



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Mason Schuricht, Associate Planner

DATE: June 9, 2022

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Bristol Ridge Estates, located in a portion of the SE1/4NE1/4 S.19, S1/2NW1/4 S.20, T.18N. R.67W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Michael Galluzzo, has submitted a Subdivision Permit and Plat application for this property located just south of Road 237 approximately half a mile west from Interstate 25. The application has been submitted to subdivide the property into eleven (11) residential tracts with the intention to develop living units on each proposed tracts. The size of the lots have an average size of approximately 9.34 acres.

BACKGROUND

The subject property does have one structure located near the northern access off of Highway 237. This structure is a lean and will be located to tract 1, then removed from the property.

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). These areas are considered outlying areas of Laramie County. Most public services are non-accessible from this area and have lower levels of road access. Within this area, there are high levels of crop and livestock production, with some residential uses. Freestanding residential uses, not associated with agricultural purposes, should be discouraged. Comprehensive plans are used only for guidance in Wyoming as indicated by State Statute. Rural centers are encouraged if there is already existing development. Access to water may be difficult and expensive. Any new development in this area should take into consideration water availability, public lands access, cultural resource preservation, and road connectivity.

The subject property is located outside of the PlanCheyenne, Laramie County Zoning, AMEC Zones, and the State Engineer Control Area. Properties within this area still require to be a minimum 5.25 acres. The properties within this Subdivision meet the minimum requirements.

A letter requesting waiver of the traffic and drainage studies was received with the Subdivision Permit and Plat application, in which the County Engineer has concurred. An Environmental Services Impact Report was submitted

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

The attached resolution for the Subdivision Permit and Plat shall serve as the subdivision permit upon approval by the Board.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Planning Commission 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 Planning Commission recommend approval of the Subdivision Permit and Plat for Bristol Ridge Estates, to the Laramie County Board of Commissioners with the following condition:

- 1. Clerical corrections on subdivision plat, and a satisfactory name for the interior road.**

PROPOSED MOTION

I move to recommend approval of the Subdivision Permit and Plat for Bristol Ridge Estates to the Laramie County Board of Commissioners with one condition 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: PlanCheyenne Map**
- Attachment 5: Current Zoning Map**
- Attachment 6: Project Narrative / Waiver Requests**
- Attachment 7: Waiver for Traffic and Drainage Study**
- Attachment 8: Agency Comments Report**
- Attachment 9: Draft Resolution**
- Attachment 10: Plat**

Legend

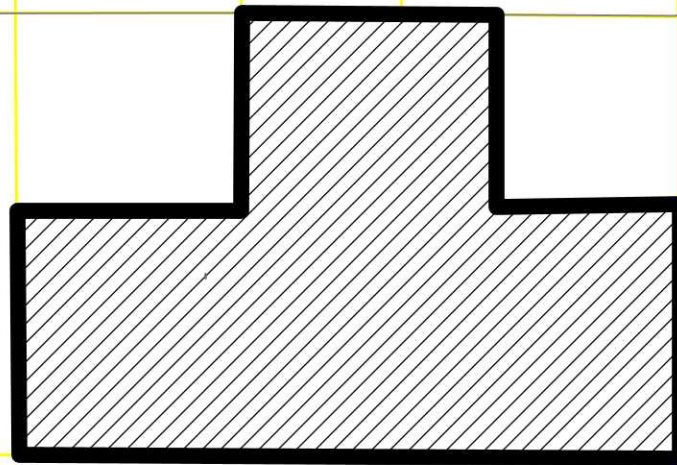
 Property Lines

Streets

Classification

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

ROAD 237



Laramie County, Wyoming



**Bristol Ridge
Estates**

**Preliminary
Development
Plan**

PZ-22-00144

Location Map

**Subject
Property**



September 2021



0 650 1,300
Feet


Legend

 Property Lines


Streets

Classification

 Interstate

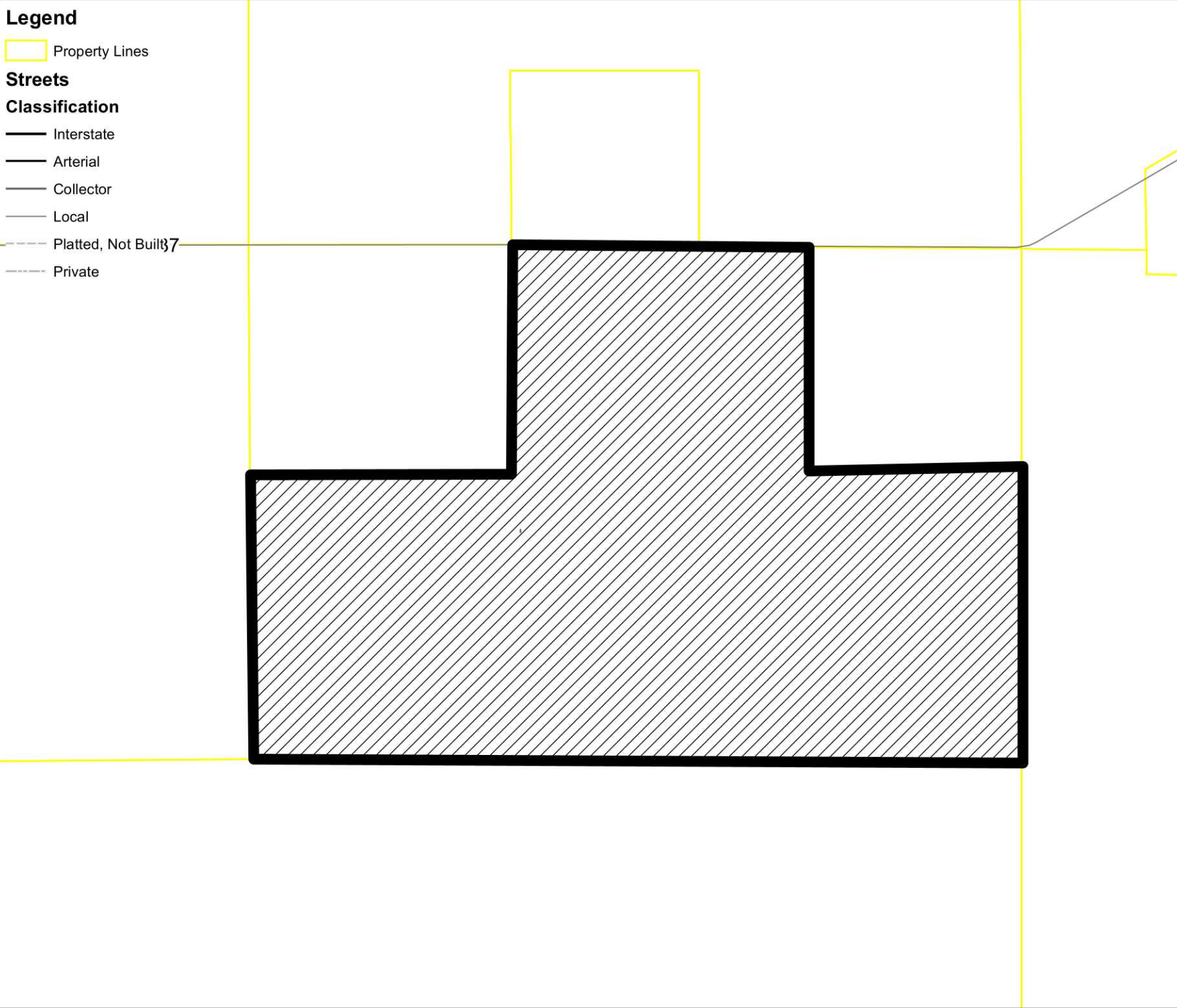
 Arterial

 Collector

 Local

 Platted, Not Built

 Private



**Laramie
County,
Wyoming**



**Bristol Ridge
Estates**

**Preliminary
Development
Plan**

PZ-22-00144

Aerial Map

**Subject
Property**



September 2021



0 400 800
Feet

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

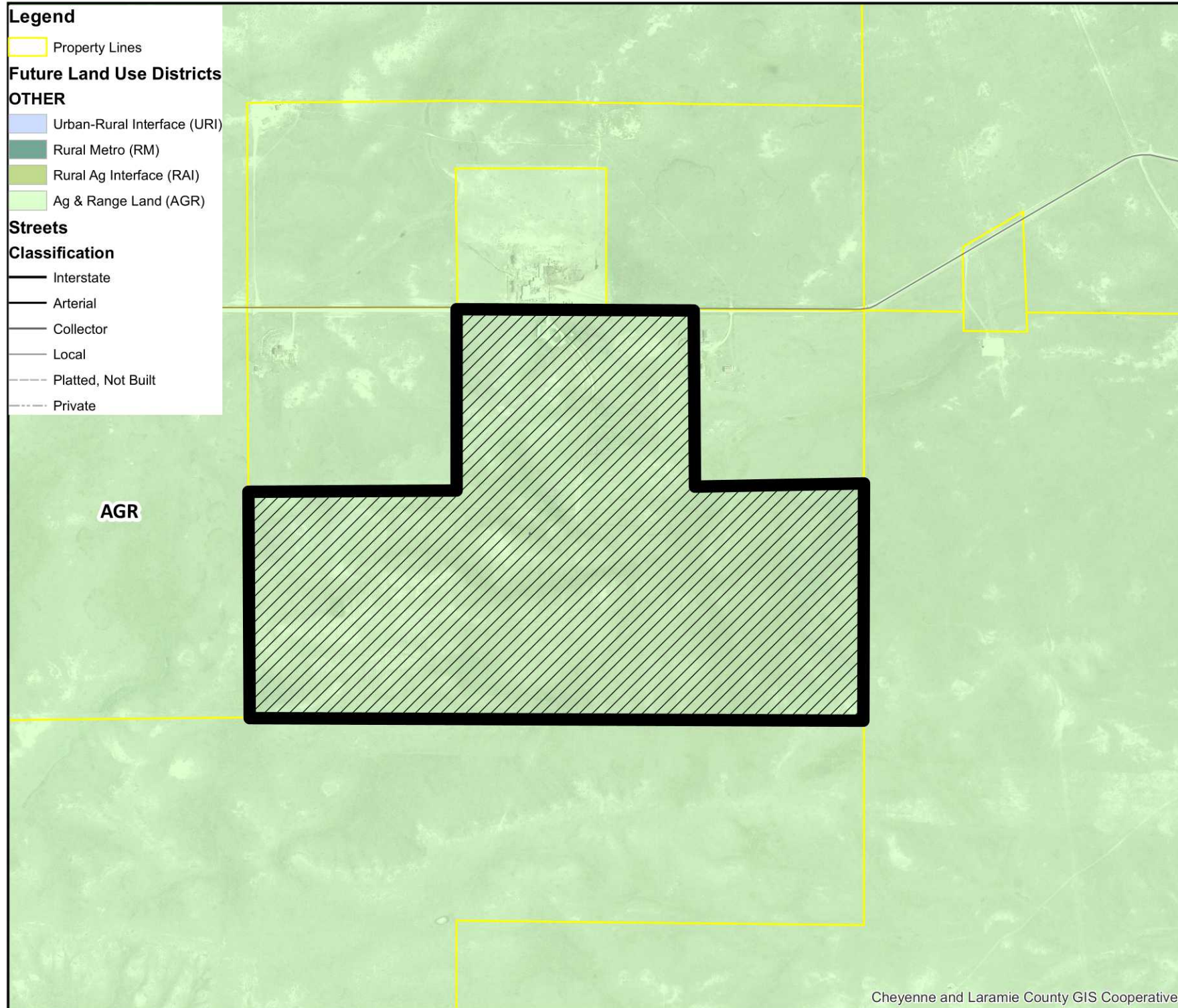
 Arterial

 Collector

 Local

 Platted, Not Built

 Private



Laramie County, Wyoming



Bristol Ridge Estates Subdivision

Preliminary Development Plan

PZ-22-00144

Comprehensive Map

Subject
Property

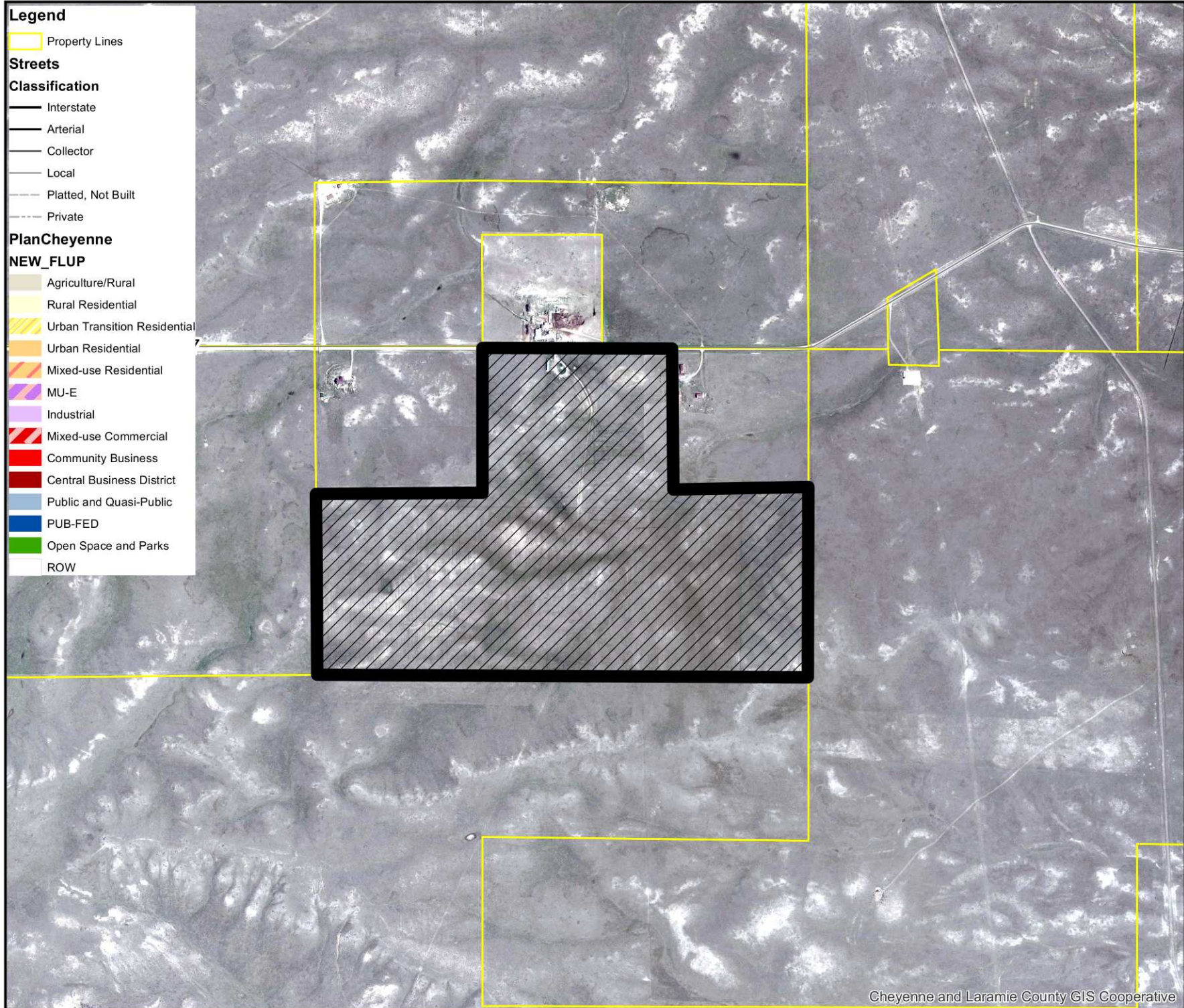


September 2021



0 500 1,000
Feet

Cheyenne and Laramie County GIS Cooperative



Laramie County, Wyoming



Bristol Ridge Estates Subdivision

Preliminary Development Plan

PZ-22-00144

PlanCheyenne Map

Subject
Property



September 2021



0 600 1,200
Feet

Laramie County, Wyoming



Bristol Ridge Estates Subdivision

Preliminary Development Plan

PZ-22-00144

Zoning Map

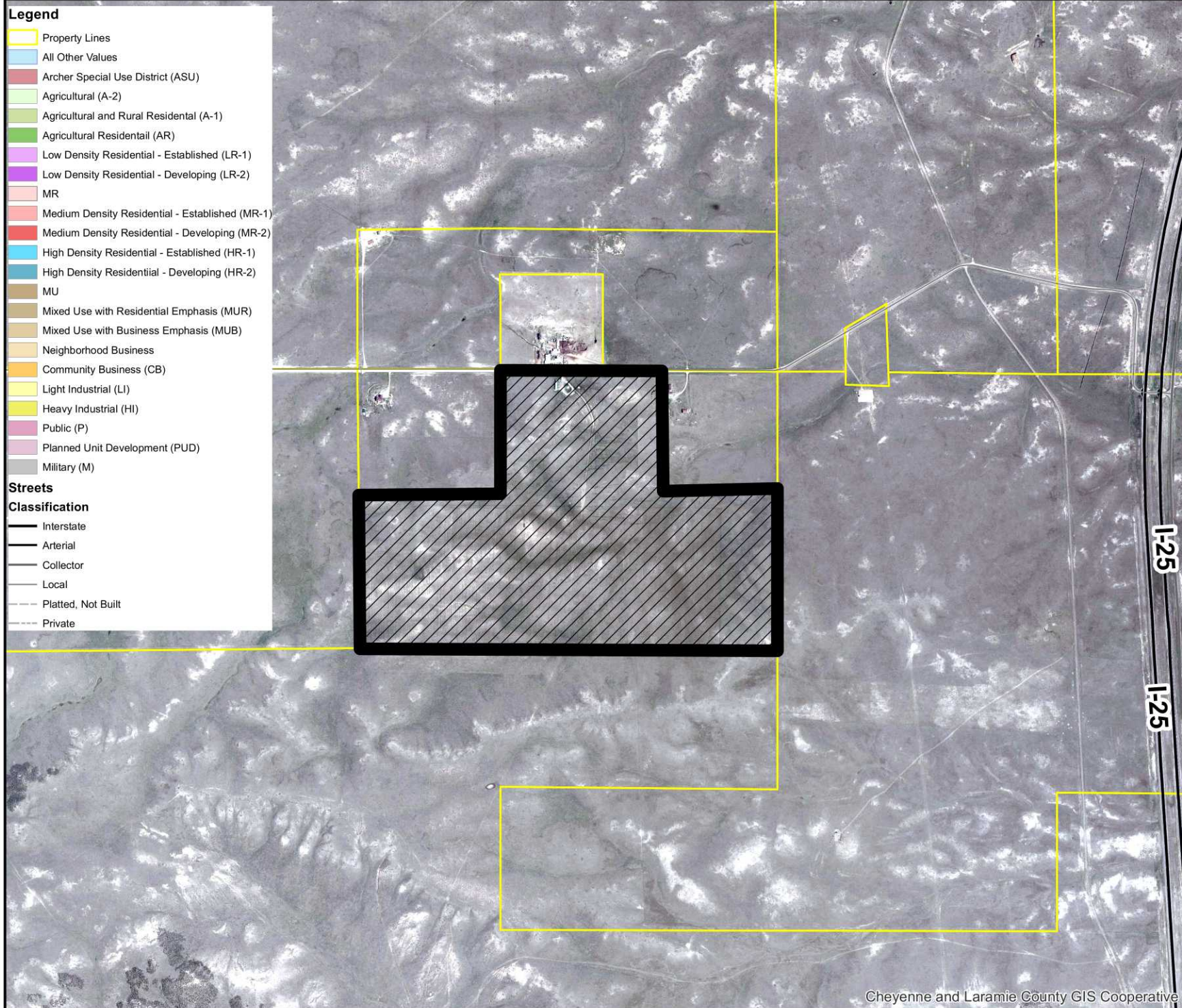
Subject Property



September 2021



0 700 1,400
Feet



Cheyenne and Laramie County GIS Cooperative



April 22, 2022

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

InRe: LETTER OF JUSTIFICATION – BRISTOL RIDGE ESTATES

Steil Surveying Services, agent for the owner, intends to subdivide a tract of land situate in the SE1/4NE1/4 Section 19 and S1/2NW1/4, NW1/4NW1/4 Section 20, Township 18 North, Range 67 West of the 6th P.M., Laramie County, WY (± 102.7 acres) in to 11 tracts of greater than 5.25 acres. Creating eleven (11) buildable lots for residential development.

The overall density of the subdivision is 102.71 acres. The Proposed subdivision will consist of eleven (11) tracts of greater than 5.25 acres.

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



April 22, 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 County Final Subdivision, to be known as BRISTOL RIDGE ESTATES, situate in the SE1/4NE1/4 Section 19 and S1/2NW1/4, NW1/4NW1/4 Section 20, Township 18 North, Range 67 West of the 6th P.M., Laramie County, WY (±102.7 acres)

Steil Surveying Services, agent for the owner, intends to subdivide the above-noted property tract of land; no Zone Change is required.

The proposed tracts will have access to CO RD 237 (80' R/W) (Paved Missile Road).

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 102.7 acres. The Proposed subdivision will consist of two (11) tracts of greater than 5.25 acres.

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



April 22, 2022

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82009
(307) 633-4303

**InRe: Final Plat to be known as BRISTOL RIDGE ESTATES, situate in the SE1/4NE1/4
Section 19 and S1/2NW1/4, NW1/4NW1/4 Section 20, Township 18 North, Range 67 West
of the 6th P.M., Laramie County, WY (±102.7 acres)**

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner intends to pay the appropriate Community Facility Fee(s) (CFFs) at the appropriate time to the proper authority, pursuant to §§1-1-106 of the Laramie County Land Use Regulations.

Sincerely,

Shane Hansen

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

PZ-22-00145
Subdivision Permit

NO RESPONSE

Black Hills Energy

County Attorney

County Public Works Department:

County Treasurer

Laramie County Weed & Pest

Combined Communications Center

Sheriff's Office

US Post Office

WY State Engineer's Office

WYDOT

Wyoming DEQ

Wyoming Game & Fish Dept

Laramie County Fire Authority

NO COMMENTS

County Real Estate Office

Building Dept

County Assessor: County Assessor, Kaycee Eisele Comments Attached 05/05/2022
Please note, our office will reach out to Steil Surveying for a legal descriptions on the remaining portions of the parcel that are NOT included in this plat.

County Conservation District: County Conservation District, Shaun Kirkwood No
Response 05/17/2022
No Comments

County Engineer: County Engineer, Scott Larson Comments Attached 05/17/2022
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. As long as the roadway sections, per the LCLUR, and associated roadside drainage ditches can be constructed fully within the 60' easements, then I would grant a waiver of the 80' width. If they can't, then the easements must be increased to 80'.
3. The plat does not include a statement regarding a floodplain, or absence of one, and reference to the FIRM Panel.

Surveyor Review

1. In the first line of the DEDICATION, "owner" should be "owners".
2. In the second line of the DEDICATION, "Sections" should be "Section".
3. The legal description included in the DEDICATION is lengthy, hard to follow, and not all of the bearings and distances in said description are shown on the plat. The legal description for the dedication should be written to define the actual boundary of the BRISTOL RIDGE ESTATES subdivision.
4. There are some comparable line segments shown on the plat where the bearings and distances in the legal description and those shown on the plat do not match.
5. There are two Bearing Base notes on the plat.
6. It would be a helpful to clarify that the CURVE TABLE data is at center/lot line. The labels on the drawing are a little hard to follow.
7. The curve data / curve definition for the cul-de-sacs at the ends of CLIFTON COURT is incomplete.
8. The cul-de-sac intersection with the subdivision boundary is not dimensioned / labeled.
9. The Vicinity Map would be improved if one were to add some information such as the Section data with enough detail to indicate the location of the subdivision within the Section.
10. The COMMUNICATION EASEMENT (BOOK 797, PAGE 9) is shown as being APPROXIMATE. However, there appears to be one survey tie to the centerline (?) of said easement on the boundary between TRACT 7 and TRACT 9. There are no other bearings, distances or boundary ties for this easement. It seems like we need clarification of the location of this easement shown on the plat.

Intraoffice: Planners, Cambia McCollom Comments Attached 05/09/2022

The name "Somerset Way" is extremely similar to the existing "Summerset DR". Please consider alternative names for this roadway.

Planners: Planners, Mason Schuricht Comments Attached 05/17/2022

1. Note* Any existing easements need to have book and page, and proposed easements need to be labeled.
2. A FEMA description needs to be added to the notes explaining that it is not within a 100-year flood zone

Environmental Health: Environmental Health Department, Tiffany Gaertner Comments Attached 05/16/2022

Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. Provide careful consideration for lots with slope. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. A DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
LOCATED AT W1/2W1/2W/2NW/4, W/2E/2W/2W/2NW/4 S.20, T.13N. R.62W
LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS “BRISTOL RIDGE ESTATES”.**

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 Bristol Ridge 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 2-1-101 (a-e) of the Laramie County Land Use Regulations.

And the Board approves the Subdivision Permit and Plat for Bristol Ridge Estates, Subdivision, with the following condition:

1. Clerical corrections on the plat, per County Engineer/Surveyor comments, shall be addressed prior to the Board public hearing scheduled for June 21, 2022.

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

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

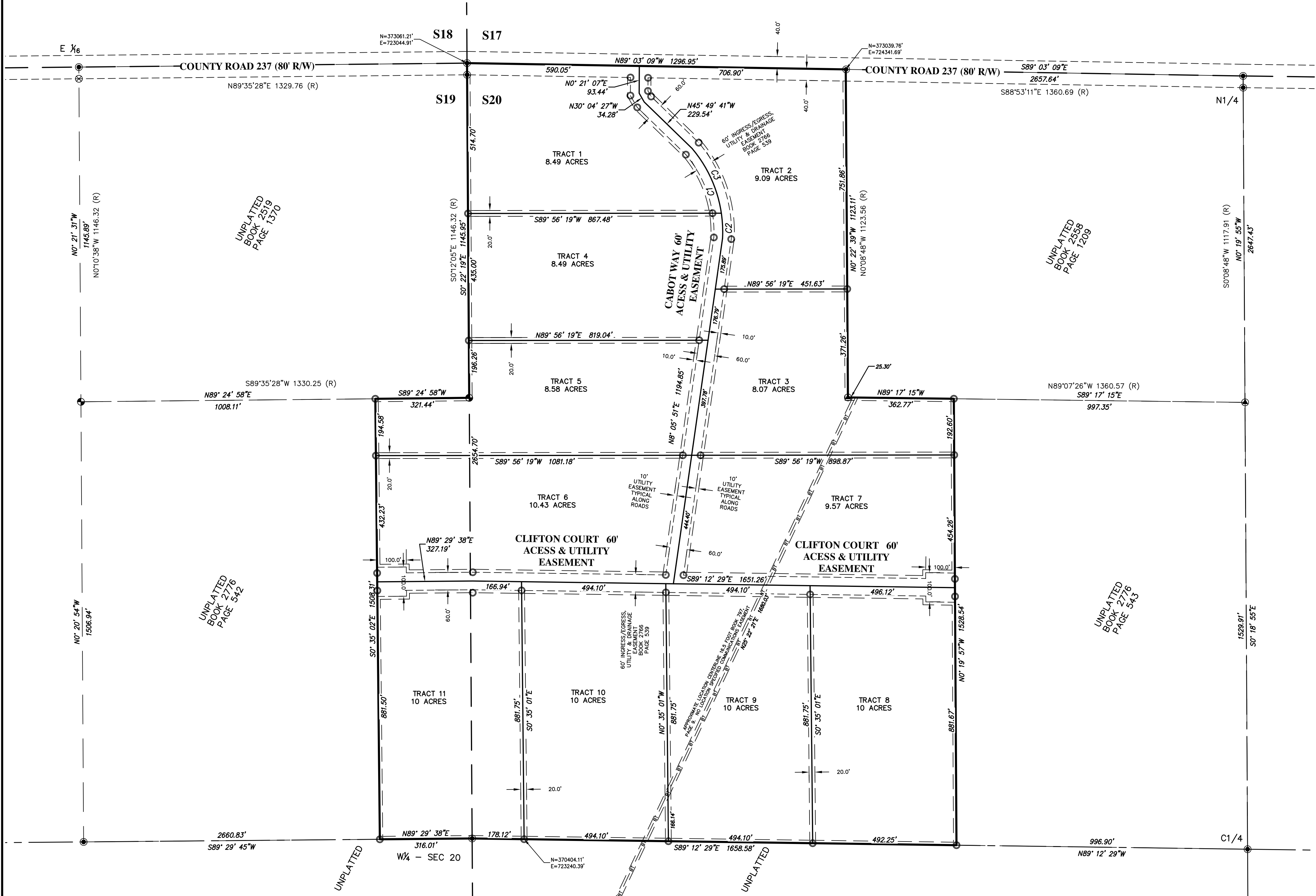
ATTEST:

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 LCFA ◦
◦ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◦



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT : Michael A. and Daniele B. Galluzzo, owners in fee simple of a tract of land situated in the E1/4NE1/4 of Section 19 and in a portion of the N1/2 of Section 20, Township 18 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:
Beginning at the NW corner of Section 20, thence along the west line of Section 20, S0°22'19"E, a distance of 1145.95 feet; thence S89°24'58"W, a distance of 321.44 feet; thence S0°35'02"E, a distance of 1508.31 feet to the East-West centerline of Section 19; thence N89°29'38"E, a distance of 316.01 feet to the W1/4 corner Section 20; thence along said East-West centerline of Section 20, S89°12'29"E, a distance of 1658.58 feet; thence N0°19'57"W, a distance of 1528.54 feet; thence N89°17'15"W, a distance of 362.77 feet; thence N0°22'39"W, a distance of 1123.11 feet to the North line of said Section 20, thence along said North line, N89°03'09"W, a distance of 1296.95 feet to the point of beginning. Containing 102.7 acres more or less.
Has caused the same to be surveyed, plotted and known as BRISTOL RIDGE ESTATES, 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 dedicate to the use of the public the roads and grant the easements for the purposes indicated hereon.

Michael A. Galluzzo Daniele B. Galluzzo

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS
The dedication was acknowledged before me this_____, 20____, by Michael A, and Daniele B. Galluzzo

Notary Public, Laramie County, Wyoming

My Commission Expires_____

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this _____ day of _____, 20____.

Development Director

Approved by the Board of County Commissioners of Laramie County, Wyoming, this _____ day of _____, 20____.

ATTEST: _____
Chairman County Clerk

CERTIFICATE OF SURVEYOR

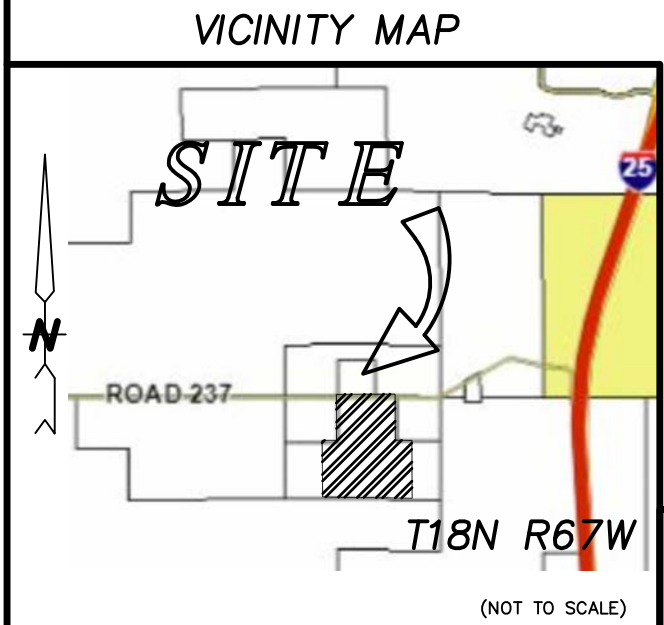
I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision;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

NOTES

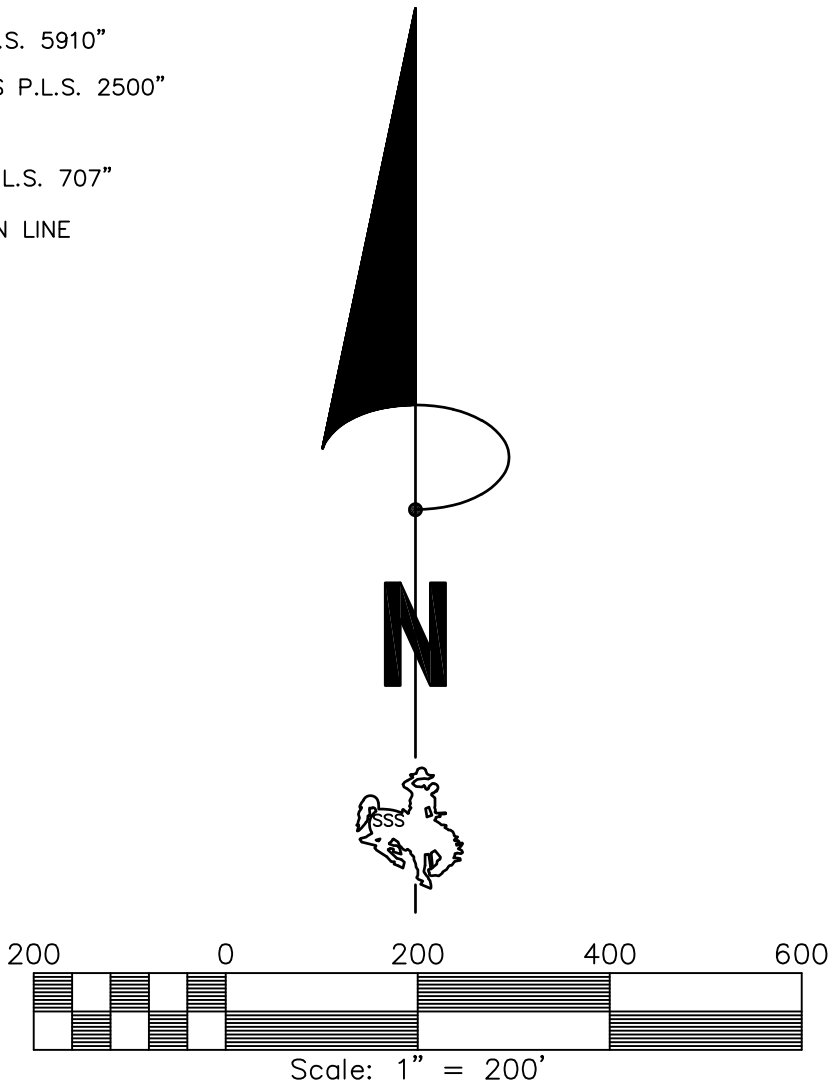
- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. COMBINATION FACTOR = 0.9996559088
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" SET ¾" x 24" REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #56021C0250F, DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- CWPP - THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWPP.
- ALL INTERIOR EASEMENTS 20' WIDE, 10' EACH SIDE OF LOT LINE.

LEGEND

- SET ¾" x 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- ⊗ FOUND CHISELED "X"
- FOUND 1½" ALUMINUM CAP STAMPED "P.E.L.S. 707"
- BT— UNITED STATES AIR FORCE COMMUNICATION LINE



FILING RECORD

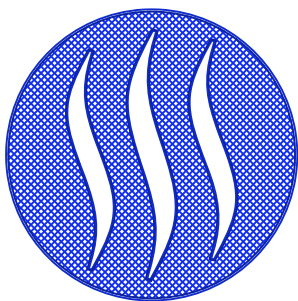


CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	43° 07' 48"	440.58'	N18° 40' 05"W	323.88'	331.65'
C2	11° 11' 56"	440.58'	N2° 42' 09"W	85.98'	86.12'
C3	31° 55' 51"	440.58'	N24° 16' 03"W	242.37'	245.54'

BRISTOL RIDGE ESTATES

A PORTION OF LAND IN THE
E1/4NE1/4, SECTION 19,
N1/2, SECTION 20,
T18N, R67W, 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED APRIL 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: 4/12/2022

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