

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

1. **DATE OF PROPOSED ACTION:** February 17, 2015

<b>2. AGENDA ITEM:</b>	<input type="checkbox"/> Appointments	<input type="checkbox"/> Bids/Purchases	<input type="checkbox"/> Claims
<input type="checkbox"/> Contracts/Agreements/Leases	<input type="checkbox"/> Grants	<input checked="" type="checkbox"/> Land Use: Board App/Subdivision/ZC	
<input type="checkbox"/> Proclamations	<input type="checkbox"/> Public Hearings/Rules & Reg's	<input type="checkbox"/> Reports & Public Petitions	
<input type="checkbox"/> Resolutions	<input type="checkbox"/> Other		

3. **DEPARTMENT:** Planning & Development Office

**APPLICANT:** Westland Holdings Inc.      **AGENT:** Steil Surveying Services LLC

4. **DESCRIPTION:**

Consideration of a Subdivision Permit and Plat for North View Subdivision, 2nd Filing, a portion of the Northwest ¼ Section 20, T. 15 N., R. 66 W., of Laramie County, Wyoming.

RECEIVED AND APPROVED AS  
TO FORM ONLY BY THE  
DEPUTY LARAMIE COUNTY  
ATTORNEY

Amount \$ \_\_\_\_\_ From \_\_\_\_\_

5. **DOCUMENTATION:**      1 Originals      0 Copies

<u>Clerks Use Only:</u>	
<u>Commissioner</u>	<u>Signatures</u>
Ash _____	Co Atty _____
Holmes _____	Asst Co Atty _____
Heath _____	Grants Manager _____
Kailey _____	
Thompson _____	
Action _____	Outside Agency _____



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Brett Walker, Planning Manager

**DATE:** February 17, 2015

**TITLE:** Review and action of a Subdivision Permit and Plat for North View Subdivision, 2<sup>nd</sup> Filing, a portion of the Northwest ¼ Section 20, T. 15 N., R. 66 W., of Laramie County, Wyoming, located southeast of Road 218 and Northview Road.

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### EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Westland Holdings Inc., has submitted an application for the purpose of subdividing a 10-acre residential lot from the property, upon which the existing single-family residence shall remain.

### BACKGROUND

Notice was published and mailed to adjacent property owners as required per Section 1-2-104(a).

### **Pertinent Regulations**

**Section 2-1-101** (a-d) of the Laramie County Land Use Regulations governing the criteria for a subdivision permit.

**Section 2-1-101** (e) of the Laramie County Land Use Regulations, governing the criteria for a plat.

## **AGENCY REVIEW**

### **County Engineer:**

1. I concur with the request for a waiver of a detailed traffic study and drainage study as this development will have a negligible impact on either.
2. Note 4 on the plat drawing references a 20' x 128' Access and Utility Easement but I cannot find one shown on the drawing. The applicant should clarify if the note should be removed or if an easement is missing from the drawing.

### **Environmental Health Department:**

Laramie County Small Wastewater System Regulations:

A small wastewater system permit shall be obtained prior to the start of construction on this property. A perc test will be required prior to the issuance of the small wastewater system permit.

A copy of a USDA soil survey and a copy of the signed final plat will be required prior to application for the small wastewater system permit.

### **County Public Works:**

The proposed road and access are existing and will not require right of way permitting from Public Works.

*Agencies Responding with No Comments:* Sheriff's Office, Charter Cable Services, County Assessor.

*Agencies Not Responding:* Laramie Co School Dist. No. 1, Wyoming State Engineer's Office, Wyoming DEQ, US Post Office, Emergency Management, Fire District No. 2, Cheyenne Light Fuel & Power, High West Energy, CenturyLink.

## **DISCUSSION**

This application falls in line with the Laramie County Comprehensive Plan which encourages new residential development to be located and designed in a manner that minimizes negative impacts on the County's prime agricultural and natural resources. As the property is within the area described as Low Density Rural, the recommended lot sizes are between 10 and 35 acres.

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As outlined in Section 1-1-106(c), Community Facility Fees are calculated as follows:

Total Plat Area: 10.0 acres  
(less exempted land per Section 1-1-106(d)i-iv): 0 acres  
(equals) Fee Subject Area: 10.0 acres

1-1-106(c)i Land within any water and/or sewer district or serviced by a public water and/ or sewer utility in Laramie County shall be assessed community facility fees at a rate of five hundred dollars (\$500.00) per acre. This fee shall be prorated to the nearest one

tenth (0.1) of an acre, but the minimum fee shall not be less than two hundred and fifty dollars (\$250.00).

- ✓ 1-1-106(c)ii Land outside of a water and/or sewer district and land not served by any public water and/or sewer utility in Laramie County shall be assessed community facility fees at a rate of fifty dollars (\$50.00) per acre. The fee shall be prorated to the nearest one tenth (0.1) of an acre, but the minimum fee shall not be less than twenty-five dollars (\$25.00).

10 X \$50.00 = \$500.00 due before signatures are affixed to plat

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No new Right-of-Way is being proposed with this application. There is existing 80' ROW as well as a 40' easement easterly adjacent. The ROW ends just south of the boundary of this property, and the 40' easement changes to an 80' access and utility easement south of that location. Northview Road appears to straddle the ROW and easement boundary. The constructed road is approximately 20' wide with borrow ditches on either side. No changes to the road are proposed with this application.

At its meeting on January 22, 2015, the Laramie County Planning Commission voted (4 – 0) to recommend approval of the application for Subdivision Permit and Plat for North View Subdivision, 2nd Filing, with no conditions.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends that the Laramie County Board of Commissioners find that:**

- a. This application meets the criteria for a subdivision permit pursuant to section 2-1-101 (a-d) of the Laramie County Land Use Regulations.
- b. This application meets the criteria for a plat pursuant to section 2-1-101 (e) of the Laramie County Land Use Regulations.

**and that the Laramie County Board of Commissioners approve the Subdivision Permit and Plat for North View Subdivision, 2nd Filing, a portion of the Northwest ¼ Section 20, T. 15 N., R. 66 W., of Laramie County, Wyoming, with no conditions.**

### **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for North View Subdivision, 2nd Filing, with no conditions, and adopt the findings of fact a and b of the staff report.**

## **ATTACHMENTS**

**Attachment 1: Staff Aerial Map**

**Attachment 2: Planning Commission Meeting Minutes – January 22, 2015**

**Attachment 3: Existing Conditions Map**

**Attachment 4: Plat**

**Attachment 5: Resolution**

# North View Subdivision, 2nd Filing

## Subdivision Permit and Plat PZ-14-00195



Laramie  
County,  
Wyoming



Date: 12/29/2014

### Location

1 inch = 3,000 feet



### Aerial

1 inch = 1,000 feet



### Zone Districts

Outside Zoned Boundary  
Fire District 2  
LCSD #1  
Qwest  
Cheyenne Light Fuel and Power

### PlanCheyenne FLUP

Outside PlanCheyenne Boundary

**Minutes of the Proceedings  
North View Subdivision 2<sup>nd</sup> Filing  
Laramie County Planning Commission  
Prepared by the Laramie County Planning & Development Office  
Laramie County Wyoming**

Thursday, January 22, 2015

**150122 00** The Laramie County Planning Commission met in regular session on Thursday, January 22, 2015 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Bert Macy, Pat Moffett, and Bonnie Reider; Dan Cooley, Planning Director; Brett Walker, Planning Manager; Barbara Kloth, Senior Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Bill Swearingin, 7610 S. Milliron Road, Cheyenne; Ann Marie Taylor, 5908 Yellowstone Road, Cheyenne; Gary Datus, 10004 E. Milliron Road, Cheyenne; Bud Schepp, 4901 Klipstein Road, Cheyenne; Dan Schepp, 7808 Quarter Circle Drive, Cheyenne; Mike Smith, 1850 Horse Creek Road, Cheyenne; Casey Palma, 1102 W. 19th Street, Cheyenne; Seth Frentheway, 1800 Hackamore Road, Cheyenne; Tom Mason, 2101 O'Neil, Cheyenne; Dave and Edna Johnson, 3663 Piper Lane, Cheyenne.

**02** Review and action of a Subdivision Permit and Plat for North View Subdivision, 2nd Filing, a portion of the Northwest ¼ Section 20, T. 15 N., R. 66 W., of Laramie County, Wyoming.

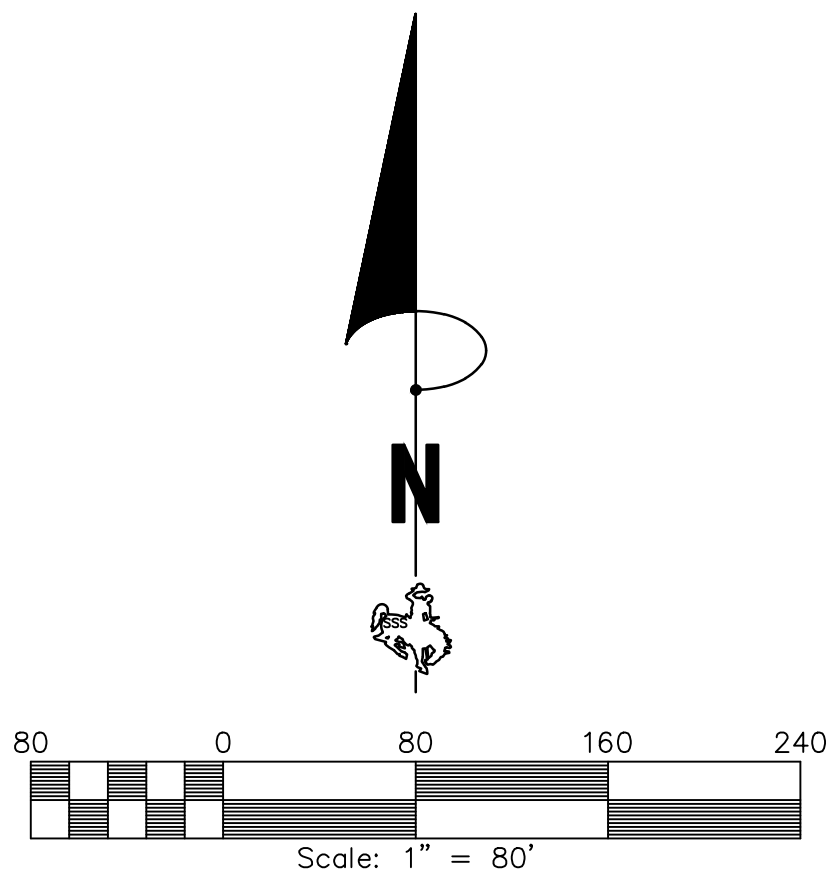
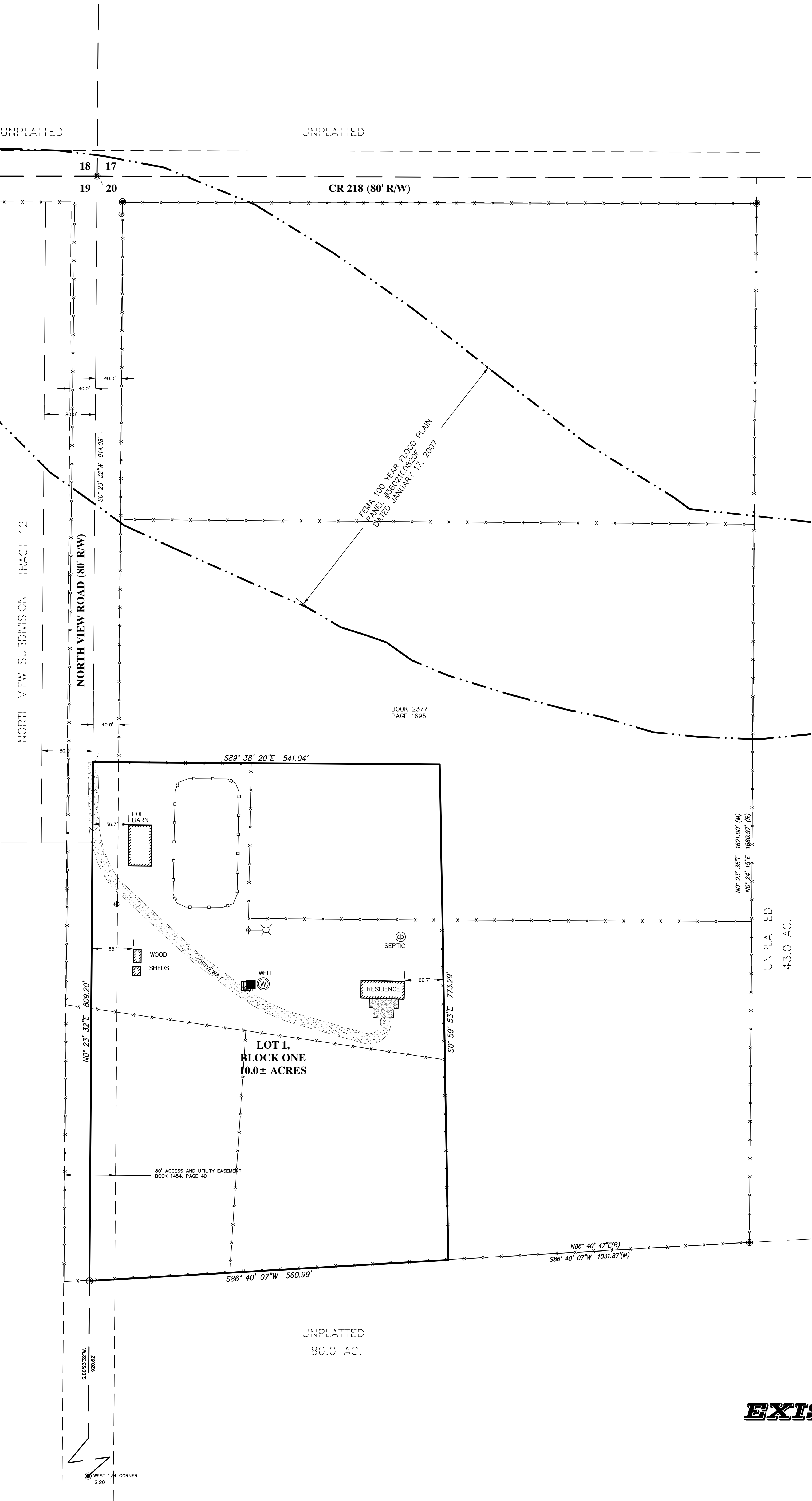
Casey Palma, of Steil Surveying Services, was present as agent for the owner. He explained the purpose of the application was to subdivide a 10-acre residential lot from the property, to make the residential lot available for purchase.

Mr. Walker gave an overview of the staff report, with staff's recommendation of approval with no conditions.

Commissioner Clark opened the hearing for public comment. Hearing no comment, the public portion of the hearing was closed. Commissioner Moffett moved to recommend approval with no conditions; Commissioner Macy seconded the motion, and it passed with a vote of 4 – 0.



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2  
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LEGEND

- SET 3/4" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1 1/2" ALUMINUM CAP STAMPED "P.L.S. 5910"
- FOUND 3/4" REBAR
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA
- EXISTING WATER MANHOLE
- EXISTING ELECTRIC BOX
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE

NOTES

- BASIS OF AZIMUTH - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "EAST" & "COLLEGE".
- NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL #56021C0820F; DATED JANUARY 17, 2007
- BASIS OF ELEVATION - CITY OF CHEYENNE DATUM
- 20' X 125' ACCESS & UTILITY EASEMENT TO ALL LARAMIE COUNTY AND/OR CHEYENNE CITY FRANCHISED UTILITIES AND TO ALL OWNER(S) OF LANDS CONTAINED WITHIN THIS REPLAT AND THEIR LEGAL SUCCESSORS AND ASSIGNS.

ZONING

EXISTING ZONING NO ZONING  
PROPOSED ZONING NO ZONING

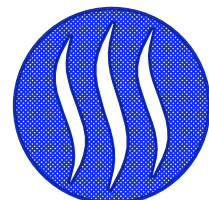
CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

EXISTING CONDITIONS  
MAP  
OF  
WILLIS  
SUBDIVISION  
1ST FILING

A REPLAT OF  
A PORTION OF THE NW1/4  
OF SECTION 20, T.14N.,  
R.66W., OF THE 6TH P.M.,  
LARAMIE COUNTY, WYOMING.

PREPARED SEPTEMBER, 2014

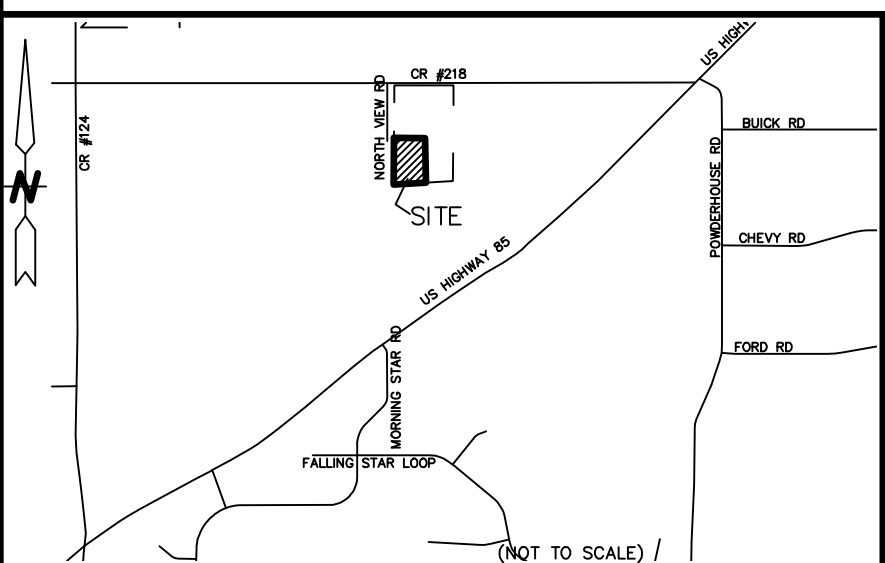


STEIL SURVEYING SERVICES, LLC  
PROFESSIONAL LAND SURVEYORS  
1102 WEST 19th ST. CHEYENNE, WY. 82001 (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 (307) 322-9789  
www.SteilSurvey.com info@SteilSurvey.com

VACATION STATEMENT

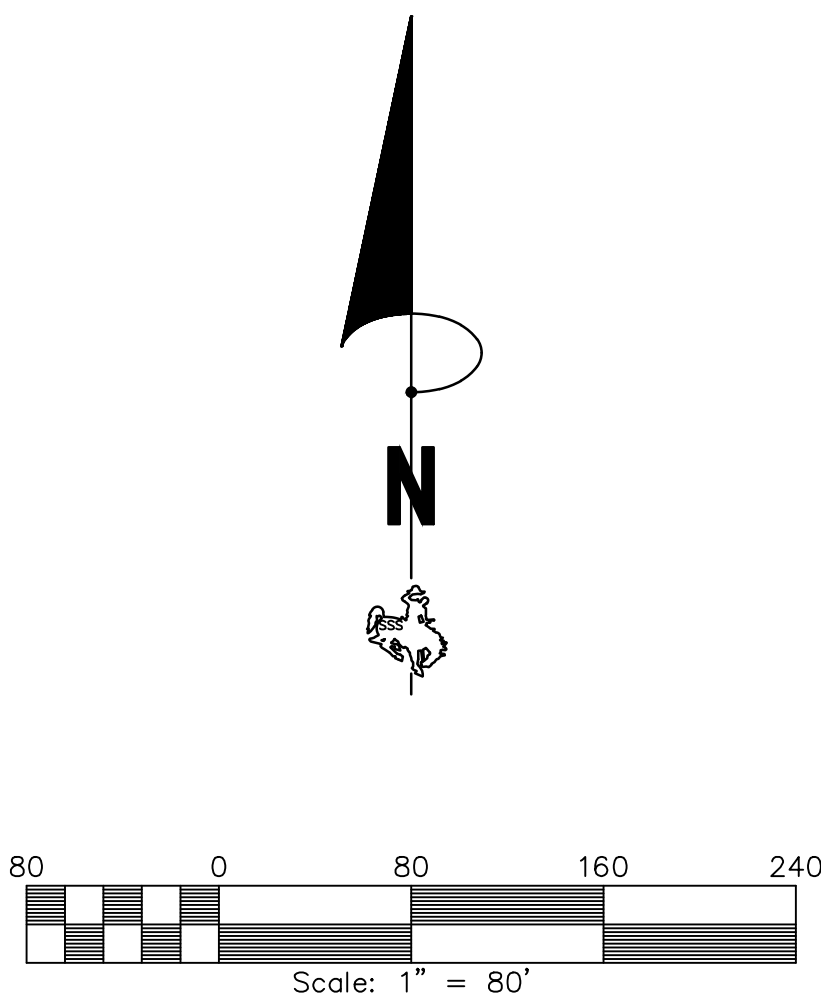
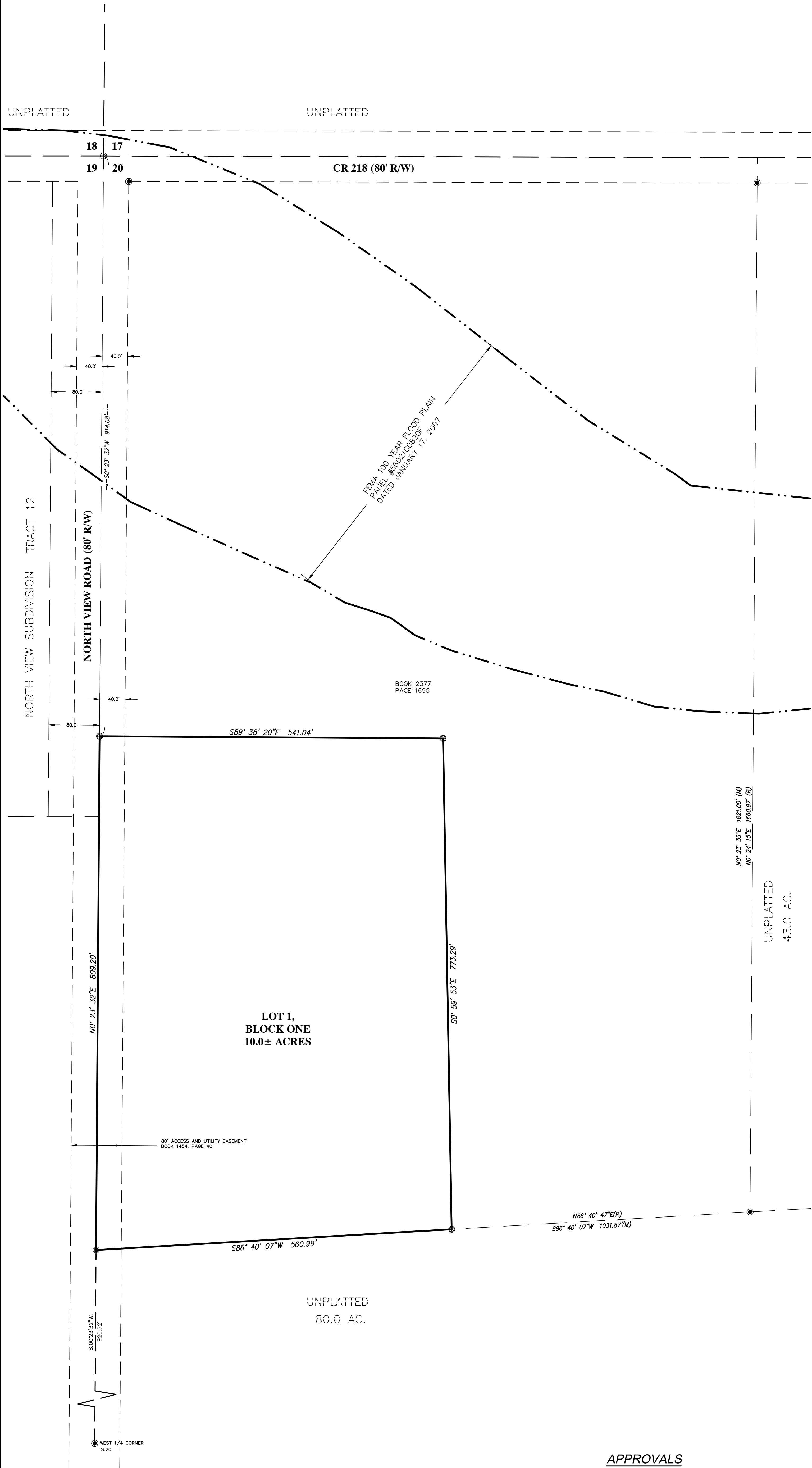
IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF THE NORTH 180.29 FEET OF TRACT 12, CLEAR VIEW TRACTS CONTAINED WITHIN THIS REPLAT.

FILING RECORD





NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2  
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4" X 24" LONG REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED "P.L.S. 5910" FOUND 3/4" REBAR
- DENOTES MEASURED DATA THIS SURVEY
- DENOTES RECORD DATA

NOTES

- BASIS OF BEARINGS - WEST LINE OF SECTION 20, T.15N., R.66W., 6TH P.M. HAVING A BEARING OF S0°23'32"W FROM THE NW CORNER OF SAID SECTION 20.
- NO PORTION OF THE SUBJECT PROPERTY FALL WITHIN FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL #56021C0820F, DATED JANUARY 17, 2007. ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4" X 24" REBAR.
- FEMA SPECIAL FLOOD HAZARD AREA DESIGNATION(S) AND BOUNDARIES DO NOT WARRANT OR GUARANTEE THE NATURAL FLOW OF ANY STREAM OR DRAINAGE CHANNEL WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION. FURTHERMORE, WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING NEAR SAID STREAM OR RIVER.
- WATER SERVICE TO BE PROVIDED BY EXISTING WELL(S).
- SEWAGE DISPOSAL TO BE PROVIDED BY EXISTING INDIVIDUAL SEPTIC LEACH FIELD.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: KNOW ALL PERSONS BY THESE PRESENTS THAT: Westland Holdings Inc., a Wyoming Corporation, owner in fee simple of a portion of the NW1/4 of Section 20, Township 15 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows:  
Commencing at a point which bears S00°23'32", along the west line of said Section 20, a distance of 914.08 feet from the northwest corner of said Section 20, to the true Point of Beginning; thence S89°38'20"E, a distance of 541.04 feet; thence S00°59'53"E, a distance of 773.29 feet, to the south line of deed recorded in Book 2377, Page 1695, of the Laramie County Clerk Office of Records; thence S86°40'07"W, a distance of 560.99 feet to the west line of said Section 20; thence N00°23'32"E, along said section line a distance of 809.20 feet to the Point of Beginning.  
Containing 10.00 acres more or less.  
Has caused the same to be surveyed, vacated, replatted and known as WILLIS SUBDIVISION, and does 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.

Westland Holdings, inc.  
by: James D Ditzel as President for Westland Holdings, inc.

ACKNOWLEDGEMENT

STATE OF WYOMING )  
 )SS  
COUNTY OF LARAMIE)  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2014, by James D Ditzel as President for Westland Holdings, inc., a Wyoming Corporation.

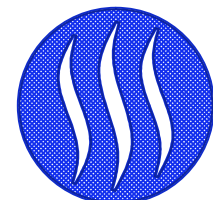
Notary Public, Laramie County, Wyoming  
My Commission Expires: \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

FINAL PLAT  
OF  
NORTH VIEW  
SUBDIVISION  
2nd FILING

SITUATED IN  
A PORTION OF THE NW1/4  
OF SECTION 20, T.15N.,  
R.66W., OF THE 6TH P.M.,  
LARAMIE COUNTY, WYOMING.  
PREPARED OCTOBER, 2014



STEIL SURVEYING SERVICES, LLC  
PROFESSIONAL LAND SURVEYORS  
1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789  
www.SteilSurvey.com o info@SteilSurvey.com

APPROVALS

Approved by the Laramie County Planning Commission,  
this \_\_\_\_ day of \_\_\_\_\_, 2015

Chairman

Approved by the Board of Laramie County  
Commissioners of Laramie County, Wyoming, this \_\_\_\_  
day of \_\_\_\_\_, 2015

Chairman ATTEST: County Clerk

FILING RECORD

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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
NORTH VIEW SUBDIVISION, 2ND FILING, A PORTION OF THE NORTHWEST ¼  
SECTION 20, T. 15 N., R. 66 W., OF LARAMIE COUNTY, WYOMING**

**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 is in accordance with section 2-1-101 (a-d) of the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed plat is in accordance with section 2-1-101 (e) of the Laramie County Land Use Regulations; and

**WHEREAS**, this resolution is the subdivision permit for North View 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-d) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-1-101 (e) of the Laramie County Land Use Regulations.

**And that the Board approves the Subdivision Permit and Plat for North View Subdivision, 2nd Filing, with no conditions.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2015.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Amber Ash, Chairman

ATTEST:

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

Reviewed and approved as to form:

For:   
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney