



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: February 19, 2019

TITLE: Review and action of a Subdivision Permit and Plat for Country View Subdivision, located in the SE1/4, Section 24, T.17N., R.63W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Western Research and Development, on behalf of Sand Hill Land, LLC of 4852 State Highway 216 has submitted an application for a Subdivision Permit and Plat for "Country View Subdivision", located at 4778 State Highway 216, southeast of US 85 and State Highway 216. The application has been submitted for the purpose of subdividing a residential five-acre tract from the existing 160-acre property.

BACKGROUND

Currently there is a single-family residence with a water well and septic system on this property with associated accessory structures, and utility infrastructure. The existing access to this residence is off US State Highway 216. A portion of the 5.4 acres shown on the plat is within the 100 easement of State Highway 216 governed by WYDOT, due to the 1957 General Abandonment.

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, although residential development that is similar in nature occupies land to the North and South. Agricultural crop and livestock production with associated residences are encouraged as primary uses.

PlanCheyenne and the Laramie County Zoned Boundaries do not reach this property, and thus does not have any bearing on the discussion of this proposed subdivision.

This proposed plat would create one 5.4-acre residential lot for which Community Facility Fees will be due prior to recordation. 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. A revised plat, submitted on January 31st, has addressed all remaining agency comments and thus meets all recommendations from the Planning Commission public hearing held on January 24th. The Planning Commission voted 4 to 0 to recommend approval to this 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 Country View Subdivision with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Country View Subdivision 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 January 31, 2019**
- Attachment 6: Resolution**

