



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: May 15, 2018

TITLE: Review and action of a Subdivision Permit and Plat for Woods Landing Estates, 2nd Filing, a replat of Tract 1, Woods Landing Estates, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Dean M. Woods Liv Tr., has submitted a Subdivision Permit and Plat application for approval of Woods Landing Estates, 2nd Filing, Laramie County, WY, located northwest of the intersection at Storey Boulevard and Whitney Road. The application has been submitted for the purpose of vacating the easements traversing the south portion of Tract 1 in the 1st Filing.

BACKGROUND

Currently there is no development on the property. Three separate windbreaks and fence lines run east to west, along with existing 20' utility easements on the south and east property lines. These easements are not part of the proposed easement vacation. If approved by the Board of County Commissioners, development of a single-family home is anticipated. At this time, no building permits have been submitted to the Laramie County Building Department.

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 Urban Rural Interface (URI), which is intended to accommodate a mix of more intensive land uses than other areas, with public utilities being available.

PlanCheyenne considers this property to be Rural Residential. Uses in this category are transitional in nature, providing gradual transitions from urbanized to rural areas. These areas include a mixture of rural and residential uses.

The property is zoned AR, which specifies a minimum lot size of five (5) acres for any use in this district, and allows for single-family residential, accessory living quarters, and accessory structures.

The easements to be vacated by this replat were established with the platting of Woods Landing Estates, 1st Filing, and dedicated as a “40’ utility, drainage, access, signage & mailbox easement”, and a “water supply/storage, utility & signage easement (7,827 square feet)”. After completion of the subdivision and Storey Boulevard, the utilities were removed and placed into the principle rights-of-way. Vacation of the water supply/storage, etc. easement is being proposed due to availability of a 10,000 gallon water storage cistern intended for shared fire protection, which was installed on Tract 12 of the 1st Filing.

A development sign was posted, adjacent property owners were notified via certified mail, and a public hearing notice was published in the newspaper. No comments were received from the public. Agency comments have been addressed with a revised plat submitted April 4, 2018, a copy of which is attached.

Staff finds the proposal to be in general conformance with the plans and policies of Laramie County.

The Laramie County Planning Commission held a public hearing of this application on April 26, 2018. A discussion was held between the commission members and the agent regarding utility easements and locations. Seth Lloyd, City Planner, confirmed the property was within one mile of the City, and the plat would be heard before the City Planning Commission on Monday, May 7th. 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 and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

and that the Board approve the Subdivision Permit and Plat for Woods Landing Estates, 2nd Filing, a replat of Tract 1, Woods Landing Estates, Laramie County, WY, with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Woods Landing Estates, 2nd Filing, and adopt the findings of fact a of the staff report.

ATTACHMENTS

- Attachment 1: Aerial Map**
- Attachment 2: Comprehensive Plan Map**
- Attachment 3: PlanCheyenne Map**
- Attachment 4: Zoning Map**
- Attachment 5: Agency Review Comments Report**
- Attachment 6: Plat - Revised April 4, 2018**
- Attachment 7: Resolution**

Laramie County, Wyoming



**Woods Landing
Estates
2nd Filing**

**Subdivision Permit
&
Plat**

PZ-18-00053

Aerial Map

Legend

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

Printed on March 22, 2018



0 150 300
Feet

United States Department of Agriculture



Laramie County, Wyoming



**Woods Landing Estates
2nd Filing**

**Subdivision Permit
&
Plat**

PZ-18-00053

Comprehensive Plan

Legend

- Addresses
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Printed on March 22, 2018

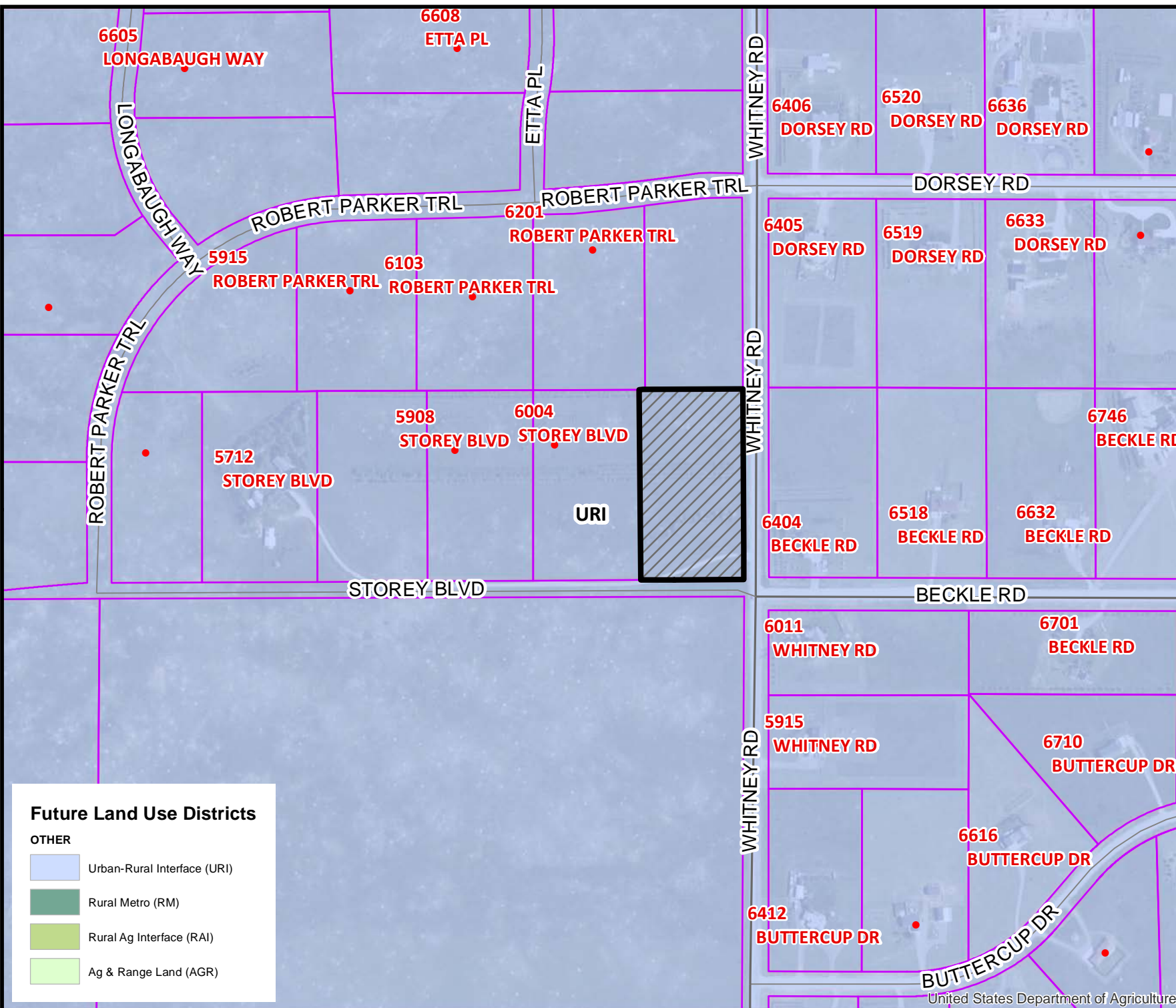


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Feet

Future Land Use Districts

OTHER

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



Laramie County, Wyoming



**Woods Landing Estates
2nd Filing**

**Subdivision Permit
&
Plat**

PZ-18-00053

PlanCheyenne Map

Legend

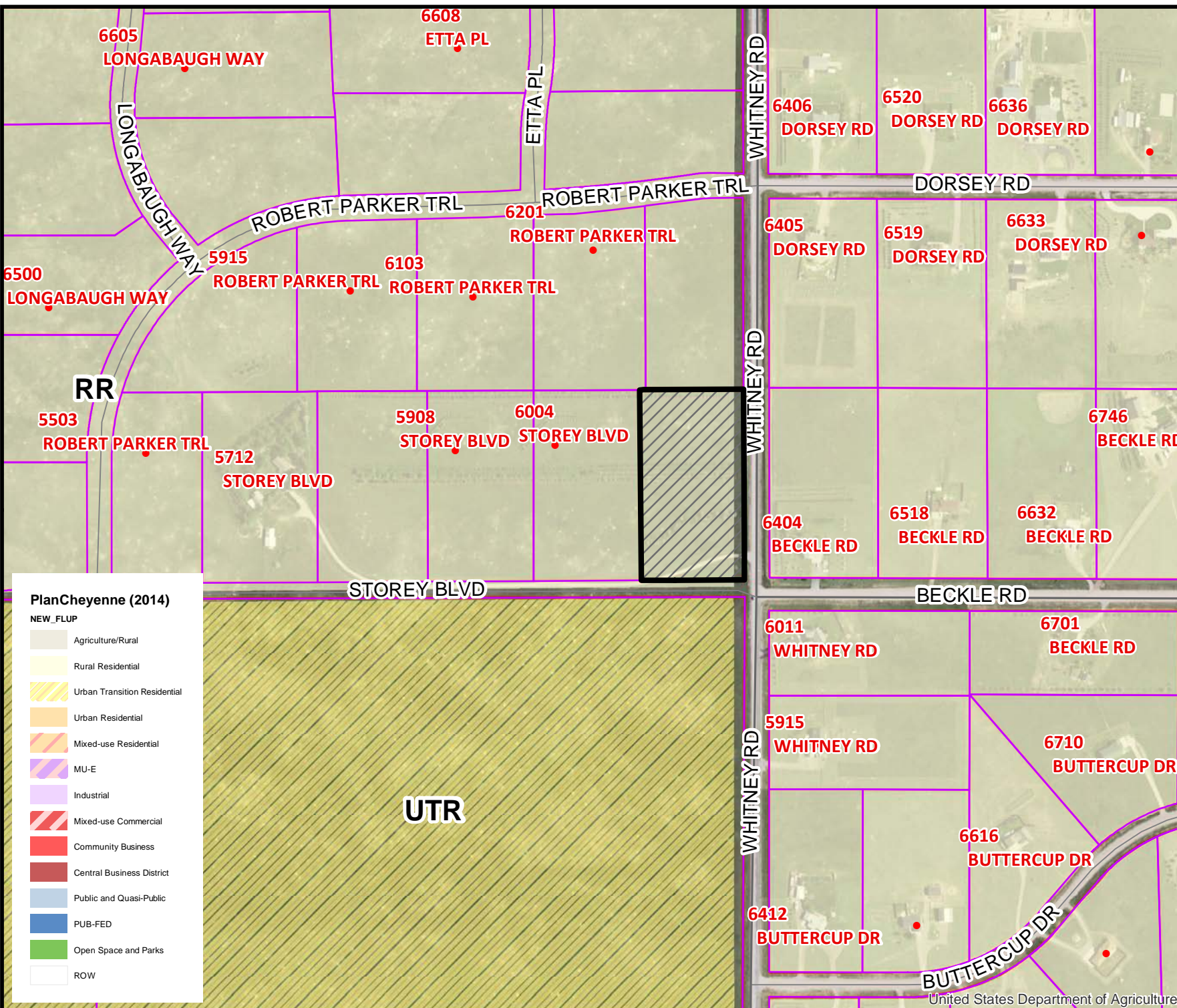
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0 250 500
Feet

United States Department of Agriculture



PlanCheyenne (2014)

NEW_FLUP

- Agriculture/Rural
- Rural Residential
- Urban Transition Residential
- Urban Residential
- Mixed-use Residential
- MU-E
- Industrial
- Mixed-use Commercial
- Community Business
- Central Business District
- Public and Quasi-Public
- PUB-FED
- Open Space and Parks
- ROW

Laramie County, Wyoming



**Woods Landing Estates
2nd Filing**

**Subdivision Permit
&
Plat**

PZ-18-00053

Current Zoning Map

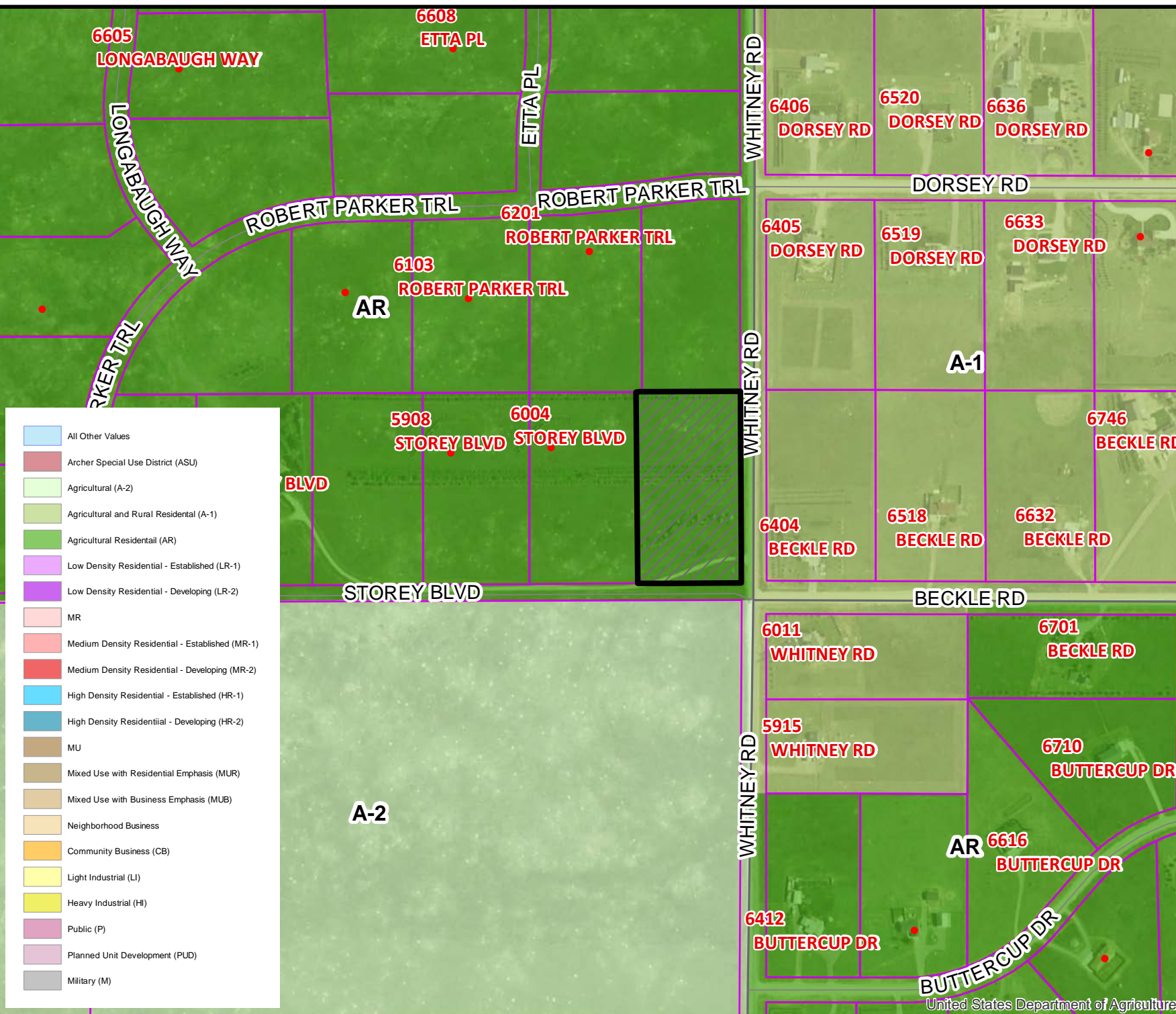
Legend

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Printed on March 22, 2018



0 250 500
Feet



County Assessor: Clarice Blanton COMMENTS ATTACHED 03/23/2018

The information in the title block is incorrect in that it does not state what is being replatted. The Dedication contains the correct description.

Please use a number instead of an alpha for tract designation.

County Real Estate Office: Laura Pate COMMENTS ATTACHED 03/27/2018

This is a re-plat of Tract 1 Woods Landing Estates out of T-R-S. This lot was sold to Horizon Homes on 3/14/08. And Homeceptional Properties was on owner of the Plat for Woods Landing Estates and so they must sign this plat as owner or there needs to be documents recorded showing who owns what properties on Woods Landing Estates, county Attorney says plat can not designate ownership of certain lots.

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). The title block indicates the "WOODS LANDING ESTATES 2ND FILING" is 'ALL OF THE SE1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 66 WEST'. That is not correct, it is just Tract 1 of WOODS LANDING ESTATES.

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 to me is off. The Graphic Scale does not match the Scale of the drawing. This could be the result of the Scanning and/or our printing, but should probably be checked.

AGENCIES WITH NO COMMENTS:

Cheyenne MPO

County Public Works Department

Fire District No. 2

Planners

Cheyenne Light Fuel & Power

AGENCIES WITH NO RESPONSE:

County Attorney

County Treasurer

Wyoming DEQ

High West Energy

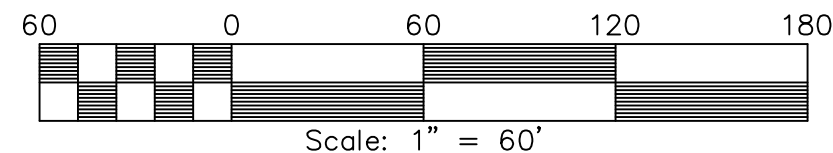
CenturyLink

Building Dept.

Environmental Health Department

[illegible]

○ FOUND 1½" ALUMINUM CAP
 STAMPED "SSS P.L.S. 5910"
 ○ FOUND 2½" ALUMINUM CAP
 STAMPED "SSS P.L.S. 5910"
 ● FOUND 1½" ALUMINUM CAP
 STAMPED "SSS P.L.S. 2500"
 /// WATER SUPPLY/STORAGE EASEMENT
 PLATTED WOODS LANDING ESTATES
 [VACATED HEREON] (SEE NOTE 7)
 5.81 (ACRES) DENOTES GROSS ACREAGE OF LOT
 TO & OF ADJACENT RIGHT-OF-WAY)



KNOW ALL PERSONS BY THESE PRESENTS THAT: DEAN M. WOODS LIVING TRUST (August 11, 2008 Restatement Agreement dated December 3, 1990, by Dale M. Woods as Successor Trustee), owner in fee simple of all of Tract 1, Woods Landing Estates, Laramie County, Wyoming.

Has caused the same to be surveyed, vacated, and re-platted to be known as WOODS LANDING ESTATES, 2ND 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.

The undersigned, their legal successors and/or assigns, do hereby further acknowledge that this final plat is being submitted to the Governing Body of the City of Cheyenne for approval pursuant to W.S. 34-12-103 and do furthermore acknowledge that W.S. 34-12-106, W.S. 34-12-108 & W.S. 24-3-101(a) may apply to the lands contained within the boundaries of this plat.

DEAN M. WOODS LIVING TRUST
(AUGUST 11, 2008 RESTATEMENT AGREEMENT
DATED DECEMBER 3, 1990)

by: _____
DALE M. WOODS, AS SUCCESSOR TRUSTEE

- 1) BASIS OF BEARINGS – EAST LINE OF SECTION 14, HAVING A BEARING OF S.00°13'36"E WYOMING STATE PLANE COORDINATES EAST ZONE, NAD83–2011, US SURVEY FEET COMBINATION FACTOR = 0.99966333.
- 2) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100–YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M PANEL No.56021C1111F; DATED JANUARY 17, 2007.
- 3) a. WATER SERVICE TO EACH TRACT TO BE PROVIDED BY INDIVIDUAL WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
b. PER WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY WDEQ/WOD APPLICATION #16–307 NOT–ADVERSE RECOMMENDATION PROVISIONS: "THE UPPER PORTION OF THE PRIVATE WELLS SHALL BE SEALED WITH A GROUT, CEMENT, OR BENTONITE SEAL, WHICH IS AT LEAST TWENTY (20') FEET THICK".
- 4) SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH TRACT. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 5) UNLESS OTHERWISE NOTED, "UTILITY EASEMENT(S)" HEREON ARE GRANTED TO FRANCHISED UTILITIES PROVIDERS; INCLUDING CHARTER, CENTURY LINK, QWEST, HIGH WEST ENERGY AND/OR CHEYENNE LIGHT, FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
- 6) "WATER SUPPLY/STORAGE, UTILITY & SIGNAGE EASEMENT (7,827 SqFt)" GRANTED WITH WOODS LANDING ESTATES VACATED HEREON, SHARED 10,000 GAL. WATER STORAGE CISTERN FOR USE BY LARAMIE COUNTY FIRE DISTRICT #2, INSTALLED AT TRACT 12 WOODS LANDING ESTATES.
- 7) "40' UTILITY, DRAINAGE, ACCESS, SIGNAGE & MAILBOX EASEMENT" GRANTED WITH WOODS LANDING ESTATES VACATED HEREON, MAILBOXES FOR LANDOWNERS ADDRESSED OFF OF ROADS CONTAINED WITHIN THIS SUBDIVISION ARE INSTALLED AT TRACT 12, WOODS LANDING ESTATES.

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by Dale M. Woods as Successor Trustee of the *August 11, 2008 Restatement of the Dean M. Woods Living Trust Agreement dated December 3, 1990*.

Approved by the City of Cheyenne Planning Commission
this _____ day of _____, 2018.

Planning & Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming
this ____ day of _____, 2018.

by: _____ ATTEST: _____
Mayor City Clerk

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 1
WOODS LANDING ESTATES, INCLUDING THAT
"40' UTILITY, DRAINAGE, ACCESS, SIGNAGE & MAILBOX EASEMENT"
AND THAT
"WATER SUPPLY/STORAGE, UTILITY & SIGNAGE EASEMENT"
WOODS LANDING ESTATES, LARAMIE COUNTY, WYOMING.

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

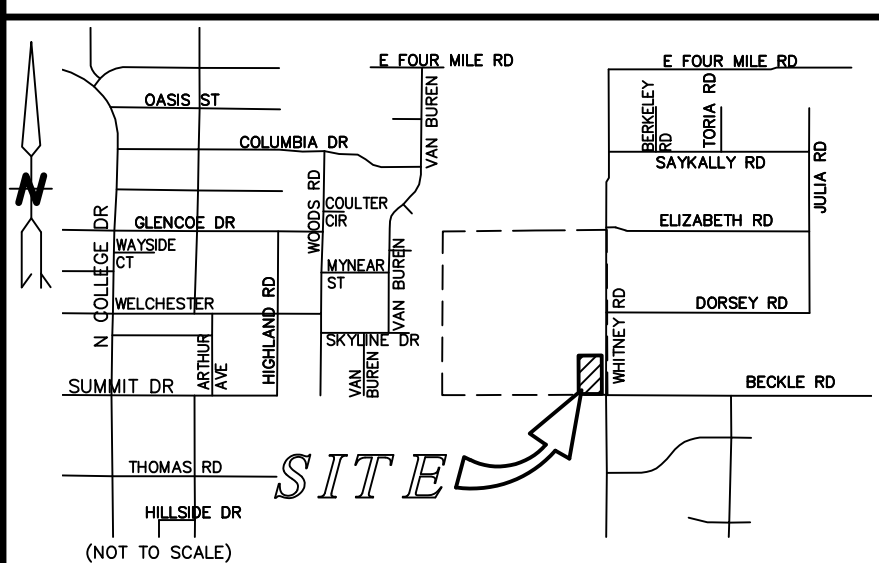
My Commission Expires: _____

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.

A REPLAT OF TRACT 1, WOODS LANDING ESTATES

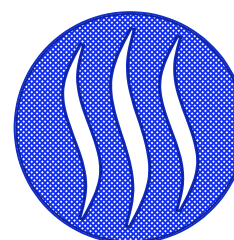
SITUATED IN THE SE1/4 OF SECTION 14,
T.14N., R.66W. OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING.

PREPARED MARCH, 2018



FILING RECORD

REVISD: 4/4/2018
18113 FP WOODS LANDING 2ND STATEPLANE.DWG



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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
WOODS LANDING ESTATES, 2ND FILING, 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 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 Woods Landing Estates, 2nd 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 Woods Landing Estates, 2nd Filing.

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

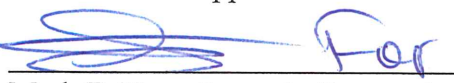
LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney