



## 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, located in a portion of the SE ¼ SW1/4 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, 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 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**

# Laramie County, Wyoming



Alpine Valley

Subdivision Permit & Plat

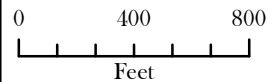
PZ-22-00049

Location Map

Subject Property



February 2022



## Legend

Property Lines

## Streets

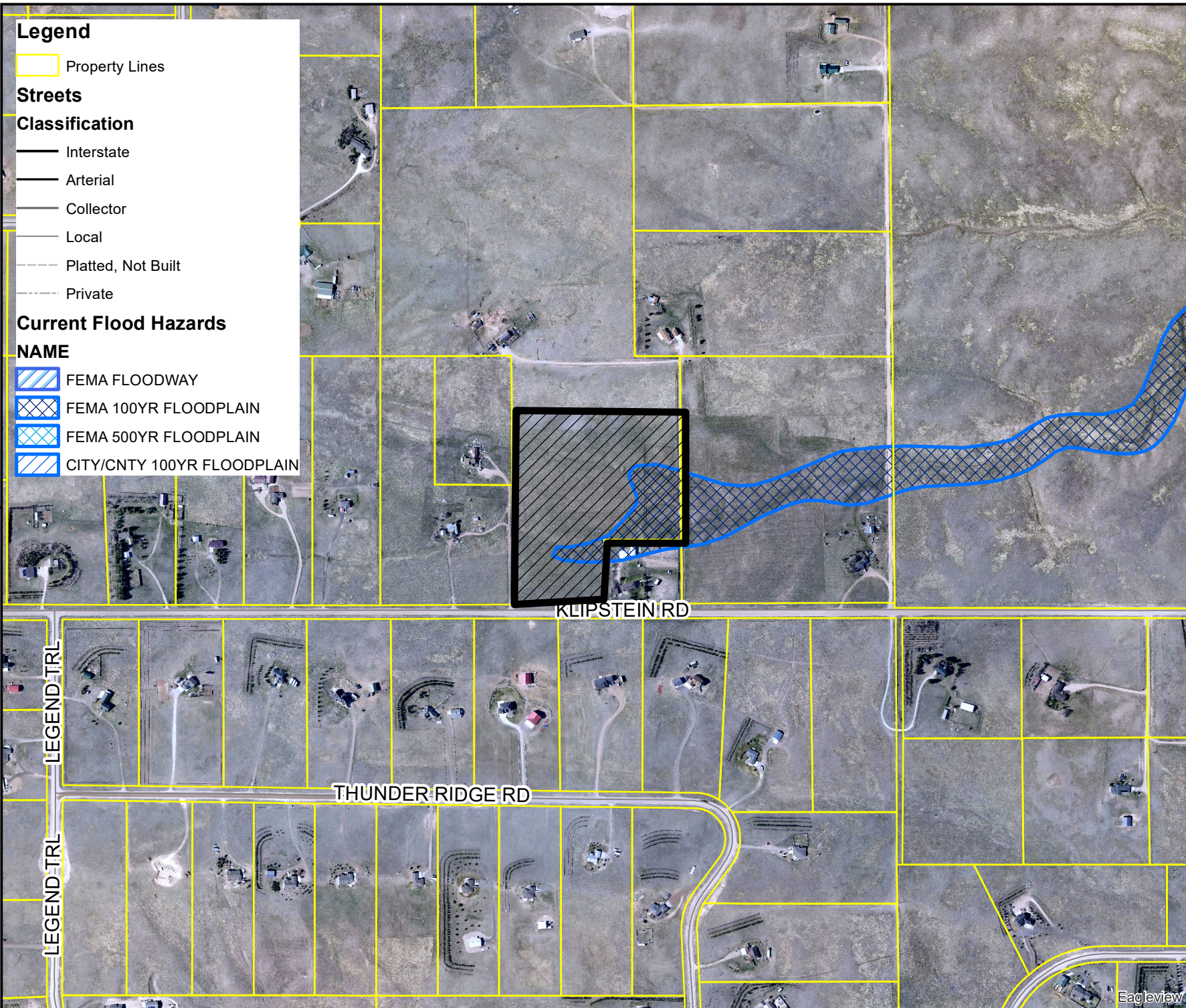
### Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

## Current Flood Hazards

### NAME

- FEMA FLOODWAY
- FEMA 100YR FLOODPLAIN
- FEMA 500YR FLOODPLAIN
- CITY/CNTY 100YR FLOODPLAIN



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



Alpine Valley

Subdivision Permit  
& Plat

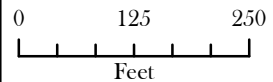
PZ-22-00049

Aerial Map

Subject  
Property



February 2022



Eagleview

## Legend

Property Lines

## Streets

### Classification

Interstate

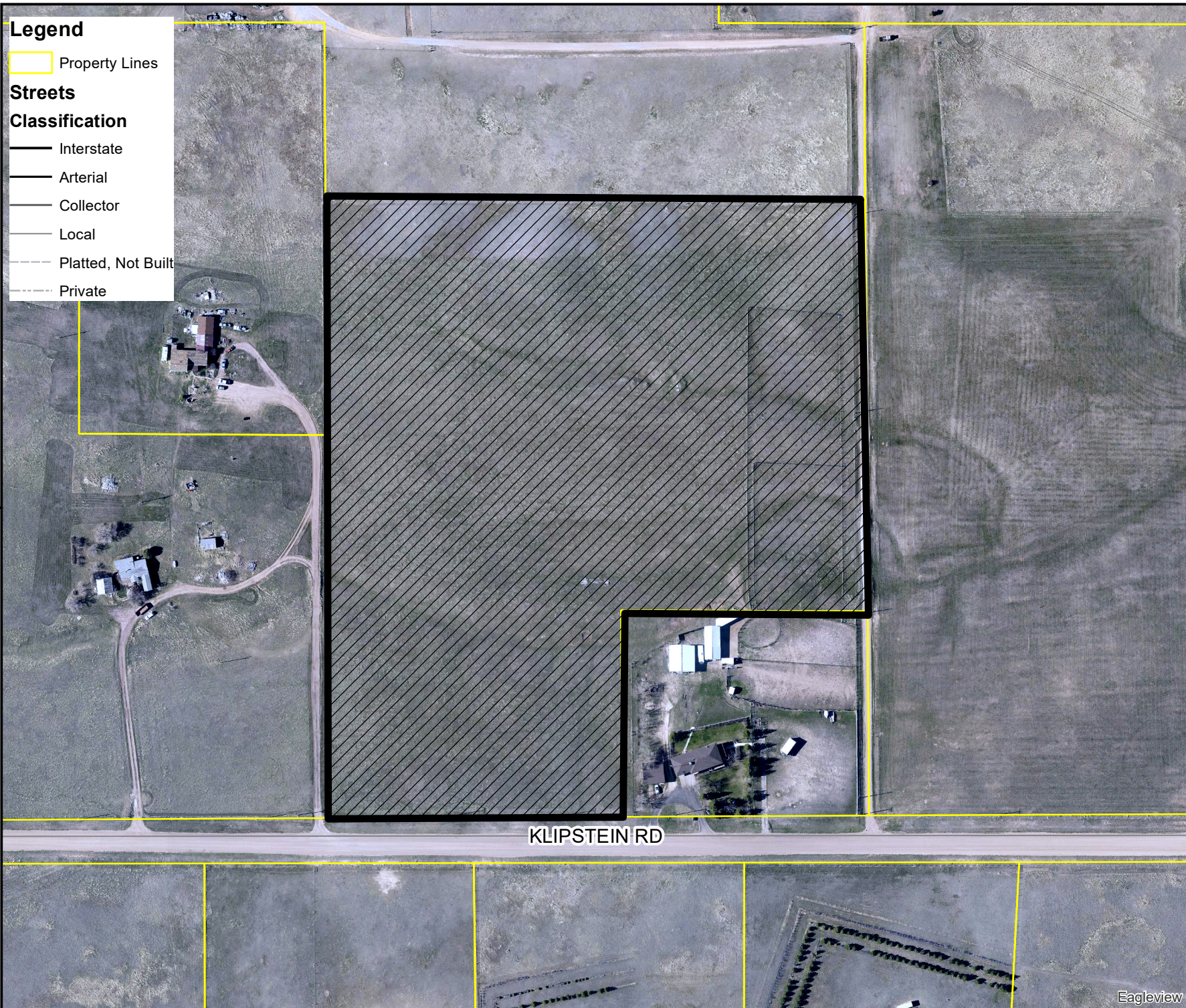
Arterial

Collector

Local

Platted, Not Built

Private



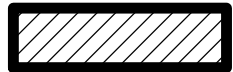
KLIPSTEIN RD

# Laramie County, Wyoming

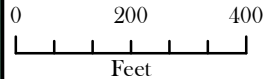


**Alpine Valley**  
**Subdivision Permit and Plat**  
**PZ-22-00049**  
**Comprehensive Plan map**

**Subject Property**



September 2021



## Legend

Property Lines

### Future Land Use Districts

#### OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)

### Streets

#### Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

### Current Flood Hazards

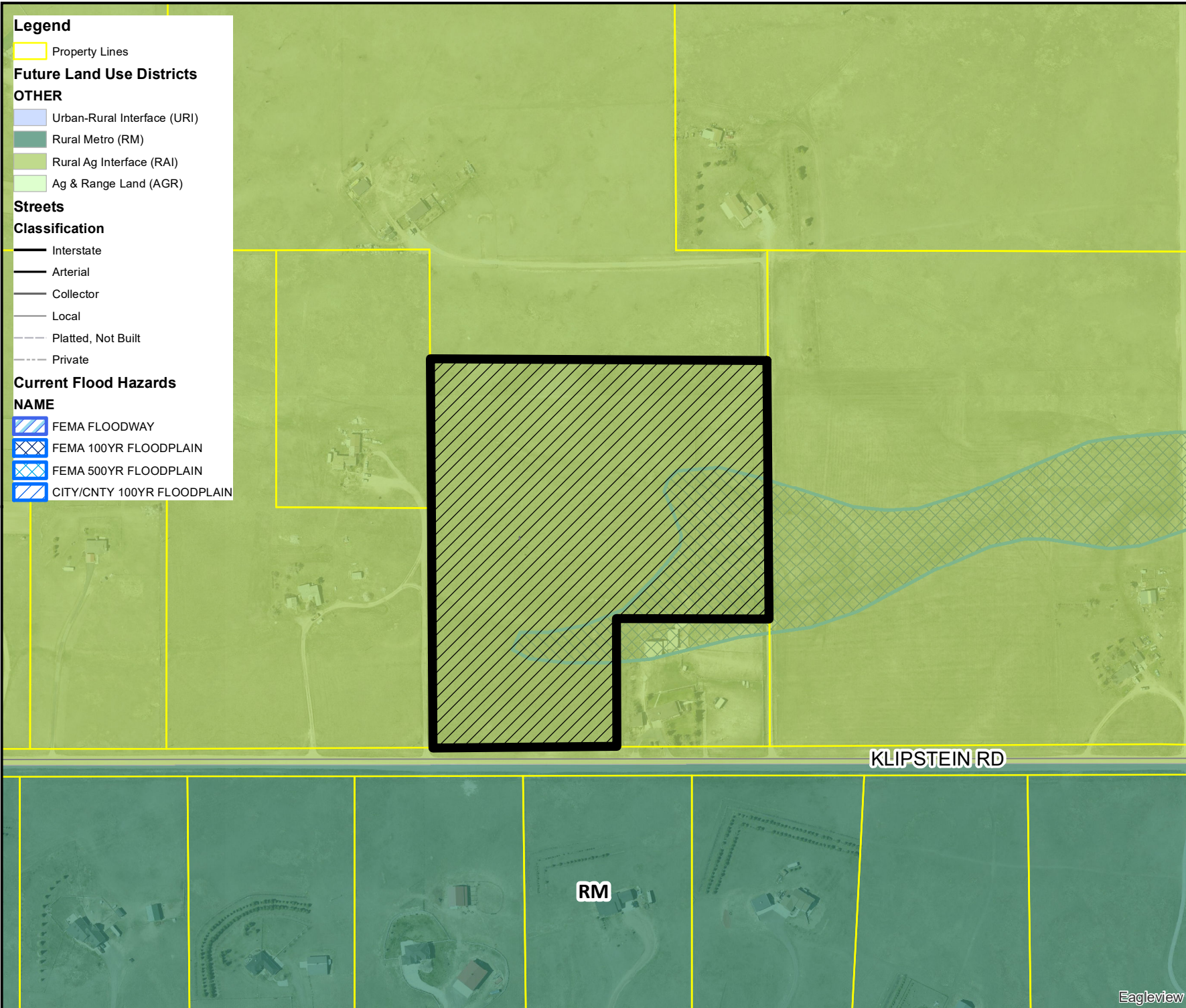
#### NAME

FEMA FLOODWAY

FEMA 100YR FLOODPLAIN

FEMA 500YR FLOODPLAIN

CITY/CNTY 100YR FLOODPLAIN



Eagleview

**PZ-22-00049**

**Subdivision Permit**

**County Engineer:** County Engineer, Scott Larson Comments Attached 03/31/2022  
Engineer Review

Review of updated/revised plat (2nd Review)

1. All previous comments have been adequately addressed. Therefore we have no further comments at this time.

**County Real Estate Office:** County Real Estate Office, Laura Pate Comments  
Attached 03/31/2022