Legend

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

Driveway

- Driveway

Assessment Boundary

- Assessment Boundary

Laramie County, Wyoming



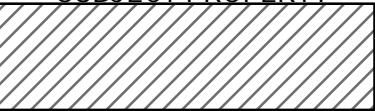
Country View Subdivision

Subdivision Permit & Plat

PZ-18-00275

Location Map

SUBJECT PROPERTY

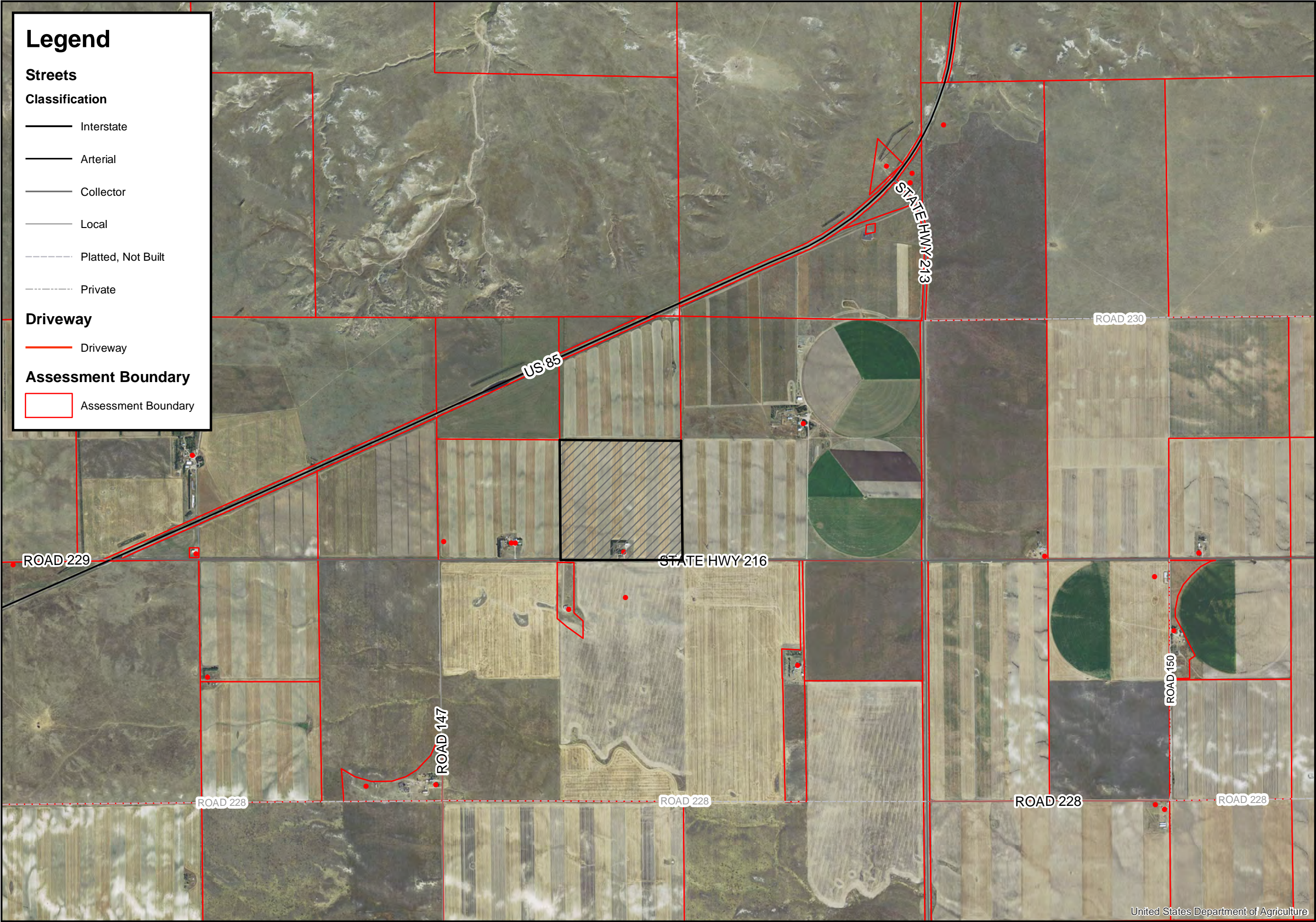


Printed on Dec 13, 2018



0 1,600 3,200
Feet

United States Department of Agriculture



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Legend

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

Driveway

- Driveway

Assessment Boundary

- Assessment Boundary

Laramie
County,
Wyoming



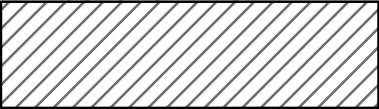
Country View
Subdivision

Subdivision Permit
&
Plat

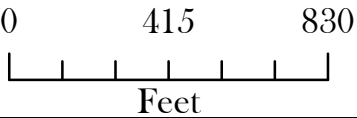
PZ-18-00275

Aerial Map

SUBJECT PROPERTY



Printed on Dec 13, 2018



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Legend

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

Assessment Boundary

- Assessment Boundary

Future Land Use Districts

OTHER

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

Laramie County, Wyoming



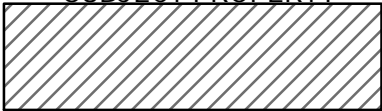
Country View Subdivision

Subdivision Permit & Plat

PZ-18-00275

Comprehensive Plan Map

SUBJECT PROPERTY



Printed on Dec 13, 2018



0 1,300 2,600 Feet

United States Department of Agriculture

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County Real Estate Office: Laura Pate COMMENTS ATTACHED 12/26/2018
incorrect owners. Current owners are Sand Hill Land Company LLC
not the Deselms.

County Engineer: Scott Larson COMMENTS ATTACHED 12/26/2018
Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study given this development will have little to no impact on either.
2. Under the Flood Note -- it states By Graphic Plotting Only, "His Property...", the should be changed to "This" and not "His".
3. Also under the Flood Note it indicates that from the FIRM that this property is in Zone A and is not in a special flood hazard area. Zone A is in a special flood hazard area, however, the FIRM panel listed actually indicates it is in a Zone X which means it could potentially see flooding during the 500 year storm event, but does not warrant any special requirements for a Zone X. The Flood Note should be changed to reflect the Zone X and not Zone A.
4. For the signatures and approvals on the plat drawing, 2018 is listed as the year, but this plat will not be approved and signed until 2019 so the year should be changed for all signatures.

Surveyor Review

1. There are two owners signing the Plat. In the first line of the DEDICATION, "owner" should be "owners".
2. Following the ACKNOWLEDGEMENT there is a signature line for the "Laramie County Real Estate Office". Why is it placed in that location and what is it's purpose?
3. Is it necessary or a good idea to have the CERTIFICATE OF SURVEYOR be included within the "name of the subdivision/development" block (sometimes referred to as the Title Block)? It might confuse some Plat users.
4. There are no Wyoming State Plane Coordinate System field observation coordinates shown on the Plat.
5. The preamble of the LEGAL DESCRIPTION states "THE SOUTHEAST QUARTER LESS 5 ACRES OF SECTION 24.....". This is somewhat confusing due to the fact that the body of the LEGAL DESCRIPTION is simply for the 5.4 acres.
6. "LEGAL DESCRIPTION" is labeled twice at the top of the Plat. There is just one legal description and it might be less confusing if there were just one "LEGAL DESCRIPTION" label centered over the legal description.
7. The LEGAL DESCRIPTION states "RESERVING THEREFROM THE SOUTHERLY 40 FEET OF THE ABOVE DESCRIBED PARCEL TO LARAMIE COUNTY FOR AN EASEMENT FOR RIGHT OF WAY ALONG WYOMING HIGHWAY 216." Is WYOMING HIGHWAY 216 a state secondary or a Laramie County Road? Does the remainder of WYOMING HIGHWAY 216 have an easement or is it deeded?
8. It would be helpful to show the Section lines, along with the Township and Range data, with enough detail to clearly indicate the location of the subdivision within the Section.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED

12/26/2018

Laramie County Small Wastewater System Regulations

A small wastewater system application and permit will be required for this property prior to any development.

A perc test and 10' deep site hole is required for the application.

WYDOT: Randy Griesbach COMMENTS ATTACHED 12/27/2018

This section of Highway 216 went onto our system in 1957 with the General Abandonment. The plans S-27(3) shows a width of 100 feet. The road appears to be an easement. Therefore, the Plat Map should show that portion on the drawing as an easement.

There is an existing residential access to Lot 1 and an existing field access on the east end of the remaining parcel. The only requirement for WYDOT access permitting would be if the accesses have a change in use, if a modification to the existing accesses is desired, or if a new access is requested.

Planners: Bryan Nicholas COMMENTS ATTACHED 12/21/2018

The information of the remaining portion of land not being platted should reflect the removal of the 5.4 acres from it's description. The legal should state "less 5.4 acres", and should not state 160 acres in size but 154.6 acres.

Utilities are not required to be shown on a Plat, should be removed from the Plat legend.

This property is un-zoned, therefore lot size is to be determined by State Engineer and Environmental Health regulations.

The acreage for Lot 1 appears to be used half of Wyoming Highway 216, notation showing the net vs. gross acreage is recommended.

AGENCIES WITH NO COMMENTS:

County Assessor

County Public Works Department

Sheriff's Office

AGENCIES WITH NO RESPONSE:

County Treasurer

Wyoming State Engineer's Office

US Post Office

Combined Communications Center

Emergency Management

Fire District No. 3

High West Energy

RT Communications

County Engineer: Scott Larson COMMENTS ATTACHED 01/17/2019

Updated Engineer Review

1. All of the previous comments under the Engineer Review have been adequately addressed and I have no further comments at this time.

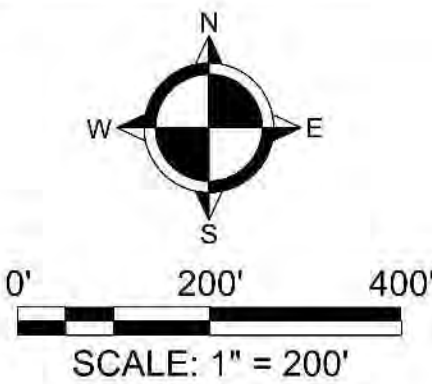
Updated Surveyor Review

1. The CERTIFICATE OF SURVEYOR still appears as part of the Title Block. There is nothing in the regulations prohibiting that placement, however it seems that it should be treated the same as the rest of the documentation required to be shown on the Plat.

2. The "LEGAL DESCRIPTION" as now written "Excepts" Lot 1, the land being subdivided?? Normally the "LEGAL DESCRIPTION" is a description of parcel being subdivided.

3. The Right-of-Way lines on the Plat indicating the Right-of-Way boundary of WYOMING HIGHWAY 216 have been changed on this Plat. They no longer match the "RIGHT-OF-WAY" shown on the LEGEND. They appear as QUARTER SECTION LINE, which are very similar to SECTION LINE in the LEGEND.

4. Just a recommendation that the adjoining land ownership information be removed since it is not a requirement of a Plat and ownership may change in the future making the Plat incorrect/inaccurate.



LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.

LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 24 WHICH POINT IS MONUMENTED BY A FOUND REBAR WITH ALUMINUM CAP LS# 3891; THENCE N89°51'17"W ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 1113.51 FEET TO THE POINT OF BEGINNING MONUMENTED BY A 5/8" BY 24" REBAR WITH 2"

REBAR WITH 2" ALUMINUM CAP STAMPED PELS 9283; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 24 N89°51'17"W A DISTANCE OF 513.04 FEET TO A POINT MONUMENTED BY A 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED PELS 9283; THENCE AT RIGHT ANGLES TO THE SAID SOUTH LINE N00°08'56"E A DISTANCE OF 458.92 FEET TO A POINT MONUMENTED BY A 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED PELS 9283; THENCE S89°51'17"E PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 513.04 FEET TO A POINT MONUMENTED BY A 5/8" BY 24" REBAR WITH 2" ALUMINUM CAP STAMPED PELS 9283; THENCE S00°08'56"W A DISTANCE OF 458.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.4 ACRES AND IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY HAVE BEEN LEGALLY ACQUIRED.

