIVISION PLAT.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED 03/07/2019
Laramie County Small Wastewater System Regulations

If any restroom will be built on site a commercial wastewater system shall be installed. The small wastewater system will have to be designed by a licensed Wyoming Engineer.

Planners: Bryan Nicholas COMMENTS ATTACHED 03/18/2019

1. The proposed plat is missing necessary criteria to be shown on the Plat, per Section 2-1-101(e) of the LCLUR.
2. There are no notes addressing sewage and water, or the serving County Fire District.
3. Signature blocks are needed for the approving parties.
4. Utilities need to be removed from the plat. Only property, R/W, and easement lines should be shown.

AGENCIES WITH NO COMMENTS:

County Public Works Department

AGENCIES WITH NO RESPONSE:

County Assessor

County Attorney

County Real Estate Office

County Treasurer

County Conservation District

Wyoming State Engineer's Office

Wyoming DEQ

Wyoming Game & Fish

Combined Communications Center

Emergency Management

Fire District No. 4

Sheriff's Office

High West Energy

RT Communications

Kaiser-Frontier Midstream

Building Dept.

Laramie County Weed & Pest

DEDICATION

KNOW ALL PERSONS BY THESE PRESENT THAT: ROBERT M. ROOF, JR. AND SHEALA ROOF, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 63 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING, EXCEPTING THAT PORTION OF THE SAID NORTHWEST QUARTER OF SECTION 35 OWNED NOW OR FORMERLY BY ONEOK BAKKEN PIPELINE, LLC CONTAINING 3.430 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, AS MONUMENTED BY A FOUND 2-1/2-INCH ALUMINUM CAP STAMPED "LS 4522", WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 35, AS MONUMENTED BY A FOUND 1/2-INCH REBAR, BEARS N 89°41'38" E, A DISTANCE OF 2,622.97 FEET, BEING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE S 11°21'37" E, A DISTANCE OF 2,006.70 FEET TO THE POINT OF BEGINNING;

THENCE N 89°48'43" E, A DISTANCE OF 660.00 FEET FROM WHENCE A 1/2" REBAR FOUND FOR THE NORTH QUARTER CORNER OF SAID SECTION 35 BEARS N 38°22'53" E, A DISTANCE OF 2,524.86 FEET;

THENCE S 00°34'29" W, A DISTANCE OF 660.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE S 89°48'43" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 660.00 FEET;

THENCE N 00°34'29" E, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 435,561.61 SQUARE FEET 10.00 ACRES MORE OR LESS, AND SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

THAT THIS SUBDIVISION, AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS _____ DAY OF _____, A.D., 20____

BY: _____ ROBERT M. ROOF, JR. _____ SHEALA ROOF

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS.

COUNTY OF LARAMIE)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT M. ROOF, JR. AND SHEALA ROOF ON THIS _____ DAY OF _____, 20____, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

APPROVED BY THE LARAMIE PLANNING COMMISSION THIS _____ DAY OF _____, 2019.

CHAIRMAN

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2019.

ATTEST:

CHAIRMAN

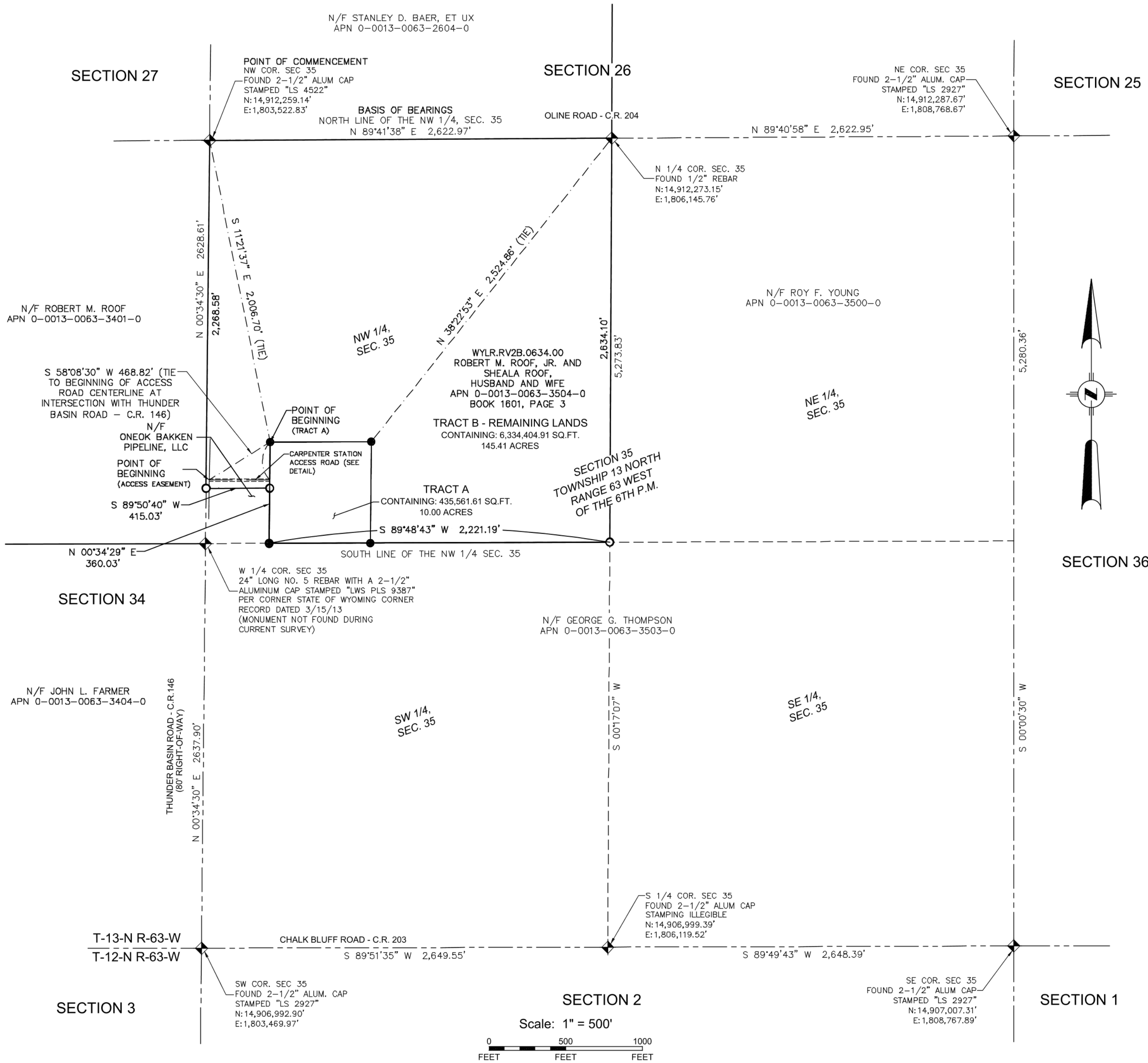
COUNTY CLERK

GENERAL NOTES

- THE BEARINGS SHOWN ON THIS SURVEY ARE UTM, ZONE 13; NAD 83. ALL DISTANCES SHOWN ARE GRID AND MEASURED IN U.S. SURVEY FEET.
- ALL CORNERS OF TRACT A ARE TO BE MONUMENTED WITH A NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "PLS 10387".
- THIS PROPERTY LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR LARAMIE COUNTY, WYOMING, PANEL NUMBER 1450 OF 1650 MAP NUMBER 56021C1450F, EFFECTIVE DATE JANUARY 17, 2007.THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
- THIS SITE IS LOCATED LARAMIE COUNTY FIRE DISTRICT NUMBER 4.
- THERE WILL BE NO INHABITED STRUCTURES ON THE PROPOSED TRACT A.
- THERE WILL BE NO SEWAGE DISPOSAL OR WATER SERVICE TO THE PROPOSED TRACT A.
- ACCESS TO THE SITE WILL BE BY A 16' WIDE ACCESS EASEMENT FROM THUNDER BASIN ROAD C.R. 146 OVER LANDS OWNED NOW OR FORMERLY ROBERT M. ROOF, JR. AND SHEALA ROOF, HUSBAND AND WIFE AS RECORDED IN LARAMIE COUNTY RECORDER OF DEEDS, BOOK 1601, PAGE 3.
- VISIBLE AND APPARENT EVIDENCE OF RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, EASEMENTS OR CLAIMS OF EASEMENTS, AND APPARENT DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS ARE SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SUBDIVISION PLAT

SECTION 35, TOWNSHIP 13 NORTH, RANGE 63 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

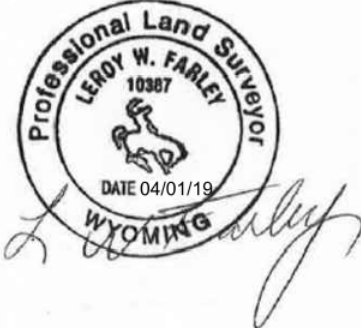


AREA

TRACT A - 435,561.61 SQ.FT. OR 10.00 ACRES
TRACT B (REMAINING LANDS) - 6,334,185.58 SQ.FT. OR 145.41 ACRES

SURVEYOR'S CERTIFICATE

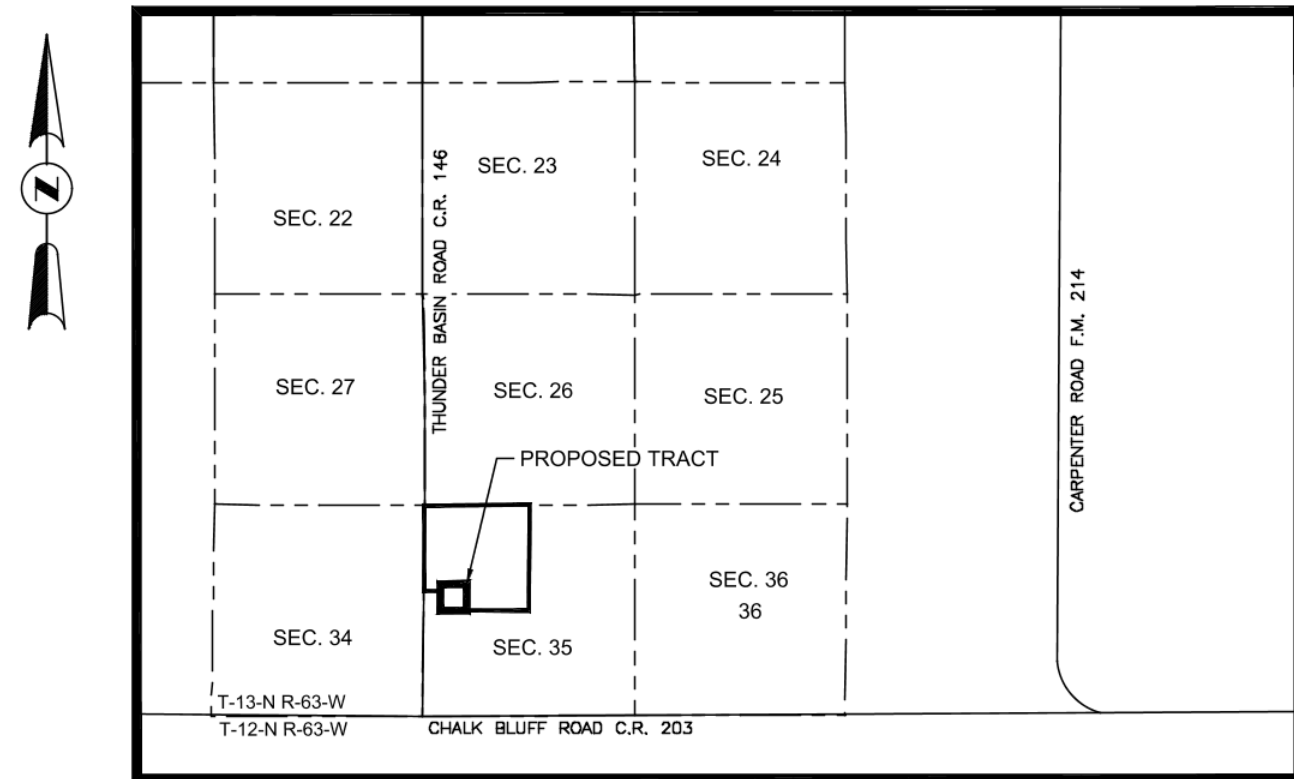
I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION, AND THAT ALL INFORMATION SHOWN IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



LeRoy W. Farley, PLS NO. 10387
FOR & ON BEHALF OF L.W. SURVEY CO.
12345 W. ALAMEDA PARKWAY, SUITE 205
LAKEWOOD, CO 80228

LEGEND

- SET NO.5 REBAR WITH CAP STAMPED "PLS 10387"
- RECOVERED SECTION CORNER AS NOTED
- POWER POLE
- SECTION LINE
- QUARTER SECTION LINE
- PROPERTY LINE
- PROPOSED PUMP STATION PARCEL
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- PIPELINES



VICINITY MAP
SCALE: 1"=24,000'

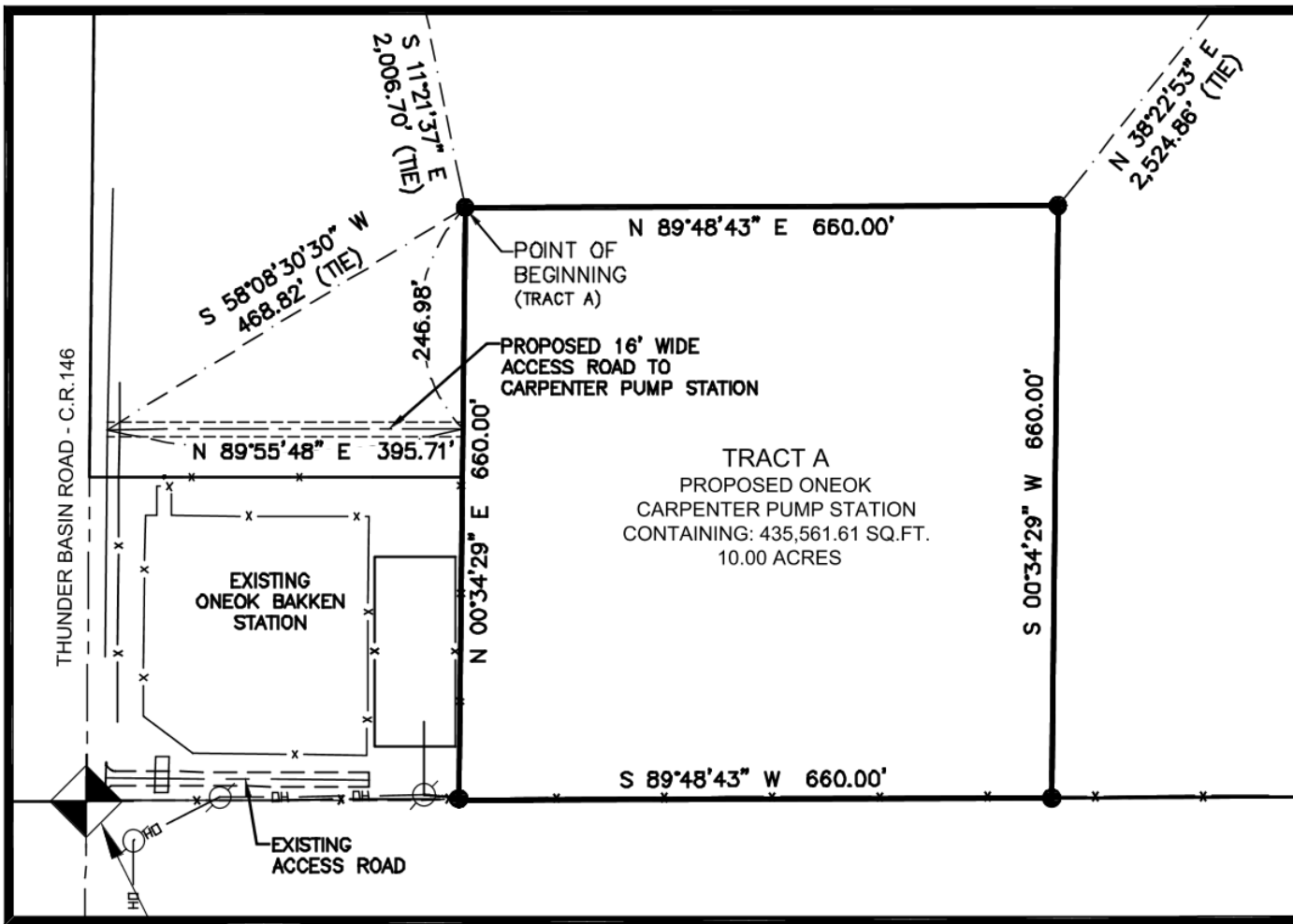
ACCESS ROAD CENTERLINE DESCRIPTION

BEING A 16 FOOT WIDE PERMANENT ACCESS ROAD EASEMENT, 8 FEET EACH SIDE OF SAID CENTERLINE AND INTENDING TO ACCESS THE CARPENTER PUMP STATION, SAID CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING OF THE ABOVE DESCRIBED TRACT A; THENCE S 58°08'30" W, A DISTANCE OF 468.82 FEET TO THE POINT OF BEGINNING OF SAID ACCESS ROAD CENTERLINE WHERE IT INTERSECTS THE PAVEMENT OF THUNDER BASIN ROAD - C.R. 146;

THENCE ALONG SAID ACCESS ROAD CENTERLINE N 89°55'48" E, A DISTANCE OF 395.71 FEET.

THE TOTAL AREA OF THE ABOVE DESCRIBED PERMANENT ACCESS ROAD EASEMENT IS 6,330.68 SQUARE FEET (0.14 ACRES).



CARPENTER PUMP STATION

Scale: 1" = 200'
0 200 400
FEET FEET FEET

| REVISIONS | | | |
|--|---------------------------------------|-------------------------|------------------|
| △ | | | |
| △ | | | |
| △ | UPDATE PER LARAMIE COUNTY REGULATIONS | 3/29/19 | ARG |
| NO. | DESCRIPTION | DATE | BY |
| SUBDIVISION PLAT FOR CARPENTER PUMP STATION WYLR.RV2B.PS.0634.00.01 | | | |
| SECTION 35, TOWNSHIP 13 NORTH, RANGE 63 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING | | | |
| SCALE: AS NOTED | | DRAWN BY: ARG 2/20/2019 | REV. 1 3/29/2019 |
| | | | |
| LW Survey Co. 12345 W. Alameda Pkwy, Suite 205 Lakewood, CO 80228 | | | |

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
CARPENTER PUMP STATION, 1ST FILING, A PORTION OF LAND LOCATED IN
THE SW1/4 NW1/4, SECTION 35, T.13N., R.63W., OF THE 6TH P.M.,
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 Carpenter Pump Station, 1st 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 Carpenter Pump Station, 1st Filing with the following condition:

1. The remaining clerical corrections on the plat, per County agency comments, shall be addressed prior to recordation.

**PRESENTED, READ AND ADOPTED THIS _____ DAY OF
_____, 2019.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney