

040615 - 28

**LARAMIE COUNTY CLERK
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM PROCESSING FORM**

1. Date of proposed action: June 15, 2004
2. Agenda Item: Preliminary Plat of Willadsen Estates, 2nd Filing, a portion of the east half of Section 19 and in the west half of Section 20, T.13N., R.69W., 6th P.M., Laramie County, Wyoming (located 1 mile east of Harriman Road and approximately 2 miles south of I-80).
3. Department: Development Applicant: Kenneth C. Roberts
Granite Development LLC
- Agent: John Steil, Steil Surveying Services, LLC
4. Notes: The Regional Planning Commission recommended approval of the preliminary plat by a unanimous vote of 9 to 0 at their June 7, 2004 meeting with the condition not to provide utility easements. See the attached Staff Report for more definitive information.
5. Documentation: Sea. - Staff
Report and Map
6. Motion: Acknowledge receipt

COMMISSIONERS VOTE

Knudson _____

Ketcham _____

Humphrey _____

Action _____

Postponed _____

Received And Approved
As To Form Only
By The County Attorney

[Signature] 6/19/04

COPY OF RECORD

STAFF REPORT

Willadsen Estates, 2nd Filing

County Preliminary Plat

CASE NUMBER: P-04-18

FILE CODE: WLDE-P

MEETING June 7, 2004 - Planning Commission
DATES: June 15, 2004 - County Commissioners

OWNER: Kenneth C. Roberts 307-778-5700
% Granite Development LLC
4101 Evans Avenue
Cheyenne WY 82001

AGENT: John Steil 307-634-7273
% Steil Surveying Services, LLC
P.O. Box 2073
Cheyenne WY 82003

REQUEST: County Preliminary Plat

PURPOSE: Residential development.

LOCATION:

(1) Legal Description: A portion of the east half of Section 19 and in the west half of Section 20, T.13N., R.69W., 6th P.M., Laramie County, Wyoming

(2) General Location: 1 mile east of Harriman Road and approximately 2 miles south of I-80

(3) Addresses: None

(4) Map Page: F-7 - County

SIZE:	Total:	123.15-acres
	Residential Tracts:	12
	Smallest Tract (gross):	10.00-acres
	Largest Tract (gross):	12.09-acres
	Average Tract Density (gross):	10.26-acres
	Right-of-way:	6.28-acres

EXISTING ZONING: N/A: Outside zoned boundary

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential development

RECOMMENDED LAND USE PER ADOPTED PLAN: Low Density
Rural/Agricultural (10-35 Acres) (ref: *Laramie County Comprehensive Plans October 2001*).

SURROUNDING	LAND USE:	ZONING	ANNEXATION STATUS
North:	Agricultural	N/A	County
South:	Agricultural	N/A	County
East:	Agricultural	N/A	County
West:	Residential	N/A	County

DESCRIPTION OF SITE AND SURROUNDINGS: The site is vacant land and is located east of and adjacent to Willadsen Estates, First Filing. The property will be accessed by an internal road system within Willadsen Estates, known as Jaymers Lane and Cougar Lane. Willadsen Estates was platted in 2001 with an average net density of 10.03-acres per tract. The remaining three sides are unplatted grazing property.

PLAT DATA: The preliminary plat includes approximately 123-acres. The subdivision is intended for single family rural residential tracts. Twelve tracts are proposed with this plat. Tracts will range in size from 10-acres up to 12-acres, with an average gross size of 10.26-acres. There are two primary access points proposed from an internal, dedicated roadway system (Jaymers Lane and Cougar Lane). Jaymers Lane and Cougar Lane are proposed to be connected by a new stretch of right-of-way to be known as A Star Way, to be dedicated. The plat indicates that tracts will have an average density, including adjacent right-of-way, of approximately 10.26-acres, which meets the criteria in the Cheyenne – Laramie County Subdivision / Development Regulations 2000, Section 80.020(d) 3, of a minimum density in the “low density area” shall be no greater than one dwelling unit per ten acres. The tracts are proposed to be served by individual well and septic systems. DEQ approval will be required prior to final plat approval. Fire protection will be provided by Fire District #10.

COMMUNITY FACILITY FEES AND SUBDIVISION PERMIT: Will be addressed upon submittal of the final plat. Fees will be assessed at \$50.00 per acre.

REVIEWING AGENCY AND REVIEWERS COMMENTS:

School District #1: This subdivision falls within the Willadson Elementary, McCormick Junior and Central High School boundary. Please contact school transportation dept. to cover the location of proposed school bus routes and stops.

Laramie County Conservation District: The Laramie County Conservation District has no objection to the proposed development providing that there is a drainage study and a plan to control soil erosion approved by the City Engineer and/or the County Engineer, or their Assignees.

The current drought situation should determine the landscaping in this plat area. The Laramie County Conservation District would be willing to assist you with suggestions and advise on erosion control or tree planting and landscaping of this area, if requested.

Qwest: Qwest is requesting 16’ utility easements on the frontage of all tracts.

Environmental Health: Small wastewater permits will be required. Any septic system shall have a 50' setback from all property lines and drainage easements. A complete USDA soil survey and a copy of the signed final plat shall be submitted to this office prior to application for any small wastewater system permits. Some tracts have minor drainage on them in which careful planning will be needed.

DEQ: The Wyoming Department of Environmental Quality (WDEQ) received a copy of the preliminary plat for the above referenced subdivision from the Laramie County Development Office on May 6, 2004. Information needed for a WDEQ review of the safety and adequacy of the water supply and sewer systems pursuant to W.S §18-5-306 has not been submitted; the 30 day period for the review of the application will begin upon receipt of that information. If necessary WDEQ may extend it's review period for an additional 30 days if an extension is necessary to complete the review.

Xcel Energy: Customer will be responsible for costs to remove and relocate overhead primary poles & pole line, that conflicts with the proposed platted area for development. **See Attachment**

County Planner/Zoning:

1. Provide for the easterly extension of the drainage easements originating in Willadsen Estates.
2. Comments from the Laramie County's review Engineer are attached, and are approval conditions.

Laramie County's Engineer:

1. The Drainage Analysis adequately addresses the runoff for this development.
2. I do not have any comment regarding the Environmental Impact Assessment.
3. Although the entire subdivision will generate 500 vehicles per day, it will be divided up by two entrances/exits into the subdivision. Therefore, I do not see any roadways that will exceed 500 vehicles per day, so a Traffic Study should not be necessary.
4. The Preliminary Plat appears to meet the minimum requirements and would recommend approval.

County Public Works: Developer should consider private maint. & submit work plan to accomplish for approval. All road design must be to standard approved prior to construction and inspected on completion.

AGENCIES AND REVIEWERS RESPONDING WITHOUT COMMENTS: Sheriff's Office, Suncor Pipeline, County Treasurer.

AGENCIES AND REVIEWERS NOT RESPONDING: Bresnan Communications, County Assessor, County Clerk, County Fire District #10, High West Energy, State Engineer, U.S. Post Office.

OTHER COMMENTS RECEIVED: None

RECOMMENDATION: The Development Office recommends approval of the preliminary

plat with the following condition:

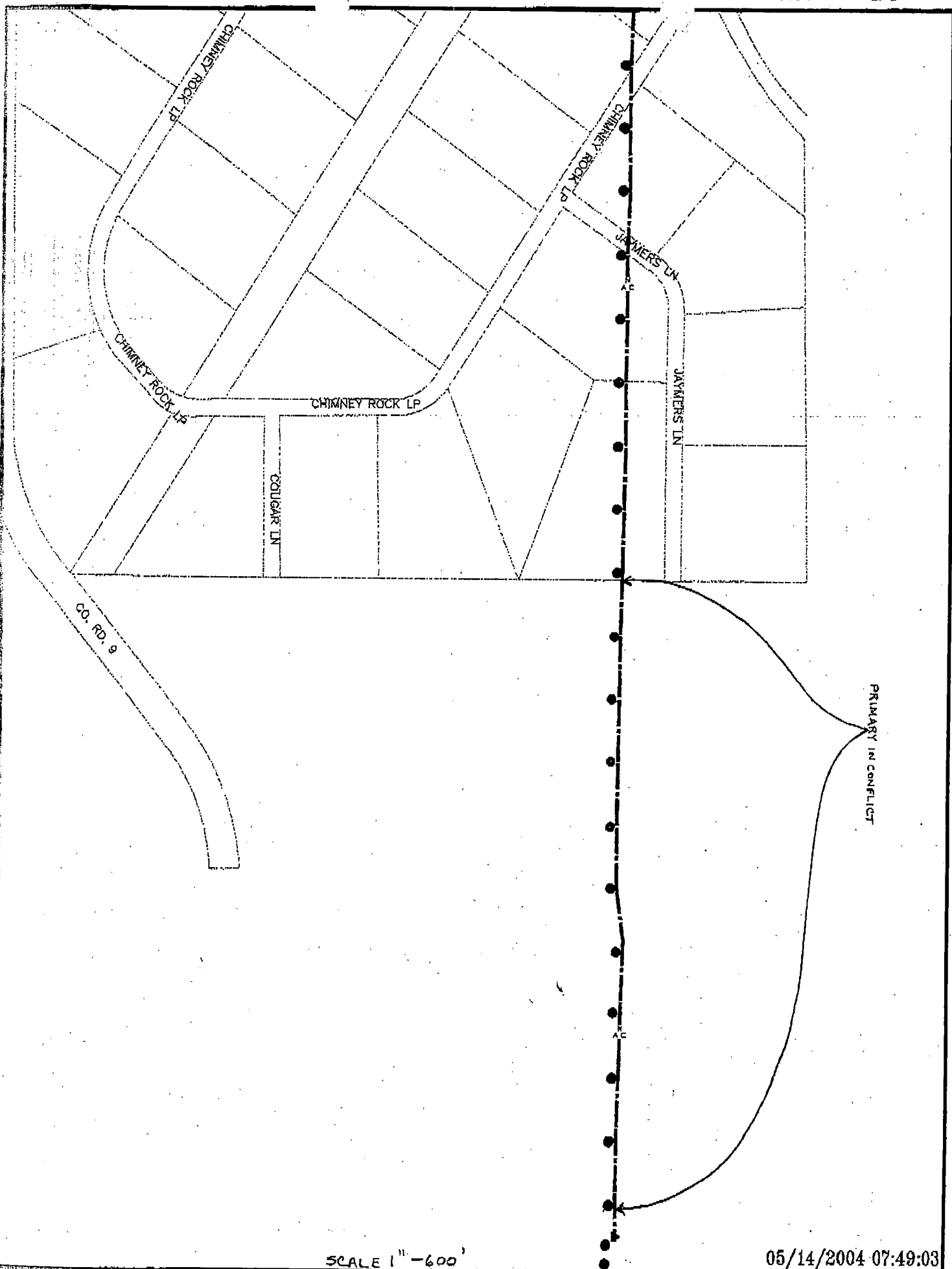
- 1) Resolve easement issues.

encl: Preliminary Plat Map
F-7 County Map
Xcel Energy attachment

cc: Owner
Agent
County Planning/Zoning
File (WLDE-P)

STAFF REPORT UPDATE (06/08/04):

At its June 7, 2004, meeting, the Cheyenne/Laramie County Regional Planning Commission recommended approval of the preliminary plat of Willadsen Estates, 2nd Filing, by a unanimous vote of 9-0 with the condition **not** to provide utility easements.



SCALE 1" = 600'

05/14/2004 07:49:03



THIS PRINT REPRESENTS LOCATION OF GAS/ELECTRIC FACILITIES AS OF THE PRINTED DATE TO THE BEST OF OUR KNOWLEDGE. THIS INFORMATION IS INTENDED FOR GENERAL USE ONLY AND NOT TO BE USED FOR EXCAVATION PURPOSES. STATE LAW REQUIRES ANYONE DIGGING, GRADING OR EXCAVATING TO OBTAIN A FIELD LOCATE OF ALL UTILITIES. CALL WYOMING ONE-CALL FOR A FIELD LOCATION AT 1-800-848-1030 OR (307) 638-8882.

