



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Mason Schuricht, Associate Planner

DATE: June 23, 2022

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Heaven View, located in a portion of the NW1/4 S.20, T.13N. R.62W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of G & G Enterprises LLC, has submitted a Subdivision Permit and Plat application for Heaven View, located at the intersection of State Highway 214 and Road 206. The application has been submitted for the purpose of subdividing the property into (5) separate tracts, approximately 5.8 acres in size, with one tract being approximately 6.7 acres.

BACKGROUND

The subject property is approximately 30 acres with a rectangular shape. On the south end of the property is a single story residential house accompanied by two out buildings, including a farm utility building and a tool shed. This residential home will be located on tract 5 of the subdivision, approximately 6.7 acres in size. All other tracts will be approximately 5.8 acres.

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). Within this area, rural residential uses are primarily anticipated. There are limited commercial and retail activities located at major intersections. Commercial uses should provide evidence they will not significantly impact surrounding residential uses. Development should be located adjacent to existing Rights-of-Way if possible. Any new ROW's must have a private maintenance agreement, and will be evaluated at the time of application. Proximity to community and emergency services should be evaluated when development applications are submitted. Cisterns are encouraged in any development in an RAI area, as well as utilizing fire-wise planning. Impacts such as water availability, road connectivity, and wild life view shed should be considered.

PlanCheyenne does not have any future use for this property, the subject property is unzoned and located 16 miles away from the PlanCheyenne use district. The surrounding properties are vacant residential or agricultural, with a residential dwelling to the north, and agricultural to the east, west, and south of the subject property.

According to the AMEC Memo dated January 31, 2014, the properties lie 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 withdraws 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 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 signature blocks to be corrected on the plat. A revised plat has not been submitted.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. Teresa Kelly responded via phone call explaining well issues if this property were to be developed.

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 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 Heaven View to the Laramie County Board of Commissioners with the following condition.

1. All clerical errors have been addressed, and signature blocks have been corrected

PROPOSED MOTION

I move to recommend approval of the Subdivision Permit and Plat for Heaven View with no conditions to the Laramie County Board of Commissioners, and adopt the findings of fact a of the staff report.

ATTACHMENTS

**Attachment 1: Aerial and Location Map
Comprehensive Plan
PlanCheyenne
Current Zoning**

Attachment 2: Project Narrative

Attachment 3: Applicant Traffic/Drainage Study Waiver Request

Attachment 4: Agency Comments Report

Attachment 5: Draft Resolution

Attachment 6: Plat- 5.20.22

Aerial and Location Map



Zoning- Unzoned

AMEC MEMO- Zone 2

Comprehensive Plan- RAI

Fire District 4

Located within the SEO control Area.

Located 16 miles from the
PlanCheyenne use district.

Heaven View Subdivision

PZ-22-00193



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this



May 9, 2022

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

InRe: LETTER OF JUSTIFICATION – HEAVEN VIEW

Steil Surveying Services, agent for the owner, intends to subdivide a portion of the NW ¼, Section 20, T13N, R62W, into five (5) tracts of greater than 5.25 acres. Creating five (5) buildable lots for residential development by G & G ENTERPRISES of WYOMING, LLC.

The overall density of the subdivision is 30 acres. The Proposed subdivision will consist of five (5) 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



May 9, 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 a Subdivision, to be known as HEAVEN VIEW, situate in the NW ¼ of Section 20, Township 13 North, Range 62 West of the 6th P.M., Laramie County, WY (±30.0 acres)

Steil Surveying Services, agent for the owner, intends to subdivide the above-noted property/tract of land; no Zone Change is 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 30.0 acres. The Proposed subdivision will consist of five (5) 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

PZ-22-00193
Subdivision Permit

NO RESPONSE

Combined Communications Center
County Attorney
County Clerk
County Conservation District
County Public Works Department
County Treasurer
Emergency Management
Fire District No 4
Laramie County Weed & Pest
RT Communications
Sheriff's Office
US Post Office
WY State Engineer's Office
WYDOT

NO COMMENT

County Assessor
High West Energy

Building Dept.: Building Dept., Daniel Peters Comments Attached 06/02/2022
Building permits shall be required for all new building construction.

Laramie County has adopted the 2021 I-codes and the 2020 NEC.

County Engineer: County Engineer, Scott Larson Comments Attached 06/02/2022
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. The title indicates a portion of this subdivision is located within Section 24, but no portion of the subdivision lies within Section 24, it only is within Section 20 as indicated in the Dedication.
3. The Legend indicates items for "Measured Data This Survey" and "Record Data" but none of the measurements are labeled on the drawing as measured or record.
4. It appears that the County Road 206 R/W is centered on section line. Dimensioning the R/W would further clarify.
5. Access permits will be required from WYDOT.

Surveyor Review

1. Parts of the legal description included in the DEDICATION do not match the Title Block or the drawing.
2. The plat indicates that the STATE HIGHWAY 214 R/W varies. It appears that the east portion of this R/W is part of all of the TRACTS in the subdivision. The various R/W widths for STATE HIGHWAY 214 R/W along the west boundary of the subdivision need to be clearly identified.
3. The text on the VICINITY MAP is very small and difficult to read.

County Real Estate Office: County Real Estate Office, Laura Pate Comments

Attached 05/25/2022

Since Planning and Public Works are signing the plat then this needs to be an Administrative Plat. If it is NOT an Administrative Plat then a Commissioner and the County Clerk Sign and there does NOT need to be an notary acknowledgement for their signatures.

Please add "Administrative Plat" to the title block, if this is an Administrative Plat or correct the county acknowledgement.

The title mentions that Part of what is being plated is in Section 24. This is the only place that Section 24 is mentioned. I believe this area is too small to be in sections 20 and 24.

Environmental Health: Environmental Health Department, Roy Kroeger Comments

Attached 05/27/2022

Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Small wastewater permit is required for lot. Small wastewater system must have 50' setback from property lines and intermittent bodies of water i.e. drainages. Small wastewater systems must stay out of easements. A signed final plat must be submitted to this office prior to application for any permits.

Intraoffice: Planners, Cambia McCollom Comments Attached 05/26/2022

Road 206 should be referred to as simply Road 206. "County" was officially struck from any road name in 1979.

Planners: Planners, Mason Schuricht Comments Attached 06/07/2022

1. Approvals are not for Planning Director and Public Works Director, the signature blocks should be for Chairman of the Planning Commission, Chairman of the Board, and County Clerk for Laramie County, Wyoming.
2. Are there no proposed utility easements?

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
THE NW1/4 S.20, T.13N. R.62W., OF THE 6TH P.M., LARAMIE COUNTY, WY.,
TO BE PLATTED AND KNOWN AS “HEAVEN VIEW”.**

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 HEAVEN VIEW.

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 HEAVEN VIEW with the following condition:

1. All clerical errors have been addressed, and signature blocks have been corrected

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

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

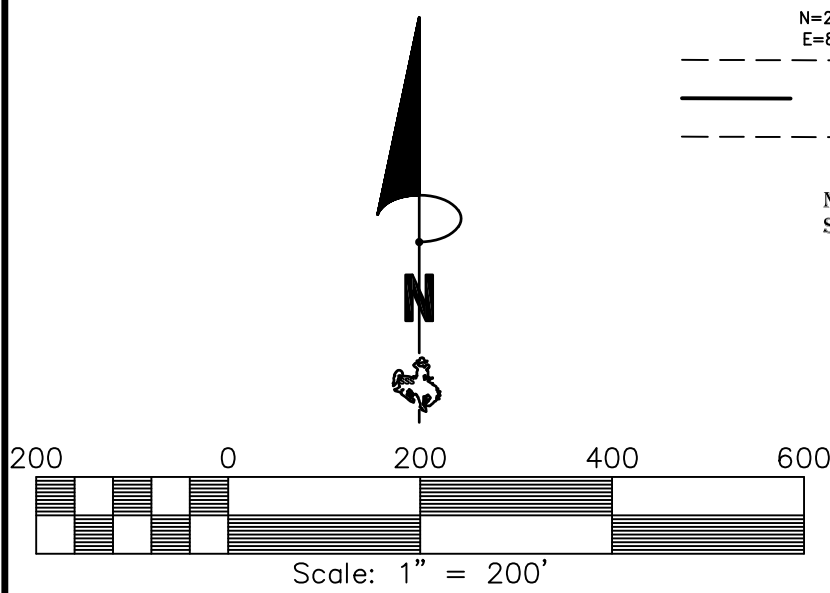
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

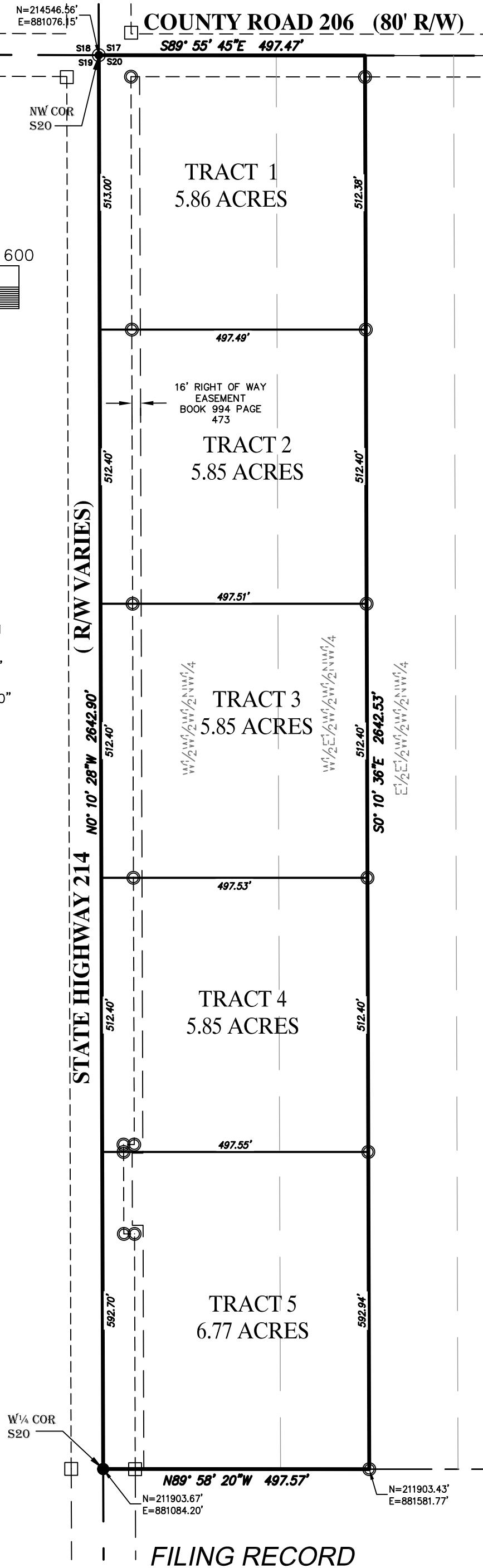
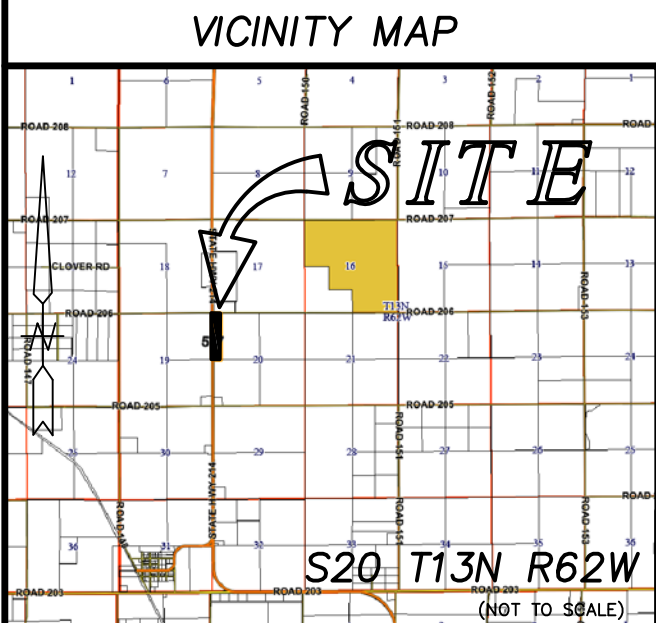
Laramie County Attorney’s Office

◻ 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 ◻ SUBJECT PROPERTY DOES NOT FALL IN THE CWPP



LEGEND

- SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 2" ALUMINUM CAP STAMPED "PLS 14277"
- SET 2 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910"
- FOUND W.D.O.T. R/W MONUMENT
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA



APPROVALS

Approved by Justin Arnold, Laramie County Planning Director
this _____ day of _____
2022.

Justin Arnold, Planning Director, Laramie County, Wyoming

Approved by Molly Bennett, Director of Laramie County Public
Works this __ day of _____, 2022.

Molly Bennett, Director of Public Works, Laramie County,
Wyoming

COUNTY ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this ____ day
of _____, 2022, by Justin Arnold, Laramie
County Planning Director and Molly Bennett, Laramie County Public
Works Director.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.9997376873
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 5/8" x 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #56021C1475F; DATED JANUARY 17, 2007.
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.

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.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: G and G Enterprises of Wyoming, LLC, owner in fee simple of a portion of the W 1/2 of Section 20, Township 13 North, Range 62 West, of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows:

The West half of the West half of the West half of the Northwest quarter (W 1/2 W 1/2 W 1/2 NW 1/4), the West half of the East half of the West half of the West half of the Northwest Quarter (W 1/2 E 1/2 W 1/2 NW 1/4), of Section 20, Township 13 North, Range 62 West of the 6th Principal Meridian, Laramie, County, Wyoming.

Has caused the same to be surveyed, platted and known as: HEAVEN VIEW, and does hereby declare the subdivision of said land as it appears on this plat, to be it's free act and deed and in accordance with it's desires and does furthermore dedicate the easements as shown hereon for the purposes indicated.

G and G Enterprises of Wyoming, LLC,
Victoria N. Ganskow, Manager

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

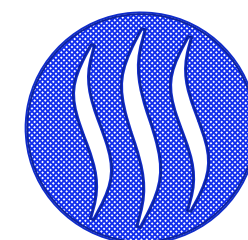
The foregoing instrument was acknowledged before me this ____ day of ____
2022 by Victoria N. Ganskow, Manager, G & G Enterprises of Wyoming, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____



A SUBDIVISION OF THE
W1/2 W1/2 W1/2 NW1/4, SECTION 20 AND
THE W1/2 E1/2 W1/2 W1/2 NW1/4 SECTION 24,
T.13 N., R.62 W. OF THE 6th P.M.
LARAMIE COUNTY, WYOMING
PREPARED MAY 2022



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

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756 GILCHRIST ST. WHEATLAND, WY. 82201 ◊ (307) 322-9789
www.SteilSurvey.com ◊ info@SteilSurvey.com

REVISED: 5/9/2022 MSH
22182 S20-13-62 PLAT.DWG