



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Nancy M. Trimble, Associate Planner

DATE: July 3, 2018

TITLE: Review and action on a Subdivision Permit and Plat for Lago Del Norte, located in a portion of the E1/2 SW1/4 and the West 400' of the NW1/4 SE1/4 Section 18, T.15 N., R.66 W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

CivilWorx LLC, on behalf of Riata Ranch Campstool LLC, has submitted a Subdivision Permit and Plat application for “Lago Del Norte” located North of Road 218, approximately ¼ mile east of Road 124, at 2430 Road 218. The application has been submitted to subdivide the property of approximately 93 acres into 18 single-family residential lots. It also contains two open space tracts and two privately owned tracts that are not allowed septic tanks and leach fields.

BACKGROUND

The subject property had a rural residence and associated structures in the north central portion, which have been demolished, and is surrounded by rural residential and agricultural properties of varying acreage.

On September 14, 2017, the Laramie County Planning Commission voted 4–0 to acknowledge the Preliminary Development Plan with 10 comments regarding the project. The Planning Commission held a public hearing of the subdivision permit & plat application on May 10, 2018, and voted 3 – 0 to recommend approval to the Board with 6 conditions.

On June 5, 2018, the Board voted 5 - 0 to postpone the application to the July 3rd Board hearing, in order to allow time for review of the revised plat submitted this same day.

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). Rural residential uses are primarily anticipated in these areas. The subject property is located outside the PlanCheyenne and zoned boundaries.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). A “Non-Adverse Recommendation” letter was issued by DEQ on February 27, 2018.

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 each ten (10) acres of any other legal parcel of land.

Traffic and drainage studies were submitted with the application, and require approval from the County Engineer and County Public Works.

The development proposes a constructed water feature (i.e. storage pond) situated in the south half of the property, where the FEMA 100-year floodplain is located, with a 30’ wide access road. A Floodplain Development Permit application for construction of this access was submitted and is under review.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. Neighbor concerns were expressed regarding density of development, traffic, impacts to water supply, wildlife and domestic animals, and the floodplain. These concerns were forwarded to the applicant.

Agency review of the original application submittal package resulted in comments regarding open space ownership and maintenance, fire protection water supply, ingress/egress for new and existing developments, road construction plans, road naming criteria, dedication of right-of-way, and clerical errors on the plat.

The revised plat submitted on June 5, 2018 shows four (4) tracts designated as undeveloped/open space area. The acreage totaling 11.85 acres has been included in the lot size calculation, resulting in an average lot size of 5.15 acres, which meets the minimum requirements for septic system permits.

The revised plat and development option submitted by the applicant as a result of neighbor concerns has brought forward new comments and discussion items with the developer.

Agency comments provided on the revised plat included concerns regarding the “future part of Lot 6”, intended uses and ownership of the undeveloped/open space tracts, right-of-way dedication, fire protection water supply, emergency services ingress/egress, road naming criteria, and clerical corrections on the plat.

On June 28th the agent supplied a new plat map that has cleared up many of the outstanding issues and staff feels comfortable with the project’s approval with conditions.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board to approve the Subdivision Permit and Plat for Lago Del Norte with the following conditions:

1. Clerical errors shall be corrected on the plat including not access to County Road 218 for tracts 1, 2 & 7 and adding residential tracts after 18 in the computation table.
2. Final Traffic and Drainage reports shall be approved by County Public Works and the County Engineer
3. A private road maintenance agreement shall be approved by County Public Works and the County Engineer.
4. A Homeowners Association shall be established for maintenance of interior roads, open space Tract 8 and any other common areas in the Association.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Lago Del Norte with the following conditions:

1. Clerical errors shall be corrected on the plat including not access to County Road 218 for tracts 1, 2 & 7 and adding residential tracts after 18 in the computation table.
2. Final Traffic and Drainage reports shall be approved by County Public Works and the County Engineer
3. A private road maintenance agreement shall be approved by County Public Works and the County Engineer.
4. A Homeowners Association shall be established for maintenance of interior roads, open space Tract 8 and any other common areas in the Association.

ATTACHMENTS

- Attachment 1: Location Map**
Attachment 2: Aerial Map
Attachment 3: Comprehensive Plan Map
Attachment 4: Applicant Submittal Letter
Attachment 5: Neighbor Concern Letters

Attachment 6:

Agency Comments Report – April 24, 2018

Attachment 7: CivilWorx Response to Agency Comments – April 30, 2018

Attachment 8: County Engineer Second Review Comments– May 2, 2018

Attachment 9: Planning Commission Meeting Minutes – May 10, 2018

Attachment 10: CivilWorx Plat Revision Clarifications Email – June 7, 2018

Attachment 11: Agency Comments Report – June 5, 2018 Plat Revision

Attachment 12: Revised Plat – June 5, 2018

Attachment 13: Resolution (pending approval conditions)

Attachment 14: Revised Plat – June 28th, 2018

Attachment 15: Well and Septic Exhibit Map