



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Seth Frentheway, Associate Planner

DATE: October 16, 2018

TITLE: Review and action of a Subdivision Permit and Plat for Blue Sky Estates, located in portion of the NE1/4 Section 5, T.13N., R.64W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Taylor Made Homes, LLC and Graves Empire, LLC c/o Dave Coleman, has submitted an application for a Subdivision Permit and Plat for “Blue Sky Estates”, located Southeast of the Arena Rd and Blue Sky Rd intersection. The application has been submitted for the purpose of subdividing approximately 74 acres creating five (5) tracts averaging 14.9 acres for single family residential development.

BACKGROUND

The subject properties are owned by Taylor Made Homes LLC and Graves Empire LLC and are currently undeveloped, unzoned and assessed as residential vacant land.

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 Rural Ag Interface (RAI) land use designation of the Laramie County Comprehensive Plan. Areas in this category are anticipated to primarily be residential use. Density of uses shall be foremost based on availability and access to water. Any new development in this area shall address water availability, public lands access, cultural resource preservation, and roads and connectivity. Future development in the RAI area should take into consideration minimizing impacts to view sheds and wildlife.

Development should be located on existing Rights-of-Way where possible. Proximity to community and emergency services should be evaluated when development applications are submitted. Due to lengthy response times, existing topography, and limited reliable water resources, cisterns are encouraged in any development in an RAI area, as well as utilizing fire-wise planning.

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.

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 September 27th, 2018. Public comments and questions regarding maintenance of new roads in Laramie County were received and addressed at the meeting. The Planning Commission voted 3-0 to recommend approval of this application to the Board with two conditions.

Most of the agency comments have been addressed with a revised plat submitted September 14, 2018, a copy of which is attached. Remaining concerns shall be addressed by the applicant with the commenting agencies.

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 Blue Sky Estates Subdivision with the following condition, and adopt the findings of fact a of the staff report:

- 1.** A ten (10) Ft utility easement to be shown along the west side of tracts 1, 2, 3 & 5 and along the north side of tracts 5 & 4 prior to recordation of the final plat.

PROPOSED MOTION

I move to approve of the Subdivision Permit and Plat for Blue Sky Estates Subdivision with condition 1, 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: Plat – Revised September 14, 2018**
- Attachment 6: Resolution**


Laramie County, Wyoming



Blue Sky Estates Sub Permit & Plat






PZ-18-00203

Location Map

 Subject Property

Streets

Classification

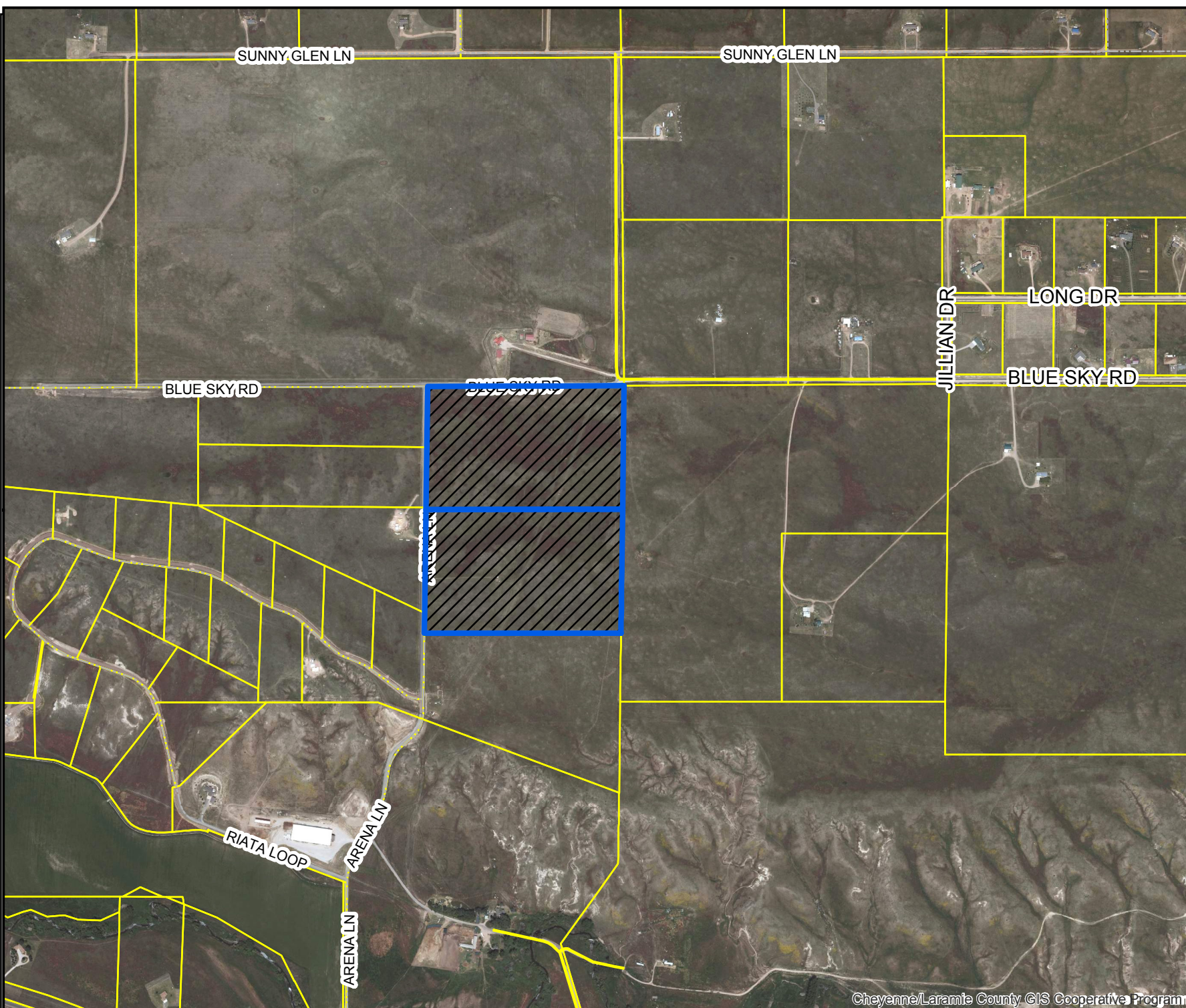
-  Collector
-  Local
-  Private
-  Driveway
-  Property Lines

Printed on August 29, 2018



0 600 1,200
Feet

Cheyenne/Laramie County GIS Cooperative Program




Laramie County, Wyoming



Blue Sky Estates Sub Permit & Plat

PZ-18-00203

Aerial Map

 Subject Property

Streets

Classification

----- Private

----- Driveway

----- Property Lines

Printed on August 29, 2018



0 295 590
Feet

Cheyenne/Laramie County GIS Cooperative Program

BLUE SKY RD

BLUE SKY RD

RIATA LOOP

ARENA LN

Laramie County, Wyoming








Blue Sky Estates Subdivision Permit & Plat

PZ-18-00203





Comp Plan Map

 Subject Property

Streets
Classification

-  Collector
-  Local
-  Private
-  Driveway
-  Property Lines

Future Land Use Districts OTHER

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

Printed on Sept 17, 2018



0 600 1,200
Feet

Cheyenne/Laramie County GIS Cooperative Program

County Assessor: Clarice Blanton COMMENTS ATTACHED 08/29/2018

The warranty deed filed May 15, 2018, conveyed Lot 2, Survey of Riata Ranch North Forty to Graves Empire LLC.

The warranty deed filed June 14, 2018, conveyed to Taylor Made Homes, LLC, Lot 1, Survey of Riata Ranch North Forty.

The above does not coincide with the Ownership/Assessors Note.

County Real Estate Office: Laura Pate COMMENTS ATTACHED 08/30/2018

Assessors Note has ownership of tracts listed incorrectly.

County Engineer: Scott Larson COMMENTS ATTACHED 09/12/2018

Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study since this development will have an insignificant impact on either.

2. I do not see any utility easements shown for these lots. Can the applicant provide confirmation that none are needed.

Surveyor Review

1. The North boundary of Section 5 is identified, however there are no survey tie(s) by bearing/azimuth and the distance to the nearest public land survey system monument is not shown on the plat. The East boundary of the subdivision appears to be located on the East boundary of Section 5, but that is not clearly identified.

Laramie Co School Dist. No. 2: Troy Decker COMMENTS ATTACHED 09/06/2018

This area is adjacent to Riata Ranch which currently has 2 options for Riata Ranch families to meet our buses. Stop 1 is at Jillian Dr and Bluesky intersection, and Stop 2 is at the Riata Ranch entrance off of Campstool. The Riata families have to meet the bus at the designated stops due to the roadways not being publically maintained. I suspect the new development will also not be publically maintained so those families that build homes there will also have to meet the bus at one of the 2 Riata Ranch stops mentioned above. The existing designated stops are located at the point where Laramie County road maintenance ends. If our county does make the new area's streets publically maintained after developing, I will send buses down those streets. Just thought it may be good information for the planning office If they choose to communicate this information to developers or potential buyers.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED

08/30/2018

Laramie County Small Wastewater System Regulations

The DEQ Subdivision review needs to be completed prior to approval of any small wastewater system permit. A copy shall be filed with the Environmental Health office.

A signed copy of the final plat shall be on file with the Environmental Health office prior to the issuance of any small wastewater system permit.

A small wastewater permit shall be obtained prior to the start of construction on any lot.

Agencies With No Comment

Planners

County Public Works Department

Agencies With No Response

CenturyLink

High West Energy

Sheriff's Office

Fire District No. 4

Emergency Management

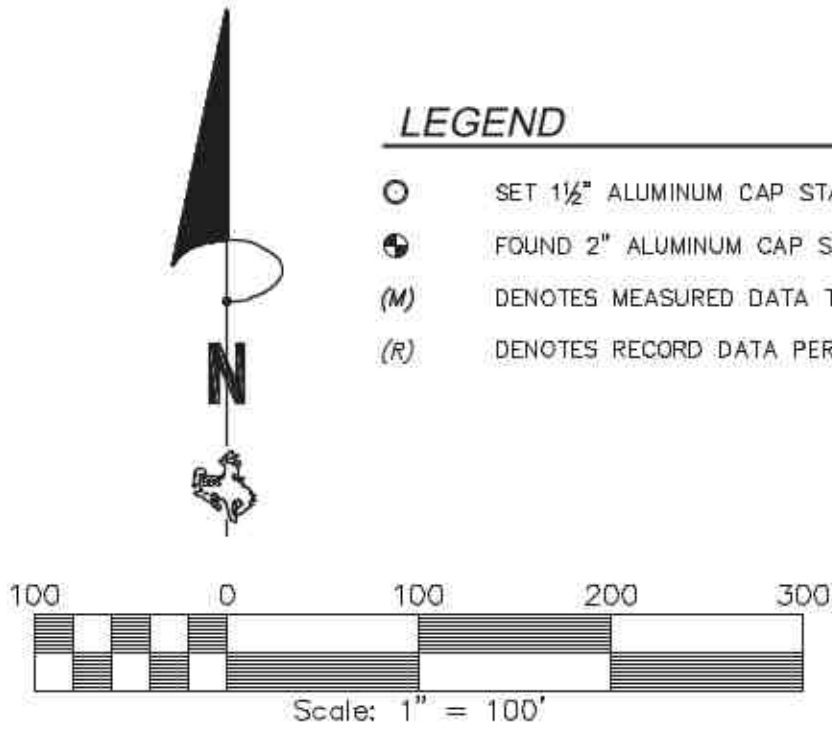
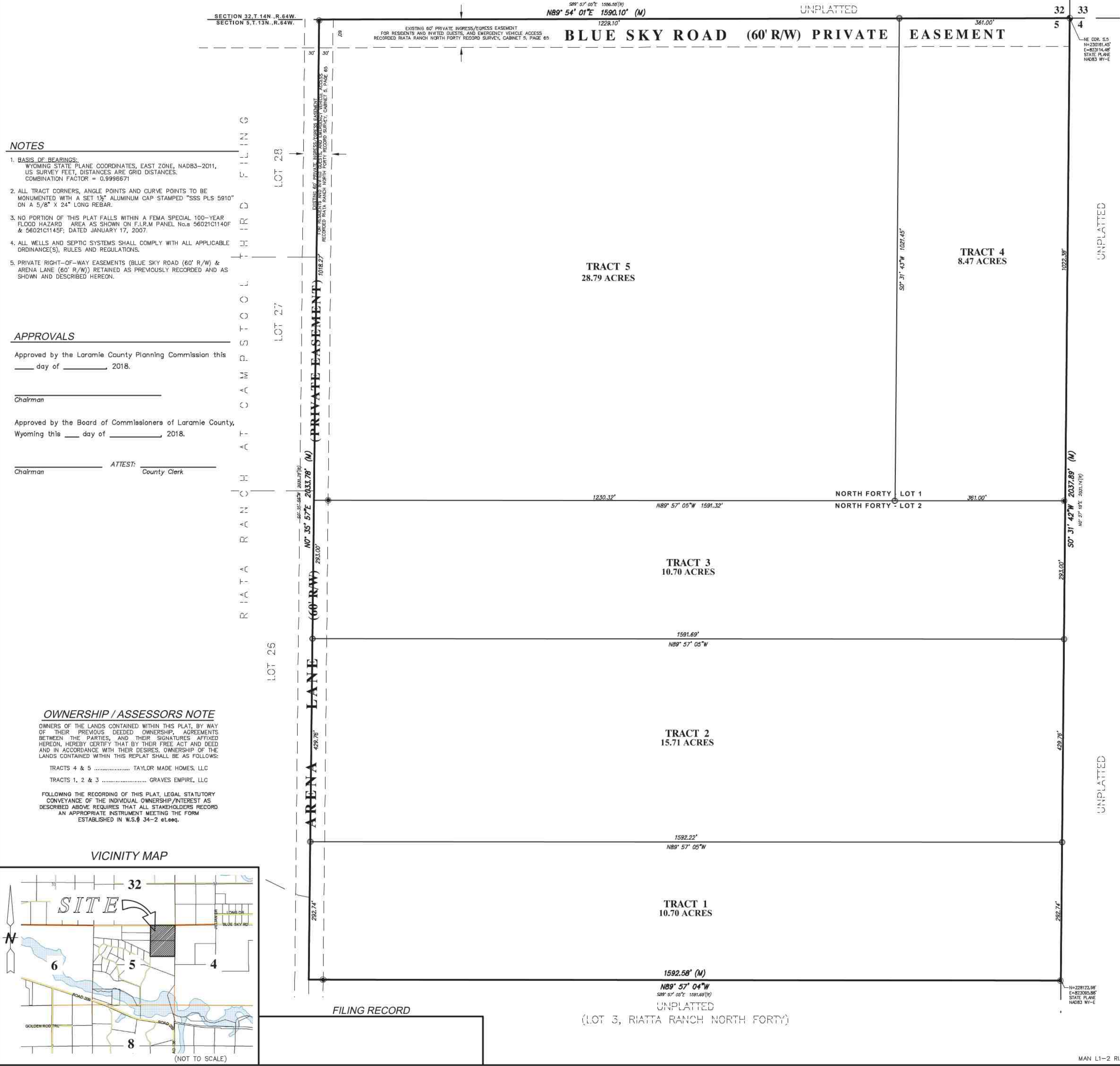
Combined Communications Center

US Post Office

County Treasurer

County Attorney

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #4 - 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: TAYLOR MADE HOMES, LLC, A Wyoming Limited Liability Company, owner in fee simple of A parcel of land situated in Section 5, Township 13 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, A.K.A Lot 1, Riatta Ranch North Forty Record of Survey (Recorded February 6, 2013; Book 2320, Page 28), and more particularly described in Book 2589, Page 2314 of the Real Estate Office of the Laramie County Clerk as follows:

A parcel of Land located within Lots 1 thru 3, of the Corrected Record of Survey for Riata Ranch located in Section 5, Township 13 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the northeast corner of Section 5; thence N.89°57'05"W., 1586.58 feet; thence S.00°35'56"W., 1015.89 feet; thence S.89°57'05"E., 1589.13 feet to a point in the east line of said Section 5; thence N.00°27'18"E., 1015.87 feet to the point of beginning.

Also known as Lot 1, Riata Ranch North Forty, per the record of survey recorded February 6, 2013 in Book 2320, Page 28, Records of Laramie County, Wyoming

Containing 37.03 acres, more or less.

AND

GRAVES EMPIRE, LLC, A Wyoming Limited Liability Company, owner in fee simple of A parcel of land situated in Section 5, Township 13 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, A.K.A Lot 2, Riatta Ranch North Forty Record of Survey (Recorded February 6, 2013; Book 2320, Page 28), and more particularly described in Book 2586, Page 1523 of the Real Estate Office of the Laramie County Clerk as follows:

Beginning at a point from which the northeast corner of Section 5 bears S00°27'18"W, 1015.87 feet; thence N89°57'05"W, 1589.13 feet; thence S00°35'56"W, 1015.89 feet; thence S89°57'05"E, 1591.69 feet to a point in the east line of said Section 5; thence N00°27'18"E, 1015.87 feet to the point of beginning.

Containing 37.09 acres, more or less.

Have caused the same to be surveyed, and platted to be known as BLUE SKY ESTATES, 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.

TAYLOR MADE HOMES, LLC

GRAVES EMPIRE, LLC

by: Douglas Taylor as Registered Agent

Nathan Graves as Owner

ACKNOWLEDGEMENTS

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this ____ day of _____, 2018
by Douglas Taylor as Registered Agent for Taylor Made Homes, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this ____ day of _____, 2018
by Nathan Graves as Owner for Graves Empire, LLC,

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

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.

BLUE SKY
ESTATES

A REPLAT OF
A TRACT OF LAND SITUATED IN THE NE1/4 OF SECTION 5,
T.13 N., R.64 W., 6TH P.M.,
SAID LANDS BEING ALSO KNOWN AS:
LOTS 1 & 2, AS SHOWN ON RECORD OF SURVEY
RIATA RANCH NORTH FORTY
LARAMIE COUNTY, WYOMING
PREPARED August, 2018



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-8789
www.SteilSurvey.com o info@SteilSurvey.com

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
BLUE SKY ESTATES, IN A PORTION OF THE NE1/4, SECTION 5, T.13N., R.64W., 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 Blue Sky 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 Blue Sky Estates with the following condition:

1. A ten (10) Ft utility easement to be shown along the west side of tracts 1, 2, 3 & 5 and along the north side of tracts 5 & 4 prior to recordation of the final plat.

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

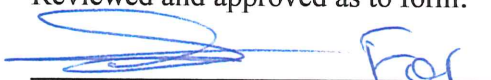
LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney