



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Seth Frentheway, Associate Planner

DATE: September 4, 2018

TITLE: Review and action on a Subdivision Permit and Plat for the Stafford-Davis Subdivision, a replat of a portion of Tract 62, Allison Tracts, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services LLC, on behalf of Daniel W Stafford and James W Davis Et Ux, has submitted an application for approval of a Subdivision Permit & Plat for “Stafford-Davis Subdivision”, located at 510 and 512 W. Prosser Road. The application has been submitted for the purpose of realigning the property boundary of 512 W Prosser Road with the existing residential use.

The property is within one mile of the City of Cheyenne jurisdiction, which requires a dual-application process. A preliminary plat was submitted to the City and is scheduled to be heard by the City Planning Commission on September 4th, 2018.

BACKGROUND

The subject property has existing residential structures on the site. The intent of this application is to realign the NE property boundary of 512 W Prosser Road to accommodate the existing residential use. The proposed subdivision will meet the standards of the MR - Medium Density Residential zone district.

Pertinent Regulations

Section 2-1-101 (a-e) of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

Section 4-2-104 of the Laramie County Land Use Regulations governing the criteria for the MR - Medium Density Residential zone district.

DISCUSSION

The Laramie County Comprehensive Plan designates this area as URI (Urban Rural Interface), intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access, and a greater overall level of community services. The subject property is within the South Cheyenne Water & Sewer District and is currently utilizing those services.

PlanCheyenne contemplates Urban Residential (UR) uses for this property and the current use of the property is not in conflict within the UR Category.

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. All of the agency comments have been addressed with a revised plat submitted August 24th, 2018. A copy of this plat 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 August 23rd, 2018. No public comment was received. The Planning Commission voted 4-0 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.
- b. This application is in conformance with section 4-2-104 of the Laramie County Land Use Regulations governing the MR - Medium Density Residential zone district.

and that the Board approve the Subdivision Permit and Plat for Stafford-Davis Subdivision with no conditions, and adopt the findings of facts a and b of the staff report.

PROPOSED MOTION

I move to recommend approval of the Subdivision Permit and Plat for Stafford-Davis Subdivision and adopt the findings of facts a and b of the staff report .

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Agency Comments Report**
- Attachment 6: Plat Map – Revised August 24, 2018**
- Attachment 7: Resolution**


Laramie County, Wyoming



**Stafford-Davis
Sub Permit
& Plat**

PZ-18-00173




Location Map

 Subject Property

Legend

Streets

Classification

-  Arterial
-  Collector
-  Local

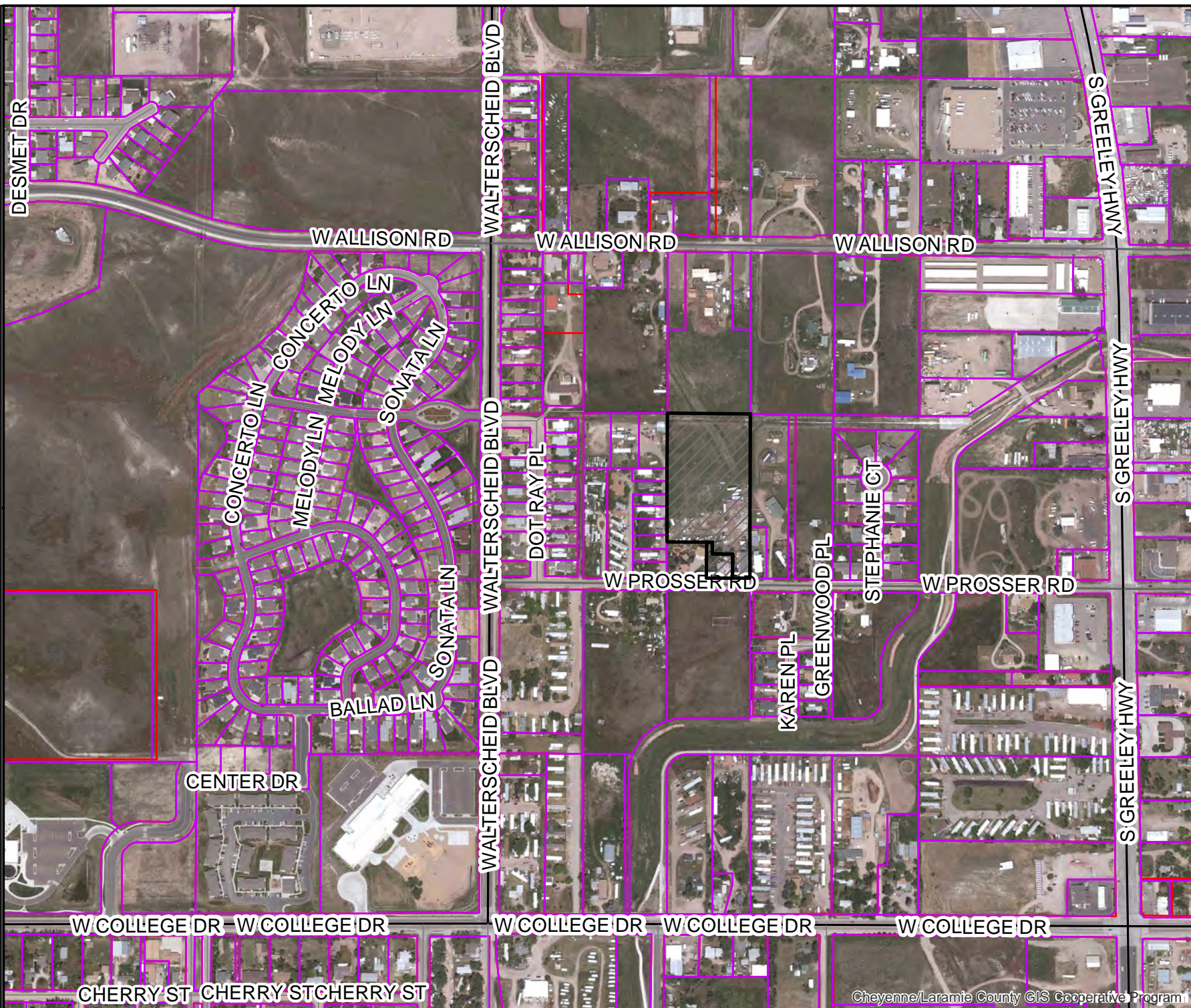
 Property Lines

Printed on August 14, 2018



0 300 600
Feet

Cheyenne/Laramie County GIS Cooperative Program



Laramie County, Wyoming



Safford - Davis

Subdivision
Permit & Plat

PZ-18-00173

Aerial Map

Legend

Streets

Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

Property Lines

Printed on July 17, 2018



0 70 140
Feet

DEBBIE LN

W. PROSSER RD

GREENWOOD PL

United States Department of Agriculture

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.


Laramie County, Wyoming



**Stafford-Davis
Sub Permit
& Plat**

PZ-18-00173





Comprehensive Plan

 Subject Property

Legend

Streets

Classification





-  Arterial
-  Collector
-  Local
-  Property Lines

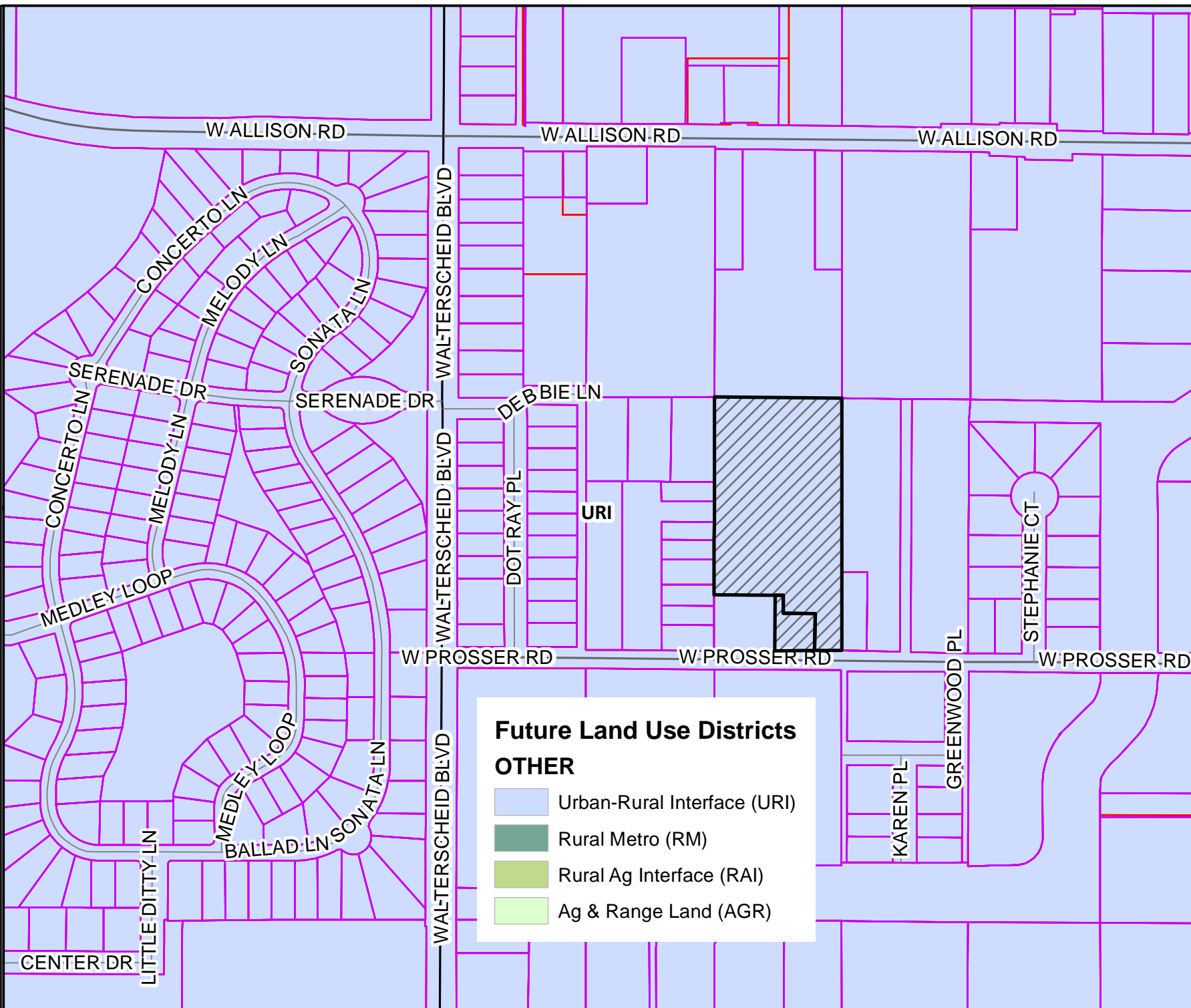
Printed on August 14, 2018



0 195 390
Feet

Future Land Use Districts OTHER

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




Laramie County, Wyoming



**Stafford-Davis
Sub Permit
& Plat**

PZ-18-00173





Plan Cheyenne

 Subject Property

Legend

Streets

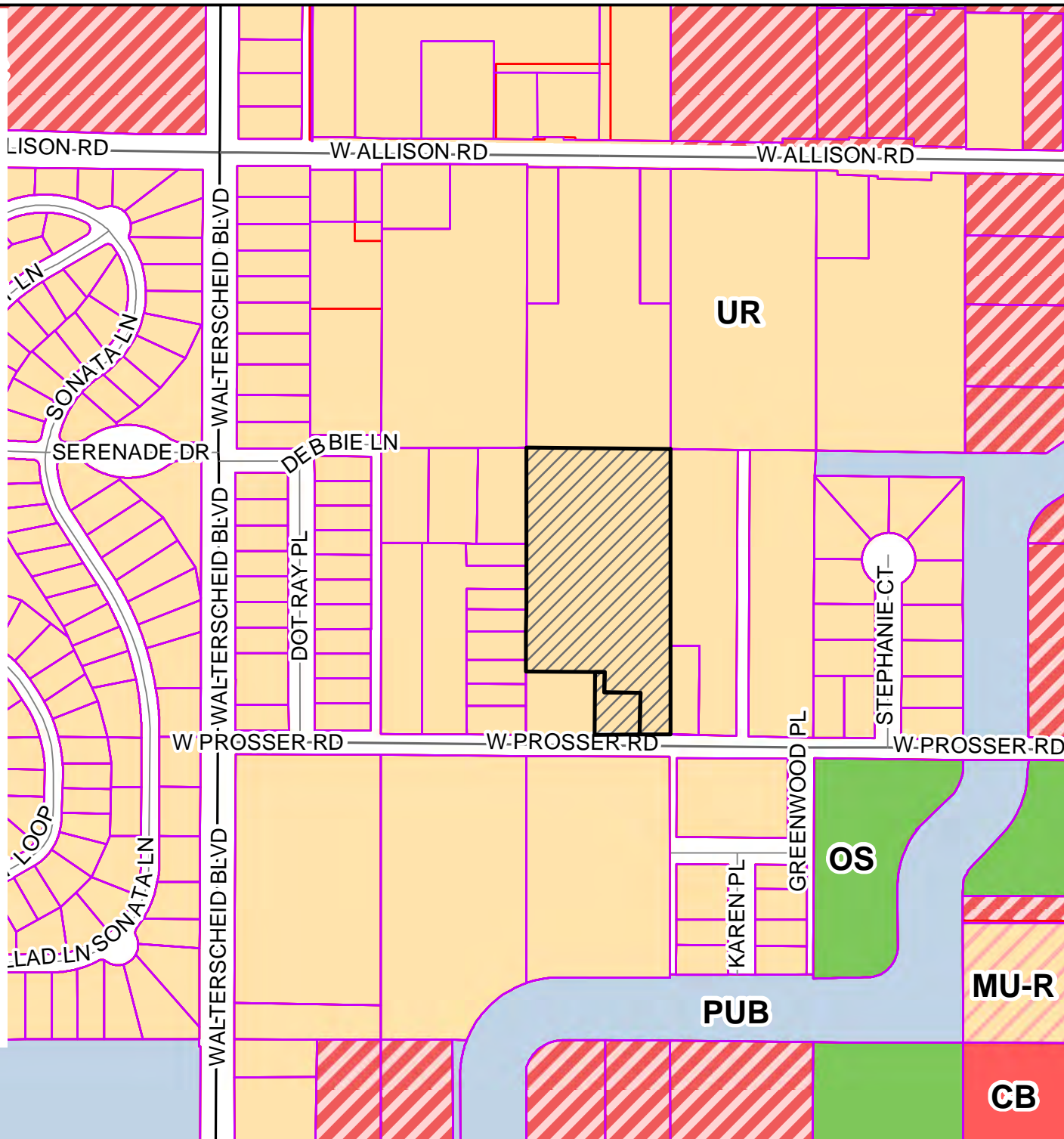
Classification

-  Arterial
-  Collector
-  Local
-  Property Lines

Printed on August 14, 2018



0 195 390
Feet



Cheyenne Development Services: Lisa Pafford COMMENTS ATTACHED 07/31/2018

This subdivision is occurring within a mile of the City and requires Governing Body review (W.S. 18-5-308(b) and approval.

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

1. At the top of the plat and General Note number 4 all indicate that this tract will be served by private well and septic, but there is public water and sewer available in West Prosser Road. The notes should be changed to indicate water and sanitary sewer will be provided by South Cheyenne Water and Sewer District.
2. At the top of the plat drawing it indicates that fire protection will be provided by Cheyenne Fire and Rescue. This note needs to be changed to indicate the County Fire District that will serve this tract.
3. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have no significant impact to either drainage or traffic.

Surveyor Review

1. I believe that the plat meets the requirements.
2. In the northern 1/3 and approximately in the center of the lot, there is a symbol indicating a found aluminum cap. I assume that it has very little meaning related to this subdivision and maybe it could be removed.

Planners: Seth Frentheway COMMENTS ATTACHED 08/03/2018

The Plat appears to meet the requirements outlined in section 2-1-101(e)(i-xiv) of the LCLUR.

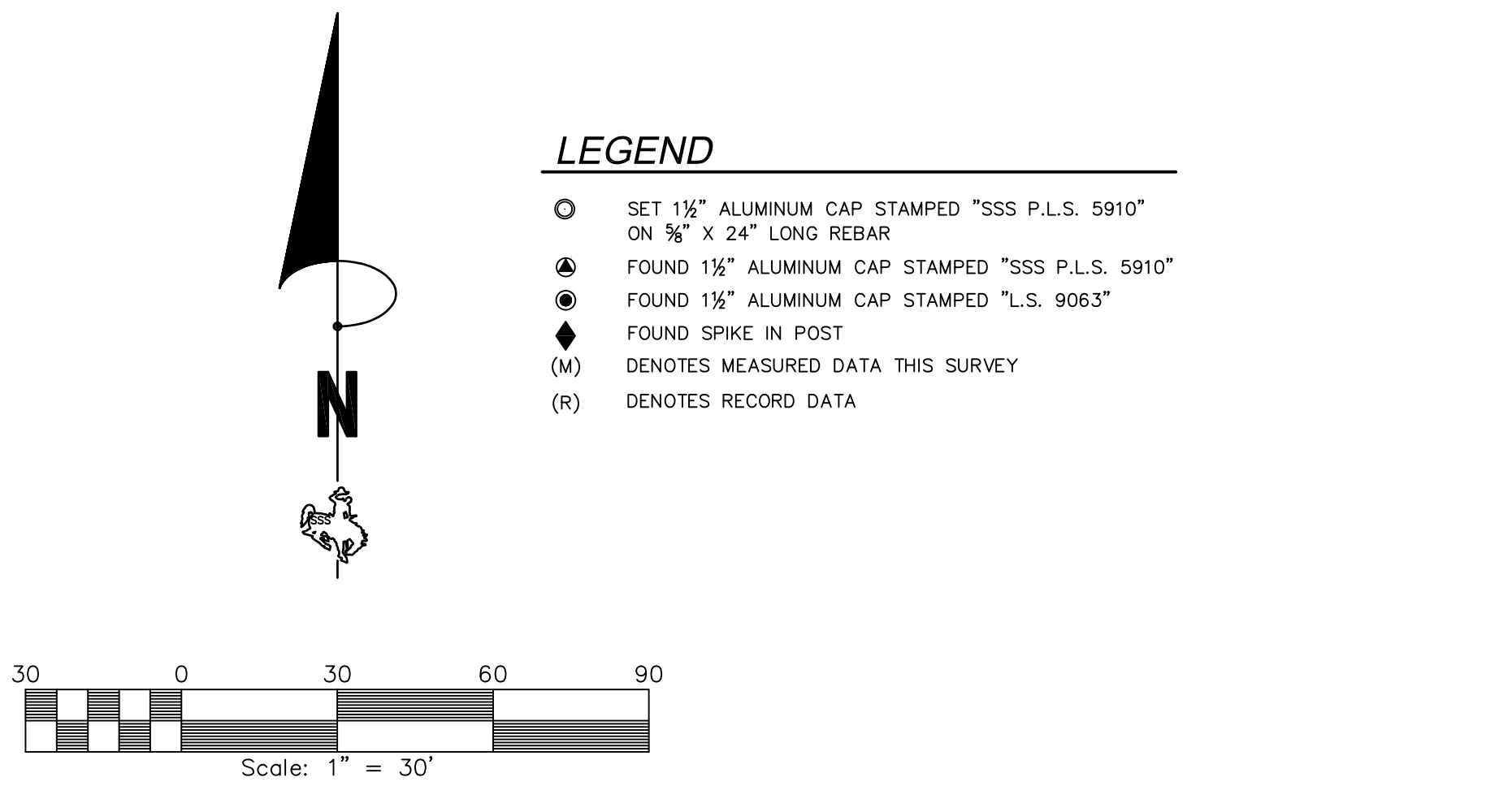
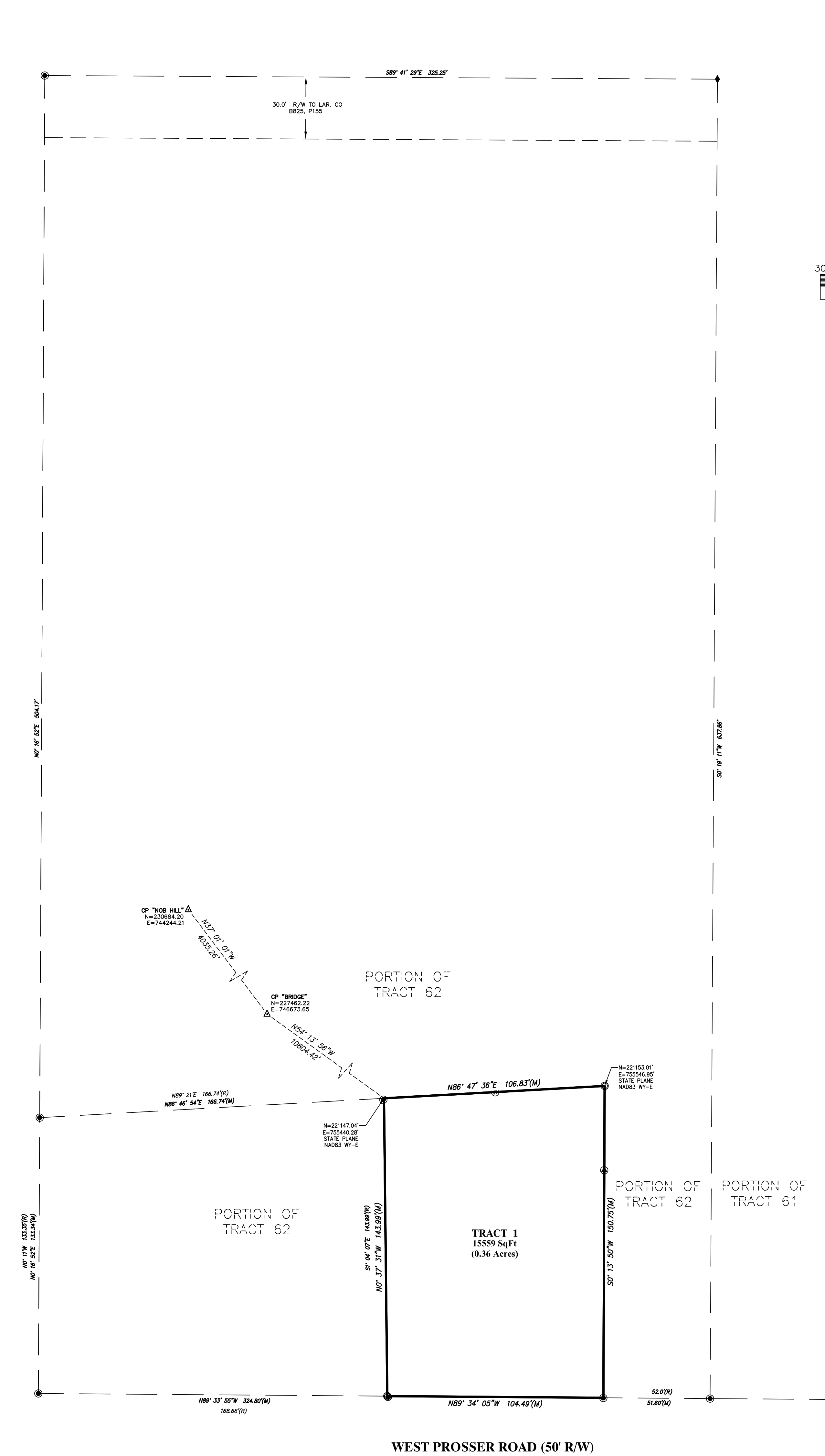
Agencies with No Comments

Cheyenne MPO
Black Hills Energy
Fire District No. 1
Combined Communications Center
County Public Works Department
County Real Estate Office
County Assessor

Agencies with No Response

Cheyenne Urban Planning Office
Cheyenne Engineering Services
Building Dept
South Chey Community Development
South Cheyenne Water & Sewer
Sheriff's Office
Emergency Management
US Post Office
County Treasurer
County Attorney

◦ DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY SOUTH CHEYENNE WATER & SEWER DISTRICT ◦ FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1 ◦
◦ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◦



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: James W. Davis and Rhonda J. Davis, husband and wife, owners in fee simple of all of Tract 62, Allison Tracts, Second Filing; EXCEPT that portion described in Book 1550, Page 287, recorded in the Real Estate Office of the Laramie County Clerk as follows:

A portion of Tract 62, Allison Tracts, Second Filing, Laramie County, Wyoming, more particularly described as follows: Beginning at the southwest corner of Tract 62; thence N.0°11'W., a distance of 133.35 feet; thence N.86°21'E., a distance of 166.74 feet; thence S.1°04'07"E., a distance of 143.99 feet; thence west, along the south line of Tract 62, a distance of 168.66 feet; to the point of beginning.

AND EXCEPT that portion described in Book 1925, Page 1654, recorded in the Real Estate Office of the Laramie County Clerk as follows:

A portion of Tract 62, Allison Tracts, Second Filing, Laramie County, Wyoming, being more particularly described as follows: Beginning at the southwest corner of said Tract 62; thence N.0°11'W., along the west boundary of said Tract 62 a distance of 133.35 feet to a point; thence N.86°21'E., a distance of 184.75 feet to a point; thence S.3°52'E., a distance of 41.4 feet to a point; thence N.85°53'E., a distance of 86 feet to a point; thence S.0°11'E., a distance of 110 feet to a point on the south boundary of said Tract 62; thence West, along the South boundary of said Tract 62, a distance of 272.92 feet to the point of beginning, LESS that portion more particularly described as follows: Beginning at the southwest corner of Tract 62; thence N.0°11'W., a distance of 133.35 feet; thence N.86°21'E., a distance of 166.74 feet; thence S.1°04'07"E., a distance of 143.99 feet; thence West, along the south line of Tract 62, a distance of 168.66 feet, to the point of beginning.

AND Daniel W. Stafford, owner in fee simple of a portion of Tract 62, Allison Tracts, Second Filing, Laramie County, Wyoming, being more particularly described as follows: Beginning at the southwest corner of said Tract 62; thence N.0°11'W., along the west boundary of said Tract 62 a distance of 133.35 feet to a point; thence N.86°21'E., a distance of 184.75 feet to a point; thence S.3°52'E., a distance of 41.4 feet to a point; thence N.85°53'E., a distance of 86 feet to a point; thence S.0°11'E., a distance of 110 feet to a point on the south boundary of said Tract 62; thence West, along the South boundary of said Tract 62, a distance of 272.92 feet to the point of beginning, LESS that portion more particularly described as follows: Beginning at the southwest corner of Tract 62; thence N.0°11'W., a distance of 133.35 feet; thence N.86°21'E., a distance of 166.74 feet; thence S.1°04'07"E., a distance of 143.99 feet; thence West, along the south line of Tract 62, a distance of 168.66 feet, to the point of beginning.

Have caused that portion of the same, as shown and described hereon to be surveyed, vacated, and re-platted to be known as STAFFORD-DAVIS SUBDIVISION, 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.

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.

James W. Davis Rhonda J. Davis

Daniel W. Stafford

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by James W. Davis and Rhonda J. Davis, husband and wife.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Daniel W. Stafford.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

GENERAL NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011. US SURVEY FEET, DISTANCES ARE GRID DISTANCES. COMBINATION FACTOR = 0.99966408. ALL COORDINATES ARE STATE PLANE COORDINATES EAST ZONE.
- NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A F.E.M.A. SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL No. 56021C1352F DATED JANUARY 17, 2007.
- ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" REBAR.
- DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY SOUTH CHEYENNE WATER & SEWER DISTRICT

COUNTY APPROVAL

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

CITY APPROVALS

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

Development Director, City of Cheyenne, Wyoming

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

Mayor

ATTEST: City Clerk

OWNERSHIP / ASSESSORS NOTE

OWNERS OF THE LANDS CONTAINED WITHIN THIS PLAT, BY WAY OF THEIR PREVIOUS DEEDED OWNERSHIP, AGREEMENTS BETWEEN THE PARTIES, AND THEIR SIGNATURES AFFIXED HEREON, HEREBY CERTIFY THAT BY THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, TRACT 1, STAFFORD-DAVIS SUBDIVISION (THIS PLAT) SHALL BE OWNED IN FEE SIMPLE BY:

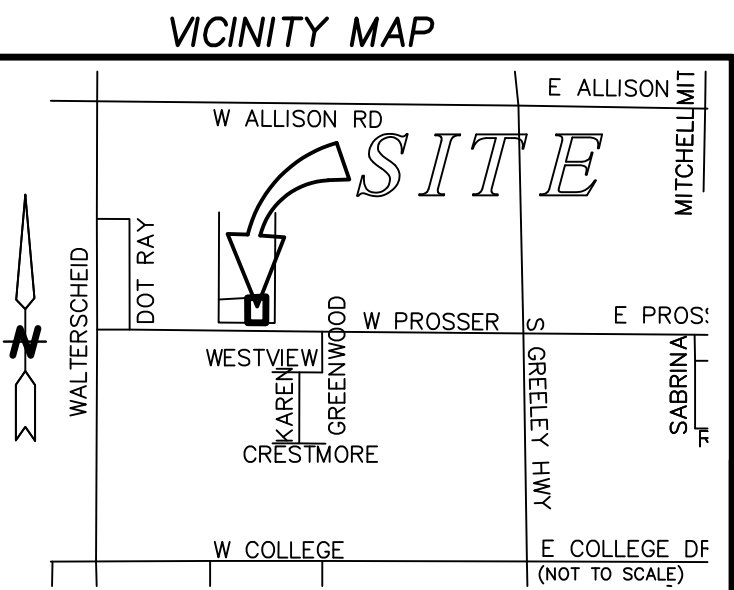
DANIEL W. STAFFORD

AS REQUIRED BY THE COUNTY ASSESSOR, FOLLOWING THE RECORDING OF THIS PLAT, LEGAL CONVEYANCE OF THE INDIVIDUAL OWNERSHIP/INTEREST NOTED ABOVE REQUIRES THAT ALL STAKEHOLDERS RECORD AN APPROPRIATE INSTRUMENT MEETING THE FORM ESTABLISHED IN W.S. § 34-2 et seq.

VACATION STATEMENT

IT IS THE INTENT OF THIS PLAT TO VACATE THAT PORTION OF TRACT 62 INCLUDED WITHIN THE PLAT BOUNDARY

FILING RECORD



CERTIFICATE OF SURVEYOR

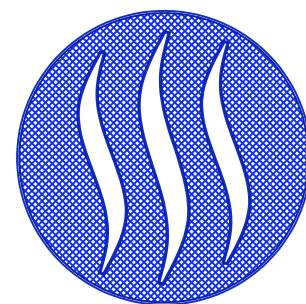
I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

STAFFORD-DAVIS SUBDIVISION

A REPLAT OF A PORTION OF TRACT 62, ALLISON TRACTS, SECOND FILING, LARAMIE COUNTY, WYOMING.

SITUATED IN THE SW¼ OF SECTION 8, T.13N., R.66W., 6th P.M.

PREPARED JULY 2018



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

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
STAFFORD-DAVIS SUBDIVISION, A REPLAT OF A PORTION OF TRACT 62,
ALLISON TRACTS, 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 Stafford-Davis Subdivision.

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.
- b. This application is in conformance with section 4-2-104 of the Laramie County Land Use Regulations governing the MR - Medium Density Residential zone district.

And the Board approves the Subdivision Permit and Plat for Stafford-Davis Subdivision.

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

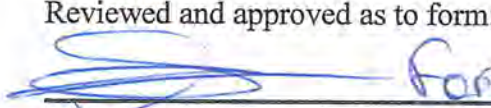
LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney