



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Planning Technician

DATE: April 16th, 2019

TITLE: Review and Action of a Subdivision Permit and Plat for Stoffan Subdivision, 2nd Filing, a replat of Lots 1 & 2, Stoffan Subdivision, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Bradford Stoffan of 12900 E Four Mile Rd., Cheyenne, WY, has submitted an application for a Subdivision Permit and Plat for “Stoffan Subdivision, 2nd Filing”, located northwest of East Four Mile and Sherry Road. The application has been submitted for the purpose of subdividing the existing lots to create four single-family residential tracts.

BACKGROUND

Currently there is a single-family residence with a water well and septic system, associated accessory structures, and utility infrastructure on each lot. An existing 40’ access and utility easement is located along the south property lines of both lots, heading north at the east property line of Lot 2, then west along the north property line of both lots, providing access to Lot 1 from E Four Mile Rd.

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. Rural residential uses are primarily anticipated in these areas. Water availability and access shall be foremost when considering density of development.

This property lies outside of the PlanCheyenne boundary and the Zoned Boundary, and therefore cannot be impacted by these guidelines or regulations.

This proposed plat would create four individual lots for which Community Facility Fees will be due prior to recordation. Proposed Tracts 1 and Tract 4 will preserve the existing single-family residences, and proposed Tracts 2 and 3 will allow for additional residences to be constructed. All existing and future residences will have private water and sewer systems. Both Tracts 2 & 3 will require new accesses off of East Four Mile Road, while Tracts 1 and 4 will continue to use the existing access easements shown on the plat. Per Section 2-1-103(c)(i), the gross acreages meet the minimum requirement that lots within Zones 2 and 4 shall be 5.25 acres or more.

Per Section 2-1-101(c)(v) of the Laramie County Land Use Regulations, subdivision of five (5) or fewer divisions of land are exempt from the Department of Environment 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 of the Laramie County Land Use Regulations. Staff received no comments from adjacent landowners. A revised plat submitted on March 15th has addressed the majority of agency comments, a copy of which is attached.

The Laramie County Planning Commission held a public hearing for this application on March 28th, 2019. No discussion was held between the commission members and the agent. There was no public comment given on the project. The Planning Commission voted 5 – 0 to recommend approval of to the Board with one condition.

The attached resolution for the Subdivision Permit and Plat 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 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 Stoffan Subdivision, 2nd Filing with the following condition:

