



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Mason Schuricht, Associate Planner

DATE: May 17, 2022

TITLE: Public HEARING regarding a Subdivision Permit and Plat for Tract 5, Blue Sky Estates Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying, on behalf of Doug Taylor, has submitted a Subdivision Permit and Plat application for Blue Sky Estates, 4th Filing, located at the intersection of Blue Sky Road and Arena Lane. The application has been submitted for the purpose of subdividing the property into 5 residential tracts.

BACKGROUND

The subject property is vacant residential land with no improvements. The surrounding area consists of un-zoned properties with residential uses. Properties to the south are smaller vacant residential properties. Directly to the east are similar vacant residential properties. North of the subject property exists larger agricultural tracts with access from Blue Sky Road.

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 primarily used for rural residential purposes, with some minor commercial and retail uses at major intersections. Currently, this area is unzoned due to being located outside of the zoned boundary. The subject property is not located within a water and sewer district.

PlanCheyenne does not have any future use for this property, the subject property is unzoned and located 5 miles away from the PlanCheyenne use district. All the surrounding properties are residential or agricultural in nature.

According to the AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. General standards dictate that lots within this zone shall be a minimum of 5.25 acres in order to sufficiently recharge groundwater after withdraw from a pumping well.

According to the Order of the State Engineer for the Laramie County Control Area dated April 1, 2015, this property lies within the Conservation Area, in which the well spacing requirements for new permits are indicated at one (1) well for domestic use per each lawfully subdivided lot or one (1) per each ten (10) acres of any other legal parcel of land.

A letter requesting waiver of traffic and drainage studies was submitted by the applicant, a copy of which is attached. The County Engineer has concurred with this request based on the justification provided in the letter. Agency comments pertained to clerical errors and additional access and easement information. A revised plat was submitted on April 7, 2022 which has addressed agency comments regarding plat corrections.

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

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 of the Subdivision Permit and Plat for Blue Sky Estates, 4th Filing with no conditions.

PROPOSED MOTION

I move to recommend approval of the Subdivision Permit and Plat for Blue Sky Estates, 4th 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: SEO Control Area Map**
- Attachment 5: AMEC MEMO Map**
- Attachment 6: Applicant Traffic/Drainage Study Waiver Request**
- Attachment 7: Narrative Letter**
- Attachment 8: Agency Comments Report – April 7, 2022**
- Attachment 9: Resolution**
- Attachment 10: Plat – Revised April 7, 2022**

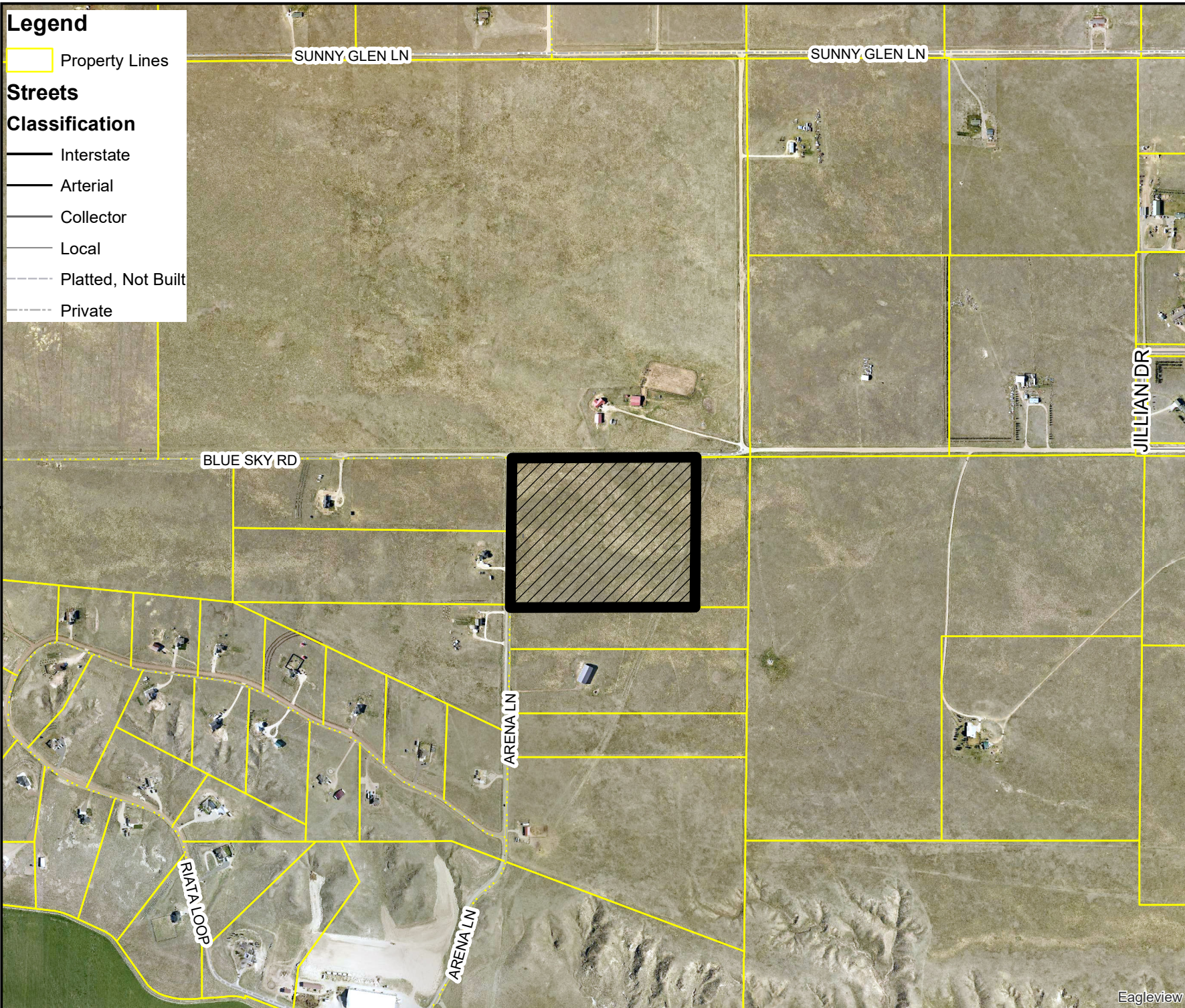
Legend

 Property Lines

Streets

Classification

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



Laramie County, Wyoming



**Blue Sky Estates
4th Filing**

**Subdivision Permit
and Plat**

PZ-22-00095

Location Map

**Subject
Property**




September 2021



0 495 990
Feet







Eagleview

Legend

 Property Lines

Streets

Classification

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

Laramie County, Wyoming



**Blue Sky
Estates, 4th Filing**

PZ-22-00095

Aerial Map

**Subject
Property**



March 2022



0 125 250
Feet


Cheyenne and Laramie County GIS Cooperative

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

BLUE SKY RD

RAI

ARENA LN

ARENA LN

Eagleview

Laramie County, Wyoming



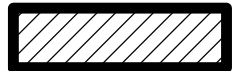
**Blue Sky Estates
4th Filing**

**Subdivision
Permit and Plat**

PZ-22-00095

Comprehensive Map

**Subject
Property**





September 2021



0 400 800
Feet

Legend

-  Property Lines
-  SEO_LC Control Area

Laramie County, Wyoming



**Blue Sky
Estates,
4th Filing**

**Subdivision
Permit & Plat**

PZ-22-00095

**SEO Control
Area Map**

**Subject
Property**



April 2022



0 500 1,000
Feet

Cheyenne and Laramie County GIS Cooperative

Legend

memo_zone



1



2



3



4



5

Laramie County, Wyoming



**Blue Sky
Estates,
4th Filing**

**Subdivision
Permit & Plat**

PZ-22-00095

**AMEC Memo
Area Map**

**Subject
Property**



April 2022



0 500 1,000
Feet

Cheyenne and Laramie County GIS Cooperative



March 16, 2022

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82007
(307) 633-4303

InRe: Request for waiver of the Traffic Study and Drainage Study requirements for an Administrative Subdivision, to be known as BLUE SKY ESTATES 4TH FILING, a replat of all of Tract 5, Blue Sky Estates, situate in the North East $\frac{1}{4}$ (NE1/4) of Section 5, Township 13 North, Range 64 West of the 6th P.M., Laramie County, WY (\pm 28.8 acres)

Steil Surveying Services, agent for the owner, intends to subdivide the above-noted property tract of land; A Zone Change is not required.

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study and Drainage Study pursuant to Sections 2-1-100.b, 3-1-105, 3-5-105 of the Laramie County Land Use Regulations.

The overall density of the subdivision is 28.8 acres. The Proposed subdivision will consist of five (5) tracts of 5.25 acres or greater.

Given limited surface runoff increases, and/or potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



March 16, 2022

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82007
(307) 633-4303

InRe: LETTER OF JUSTIFICATION – BLUE SKY ESTATES 4TH FILING

Steil Surveying Services, agent for the owner, intends to subdivide a tract of land lying in the NE1/4 of Section 5, Township 13 North, Range 64 West, into five (5) tracts of 5.25 acres or greater. Creating five (5) buildable lots for residential development.

The overall density of the subdivision is 28.8 acres. The Proposed subdivision will consist of five (5) tracts of 5.25 acres or greater.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen". The signature is written in a cursive style with a large, stylized "M" and "H".

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

PZ-22-00095
Subdivision Permit

No Response:

CenturyLink
Combined Communications Center
Emergency Management
Fire District No 4
Laramie County Weed & Pest
Sheriff's Office
WY State Engineer's Office
Building Dept
County Treasurer
County Conservation District

No Comment:

County Assessor
County Attorney

County Engineer: County Engineer, Scott Larson Comments Attached 04/05/2022
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both.
2. In the Acknowledgements, it indicates "...as Member for Taylormade Homes" and I believe there should be a space between Taylor and Made.

Surveyor Review

1. It might be helpful to include Township and Range on the VICINITY MAP.

County Public Works Department: County Public Works Department, Molly Bennett
Comments Attached 04/06/2022

No additional comments outside of those provided by the review engineer.

County Real Estate Office: County Real Estate Office, Laura Pate Comments
Attached 04/04/2022

In the notary acknowledgement - Taylor Made needs to be two words, not just one word.

In the title block, this is a replat of Tract 5 Blue Sky Estates (please remove 1st Filing - this was not on the original plat map)

Environmental Health: Environmental Health Department, Tiffany Gaertner Comments Attached 04/06/2022

Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Small wastewater permits are required for each lot. Small wastewater system must have 50' setback from property lines and intermittent bodies of water including drainages. A signed final plat must be submitted to this office prior to application for any permits.

High West Energy: High West Energy, David Golden Comments Attached 04/06/2022
Easement required as shown on plat markup to allow utilities to serve properties.

Intraoffice: Planners, Cambia McCollom Comments Attached 03/24/2022
Where is the access for Tract 2?

Planners: Planners, Mason Schuricht Comments Attached 04/07/2022

1. Tract 1 and Tract 2 do not need to read "pending" only need information that describes what it currently is, before being approved for change.
2. State if project is or is not in the CWPP, and if so then state the hazards as well.
3. Remove "Blue Sky Road (60' R/W)" at the top of the plat, it is already described right below within the actual road.
4. Make sure that any easements that are existing have book and page.
5. Within the notes, note 5, "Private right-of-way easements" should just read "private easement" or "right of way easement".

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
TRACT 5, BLUE SKY ESTATES, LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS “BLUE SKY ESTATES, 4TH 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 Blue Sky Estates, 4th 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 Blue Sky Estates, 4th Filing.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

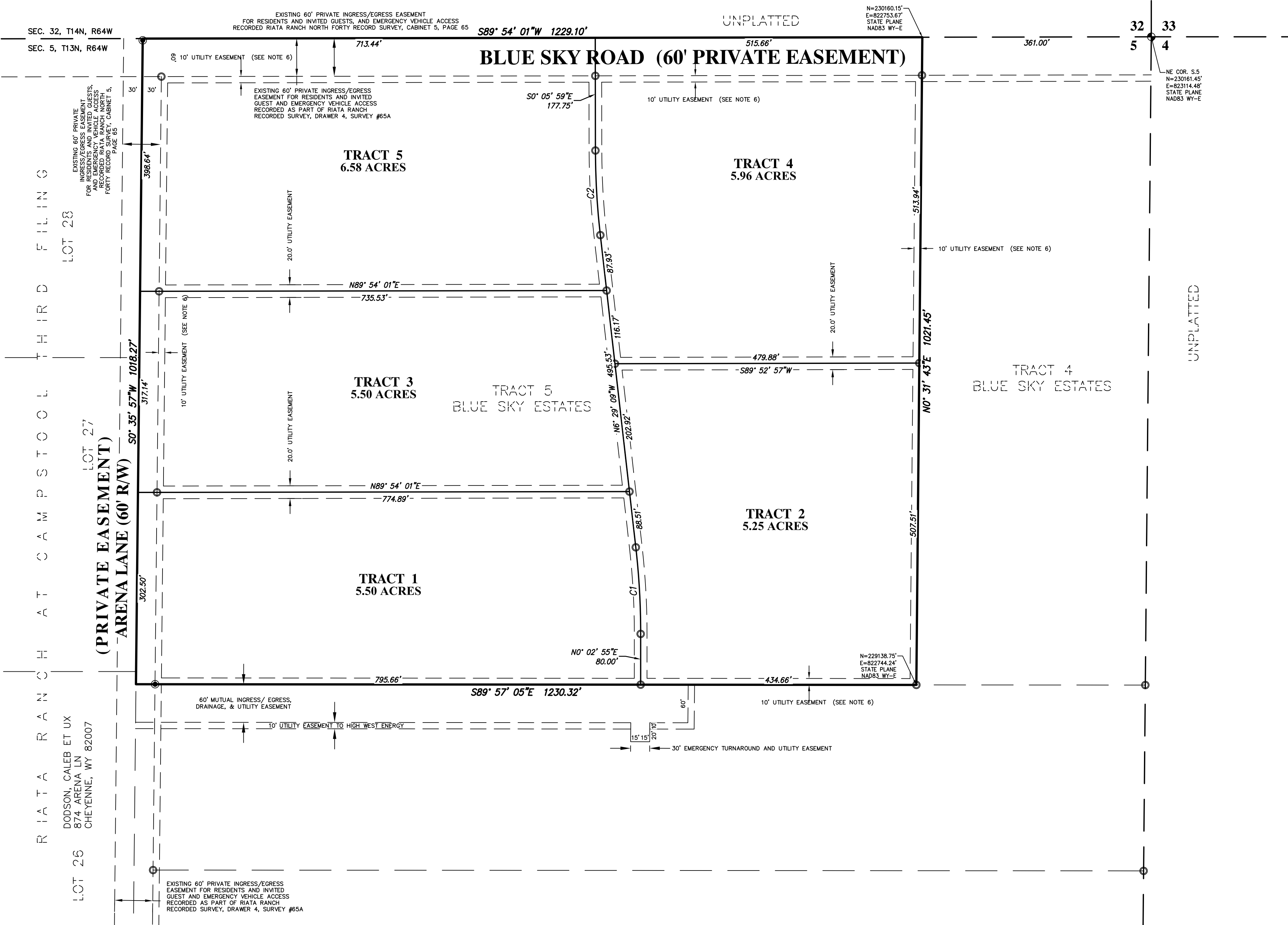
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◦ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◦ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #4 ◦ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	6° 32' 04"	1200.00'	N3° 13' 07"W	136.78'	136.86'
C2	6° 23' 09"	1200.00'	N3° 17' 34"W	133.68'	133.75'

LEGEND

- SET 3/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 2.5" ALUMINUM CAP STAMPED LS 9954 & APPROPRIATE DATA
- FOUND 1 1/2" ALUMINUM CAP STAMPED LS 5009 & APPROPRIATE DATA

VACATION STATEMENT

It is the intent of this replat to vacate Tract 5, Blue Sky Estates, Recorded 11/19/2018, Book 11, Page 79. (ALL EASEMENTS TO REMAIN)

CERTIFICATE OF SURVEY

I, Jeffrey B. Jones, A 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.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: TAYLOR MADE HOMES LLC, A Wyoming Limited Liability Company, owner in fee simple of All of Tract 5, Blue Sky Estates, situated in the NE1/4 of Section 5, T.13 N., R.64 W., 6th P.M., Laramie County, Wyoming

Has caused the same to be surveyed, vacated and platted to be known as BLUE SKY ESTATES, 4TH FILING and does hereby declare the subdivision of said land as it appears on this subdivision plat, to be their free act and deed and in accordance with their desires, and does furthermore grant the easements as shown and described hereon for the purposes indicated.

by: DOUG TAYLOR, Member of TAYLOR MADE HOMES LLC

ACKNOWLEDGEMENTS

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2022
by DOUG TAYLOR as Member for TAYLOR MADE HOMES.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Laramie County Planning Commission this
____ day of _____, 2022.

Chairman

Approved by the Board of Commissioners of Laramie County,
Wyoming this ____ day of _____, 2022.

Chairman

ATTEST: _____
County Clerk

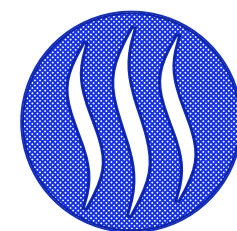
NOTES

- BASIS OF BEARINGS:
WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011.
US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
COMBINATION FACTOR = 0.9996671
- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" ON A 5/8" X 24" LONG REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL No.s 56021C1140F & 56021C1145F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- PRIVATE EASEMENTS (BLUE SKY ROAD (60' R/W) & ARENA LANE (60' R/W)) RETAINED AS PREVIOUSLY RECORDED AND AS SHOWN AND DESCRIBED HEREON.
- "UTILITY EASEMENT(S)" GRANTED HEREON TO CITY OF CHEYENNE/LARAMIE COUNTY FRANCHISED UTILITY(IES) PROVIDERS SOLELY FOR INSTALLATION OF LOCAL UTILITY(IES) SERVICE(S) LINE
- IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 5, BLUE SKY ESTATES.
- CWPP - THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE LARAMIE COUNTY CWPP.

**BLUE SKY
ESTATES,
4TH FILING**

A REPLAT OF
ALL OF TRACT 5, BLUE SKY ESTATES,
SITUATED IN THE NE1/4 OF SECTION 5,
T13N, R64W, 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED March, 2022



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

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

REVISED: 4/7/2022S
22115 TAYLOR MADE HOMES S5-13-64.DWG