



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: September 4, 2018

TITLE: Review and action of a Subdivision Permit and Plat for Lone Tree Ridge Estates, located in a portion of the N1/2, N1/2, Section 19, T.13N., R.69W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Debbie Hunter c/o Colin Hunter, has submitted an application for a Subdivision Permit and Plat for “Lone Tree Ridge Estates”, located on Jenny Lynn Road, north of Willadsen Estates. The application has been submitted for the purpose of subdividing 35 acres into 5 tracts averaging 7 acres for single family residential development.

BACKGROUND

The subject property owned by Ms. Hunter is currently undeveloped, and assessed as residential vacant land. Jenny Lynn Road, an 80-foot right-of-way, was dedicated to the public through the Willadsen Estates Subdivision plat, recorded January 15, 2002 (Bk. 8, Pg. 10). All of the proposed lots would be accessed from Jenny Lynn Road. An existing 80-foot access and utility easement (Bk. 1889, Pg. 250) is shown on the southeast portion of Tract 5.

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

This proposed subdivision lies within the Agricultural & Range Land (AGR) land use designation of the Laramie County Comprehensive Plan. Areas in this category are generally located on the outlying portions of the county with public utilities being absent, and limited road access. This land use category discourages freestanding residential uses not associated with agricultural purposes, with agricultural, livestock, and associated residences as the primary uses. Although this proposed subdivision would create freestanding single-family residences, the Comprehensive Plan does support expansion of existing development identified as rural centers. This area is specifically discussed upon, stating: ...*“the Harriman Road area in Southwestern Laramie County may be appropriate for additional residential uses and/or neighborhood services, keeping in mind that access to water may be difficult and expensive.”*

Per the Comprehensive Plan, this subdivision would need to address certain issues such as water availability, public land access, cultural preservation, roads, and connectivity; while ensuring that view sheds, and wildlife are minimally impacted.

The boundary of PlanCheyenne and the Zoned Boundary do not reach this property, and thus do not have any bearing on the discussion of this proposed subdivision.

Per Section 2-1-101(c)(vi), subdivisions of five (5) or fewer divisions of land are exempt from a Department of Environmental Quality Chapter 23 Review pursuant to W.S. 18-5-306.

Public notice was published and neighbor notice letters were sent by certified mail per Section 1-2-104. Staff received no comments from adjacent landowners. Remaining concerns shall be addressed by the applicant with the commenting agencies.

The Laramie County Planning Commission held a public hearing of this application on August 23, 2018. Public comment was received regarding general support of this proposed subdivision, land use actions currently in process with the Planning Commission, and adjacent subdivisions and its relation to those subdivisions. The Planning Commission voted 4-0 to recommend approval of the application to the Board, with the condition that a drainage easement along Jenny Lynn Road be added to the plat. This condition has been met with a revised plat submitted August 24, 2018, a copy of which is attached.

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 Lone Tree Ridge Estates, with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Lone Tree Ridge Estates, 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: Agency Review Comments

Attachment 5: Applicant Response Letter

Attachment 6: Plat – Revised August 24, 2018

Attachment 7: Resolution

Laramie County, Wyoming



Lone Tree Ridge Estates

Subdivision Permit
& Plat

PZ-18-00176

Location Map

Legend

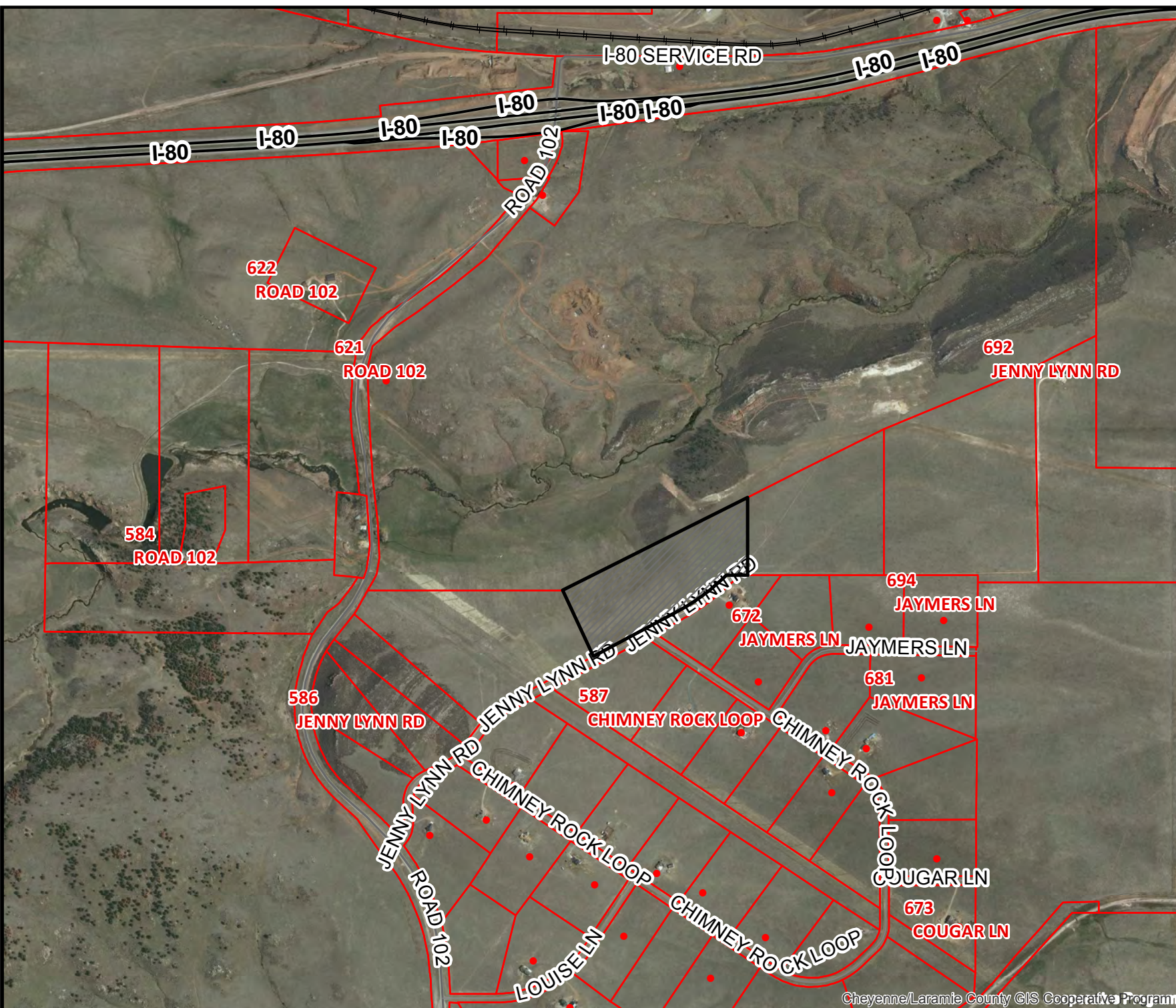
- Addresses
- Interstate
- Arterial
- Collector
- Local
- - - Platted, Not Built
- - - Private
- Assessment Boundary
- ▨ Subject Property

Printed on July 23, 2018



0 650 1,300
Feet

Cheyenne/Laramie County GIS Cooperative Program



Laramie County, Wyoming






**Lone Tree
Ridge Estates**

**Subdivision Permit
& Plat**

PZ-18-00176

Aerial Map

Legend

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

Printed on July 23, 2018



0 150 300
Feet

JENNY LYNN RD

JENNY LYNN RD

CHIMNEY ROCK LOOP

625
JENNY LYNN RD

584
CHIMNEY ROCK LOOP

Cheyenne/Laramie County GIS Cooperative Program

Laramie County, Wyoming



Lone Tree Ridge Estates

**Subdivision Permit
& Plat**

PZ-18-00176

**Comprehensive Plan
Map**

Legend

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- Assessment Boundary
- Subject Property
- Approximate Site Location

Printed on July 19, 2018

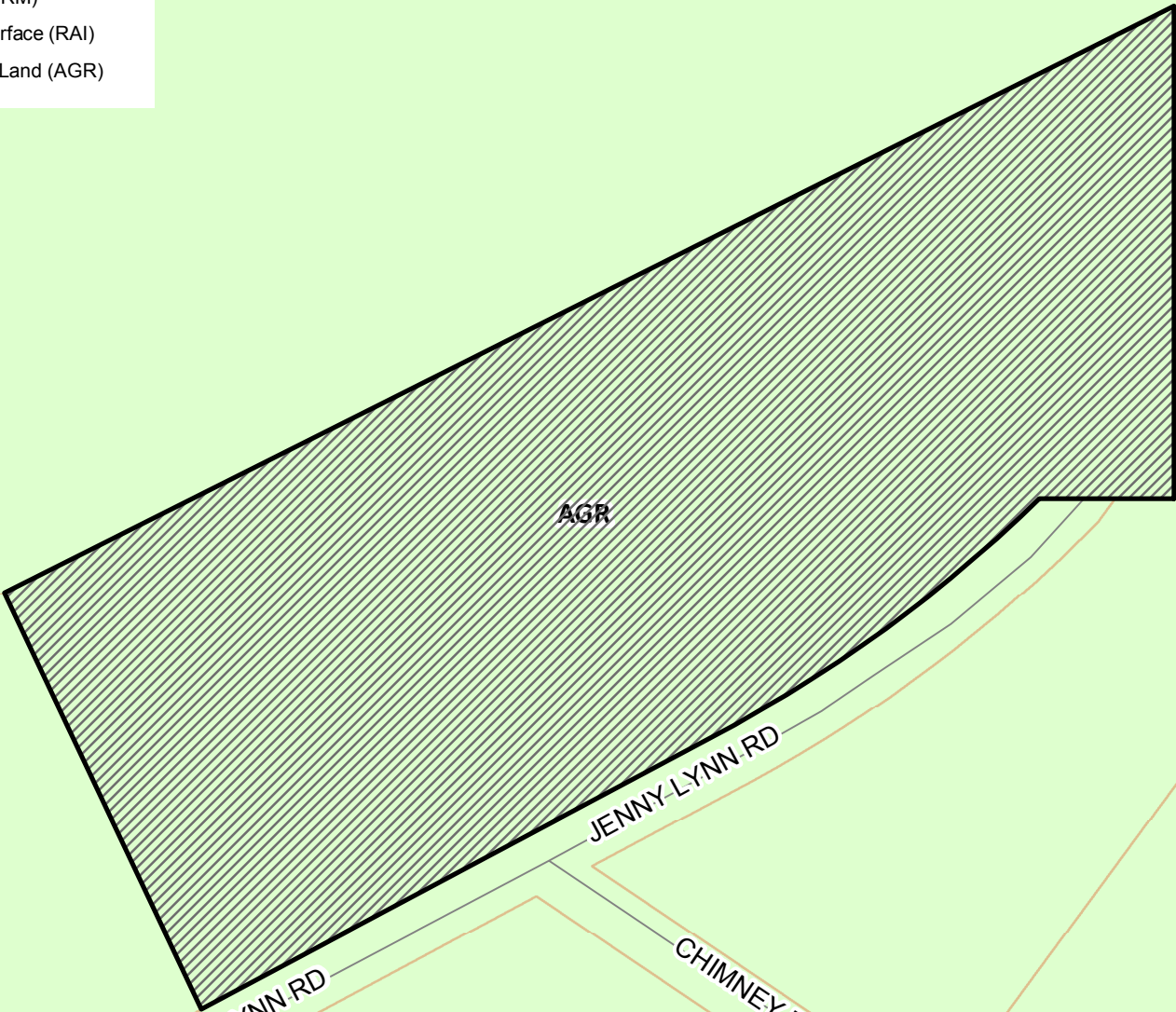


0 150 300
Feet

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 08/02/2018**Engineer Review:**

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will not have a significant impact on either drainage or traffic.

Surveyor Review:

1. There is an "80' ACCESS AND UTILITIES EASEMENT" shown in the southeast corner of Tract 5 and mentioned as part of the Legal Description within the DEDICATION. It needs to have dimensions and boundary ties added on the plat.

2. The VICINITY MAP could be easily improved and made more useful to the lay public by adding Section, Township and Range information.

3. There is an "80' ACCESS AND UTILITIES EASEMENT" shown in the southeast corner of Tract 5 and mentioned as part of the Legal Description within the DEDICATION. Is this plat the only place it is mentioned or might it also be part of another Record Document, in which case the Register's book and page number should be shown.

4. As a final note, I did not see any mention of irrigation water rights on the subdivision so I assume there aren't any water rights on the subdivision. It might be worth checking as the current aerial photograph of the area looks really nice and green with some possible evidence of irrigation laterals in the area.

County Public Works Department: David Bumann COMMENTS ATTACHED

08/01/2018

At some point we will need to see a grading plan in order to determine how/where the drainage is being conveyed. This would include utilizing or possibly modifying existing road ditches and/or culverts as needed.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED

07/24/2018

Laramie County Small Wastewater System Regulations

Any further development of adjoining property will require a DEQ Subdivision Review as this already appears to be an attempt to work around the state regulations. Small wastewater systems will be required on each lot as they are developed. A 10' site hole and percolation test will be required on each lot prior to development to determine bedrock and and springs.

Planners: Bryan Nicholas COMMENTS ATTACHED 08/02/2018

1. The 80' access and utility easement shown on the end of Jenny Lynn Road/proposed Tract 5 needs to be clarified as proposed or existing.

County Real Estate Office: Laura Pate COMMENTS ATTACHED 08/02/2018

1. Owner is Debbie Ann Hunter, full middle name not just middle initial please.

AGENCIES WITH NO COMMENTS:

Board of Public Utilities

County Assessor

CenturyLink

AGENCIES WITH NO RESPONSE:

County Treasurer

County Conservation District

US Post Office

Combined Communications Center

Emergency Management

Fire District No. 10

Sheriff's Office

Bryan Nicholas

From: Casey Palma <cpalma@steilsurvey.com>
Sent: Thursday, August 09, 2018 4:53 PM
To: Bryan Nicholas
Cc: Brad Emmons; Nancy Trimble; Seth Frentheway; Colin Hunter
Subject: PZ-18-11076: Lone Tree Ridge Estaes REVISED MAP
Attachments: Mimecast Attachment Protection Instructions; PZ-18-00176 Combined Agency Comments.pdf; PZ-18-00176 LoneTreeRidgeEstates REVFinalPlat 080918.pdf

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Please see attached revised map for Lone Tree Ridge Estates - Agency comments requiring a response are addressed as noted below:

PZ-18-00176 LONE TREE RIDGE ESTATES SUBDIVISION PERMIT

County Engineer: Scott Larson COMMENTS ATTACHED 08/02/2018

Surveyor Review:

1. There is an "80' ACCESS AND UTILITIES EASEMENT" shown in the southeast corner of Tract 5 and mentioned as part of the Legal Description within the DEDICATION. It needs to have dimensions and boundary ties added on the plat.

[Source and dimension clarified on revised plat map](#)

2. The VICINITY MAP could be easily improved and made more useful to the lay public by adding Section, Township and Range information.

[S,T,R clarified on revised vicinity map](#)

3. There is an "80' ACCESS AND UTILITIES EASEMENT" shown in the southeast corner of Tract 5 and mentioned as part of the Legal Description within the DEDICATION. Is this plat the only place it is mentioned or might it also be part of another Record Document, in which case the Register's book and page number should be shown.

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Planners: Bryan Nicholas COMMENTS ATTACHED 08/02/2018

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[Source and dimension clarified on revised plat map](#)

County Real Estate Office: Laura Pate COMMENTS ATTACHED 08/02/2018

1. Owner is Debbie Ann Hunter, full middle name not just middle initial please.

[Corrected on revised plat map](#)

I believe this addresses all agency comments in a manner that can be verified by planning staff.

Please let me know if you have any questions or require additional information.

Thank you,

--Casey

Casey L. Palma, AICP | Director of Planning & Development

STEIL SURVEYING SERVICES, LLC

LAND | CONSTRUCTION | ALTA | SITE PLANNING

1102 West 19th Street | Cheyenne, Wyoming 82001

Office: 307.634.7273 | Mobile: 307.631.4776

KNOW ALL PERSONS BY THESE PRESENTS THAT: DEBBIE A. HUNTER, owner in fee simple of a tract of land situated in a portion of the North Half of the North Half (N¹/₂N¹/₂) of Section 19, Township 13 North, Range 69 West of the 6th P.M., Laramie County, Wyoming, more particularly described in Laramie County deed recorded in Book 1889, Page 250, as follows:

Subject to an access and utility easement being the south 80 feet of said tract of land, lying east of the west right-of-way of Jenny Lynn Road.

DEBBIE A. HUNTER

by: DEBBIE ANN HUNTER, OWNER

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

- 1) BASIS OF BEARINGS: NORTH LINE OF THE NORTHWEST QUARTER SECTION 19, HAVING A BEARING OF S.89°54'56"W. WYOMING STATE PLANE COORDINATES EAST ZONE, NAD83-2011, US SURVEY FEET. COMBINATION FACTOR = 0.98958726; DISTANCES ARE GRID DISTANCES.
- 2) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL NO.50021(C)300F; DATED JANUARY 17, 2007.
- 3) WATER SERVICE TO EACH TRACT TO BE PROVIDED BY INDIVIDUAL WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 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 EASEMENTS(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.

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Stettin 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 PORTION OF THE N $\frac{1}{2}$ N $\frac{1}{2}$ SECTION 19,
T.13N., R.69W., OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED June, 2018

1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.SteilsSurvey.com • info@SteilsSurvey.com

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1(M)	16° 15' 05"	1960.00'	S53° 45' 59"W	554.09'	565.94'
C1(P)	16° 15' 30"	1960.00'	S53° 46' 54"W	554.31'	566.18'
C2	0° 05' 46"	1960.00'	N61° 50' 39"E	3.29'	3.29'
C3	12° 43' 37"	1960.00'	N55° 25' 57"E	434.48'	435.37'
C4	3° 25' 42"	1960.00'	N47° 21' 17"E	117.26'	117.28'
C5(E)	3° 15' 15"	1960.00'	N44° 00' 49"E	111.30'	111.32'

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

REVISÉ: 8/24/2018

\\2018.DWG\18097 HUNTER SEC. 19-13-69\18097 FINAL PLAT.dwg

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
LONE TREE RIDGE ESTATES, IN A PORTION OF THE N1/2, N1/2, SECTION 19,
T.13N., R.69W., 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 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 Lone Tree Ridge Estates.

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 Lone Tree Ridge Estates.

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

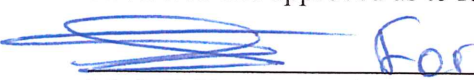
LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney