



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Associate Planner

DATE: September 7, 2021

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Lerwick Subdivision, 2nd Filing, a replat of Tract 1, Lerwick Subdivision, Laramie County, WY.

EXECUTIVE SUMMARY

Chris Knudson, on behalf of MK Investments, LLC, has submitted a Subdivision Permit and Plat application for Lerwick Subdivision, 2nd Filing, located at 2676 US Highway 85, Cheyenne, WY. The application has been submitted for the purpose of subdividing the property into three lots.

BACKGROUND

The subject property is 20.01 acres of vacant industrial land in the unzoned portion of Laramie County. It is bordered on all four sides by vacant unzoned property identified for agricultural and industrial uses.

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 Ag and Range Land (AGR). The Ag and Range Land are outlying areas of Laramie County and are typically far removed from the providers of public services and have relatively lower levels of road access. Primary uses are agriculture crop and livestock production, and associated residential uses. Any new development in this area shall address water availability, public lands access, cultural resource preservation, and roads and connectivity.

The subject property is located outside of both the PlanCheyenne and Zoned boundaries and therefore cannot be impacted by these regulations.

The property owners, MK Investments, LLC, are also the owners of WyoDak Energy Services, LLC. If the subdivision is approved, the intent is to use one of the three sections to stage equipment which WyoDak will use to continue work in the area. A Site Plan will be required to be submitted to the Planning Office and approved prior to any commercial development.

Letters requesting waiver of traffic and drainage studies were submitted by the applicant, copies of which are attached. The County Engineer has concurred with these requests based on the justification provided in the letter and scope of the development. Agency comments pertained to easements and clerical corrections to the plat. The applicant is working toward addressing all agency comments.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received.

A public hearing of this application was held on August 12, 2021 by the Planning Commission. The Planning Commission voted 4 – 0 to recommend approval with no conditions.

Staff finds this application is in conformance with the plans and policies of Laramie County. The attached resolution shall serve as the subdivision permit upon approval by the Board.

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 Lerwick Subdivision, 2nd Filing with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Lerwick Subdivision, 2nd Filing 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: Applicant Traffic Study Waiver Request
Attachment 5: Applicant Drainage Study Waiver Request
Attachment 6: Agency Comments Report
Attachment 7: Plat
Attachment 8: Resolution

Laramie County, Wyoming



**Lerwick Subdivision
2nd Filing**

**Subdivision
Permit & Plat**

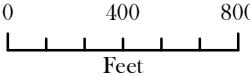
PZ-21-00202

**Location
Map**

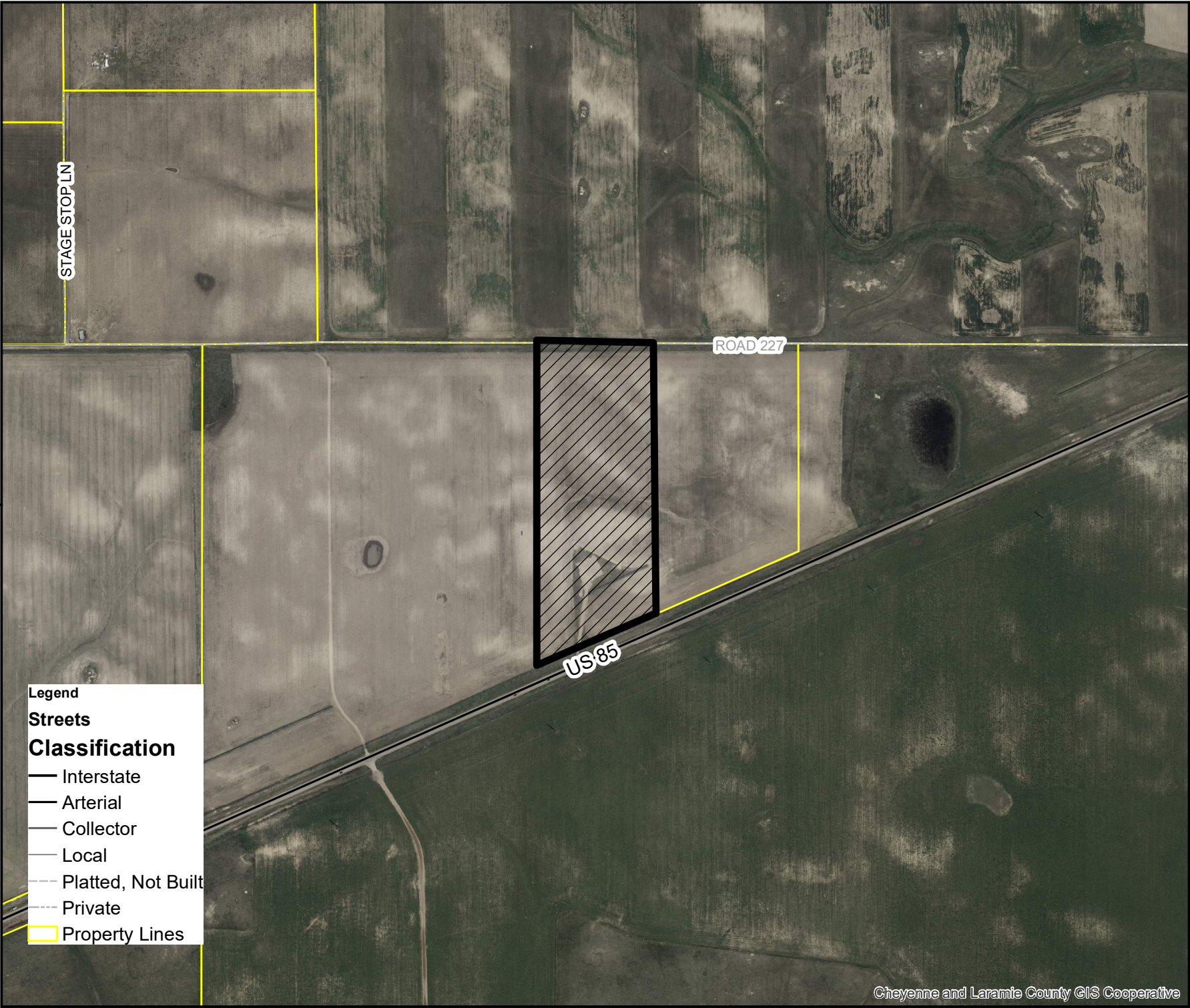
**Subject
Property**



July 2021



Cheyenne and Laramie County GIS Cooperative



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Laramie
County,
Wyoming



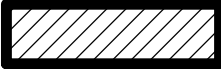
Lerwick Subdivision
2nd Filing

Subdivision
Permit & Plat

PZ-21-00202

Aerial
Map

Subject
Property



Legend

Streets

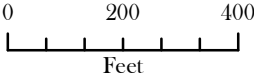
Classification

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

US 85

Cheyenne and Laramie County GIS Cooperative

July 2021



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Laramie County, Wyoming



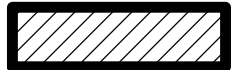
**Lerwick Subdivision
2nd Filing**

**Subdivision
Permit & Plat**

PZ-21-00202

**Comprehensive
Plan Map**

**Subject
Property**



July 2021



0 400 800
Feet

Cheyenne and Laramie County GIS Cooperative

Legend

Streets

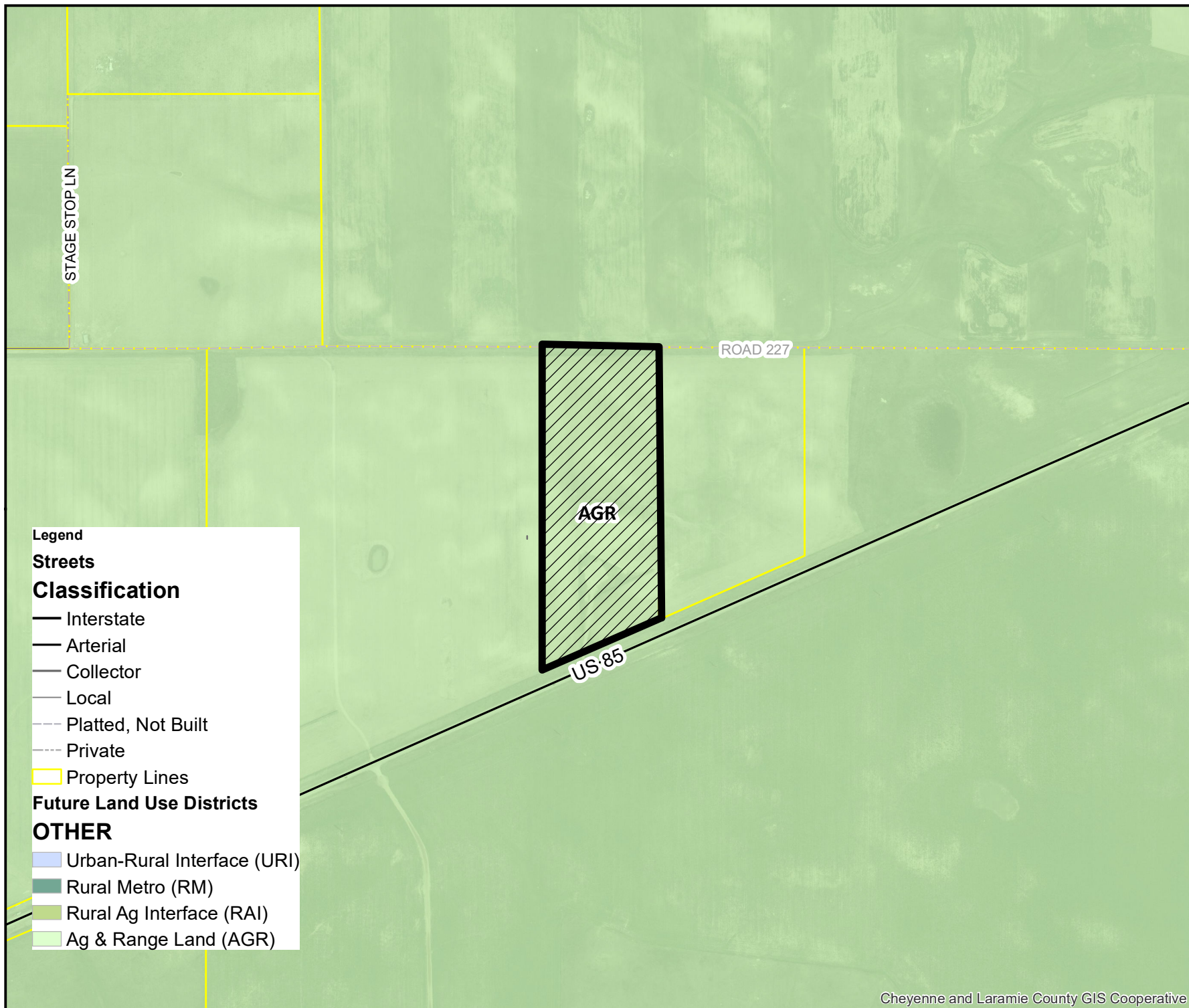
Classification

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- - - Private
- Property Lines

Future Land Use Districts

OTHER

- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)





May 28, 2021

Mr. Brad Emmons
Director
Laramie County Planning and Development Department
3966 Archer Pkwy.
Cheyenne, WY 82009

RE: LARAMIE COUNTY TRAFFIC STUDY WAIVER – 20 MILE INDUSTRIAL SUBDIVISION

Dear Mr. Emmons:

ALC Engineering on behalf of MK Investments, LLC is requesting the requirements for a Traffic Study be waived for the 20 Mile Industrial Subdivision. The proposed development consists of the subdivision of approximately 20± acres into 3 tracts located immediately north of the existing access located at 2676 US Highway 85.

The lone access for the 20 Mile Industrial Subdivision is anticipated to be a low volume rural local road. Preliminary traffic trip estimates for the developed subdivision with 3 tracts is an Average Daily Traffic (ADT) of 148.8 trips per day and peak hour trips of 21.0 in the AM and 18.9 in the PM. The preliminary estimates are based on light industrial trip generation rates that provide a conservative estimate for the anticipated light industrial and residential land usage. As the preliminary estimated ADT is less than 200 trips per day and peak hour trips less than 100 trips, ALC requests the requirement for a traffic study be waived.

If you need any additional information or have any questions regarding this matter, please do not hesitate to contact me. We appreciate your time and attention on this request.

Sincerely,

James Staebler, P.E.
Project Manager

JRS/jrg
Encl: none

X:\2021\21-20_MK_Investments_20_Mile_Industrial_Subdivision\DOCS\Emmons_Traffic_Study_Waiver_Request_20210528.docx



May 28, 2021

Mr. Dave Bumann
Director
Laramie County Public Works Department
13797 Prairie Center Circle.
Cheyenne, WY 82009

RE: LARAMIE COUNTY DRAINAGE REPORT WAIVER – 20 MILE INDUSTRIAL SUBDIVISION

Dear Mr. Bumann:

ALC Engineering on behalf of MK Investments, LLC is requesting the requirements for a Drainage Report be waived for the 20 Mile Industrial Subdivision. The proposed development consists of the subdivision of approximately 20± acres into 3 tracts located immediately north of the existing access located at 2676 US Highway 85.

ALC Engineering has performed preliminary hydrology site assessment and analysis for the 20 Mile Industrial Subdivision. The subdivision drains generally west to east with runoff directed to three separate existing shallow channels. One channel is located parallel to US Highway 85 along the southern perimeter of the proposed subdivision. A second channel is located near the center of the proposed subdivision and receives the majority of runoff currently generated within the subdivision boundaries. The third channel is located in the northern third of the proposed subdivision. A proposed access road crosses each of the existing drainages along the western edge of the proposed subdivision with pipe culvert crossings. Preliminary assessment of changing the whole 20 Mile Industrial Subdivision from undeveloped to light industrial indicates an increase in runoff flows generated within the subdivision of 6.4%. The resulting increase of flows results in an increase of 100 year flood channel flow depth of less than 1/2 inches within the existing channel. The estimated post development flood level remains entirely within the existing channels, as such, the existing channels (drainage ways) are capable of conveying the fully developed basin 100-year flood with negligible impact to the base flood elevation. Further, this preliminary analysis does not account for the restriction of downstream flow afforded by the culvert structures which further reduces the impact of post development runoff. Based on the above analysis ALC Engineering determined the development is unlikely to create drainage problems and anticipates no post development drainage problems at the site and downstream of the site.

If you need any additional information or have any questions regarding this matter, please do not hesitate to contact me. We appreciate your time and attention on this request.

Sincerely,



James Staebler, P.E.
Project Manager

JRS/jrg

Encl: none

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County Assessor: County Assessor, Kaycee Eisele Comments Attached 07/08/2021
All references to subdivision name will need to be updated to Lerwick Subdivision, 2nd Filing.

County Real Estate Office: County Real Estate Office, Laura Pate Comments
Attached 07/09/2021

p1n lot3 and se4nw4 sec2 t16n r64w was platted as Lerwick Subdivision 5/7/2020 This area is now Tract 1 Lerwick Subd and needs to be referred to as such in the title block and in the dedication.

County Engineer: County Engineer, Scott Larson Comments Attached 07/20/2021
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since the proposed action will have a negligible impact on both.
2. The title of the plat drawing as well as all reference to the "20 Mile Industrial Subdivision" on the Plat drawing needs to be updated based on the email regarding the name change to Lerwick Subdivision, 2nd Filing.
3. Since the platted area was platted as Tract 1 with the Lerwick Subdivision, I believe there should be reference to this being a replat of Tract 1 of the Lerwick Subdivision within the dedication and Title Block.
4. Twenty Mile Lane shall be designed and constructed according to the LCLUR. Construction design plans for the roadway shall be submitted to Laramie County for review and approval prior to construction.

Surveyor Review

1. There are several easements along the south boundary of the proposed TRACT 3. The exact location of where the easement boundaries intersect the subdivision boundaries should be dimensioned along the subdivision boundaries.
2. It appears on the drawing that there is a gap between the north boundary of TRACT 1 and the south boundary of COUNTY ROAD 227. It seems like the reason for this gap should be clearly noted and the gap should be dimensioned.

