



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Michael Surface, Senior Planner

DATE: January 3, 2023

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Bailey Crossing, a subdivision of a portion of Tract A, Faas Tracts, situated in Section 30, T.15 N., R.67W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying, on behalf of A. J. Bailey has provided a Subdivision Permit and Plat application for Bailey Crossing, a subdivision located on the south side of Road 217 located approximately 5 miles northwest of the Cheyenne city limits. The application proposes 4 residential tracts at 7.39 acres each. The remaining part of the 51.05-acre property is to remain unplatted.

BACKGROUND

The property to be subdivided is open land and vacant. The dwelling on the larger portion of the property will remain on unplatted land.

Pertinent regulations of the Laramie County Land Use Regulations which apply include the following:

Section 2-1-101 (a-e) governing the criteria for a subdivision permit and plat.
Section 1-2-104 governing public notice.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as RAI – Rural Ag Interface. Rural residential uses are primarily associated in these areas. Density of uses is considered important, based upon availability and access to water.

Water and sewage disposal will be provided by individual well and septic systems. With an average lot size of 7.39 acres, the minimum requirements for septic system permits are met.

Access to the four tracts will be from Road 217. The property is within the LU – Land Use Zoning District.

The property is within AMEC Zone 2. This means the tract size of 7.39 acres each surpasses the minimum recharge area of 5 acres as indicated by the AMEC Memo. It also surpasses the 5.25 acres as dictated by the development standards.

Public agency review comments included: right-of-way width, Road 217 being brought up to current County Road Standards adjacent to the development, addressing, septic tank requirements, and cosmetic issues on the plat. The owner has agreed to a 70-foot right-of-way, with land being provided on the south side of Road 217. The additional footage making an 80-foot right-of-way is to come from the north side, at some time in the future if development occurs. The owner has been notified that Road 217 may be required to bring Road 217 up to County Road Standards. There is no agreement at this time.

Public notice through sign posting, a legal ad and certified mail was provided per Section 1-2-104 of the Land Use Regulations. An email from the public was received on the day of the Planning Commission meeting. The public comment and the staff response are attached.

The Planning Commission held a public hearing on this application December 22, 2022. The Planning Commission voted 4 – 0 to recommend approval of the subdivision permit and plat to the Board of County Commissioners with two (2) conditions. Three people made comments during the public hearing. Concerns expressed included how the right-of-way was to be achieved, covenants, access, county road standards, utilities, and the character of the neighborhood.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff and the Planning Commission 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.
- b) The right-of-way width of Road 217 is to be upgraded to 70 feet adjacent to the development prior to plat recordation.
- c) Road 217 shall be brought up to County Road Standards adjacent to the development prior to building permits being issued.
- d) No building permits shall be issued until the required upgrade has been determined to be in compliance by Laramie County Public Works.

Staff and the Planning Commission recommend the Board approve the Subdivision Permit and Plat for Bailey Crossing to the Board of County Commissioners with the following conditions:

1. The right-of-way width for Road 217 shall be shown as 70 feet prior to plat recordation in front of the four tracts being created.
2. Road 217 shall be brought up to County Road Standards adjacent to the development prior to building permits being issued.
3. No building permit shall be issued until the required upgrade has been determined to be in compliance by Laramie County Public Works.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Bailey Crossing and adopt the findings of fact a, b, c, and d, as well as the three (3) conditions of the staff report.

ATTACHMENTS

- Attachment 1: Project Master Map
Aerial and Vicinity
Zoning
County Comprehensive Plan
Fire District 2
AMEC Zone 2
- Attachment 3: Agency Comments Report/Response from Steil Surveying
- Attachment 5: Narrative Letter
- Attachment 6: Public Comment and Staff Response
- Attachment 7: Draft Resolution
- Attachment 8: Plat