MISCELLANEOUS NOTES

1. BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SECTION 24 BEING N89°51'17"W. SAID LINE BEING MONUMENTED BY A FOUND REBAR WITH ALUMINUM CAP LS ILLEGIBLE ON THE WEST END AND BY A FOUND REBAR WITH ALUMINUM CAP LS# 3891 ON THE EAST END.
2. SURVEY DATUM FOR THIS PROJECT IS BASED ON STATE PLANE COORDINATES NAD 83, WYOMING EAST ZONE WITH DISTANCES SHOWN IN U.S. SURVEY FEET AND WITH ELEVATIONS BASED ON NAVD 88 USING GEOID 12B.
3. DATE OF FIELD WORK: AUGUST 23, 2018.
4. NO FURTHER DIVISIONS OF THESE PROPERTIES SHALL BE ALLOWED UNTIL SUCH TIME AS BOTH ARE PROVIDED WITH A CENTRAL WATER AND SEWER SYSTEM.
5. THIS PROPERTY LIES WITHIN FIRE DISTRICT #3.
6. THE WATER SOURCE IS A 245 FOOT DEEP WELL ON THE PROPERTY.
7. THE SEWER IS A 1,000 GALLON BY 1,125 FT TRENCH SEPTIC SYSTEM.



LEGEND OF SYMBOLS & ABBREVIATIONS

	SURVEY BOUNDARY
	SECTION LINE
	QUARTER SECTION LINE
	SIXTEENTH SECTION LINE
	RIGHT OF WAY
	EXISTING PROPERTY LINES
	PROPOSED PROPERTY LINES
	EXISTING EASEMENT
	PROPOSED EASEMENT
	SECTION TIES
	RECORD DISTANCE
	MEASURED DISTANCE
	SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP STAMPED "PELS 9283"
	FOUND SECTION CORNERS
	FOUND QUARTER SECTION CORNERS
	FOUND MONUMENTS AS NOTED
	CONTROL POINT
	FOUND R.O.W. MONUMENTS
	CALCULATED POINT

SAND HILL LAND COMPANY, LLC.

THE SOUTHEAST QUARTER OF SECTION 24
TOWNSHIP 17 NORTH, RANGE 63 WEST 6TH
PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
ZONED- AGRICULTURAL
154.6 ACRES TOTAL

DEDICATION

Know All Men by These Presents:

Howard K. Deselms, Anita C. Deselms,
owners in fee simple of the lands embraced within this plat of Country View Subdivision
do hereby declare that the platting of these lands as they appear on this plat, to be their
free act and deed and in accordance with their free and voluntary wishes and desires and
do hereby grant any and all easements as hereon shown for the purposes as indicated.

Howard K. Deselms For Sand Hill Land Company, LLC.

Anita C. Deselms For Sand Hill Land Company, LLC.

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before this

_____ day of _____, 2019, by

Howard K. Deselms, Anita C. Deselms For Sand Hill Land Company, LLC , Owners in Fee Simple.

Notary Public, Laramie County, Wyoming

Filing Record
The State of Wyoming
County of Laramie } ss
This instrument was filed for record

County Clerk & Ex-Officio Registrar of Deeds

by _____ County Clerk

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PERMISSION OF WESTERN RESEARCH & DEVELOPMENT

FINAL PLAT

for
COUNTRY VIEW SUBDIVISION
OF
THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP
17 NORTH, RANGE 63 WEST, 6TH PRINCIPAL MERIDIAN,
LARAMIE COUNTY, WYOMING.

CERTIFICATE OF SURVEYOR

State of Wyoming } ss
County of Laramie }

I, Gary N. Grigsby, a Professional Engineer and Land Surveyor
registered in the State of Wyoming do hereby certify that this Map of
Survey was prepared from the records and field notes of a survey
conducted under my supervision during the month of August 15, 2018,
and that all dimensions and other details are correct to the best of my
knowledge and belief.

Gary N. Grigsby, Wyoming PE & PLS # 9283
January 9, 2019 (Job 110-1799-00)
For and on behalf of Western Research & Development, Ltd.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP,
COMMUNITY NO. 50028, MAP NUMBER 50021C0650F WHICH BEARS AN EFFECTIVE DATE OF JANUARY
17, 2007 AND IS IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE
(HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES/DOES NOT CURRENTLY
PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE,
AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY
FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CLIENT INFORMATION

ANITA C. DESELMs
4778 STATE HIGHWAY 216
ALBIN, WYOMING 82050

FINAL PLAT OF
COUNTRY VIEW SUBDIVISION

DRAWING TITLE

DATE:
JANUARY , 2019

SCALE:
1" = 200'

DRAWN/CHECKED BY:
TDS/GNG

DRAWING PATH

PROJECT NUMBER:
110-1799-00

SHEET NUMBER

1 of 1

Western
RESEARCH & DEVELOPMENT, LTD.
5908 YELLOWSTONE ROAD, SUITE B CHEYENNE, WY, 82009 (307) 632-5656

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
COUNTRY VIEW SUBDIVISION, LOCATED IN THE SE 1/4, SECTION 24, T.17N.,
R.63W., 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 Country View 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.

and the Board approves the Subdivision Permit and Plat for Country View Subdivision.

**PRESENTED, READ AND ADOPTED THIS _____ DAY OF
_____, 2019.**


LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney