



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Brad Emmons, Planning Director

DATE: May 15, 2018

TITLE: Review and action of a Subdivision Permit and Plat for Jones Tracts, situated in a portion of the E1/2 SE1/4 SE1/4 of Section 10, T. 15 N., R. 63 W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Bernard D Jones, Jr. Et Al, has submitted an application for a Subdivision Permit and Plat for “Jones Tracts”, located at 1910 Road 146, Burns, WY. The application has been submitted for the purpose of subdividing the property into two (2) residential tracts averaging 9.96 acres per tract.

BACKGROUND

The subject property is located on Road 146, between Roads 218 and 220. The proposed subdivision would accommodate the two (2) existing residential uses on the property. An ingress/egress easement is shown on the plat on Tract 1, and will be granted to owners of Tract 2, to allow the existing uses to continue utilizing the existing shared access point onto Road 146.

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 criteria for a plat.

DISCUSSION

The subject property is located outside the zoned boundary. Surrounding properties in the area are primarily agricultural and single-family uses, and range in size from 20 to 320 acres.

The Laramie County Comprehensive Plan identifies the area as Ag & Range Land (AGR). The Ag & Range Land are outlying areas of Laramie County. These areas are far removed from the providers of public services and have relatively lower levels of road access. Primary uses are agricultural crop and livestock production and associated residential uses. The proposed subdivision is outside the PlanCheyenne boundary.

Public notice was published and neighbor notice letters were sent by certified mail. Staff received no comments from adjacent landowners. Agency comments have been addressed with a revised plat submitted April 4, 2018, a copy of which is attached.

Staff finds the proposed Subdivision Permit and Plat is in conformance with the plans and policies of the Laramie County Comprehensive Plan and the Laramie County Land Use Regulations.

The Laramie County Planning Commission held a public hearing of this application on April 26, 2018. No public comment was received. The Planning Commission voted 3 – 0 to recommend approval of this application to the Board with no conditions.

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 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 Board approve the Subdivision Permit and Plat for Jones Tracts with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Jones Tracts, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

Attachment 1: Aerial Map

Attachment 2: Comprehensive Plan Map

Attachment 3: Agency Review Comments

Attachment 4: Existing Conditions Map

Attachment 5: Plat – Revised April 4, 2018

Attachment 6: Resolution

Laramie County, Wyoming



Jones Tracts

**Subdivision Permit
&
Plat**

PZ-18-00050

Aerial Map

Legend

- Addresses
- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- Subject Property

Printed on March 22, 2018



0 250 500
Feet

United States Department of Agriculture

1940
ROAD 146

1910
ROAD 146

ROAD 219

ROAD 219

ROAD 146

Laramie County, Wyoming



Jones Tracts

Subdivision Permit & Plat

PZ-18-00050

Comprehensive Plan

Legend

- Addresses
- Interstate
- Arterial
- Collector
- Local
- - - - - Platted, Not Built
- - - - - Private
- Assessment Boundary
- ▨ Subject Property

Printed on March 22, 2018



0 195 390
Feet

United States Department of Agriculture

1940
ROAD 146

1908
ROAD 146

AGR

ROAD 146

ROAD 219

ROAD 219

ROAD 146

Future Land Use Districts OTHER

- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)

County Engineer: Scott Larson COMMENTS ATTACHED 04/02/2018

Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study.

Surveyor Review

1. When a plat is required as part of the subdivision permit, the following shall be provided: The title shall indicate the tract or parcel of land of which the subdivision/development is a part, including the section, township and range from the sixth principal meridian, county (or counties) and state (or states). In the title R. 63 should be R. 63 W.

2. Plat shall include the date of plat preparation, written and graphic scales, and north arrow designating true north. The Scale of the drawing provided is a little off. This could be the result of the Scanning and/or printing, but should probably be checked.

3. Designation of land by lot and block, other than rights-of-way, intended to be conveyed or reserved for public use or facilities, or reserved in the deeds for the use of all property owners in the proposed subdivision. Note 5 is a little hard to understand, maybe THOUGH should be THROUGH.

4. A vicinity map indicating the location of the proposed subdivision development with respect to the surrounding area. Location of the Subdivision shown on the Vicinity Map might be a little more "user friendly" if Township and Range were also shown.

Wyoming State Engineer's Office: Lisa Lindemann COMMENTS ATTACHED

03/26/2018

A search of the State Engineer's Office electronic database, e-Permit, indicates there are four groundwater permits in T15N, R63W, Section 10; three of which appear to be located in the E1/2 SE1/4 SE1/4. Permit No. U.W. 30564 authorizes the use of the state's water for domestic and stockwatering purposes at a rate of 6 gallons per minute. Permit No. U.W. 30564 was enlarged for yield (Permit No. 140305) which permits an additional maximum instantaneous flow of 10 gpm (for a total of 16 gpm). Permit No. 92101 authorizes the use of water for domestic and stockwatering purposes in 2 houses and 2 stock tanks.

The proposed subdivision is located within the Laramie County Control Area and is subject to the State Engineer's Order dated April 1, 2015. The two subdivided parcels are located within a designated area overlying the High Plains Aquifer system which the Order designates the "Conservation Area". New domestic and stock wells, completed in the High Plains Aquifer system in the Conservation Area, are subject to well spacing requirements (e.g., one per lot or one per 10 acres). New appropriations > 5 acre feet/year will be subject to requirements in addition to well spacing. Information on the Order and its effect on new appropriations is available on the State Engineer's Office website @<http://seo.wyo.gov/>

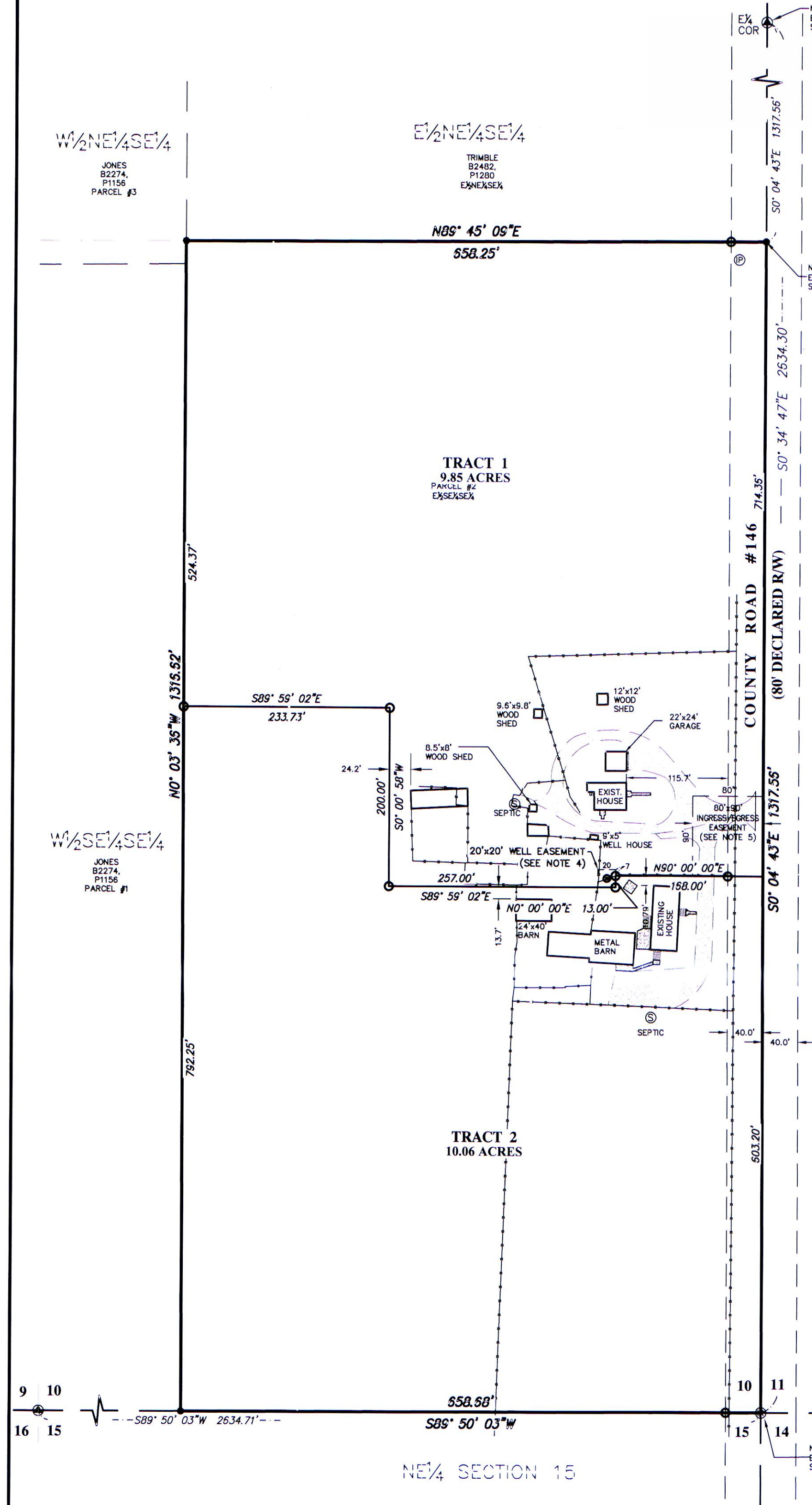
AGENCIES WITH NO COMMENTS:

County Assessor
County Real Estate Office
County Public Works Department
Planners

AGENCIES WITH NO RESPONSE:

County Attorney
County Treasurer
County Conservation District
Environmental Health Department
Wyoming DEQ
US Post Office
Combined Communications Center
Emergency Management
Fire District No. 6
Sheriff's Office
Building Dept.

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM • NO PROPOSED CENTRALIZED SEWAGE SYSTEM • FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6 •
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE •



EXISTING CONDITIONS MAP FOR JONES TRACTS

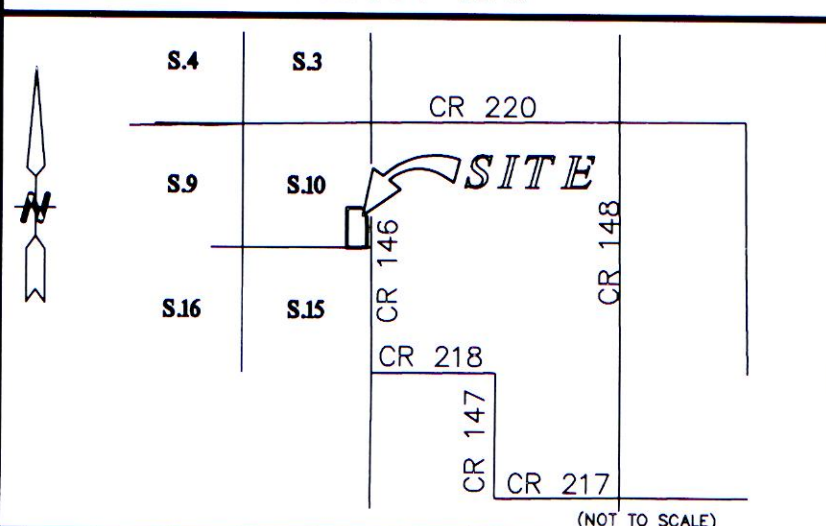
BEING THE E¹/₂SE¹/₄SE¹/₄,
OF SECTION 10, T.15N., R.63.,
OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED FEBRUARY 2018

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

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VICINITY MAP



REVISED: 03/07/2018

\\2014 DWG\\14207 JONES POR S10 T15N R63W\\14207 FINAL PLAT.dwg

© COPYRIGHT 2018 STEIL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

N89° 45' 09"E
658.25'

TRACT 1
9.85 ACRES

S89° 59' 02"E
233.73'

200.00'
S0° 00' 58"W

257.00'
S89° 59' 02"E
N0° 00' 00"E
13.00'

80'x90'
INGRESS/EGRESS
EASEMENT
(SEE NOTE 5)

N90° 00' 00"E
168.00'

W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$

792.25'

TRACT 2
10.06 ACRES

658.68'
S89° 50' 03"W

NE $\frac{1}{4}$ SECTION 15

APPROVALS

Approved by the Laramie County Planning Commission
this ____ day of _____, 2018.

Chairman

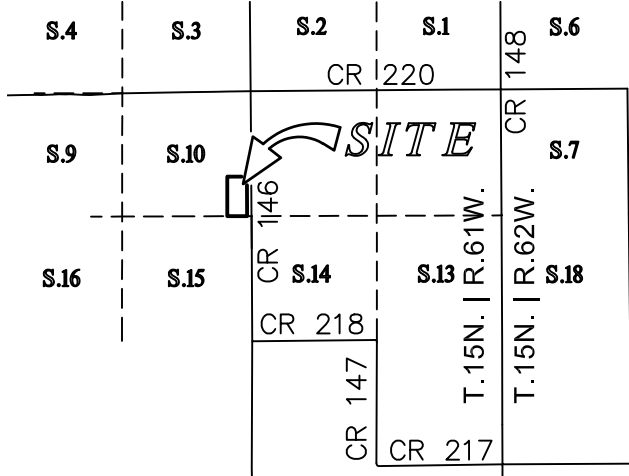
Approved by the Board of Commissioners of Laramie County,
Wyoming this ____ day of _____, 2018.

Chairman

ATTEST:

County Clerk

VICINITY MAP



(NOT TO SCALE)

FILING RECORD



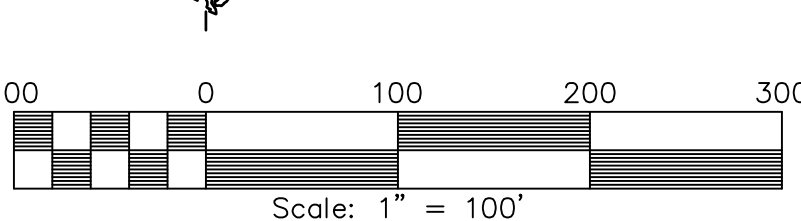
REVISED: 04/04/2018

\\2014 DWG\\14207 JONES POR S10 T15N R63W\\14207 FINAL PLAT.dwg

N=285491.76'
E=864991.27'
STATE PLANE

N=284174.68'
E=865004.59'
STATE PLANE

W $\frac{1}{2}$ S. 11



LEGEND

- SET 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON $\frac{5}{8}$ " X 24" REBAR
- SET 2 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910" AND APPROPRIATE DATA
- FOUND 3 $\frac{1}{4}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 2500" AND APPROPRIATE DATA
- FOUND $\frac{5}{8}$ " REBAR
- FOUND $\frac{1}{2}$ " IRON PIPE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Bernard D. Jones, Jr. and Gail L. Jones, owners in fee simple of ALL OF LAND E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 10, T.15N., R.63W., OF THE 6TH P.M., Laramie County, Wyoming,

Have caused the same to be surveyed, platted and known as JONES 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 dedicate for the use by the public the road shown hereon and grant the easements for the purposes indicated hereon.

OWNERS:

by: _____ AND _____
Bernard D. Jones, Jr. Gail L. Jones

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2018 by Bernard D. Jones, Jr. and Gail L. Jones as owners in fee simple.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

GENERAL NOTES

- BASIS OF BEARINGS - GROUND DATUM WITH THE EAST LINE OF THE SE $\frac{1}{4}$ BEING S0°04'43"E, BETWEEN FOUND MONUMENTS AS SHOWN. STATE PLANE COORDINATES SHOWN ARE NAD83-2011.
- ALL TRACT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON $\frac{5}{8}$ "X24" REBAR.
- NO PORTION OF ANY LANDS CONTAINED WITHIN THE PLAT BOUNDARY FALL WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.I.R.M PANEL NO.56021C0900F; DATED JANUARY 17, 2007.
- "20'x20' WELL EASEMENT" GRANTED FOR EXISTING WELL ON TRACT 1, THIS PLAT, FOR MUTUAL ACCESS AND USE OF SAID WELL BETWEEN ALL LANDOWNERS OF LANDS CONTAINED WITHIN THIS PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
- "80'x90' INGRESS/EGRESS EASEMENT" GRANTED TO THE OWNER(S) OF TRACT 2, THIS PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE INDICATED VIA EXISTING CONSTRUCTED ACCESS TO/FROM CR 146.

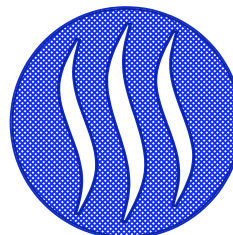
CERTIFICATE OF SURVEYOR

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.

JONES TRACTS

BEING THE E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$,
OF SECTION 10, T.15N., R.63W.,
OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED FEBRUARY 2018



STEIL SURVEYING SERVICES, LLC
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RESOLUTION NO. _____

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR JONES TRACTS, SITUATED IN A PORTION OF THE E1/2 SE1/4 SE1/4 OF SECTION 10, T. 15 N., R. 63 W., OF THE 6TH P.M., LARAMIE COUNTY, WY.

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 Jones Tracts.

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 the Board approves the Subdivision Permit and Plat for Jones Tracts.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2018.

LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney