



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Mason Schuricht, Associate Planner

DATE: April 19th, 2022

TITLE: PUBLIC HEARING regarding a vacation of Tract 3, Blue Sky Estates, located in a portion of the NE1/4 Section 5, T.13N., R.64W., of the 6th PM, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying, on behalf of Triple Dot Development LLC, has submitted a vacation for Tract 3, Blue Sky Estates, located at 875 Arena Lane. The vacation has been submitted in order to perform an Administrative Plat on Tract 3, Blue Sky Estates to be split into two separate tracts.

BACKGROUND

The subject property is residential vacant land located outside of the zoning district. It is currently platted as Tract 3, Blue Sky Estates, Laramie County, Wyoming.

Wyoming State statute (34-12-106) *“No plat or portion thereof for which a subdivision permit has been obtained pursuant to W.S. 18-5-304 shall be vacated as herein provided without the approval of the county commissioners.”* The intention of the vacation of Tract 3 of Blue Sky Estates is to allow an Administrative Plat to be approved.

Comments and letters have been received by the county and the developers, from Riatta Ranch for this project, pertaining to the current covenants of Riatta Ranch 3rd Filing Lots 1 and 2, that would now be Blue Sky Estates.

Pertinent Regulations

Section 34-12-106 of the Laramie County Land Use Regulations governing the criteria for a vacation of a subdivision.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board find that:

- a) This application meets the criteria for a board approval pursuant to W.S. 34-12-106 .

And that the Board approve the Vacation of Tract 3, Blue Sky Estates, Laramie County, WY.

PROPOSED MOTION

I move to approve the Vacation of Tract 3, Blue Sky Estates, Laramie County, WY, upon approval of the Administrative Plat and adopt the findings of fact a of the staff report.

ATTACHMENTS

- Attachment 1: Blue Sky Estates Plat**
- Attachment 2: Resolution**

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A VACATE OF PLAT FOR
TRACT 3, BLUE SKY ESTATES, 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 Vacation is in accordance with section §34-12-106 to §34-12-111 of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the Vacation for Tract 3, Blue Sky Estates

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 §34-12-106 to §34-12-111.
- b. The vacation has been submitted in order to perform an Administrative Plat on Tract 3, Blue Sky Estates to be split into two separate tracts.

And the Board approves the Vacation of Tract 3, Blue Sky Estates with the approval of an Administrative Plat,

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

