



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: December 6, 2022

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for North View Subdivision, 3rd Filing, a portion of the NE1/4, Sec. 24, T.15N., R.67W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Mark E. Hardy has applied for a Subdivision Permit and Plat application for North View Subdivision, 3rd Filing, located southwest of the intersection of Road 218 and Road 124. The purpose of the application is to allow the property to be subdivided into three residential-use lots.

BACKGROUND

Due to lack of recordation in the required 18 month post Board of County Commissioner's approval period this is a re-submittal of a Subdivision Permit and Plat that was originally approved on October 6, 2020. The subject property has a residence and associated structures located on the eastern half of the property, which are to remain on Tract 1 of the new subdivision. The surrounding area consists of rural residential and agricultural properties of varying acreage.

Pertinent Statutes and Land Use Regulations include:

Wyoming State Statute: Section 18-5-307.

Section 2-1-101 (a-e) governing the criteria for a Subdivision Permit and Plat.

Section 1-2-104 governing Public Notice.

DISCUSSION

The Laramie County Comprehensive Plan identifies the majority of this property as Rural Metro (RM). Within this area, properties typically are developed as small lots ranging from 2.5 – 5 acres with small or shared water and septic and sewer systems. The northwestern corner of this property has been identified as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas.

Per Section 2-1-103(c)(i), the gross acreages for tracts within Groundwater Recharge Zone 2 shall be 5.25 acres or more. The smallest tract within this subdivision is 7.81 acres gross, therefore the minimum acreage requirements are met.

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 letter and review. Prior agency comments pertained to access and corrections to the plat and supporting documents. These corrections were addressed and a revised plat is attached.

Public notice was provided and no public comment was received.

A public hearing of this application was held on November 10, 2022 by the Laramie County Planning Commission. No public comment was received. The Planning Commission voted 3-0 to recommend approval of the application to the Board 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 Laramie County Board of Commissioners 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.

Planning Staff recommends that the Board approve the Subdivision Permit and Plat for North View Subdivision, 3rd Filing, and adopt the findings of facts a of the staff report.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for North View Subdivision, 3rd 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/Drainage Study Waiver Request**
- Attachment 5: Agency Comments Report**
- Attachment 6: Resolution**
- Attachment 7: North View Subdivision, 3rd Filing Plat**

Legend

 Property Lines


Current Flood Hazards

NAME

 FEMA FLOODWAY

 FEMA 100YR FLOODPLAIN

 FEMA 500YR FLOODPLAIN

 CITY/CNTY 100YR FLOODPLAIN

Laramie County, Wyoming



**North View
Subdivision,
3rd Filing**

**Subdivision
Permit & Plat**

PZ-20-00199-01

Location Map

**Subject
Properties**

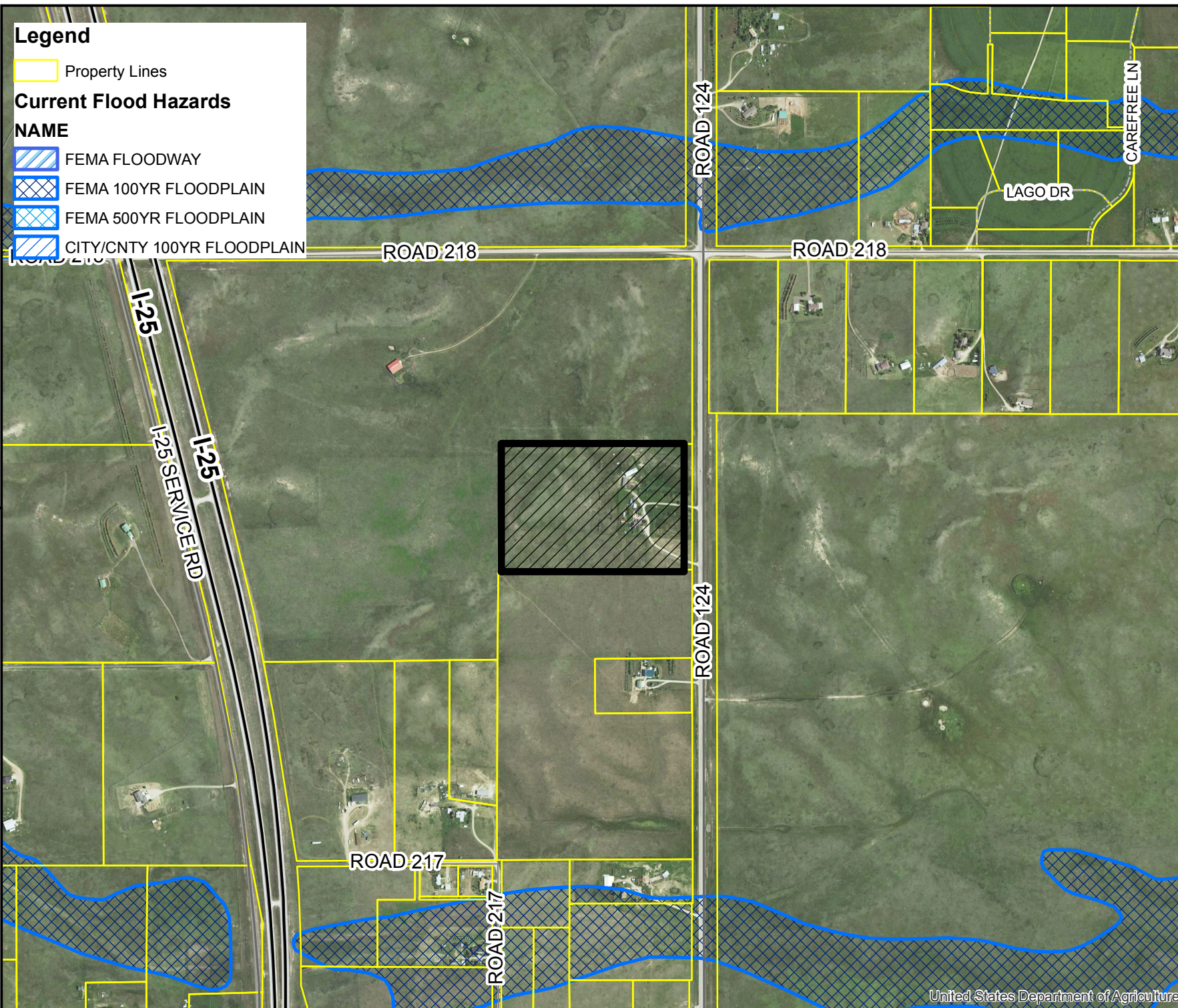


August 2020



0 500 1,000
Feet

United States Department of Agriculture









Legend

 Property Lines

Streets

Classification

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

Laramie County, Wyoming



**North View
Subdivision,
3rd Filing**

**Subdivision
Permit & Plat**

PZ-20-00199-01

Aerial Map

**Subject
Properties**



August 2020



0 150 300
Feet


United States Department of Agriculture

Legend

 Property Lines

Future Land Use Districts

OTHER

 Urban-Rural Interface (URI)

 Rural Metro (RM)

 Rural Ag Interface (RAI)

 Ag & Range Land (AGR)

Laramie County, Wyoming



**North View
Subdivision,
3rd Filing**

**Subdivision
Permit & Plat**

PZ-20-00199-01

**Comprehensive
Plan Map**

**Subject
Properties**



August 2020



0 500 1,000
Feet

United States Department of Agriculture



September 26, 2022

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

InRe: Request for waiver of the Traffic Study & Drainage Report requirements for a Final Plat, to be known as NORTH VIEW, 3rd FILING, a portion of the NE1/4 of Section 24, Township 14 North, Range 67 West of the 6th Principal Meridian, Laramie County, WY. (±25.85 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 25.85 acres. The Proposed subdivision will consist of THREE (3) 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,

A handwritten signature in blue ink that reads "Michael L. Hansen". The signature is written in a cursive, flowing style.

Shane Hansen

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



September 26, 2022

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

**InRe: Plat, to be known as NORTH VIEW, 3rd FILING, a portion of the NE1/4 of Section 24,
Township 14 North, Range 67 West of the 6th Principal Meridian, Laramie County,
WY. (±25.85 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,

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen

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

PZ-20-00199-01 - Review #1
North View Subdivision, 3rd Filing
Subdivision Permit (25 Lots or Less)

County Real Estate Office: County Real Estate Office, Laura Pate No Comments
09/27/2022
No Comments

Intraoffice: Planners, Cambia McCollom Comments Attached 09/27/2022
This site has an existing address of 1766 Road 124 currently associated with it. It appears that if this goes through as submitted, it will be associated with Tract 1 in the new subdivision.

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
FOR A PORTION OF THE NE1/4, SECTION 24, T.15N., R67W.,
OF THE 6TH P.M., LARAMIE COUNTY, WY
TO BE PLATTED AND KNOWN AS "NORTH VIEW SUBDIVISION, 3RD 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 the proposed subdivision is in accordance with the Laramie County Land Use Regulations, 2-1-101 (a-e); 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 North View Subdivision, 3rd 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 North View Subdivision, 3rd Filing, Laramie County, WY.

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

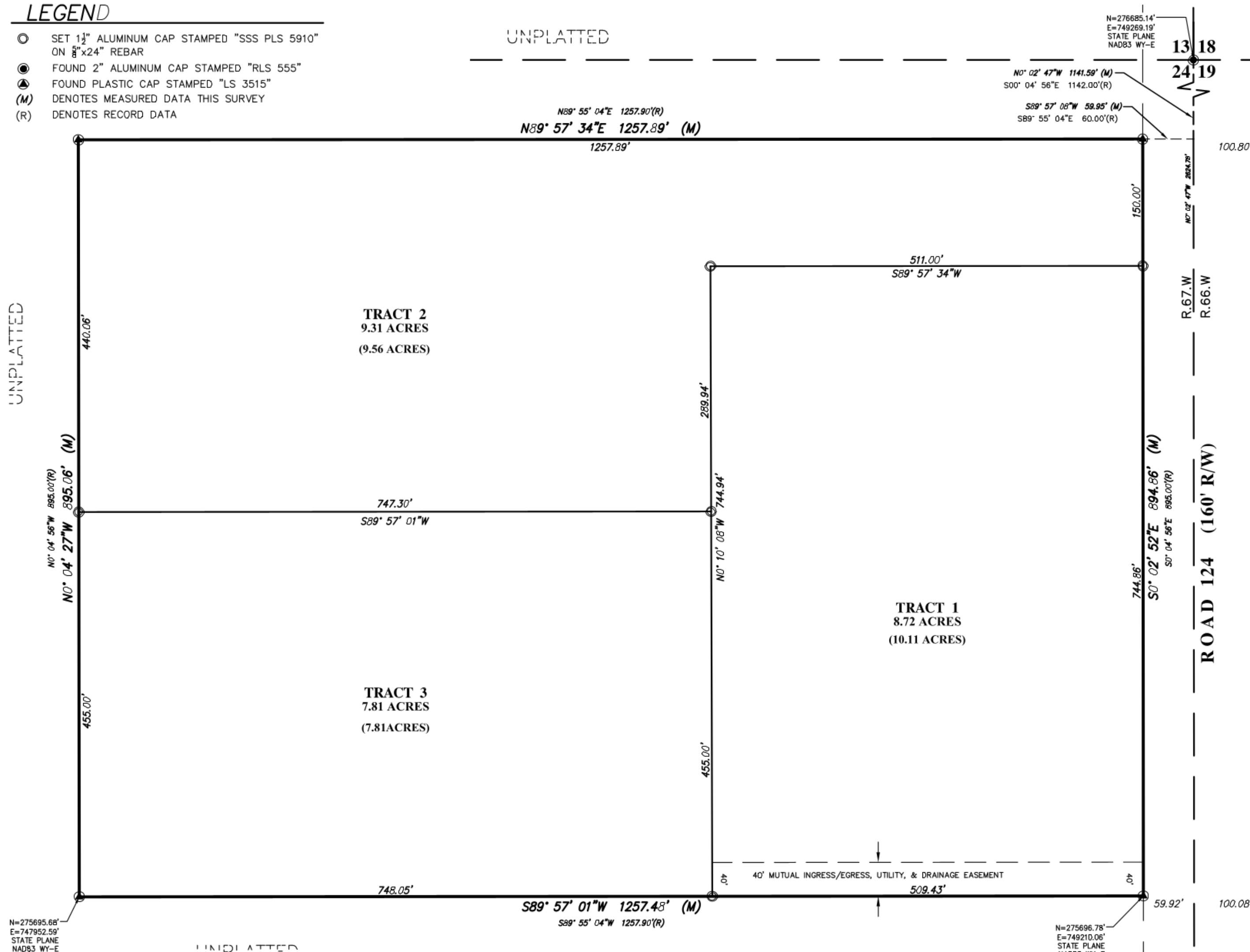
◻ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◻ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◻ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 ◻
◻ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◻

LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 5/8"x24" REBAR
- FOUND 2" ALUMINUM CAP STAMPED "RLS 555"
- ▲ FOUND PLASTIC CAP STAMPED "LS 3515"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA

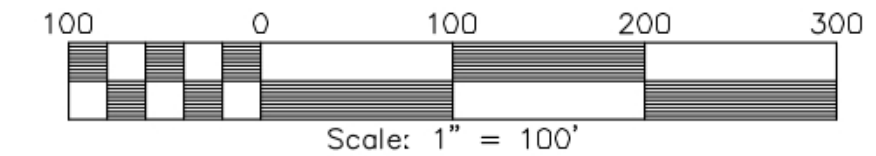
UNPLATTED

UNPLATTED



NOTES

- BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBO FACTOR = 0.999676351
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 5/8"x24" REBAR UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA AS SHOWN ON F.I.R.M. PANEL No.56021C0815F; DATED JANUARY 17, 2007.
- "40' MUTUAL INGRESS/EGRESS, UTILITY, & DRAINAGE EASEMENT" GRANTED HEREON, FOR THE PURPOSES INDICATED, TO THE OWNER(S) OF TRACT 3 HEREON, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Marcus E. Hardy and Aldra Ann Hardy, husband and wife, owners in fee simple of a parcel of land situate in the Northeast quarter of Section 24, Township 15 North, Range 67 West of the 6th Principal Meridian, Laramie County, Wyoming, described in Warranty Deed Recorded at Book 2005, Page 1532 as follows:

Beginning at the Northeast corner of said Section 24, thence South 00 degrees 04 minutes 56 seconds East, along the East Section line a distance of 1142.00 feet; thence South 89 degrees 55 minutes 04 seconds West, a distance of 60.00 feet to actual Point of Beginning of the land to be described, said point also being the West Right-of-Way line of Yellowstone Road (County Road 124); thence South 00 degrees 04 minutes 56 seconds East, along said West Right-of-Way line, a distance of 895.00 feet; thence South 89 degrees 55 minutes 04 seconds West, a distance of 1257.90 feet; thence North 00 degrees 04 minutes 56 seconds West, a distance of 895.00 feet; thence North 89 degrees 55 minutes 04 seconds East, a distance of 1257.90 feet to the Point of Beginning containing 25.85 acres, more or less.

Have caused the same to be surveyed, platted and known as NORTH VIEW SUBDIVISION, 3rd FILING and 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.

Marcus E. Hardy

Aldra Ann Hardy

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by Marcus E. Hardy and Aldra Ann Hardy, husband and wife.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

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.

NORTH VIEW SUBDIVISION, 3rd FILING

SITUATED IN THE NE¼ OF SECTION 24, T.15N., R.67W.
OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED SEPTEMBER 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

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.

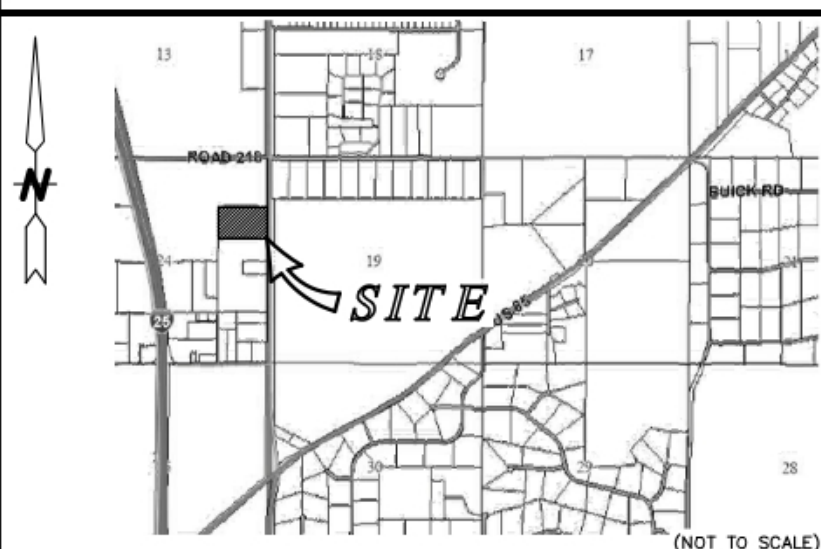
Chairman

ATTEST:

County Clerk

FILING RECORD

VICINITY MAP



REVISED: 9/23/22
2020211 ROS S24-15-67.DWG
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