County Public Works Department: County Public Works Department, Jeremy Fulks
Comments Attached 07/20/2021

Plat needs to be signed and recorded before subdivision permit is approved.

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 07/08/2021

Laramie County Small Wastewater System Regulations

Commercial wastewater systems for restrooms will require design by a licensed Wyoming PE.

A ten-foot-deep site hole shall be observed prior to any small wastewater permits being issued.

Small wastewater systems shall be located fifty feet from any property line.

WYDOT: WYDOT, Ryan Shields Comments Attached 07/20/2021

More information is needed on the drainage impacts. The development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre-development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

Any future work within WYDOT right of way will require permitting through the WYDOT District Office.

Building Dept.: Building Dept., Antony Pomerleau Comments Attached 07/08/2021

Advise that Laramie County has adopted the 2018 I-codes and the 2020 NEC.

Planners: Planners, Joe Scherden Comments Attached 07/21/2021

Ensure references to subdivision name reflect Lerwick Subdivision, 2nd Filing

Agencies with No Comments:

County Attorney, Wyoming Game & Fish, Sheriff's Office

Agencies with No Response:

County Treasurer, County Conservation District, Wyoming State Engineer's Office, Combined Communications Center, Emergency Management, High West Energy, RT Communications, Fire District No. 6, Intraoffice – Cambia McCollom, Laramie County Weed & Pest

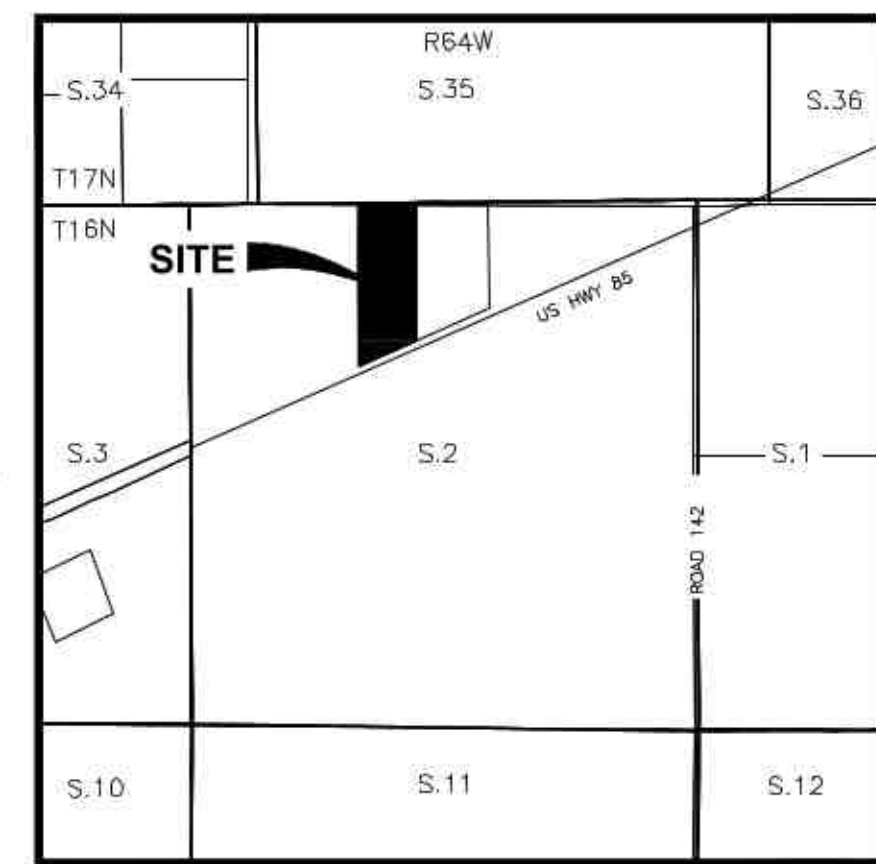
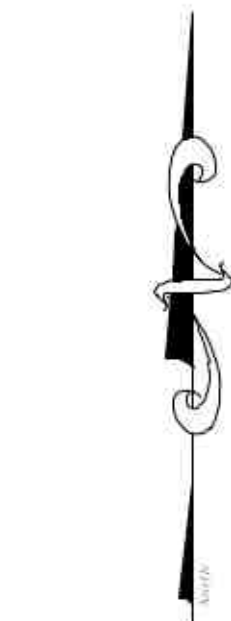
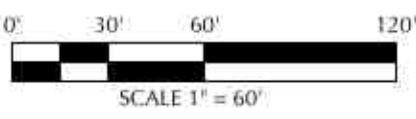
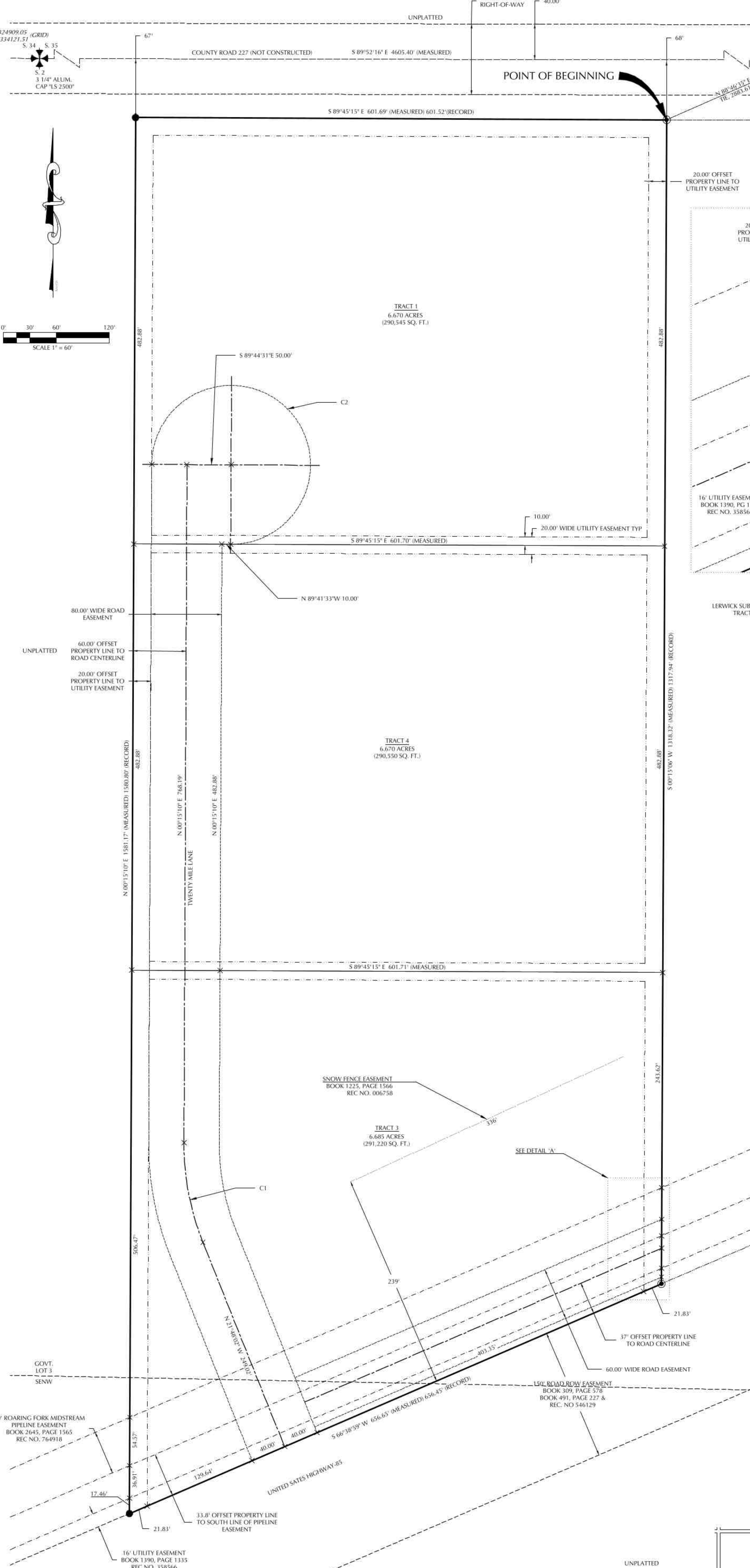
○ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ○ NO PROPOSED CENTRALIZED WATER SUPPLY SYSTEM ○
○ FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #6 ○ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ○

NOTES:

- 1.) COORDINATES SHOWN FOR EACH PUBLIC LAND CORNER SHOWN HEREON IS WYOMING STATE PLANE, EAST ZONE, NAD83(CORS96) AND WERE MEASURED DURING THE SURVEY.
2.) BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 56021C0600F, WITH AN EFFECTIVE DATE OF 1/17/2007.
3.) NO CENTRALIZED SEWER OR WATER SYSTEMS ARE PROPOSED, WATER SERVICE & WASTEWATER DISPOSAL TO BE PROVIDED BY INDIVIDUAL WELL & SEPTIC LEACH FIELDS FOR EACH TRACT, ALL SYSTEMS SHALL BE PROPERLY PERMITTED AND SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
4.) PER LARAMIE COUNTY COMBINED COMMENTS REPORT FOR LERWICK SUBDIVISION, 2ND FILING, SUBDIVISION PERMIT (FZ-21-00202, DATED 7/20/2021, COUNTY ENGINEER CONCURS ON WAIVER OF DETAILED DRAINAGE STUDY AND TRAFFIC STUDY.
5.) GAP BETWEEN NORTH BOUNDARY TRACT 1 AND SOUTH BOUNDARY OF COUNTY ROAD 227 PRESENT IN ORIGINAL SUBDIVISION OF LAND AS RECORDED IN ADMINISTRATIVE PLAT LERWICK SUBDIVISION REVISION 4 DATED 04/21/2020 RECORDED IN BOOK 11, PAGE 169, RECORD 777438.

BASIS OF BEARINGS

CONSIDERING THE BASIS OF BEARINGS TO BE THE NORTH LINE OF LOT 3 OF SECTION 2, T. 16 N., R. 64 W., 6TH P.M., HAVING A BEARING OF S89°52'16"E.



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND PROPERTY CORNER 1 1/2" ALUM. CAP "16041"
- FOUND PROPERTY CORNER 2 1/2" ALUM. CAP "PLS 16041"
- NOTHING FOUND OR SET
- PARCEL BOUNDARY
- TRACT LINE
- ADJACENT PROPERTY LINE
- EXISTING ROAD ROW
- EXISTING EASEMENT
- EXISTING SNOW FENCE EASEMENT
- NEW ROAD EASEMENT
- NEW CENTERLINE ROAD EASEMENT
- NEW 20.00' UTILITY EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	115.43'	114.76'	N 10°46'26" W	122°03'12"
C2	90.00'	424.12'	127.28'	S 44°44'50" E	270°00'00"

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ ATTEST: COUNTY CLERK _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON }

I, CLINT B. CULLITON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING HEREBY CERTIFY THAT THIS PLAT OF "LERWICK SUBDIVISION, 2ND FILING, REPLAT TRACT 1" WAS PREPARED FROM NOTES TAKEN BY AN ACTUAL SURVEY, MADE BY ME OR UNDER MY DIRECT SUPERVISION, DURING THE MONTH OF JUNE, 2021 AND THIS PLAT ACCURATELY REFLECTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Clint B. Culliton, PELS No. 12554



CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: MK INVESTMENTS, LLC, AS OWNERS IN FEE SIMPLE OF A PARCEL OF LAND SITUATED IN LOT 3 AND SE1/4NW1/4 OF SECTION 2, T. 16 N., R. 64 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "LERWICK SUBDIVISION, 2ND FILING, REPLAT TRACT 1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF TRACT 2 OF THE LERWICK SUBDIVISION OF LARAMIE COUNTY, BEING MONUMENTED BY A 1 1/2" ALUMINUM CAP PER PLS 16041 FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 2, BEING MONUMENTED BY A 3 1/4" ALUMINUM CAP PER LS 2500 BEARS N 89°46'35" E A DISTANCE OF 2803.61 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS PARCEL DESCRIPTION;
THENCE, ALONG THE WEST LINE OF TRACT 2 OF THE LERWICK SUBDIVISION, S00°15'06" W A DISTANCE OF 1318.32 FEET (RECORD S 00°10'45" E - 1317.94 FEET), TO THE SOUTHWEST CORNER OF TRACT 2 OF THE LERWICK SUBDIVISION LYING ON THE NORTH RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY 85, SAID POINT BEING MONUMENTED BY A 1 1/2" ALUMINUM CAP PER LS 16041;

THENCE, LEAVING THE WEST LINE OF TRACT 2 OF THE LERWICK SUBDIVISION AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY 85, S 66°38'59" W A DISTANCE OF 656.65 FEET (RECORD S 66°12'58" W - 656.45 FEET) TO A POINT MONUMENTED BY A 2 1/2" ALUMINUM CAP PER PLS 16041;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY 85, N 00°15'10" E A DISTANCE OF 1581.17 FEET (RECORD N 00°10'45" W - 1580.80 FEET) TO A POINT MONUMENTED BY A 2 1/2" ALUMINUM CAP PER PLS 16041;

THENCE, S89°45'15"E A DISTANCE OF 601.69 FEET (RECORD N 89°49'16" E - 601.52 FEET) TO THE SAID POINT OF BEGINNING;

SAID PARCEL OF LAND SUBJECT TO ALL APPURTENANCES, AND AGREEMENTS OF RECORDS, SAID PARCEL HAVING AN AREA OF 20.025 ACRES (872,315 SQ. FT.) (RECORD - 20.010 ACRES) MORE OR LESS;

SUBJECT TO ALL

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "LERWICK SUBDIVISION, 2ND FILING, REPLAT TRACT 1", DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT, TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON:

by: CHRIS KNUDSON AS A MEMBER OF MK INVESTMENTS, LLC.

by: JOSH MILLER AS A MEMBER OF MK INVESTMENTS, LLC.

STATE OF WYOMING }
COUNTY OF _____ }

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY: CHRIS KNUDSON (MEMBER) BY: JOSH MILLER (MEMBER) OF MK INVESTMENTS, LLC.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

CERTIFICATE OF RECORDER

REV.	DATE	DESCRIPTION	BY	ENG.	CHK.
C	8/18/21	COUNTY REAL ESTATE OFFICE	KIORS	IRS	CBC
B	8/10/21	COUNTY & AGENCY REVIEW	KIORS	IRS	CBC
A	7/1/21	ORIGINAL SUBMISSION	KIORS	IRS	CBC

PREPARED FOR:

MK INVESTMENTS, LLC
135 PINE STREET
BUFFALO, WYOMING 82834

PREPARED BY:

PO BOX 502 | 135 PINE STREET |
BUFFALO, WY 82834 | 307.684.1200
ALC ENGINEERING
SURVEYING & DESIGN & CONSULTING
DATE: 7/1/2021 DRAWN BY: JRS CHECKED BY: CBC
JOB NO. 21-20 BOOK: 48 PAGES: 20-21 & GPS

PLAT OF
LERWICK SUBDIVISION, 2ND FILING.
REPLAT OF TRACT 1, LERWICK SUBDIVISION
IN PART OF THE LOT 3, AND SE1/4NW1/4 OF SECTION 2,
T. 16 N., R. 64 W., 6TH P.M.
LARAMIE COUNTY, WYOMING

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
LERWICK SUBDIVISION, TRACT 1, LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "LERWICK SUBDIVISION, 2ND 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 Lerwick Subdivision, 2nd 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 Lerwick Subdivision, 2nd Filing.

**PRESENTED, READ AND ADOPTED THIS _____ DAY OF
_____, 2021.**

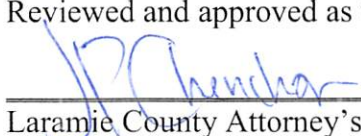
LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office