The portion that they sold to the Murray's is still in bold, like it is part of the Plat, even though they did not give it a Tract number. Please have them remove the bold bottom and right side corner lines so there is no confusion as to what is being Plated.



February 10, 2022  
3864

Marissa Pomerleau, Associate Planner  
Laramie County Planning & Development  
3966 Archer Parkway  
Cheyenne, WY 82009

**RE: Alpine Valley Subdivision Preliminary Development Plan – Project Narrative**

Dear Ms. Pomerleau,

AVI, pc on behalf of Todd Glandt is seeking a recommendation of approval for the Preliminary Development Plan of Alpine Valley Subdivision. We are concurrently submitting a Subdivision Permit and Plat. The property is currently vacant range land.

The preliminary design is proposing three (3) single-family lots. Due to the fact that the zoned boundary does not reach this property, we are required to meet the minimum acreage of 5.25 gross per acre lot. Two tracts (1 and 2) will access to the subdivision off of Klipstein Road and Tract 3 will use an existing 80' access easement.

All proposed septic systems and wells will meet the setback requirements from the property lines and floodplain as required from the Laramie County Land Use Regulations, as well as the Small Waste Water System regulations from Laramie County Environmental Health.

This development does lie within FEMA 100-year Floodplain (SFHA) area and is shown on the maps.

Please feel free to contact our office with any questions regarding the Preliminary Development Plan application.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'CR Johnson', is located below the 'Respectfully Submitted,' text.

Christine R. Johnson

**A.V.I. PROFESSIONAL CORPORATION**

h:\3864\_sunhmasnd\klipstein\3864 pdp project narrative.docx



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
A PORTION OF THE SW1/4 SE1/4 T.15N., R.67W., OF THE 6<sup>TH</sup> P.M.,  
LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS "ALPINE VALLEY".**

**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 Alpine Valley.

**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 Alpine Valley 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.

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF**

\_\_\_\_\_, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney's Office



- LEGEND**
- FOUND ALUMINUM CAP
  - ⊙ FOUND IRON ROD
  - ⊙ SET 2" ALUMINUM CAP AVI PC PLS 12045
  - (M) MEASURED DATA AVI SURVEY
  - (R) RECORD DATA FROM THE MAP OF SURVEY FOR THE E 1/2 SECTION 28 RECORDED AT BOOK 1527 PAGE 1029
  - XX AC NET AREA
  - (XX AC) GROSS AREA
  - FEMA 100-YEAR FLOODZONE

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING SITUATED IN A PORTION OF SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 15 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 28, THENCE N86°37'22"E A DISTANCE OF 689.99 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT OF WAY OF KLIPSTEIN ROAD (COUNTY ROAD 216) N89°56'46"E A DISTANCE OF 475.56 FEET; THENCE N00°31'10"W A DISTANCE OF 345.30 FEET; THENCE N89°56'46"E A DISTANCE OF 400.00 FEET; THENCE N00°31'10"W A DISTANCE OF 649.98 FEET; THENCE S89°56'46"W A DISTANCE OF 875.56 FEET TO A POINT; THENCE S00°31'10"E A DISTANCE OF 995.28 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 16.83 ACRES MORE OR LESS

**BASIS OF BEARINGS**

CONSIDERING THE SOUTH LINE OF SECTION 28, BEING MONUMENTED BY A FOUND ALUMINUM CAP AT THE SOUTHEAST CORNER OF SECTION 28 AND A FOUND IRON ROD AT THE SOUTH QUARTER CORNER OF SECTION 28. BEARING N89°56'46"E AT A DISTANCE OF 2669.54 FEET BASED UPON WYOMING STATE PLANE EAST ZONE. DISTANCES ARE US SURVEY FEET SCALED TO GROUND WITH ALL BEARINGS HERON RELATIVE THERETO.

COORDINATES ARE GROUND COORDINATES BASED ON WYOMING STATE PLANE EAST FIP ZONE 4901.

TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999641154

EXAMPLE POINT POINT OF BEGINNING  
 GROUND NORTHING = 167271.5906  
 GROUND EASTING = 531632.1853  
 N = (167271.5906 + 100000)\*SF = 267175.6812  
 E = (531632.1853 + 200000)\*SF = 731369.6419  
 STATE PLANE NORTHING = 267175.6812  
 STATE PLANE EASTING = 731369.6419

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT TODD GLANDT, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "ALPINE VALLEY SUBDIVISION," DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES.

TODD GLANDT, OWNER

**ACKNOWLEDGEMENTS**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY TODD GLANDT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, \_\_\_\_\_, WYOMING

MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**

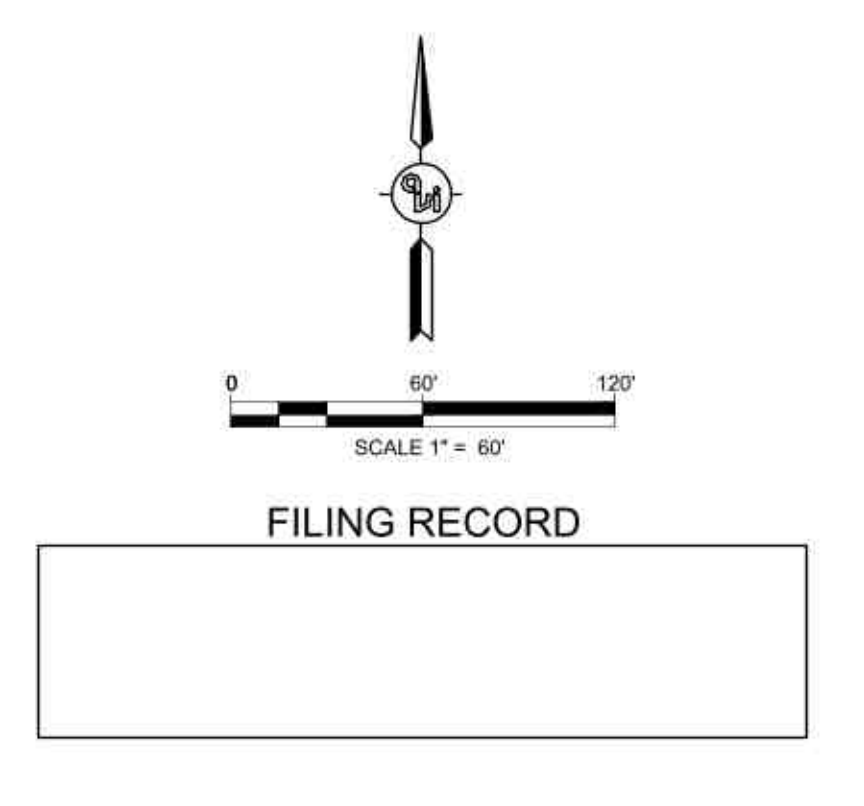
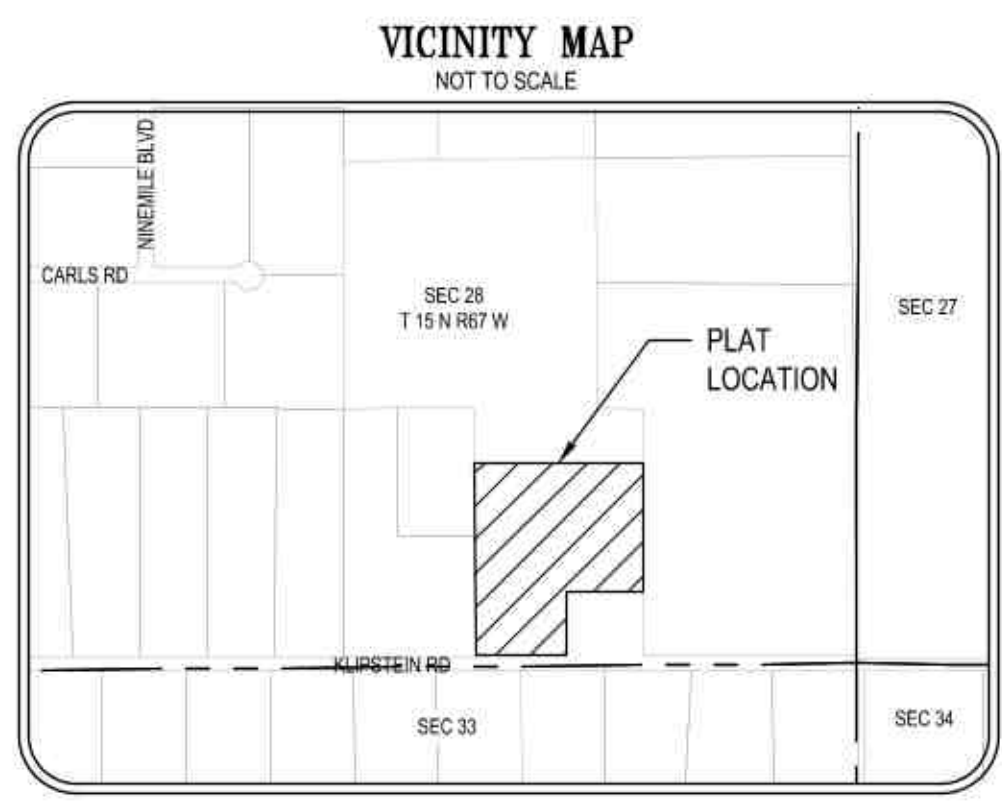
APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN \_\_\_\_\_

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_



**CERTIFICATE OF SURVEYOR**

I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**NOTES**

FLOOD HAZARD AREAS ARE WITHIN THE PROPOSED SUBDIVISION (NO BASE FLOOD ELEVATIONS DETERMINED) OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1060 OF 1650. MAP NOS. 56021C1060F WITH AN EFFECTIVE DATE OF JANUARY 17, 2007.

FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY.

THE COMMUNITY WILDFIRE PROTECTION PLAN (CWPP) FOR THIS SITE ARE LOW.

UTILITY EASEMENTS ARE FOR LOCAL UTILITY COMPANIES

NO PUBLIC WATER SYSTEM, ALL TRACTS TO HAVE PRIVATE WATER WELL

NO PUBLIC SEWER SYSTEM, ALL TRACTS TO HAVE A SMALL WASTE WATER SYSTEM

GROSS AREAS FOR TRACTS ARE CALCULATED USING PERPENDICULAR EXTENSIONS OF LOT CORNERS TO THE CENTER LINE OF ROAD.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

**FINAL PLAT FOR ALPINE VALLEY SUBDIVISION**

BEING SITUATED IN A PORTION OF THE SE 1/4, SECTION 28, T15N, R67W, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING  
 PREPARED FEBRUARY 2022

DATE	
REVISION	
NO.	
PREPARED FOR:	TODD GLANDT 7157 SPACE DRIVE CHEYENNE, WY 82009
PROJECT:	ALPINE VALLEY SUBDIVISION
DRAWING TITLE:	FINAL PLAT
DATE:	Mar 24, 2022
DRAWN BY:	BD
DESIGNED BY:	BD
CHECKED BY:	AED
JOB NO.:	3864
DRAWING NO.:	1 OF 1



H:\3864\_SUBDIVISION\Virginia\3864\_KLIPSTEIN\_FINAL\_PLAT.dwg Mar 24, 2022 - 8:30am - cpj/mjm