



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Planning Technician

DATE: November 5th, 2019

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Jordan Ranch, 1st Filing, a portion of land in the SW1/4 SW1/4, Sec. 22, T.15N., R.66W. of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Edwards Development Company, on behalf of Jordan Ranch, LLC, has submitted a Subdivision Permit and Plat application for Jordan Ranch, 1st Filing located southeast of the North Country subdivision. The application has been submitted for the purpose of subdividing the property into two residential use lots.

BACKGROUND

The discussed tract is assessed as agricultural and at this time has not been developed. The gross acreages of the proposed tracts are 10.04 and 30.04, and therefore meet the minimum density requirements for groundwater recharge based on the AMEC Memo per section 2-1-103(c)(i) of the Laramie County Land Use Regulations. The surrounding area consists of single-family residences with individual water and septic systems to the west; residential, vacant tracts to the east and south; and Wyoming State Land to the north.

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. Water availability and access shall be foremost when considering density of development.

This property lies outside of the PlanCheyenne boundary and the Laramie County Zoned boundary, and therefore cannot be impacted by these guidelines or regulations.

This proposed plat would create two individual tracts for which Community Facility Fees will be due prior to recordation. All future residences will have private water and sewer systems. The proposed property is currently shown as being accessed by an ingress/egress easement, that connects to an existing 80' road reservation as shown on the North Country plat, recorded on February 25, 1997.

Letters requesting waiver of traffic, drainage, and environmental impact studies were not submitted with the application. Agency comments were made about the waiver request letters, noting that they would be required prior to recordation. A waiver request letter has since been submitted and subsequently concurred with by the County Engineer. Other comments pertained to the proposed access, the name of the proposed subdivision, and corrections to the plat. The comments pertaining to the name of the subdivision and corrections to the plat have since been addressed.

Public notice was published and neighbor notice letters were sent via certified mail per Section 1-2-104 of the Laramie County Land Use Regulations. Staff received no comments from the public nor any adjacent landowners.

A public hearing of this application was held on June 13th, 2019 by the Laramie County Planning Commission. No public comment was received. The Planning Commission voted 3 – 0 to recommend approval of the application to the Board, with the condition that the applicant shall provide documentation of legal access to the Jordan Ranch, 1st Filing boundary before recordation of the Plat.

Postponement requests for this project were heard by the Board on July 2nd, August 6th, August 22nd, and September 3rd, 2019. At the last public hearing the Board voted 5 – 0 to postpone this project until a date could be selected by the applicant for the project to be presented and subsequently approved/denied by the Board.

The attached resolution shall serve as the subdivision permit upon approval by the Board.

RECOMMENDATION and FINDINGS

Based on the 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 Jordan Ranch, 1st Filing with the following condition:

1. Applicant shall provide documentation of legal access to the Jordan Ranch, 1st Filing boundary prior to recordation of the Plat.

PROPOSED MOTION

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

ATTACHMENTS

- Attachment 1: Location Map – Revised 05.28.19**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Applicant Waiver Request Letter**
- Attachment 5: Applicant Development Agreement Letter**
- Attachment 6: Agency Comments Report**
- Attachment 7: Wyoming OSLI Comments**
- Attachment 8: Plat – Revised June 10th, 2019**
- Attachment 9: Resolution**

Laramie County, Wyoming



Jordan Ranch,
1st Filing
Subdivision Permit
and Plat
PZ-19-00113

Location Map


 Subject Property

Legend

 Property Lines

Current Flood Hazards

NAME

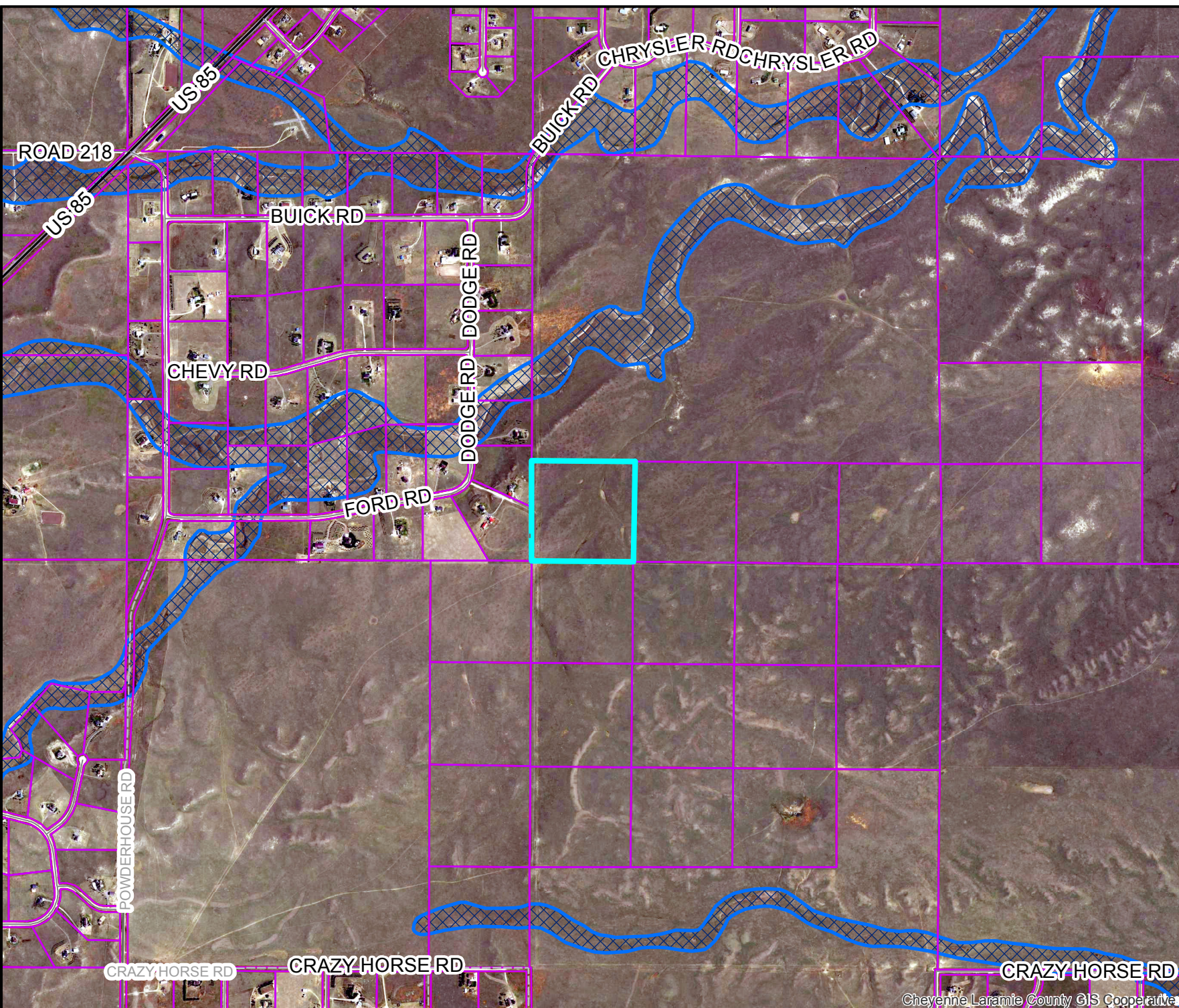
 FEMA 100YR FLOODPLAIN

May 2019



0 950 1,900
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



**Jordan Ranch,
1st Filing
Subdivision Permit
and Plat**

PZ-19-00113

Aerial Map

 Subject
Property

Legend

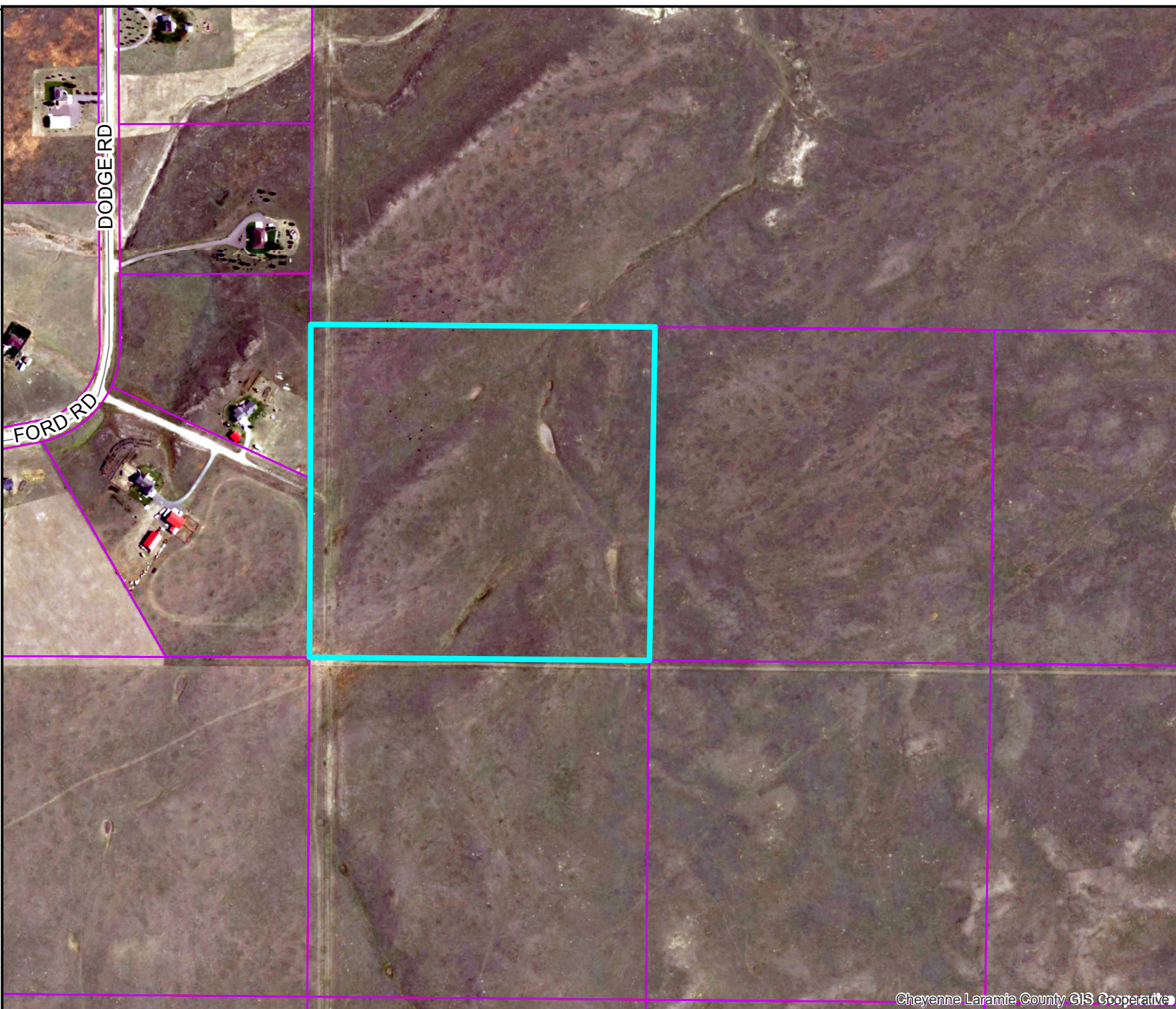
 Property Lines

May 2019



0 300 600
Feet

Cheyenne Laramie County GIS Cooperative



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Laramie County, Wyoming



Jordan Ranch, 1st Filing Subdivision Permit and Plat

PZ-19-00113

Comprehensive Plan Map

 Subject Property


Legend

 Property Lines

Future Land Use Districts

OTHER

 Rural Metro (RM)

 Rural Ag Interface (RAI)

May 2019



0 500 1,000
Feet

Cheyenne Laramie County GIS Cooperative

JORDAN RANCH, LLC

6-10-19

Laramie County Planning & Development Office
Brad Emmons
3966 Archer Parkway
Cheyenne, WY 82009

RE: Jordan Ranch First Filing, Waiver Request

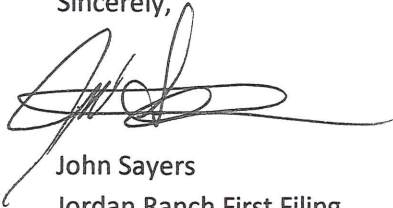
Mr. Emmons,

Jordan Ranch, LLC. would formally request a waiver from the Traffic, Drainage, and Environment Impact Studies for this subdivision plat. As we discussed during the preliminary application meeting these items would not need to be submitted based on a 2-lot subdivision.

If you should need anything further on this matter, please let me know.

Thanks so much and have a great day!

Sincerely,



John Sayers
Jordan Ranch First Filing

**LARAMIE
COUNTY**

JUN 10 2019

**PLANNING & DEVELOPMENT
OFFICE**



May 2, 2019

Laramie County Wyoming Planning Department

RE: Jordan Ranch Development Agreement

It is the intent of Edwards Development Company, INC., to develop Jordan Ranch as a covenant protected subdivision as outlined in Wyoming Statute 18-5-306, paragraph (xii).

Tract 8 Jordan Ranch will be subject to written and recorded covenants created to:

- Develop and Record Protective Architectural Standards
- Create Architectural Review Guidelines and Policy
- Establish a Home Owners Association with guidelines including but not limited to:
 - ❖ Election or Appointment of Directors
 - ❖ Enforcement of Protective Covenants
 - ❖ Assessment and collections of HOA member fees required for procurement of maintenance and repairs for any areas "common Ownership", including private roadways

Recorded protective covenants, including those creating the HOA will be binding on subsequent owners of the land within the subdivision.

Edwards Development Company, INC., A Wyoming Corporation

A handwritten signature in purple ink, consisting of several overlapping loops and flourishes, positioned above the printed name of the signatory.

William J. Edwards, Vice President

LARAMIE
COUNTY

MAY - 2 2019

PLANNING & DEVELOPMENT
OFFICE

County Assessor: Clarice Blanton COMMENTS ATTACHED 05/17/2019

It appears access will be from Dodge Rd/Ford Rd. located in North Country through an 80' road reservation. On the plat of North Country under NOTICES, Buick Road was constructed in the 80' road reservation shown on the plat of The Ranch North and dedicated to the public through the plat of North Country. Nothing in the Dedication on the plat of North Country mentions the 80' road reservation. Should the road reservation from North Country become part of the plat of Jordan Ranch, 1st Filing, and be named and dedicated to the public?

Jordan Ranch exists as a Survey in the immediate area. A preliminary plat is proposed over a portion of the Survey of Jordan Ranch named Jordan Pasture. To avoid confusion, at a minimum with the Survey, a name other than Jordan Ranch may be more appropriate.

County Real Estate Office: Laura Pate COMMENTS ATTACHED 05/14/2019

There is already a survey called "Jordan Ranch" and it has 25 tracts. To avoid confusion I would appreciate it if you would change the name of the Subdivision... Maybe Second Filing... Since you aren't formally doing a subdivision for the complete Jordan Ranch Survey or even for Tracts 1 and 2 of Jordan Ranch Survey.

County Engineer: Scott Larson COMMENTS ATTACHED 05/22/2019**Engineer Review**

1. The application shall include a letter requesting a waiver of a detailed drainage study, traffic study, and environmental impact assessment if that is the intent. The letter needs to document the justification for the request for waivers.
2. The plat drawing needs to include a statement regarding whether or not the platted boundary lies within a FEMA flood hazard area along with the FEMA Panel reference.
3. Access to this subdivision will be through a "Road Reservation" in North Country Subdivision. The road reservations were used to reserve the area for a future roadway so no buildings, etc. are placed within the area. However, now that the road reservation will be used by not only this subdivision, but it has been used for access to the two lots within North Country Subdivision, this plat needs to include the Road Reservation area within the platted boundary and dedicate that as a public right-of-way and give the road a name. It will be extremely confusing to emergency vehicles if this subdivision is addressed off of Dodge Road or Ford Road. Tract 19 and 20 should be readdressed off of this new roadway when it is platted. This will assist emergency vehicles in locating all of these tracts/lots in the future.
4. This developer shall design and construct the roadway within the road easement (or newly platted ROW - see note 3 above) to current County Standards from Ford/Dodge Rds to this development. Construction drawings shall be submitted to the County for review and approval prior to construction on any lots/tracts.

Surveyor Review

1. Does the "80' ROAD RESERVATION" shown on the Plat and referred to in NOTE 5 have a name? Does the road that it connects to in NORTH COUNTRY have a name? It would be good to place "SEE NOTE 5" next to "80' ROAD RESERVATION" on the drawing.

County Public Works Department: David Bumann COMMENTS ATTACHED
05/22/2019

The 80 ft road reservation is not an official Public Right of Way for use as far as I can tell. The recorded plat of North Country Subdivision needs to be double checked to see the ingress/egress uses defined as part of that subdivision. If not specifically listed for use, an easement through the two lots in the North Country Subdivision may be need to gain legal access to this new development. The County Attorney shall be consulted to provide a clear definition of a 'Road Reservation' and its potential uses.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED
05/20/2019

Laramie County Small Wastewater System Regulations

Each lot shall apply for a small wastewater system permit prior to the start of construction.

A 10' deep site hole and perc test will be required for each lot prior to application for the small wastewater system permit.

Planners: Marissa Pomerleau COMMENTS ATTACHED 05/23/2019

1. According to Section 2-1-101 of the 2019 LCLU Regulations, the correct FEMA Panel and date shall be noted on the face of the plat.
2. We recommend not referring to the Record of Survey for Jordan Ranch for the Dedication. The plat should show an accurate boundary description.

Planners: Cambia McCollom COMMENTS ATTACHED 05/20/2019

Structures on the two tracts should be addressed off of Dodge RD unless action is taken to name the road reservation between Tract 19 and Tract 20 in North Country Subdivision.

AGENCIES WITH NO COMMENTS:

Black Hills Energy

AGENCIES WITH NO RESPONSE:

County Treasurer

County Conservation District

County Attorney

Wyoming State Engineer's Office
Wyoming Game & Fish
Combined Communications Center
Emergency Management
Fire District No. 2
Sheriff's Office
High West Energy
CenturyLink
SunCor Energy USA Pipeline
Building Dept.
Laramie County Weed & Pest

WYOMING OFFICE OF STATE LANDS AND INVESTMENTS

122 West 25th Street
Cheyenne, WY 82002
Phone: 307-777-7331
Fax: 307-777-2980
slfmail@wyo.gov



MARK GORDON
Governor

JENIFER E. SCOGGIN
Director

May 17, 2019

Laramie County
Planning & Development Department
3966 Archer Parkway
Cheyenne, Wyoming 82009

RE: PZ-19-00113 OSLI Comment

Dear Laramie County Planning & Development Department,

The Office of State Lands and Investments is in receipt of your memo dated May 13, 2019 regarding Edwards Development Company's proposed subdivision permit and plat application for Jordan Ranch.

Based on the information provided, the site's location (SW1/4 SW1/4 of Sec. 22, T15N, R66W of the 6th P.M., Laramie County) is near or adjacent to approximately 1440 acres of state-owned land. **We note any access across or work performed on state lands will require prior authorization from the state.** Apart from this, we have no further comment as the activities are not proposed for lands owned by the state.

As always, do not hesitate to contact me with further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Holly Dyer", with a stylized flourish extending to the right.

Holly Dyer
Commercial Leasing Manager

▫ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 ▫

NO PUBLIC MAINTENANCE OF STREETS OR ROADS BUILT TO COUNTY STANDARDS

KNOW ALL PERSONS BY THESE PRESENT THAT: JORDAN RANCH, LLC, OWNER IN FEE SIMPLE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¹/₄SW¹/₄) OF SECTION 22, TOWNSHIP 15 NORTH, RANGE 66 WEST (AKA TRACT 8 OF TRACT EXHIBIT OF JORDAN RANCH, RECORDED IN BOOK 2065, PAGE 676, SURVEY CABINET DRAWER 4, SURVEY 67).

CONTAINING 40.07 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED, AND PLATTED TO BE KNOWN AS JORDAN RANCH FIRST FILING, AND DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT, TO BE ITS FREE ACT AND DEED IN ACCORDANCE WITH ITS DESIRES AND DO HEREBY GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

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., 2019,

BY: _____
WILLIAM J. EDWARDS, MANAGER
JORDAN RANCH, LLC

APPROVALS

[illegible]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM J. EDWARDS, MANAGER OF JORDAN RANCH, LLC, A WYOMING LIMITED LIABILITY COMPANY ON THIS ____ DAY OF _____ 2019, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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

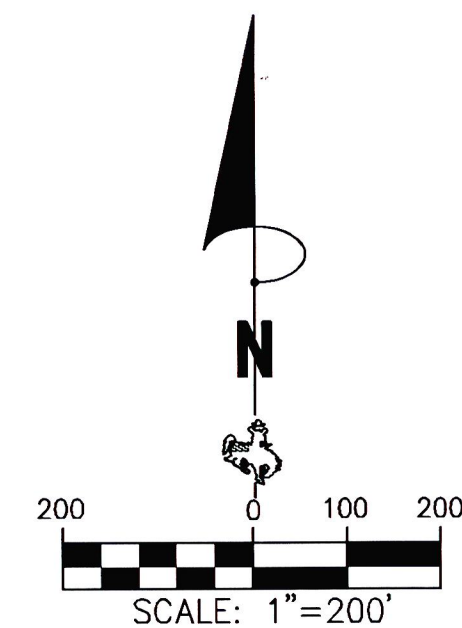
CHAIRMAN

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

ATTEST:

CHAIRMAN _____ COUNTY CLERK _____

I, JEFFREY B. JONES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, FOR AND ON BEHALF OF STEIL SURVEYING SERVICES, LLC, HEREBY STATE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION; AND THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.



DEPARTMENT OF
ENVIRONMENTAL QUALITY

- 1.) INDIVIDUAL WELLS SHALL BE CONSTRUCTED SUCH THAT THERE IS AT LEAST 60--FEET OF PERFORATED CASING IN THE BOTTOM PORTION OF THE WELL AND AT LEAST 100--FEET OF WATER ABOVE THE UPPERMOST CASING PERFORATIONS.
- 2.) MINIMUM SEPARATION BETWEEN INDIVIDUAL WELLS SHALL BE 100--FEET.
- 3.) MINIMUM INDIVIDUAL WELL TERMINATION DEPTH SHALL BE 500--FEET BELOW GROUND SURFACE WITH THE UPPERMOST CASING PERFORATION BEING A MINIMUM OF 430--FEET BELOW GROUND SURFACE.

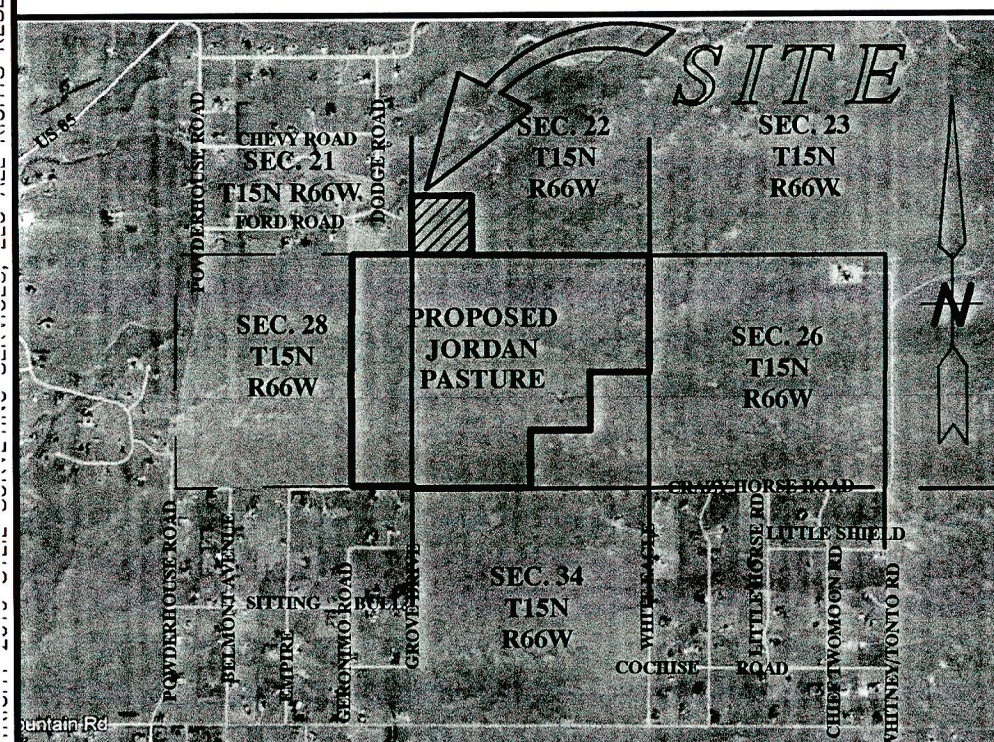
- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
ON 5/8"x24" LONG REBAR
- FOUND 2" ALUMINUM CAP STAMPED "SSS P.L.S.
2500"

(. ACRES) NET/GROSS ACREAGE OF LOT

INGRESS/EGRESS EASEMENT FOR TRACT 1 AND 2

FILING RECORD

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD AZIMUTH	CHORD LENGTH	ARC LENGTH
C100	24° 06' 57"	250.00'	282° 44' 22"	104.45'	105.23'
C101	24° 06' 57"	330.00'	102° 44' 22"	137.87'	138.90'

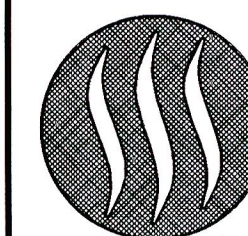


VICINITY MAP

(NOT TO SCALE)

PREPARED June 19

PAGE 1 OF 1



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
www.Steilsurvey.com ○ info@Steilsurvey.com

SSS #18257

REVISÉ: 6/6/2019

REPLAT TR8 JORDAN RANCH.DWG

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
A PORTION OF THE SW1/4 SW1/4, SEC. 22, T.15N., R.66W.
OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS 'JORDAN RANCH, 1ST FILING'**

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 Jordan Ranch, 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 Jordan Ranch, 1st Filing with the following condition:

1. Applicant shall provide documentation of legal access to the Jordan Ranch, 1st Filing boundary prior to recordation of the Plat.

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:



Laramie County Attorney's Office