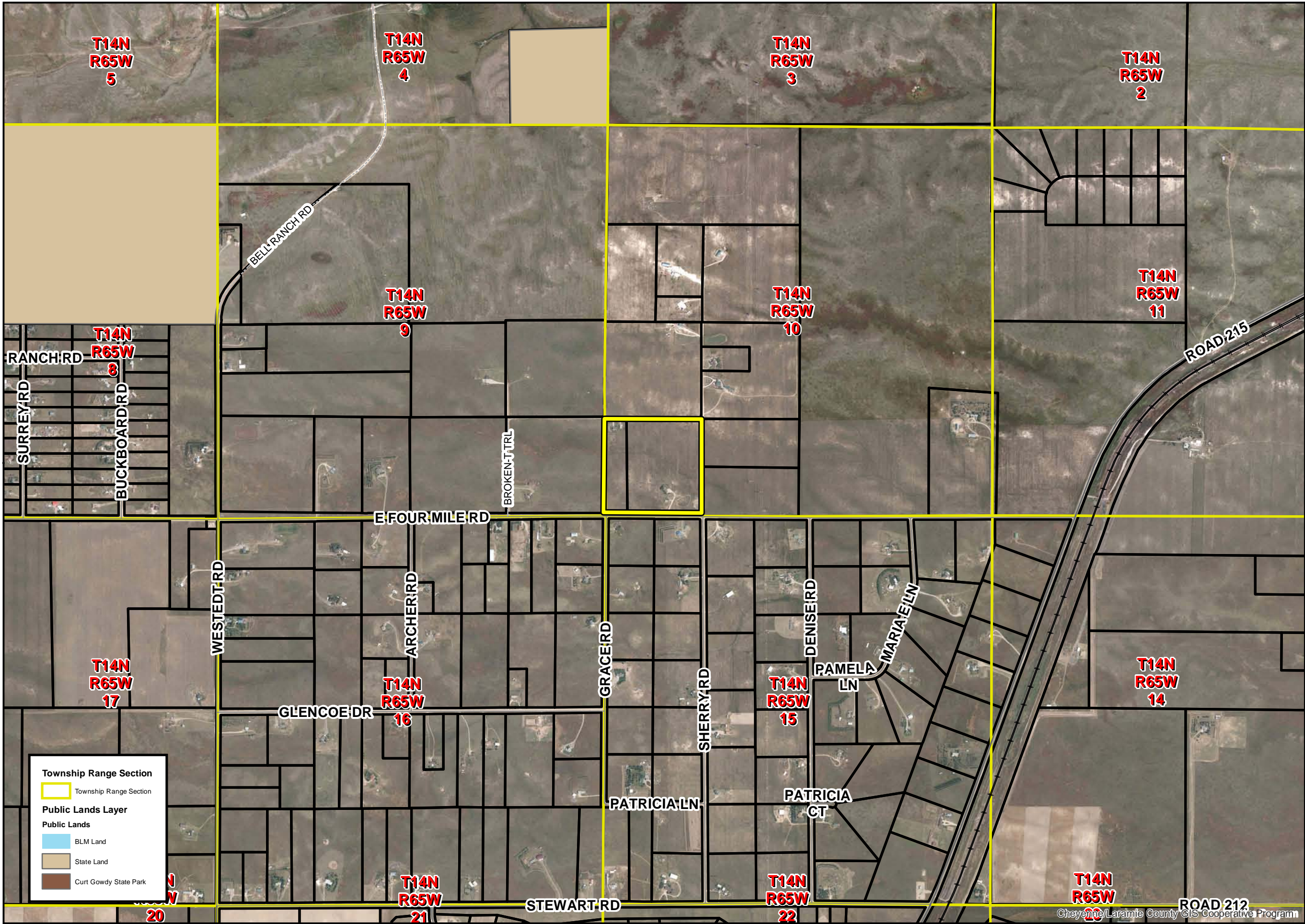
1. Gray dashed lines denoting the existing property lines shall be removed from the plat prior to recordation.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Stoffan Subdivision, 2nd Filing 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: Existing Conditions Map**
- Attachment 6: Plat – Revised 3.15.19**
- Attachment 7: Resolution**



Laramie County, Wyoming



Stoffan Subdivision
2nd Filing

Subdivision Permit
& Plat

PZ-19-00034

Location Map

SUBJECT PROPERTY



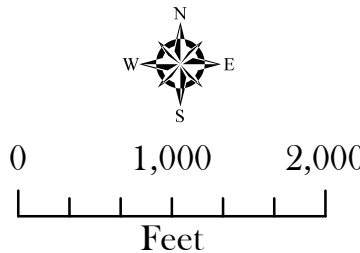
LEGEND

Streets

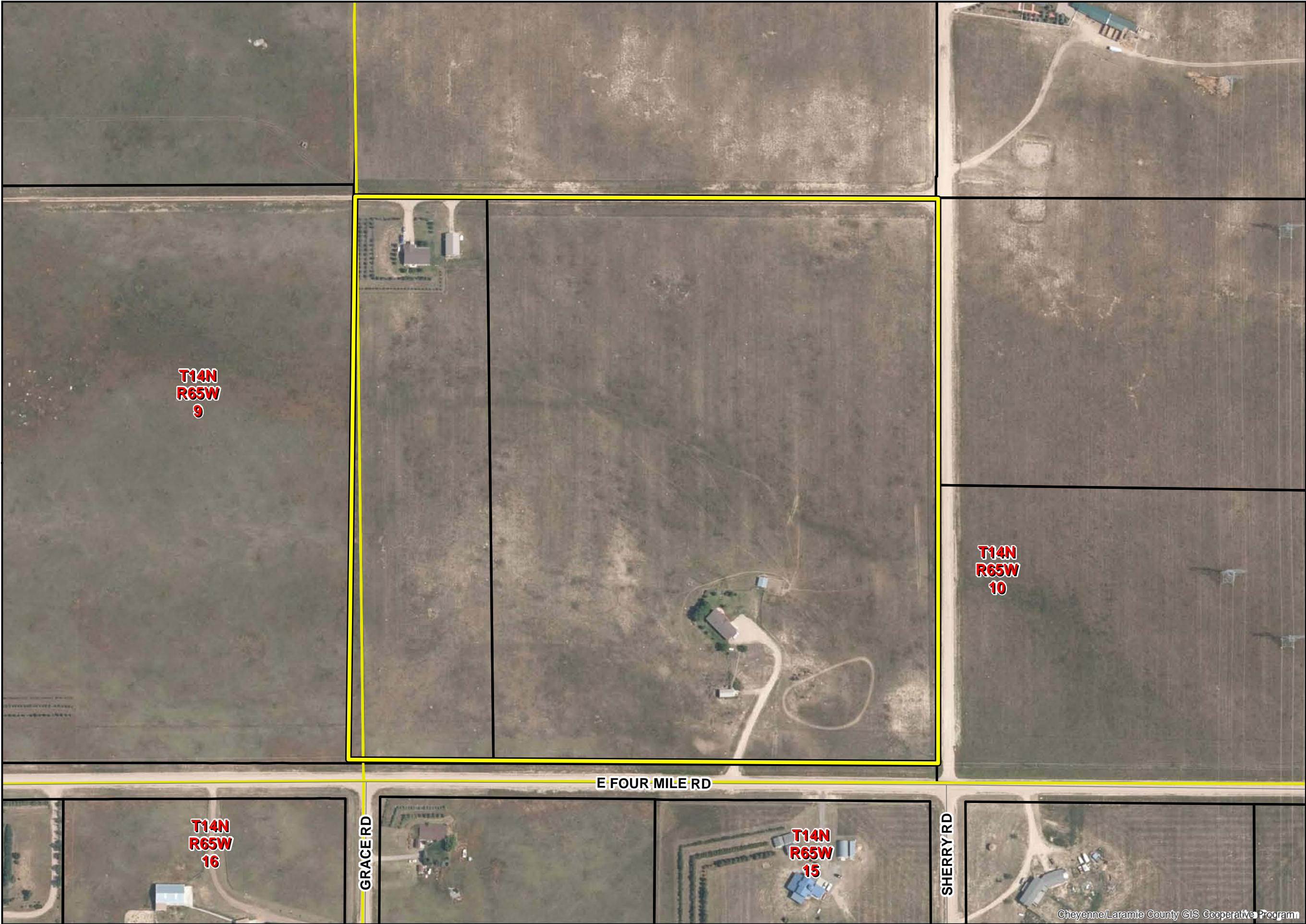
Classification

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

Printed on Feb 25, 2019



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



Stoffan Subdivision
2nd Filing

Subdivision Permit
& Plat

PZ-19-00034

Aerial Map

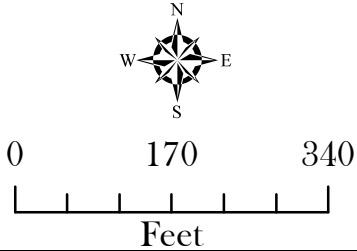
SUBJECT PROPERTY



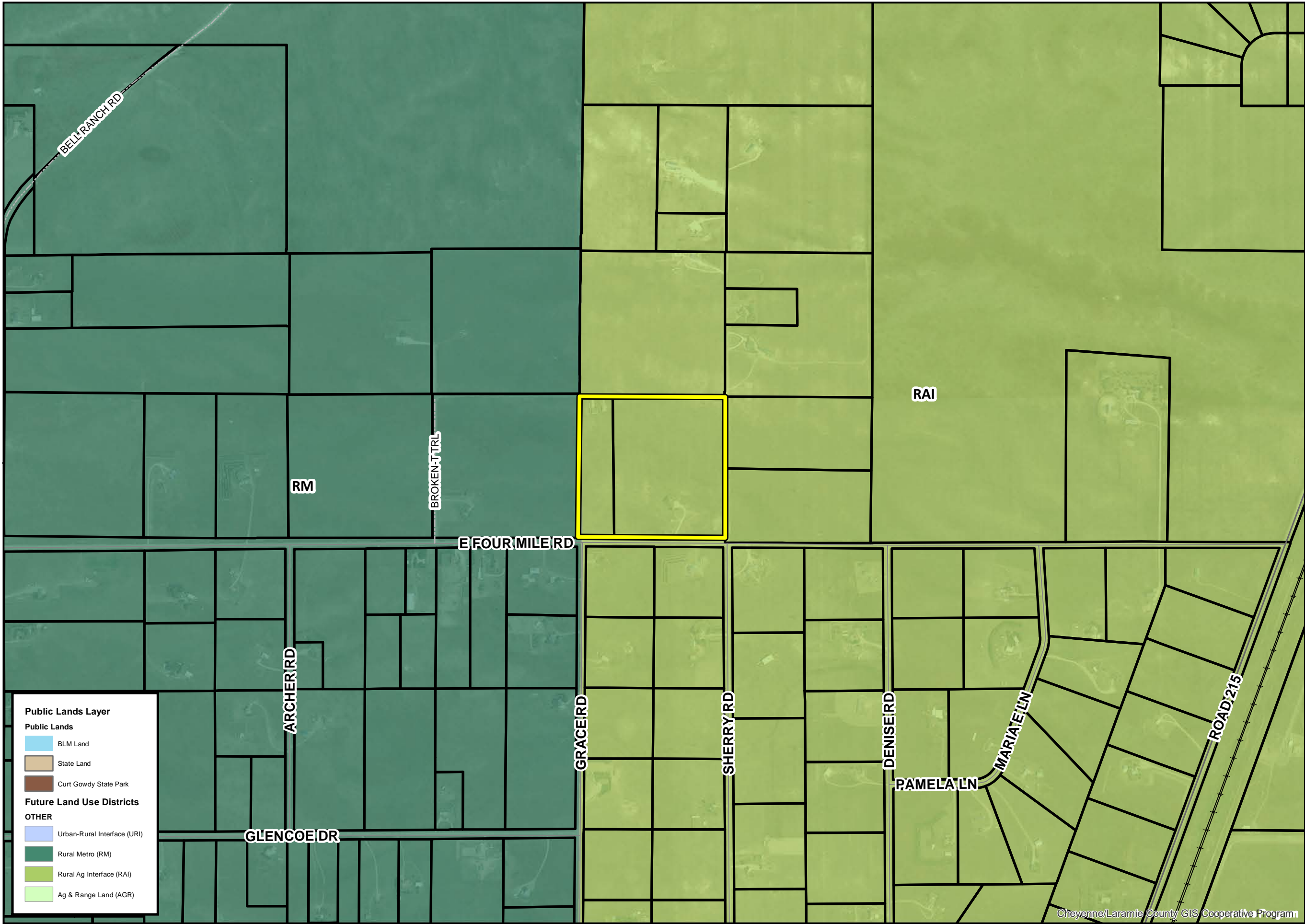
LEGEND

- Streets**
Classification
- Interstate
 - Arterial
 - Collector
 - Local
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Laramie County, Wyoming



Stoffan Subdivision
2nd Filing

Subdivision Permit
& Plat

PZ-19-00034

Comprehensive Plan
Map

SUBJECT PROPERTY



LEGEND

Streets

Classification

Interstate

Arterial

Collector

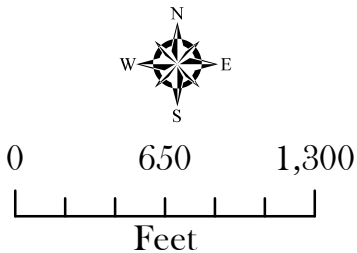
Local

Platted, Not Built

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Property Lines

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County Assessor: Clarice Blanton COMMENTS ATTACHED 02/26/2019

The Title block should state a re-plat of Tract 1 and a portion of Tract 2, Stoffan Subdivision.

We are assessing Bradford G. Stoffand and Christine M. Stoffan for Tracts 1 and 2, Stoffan Subdivision.

The Dedication is showing this as Stoffan Subdivision, 2nd Filing. The submitted plat is titled Stoffan Estates.

County Real Estate Office: Laura Pate COMMENTS ATTACHED 02/28/2019

Title block says Stoffan Estates and everything else is Stoffan Subd 2nd Filing.

Title block should say “ Replat of Lot 1 and a portion of Lot 2 Stoffan Subd” situated in TRS

County Engineer: Scott Larson COMMENTS ATTACHED 03/08/2019

Engineer Review

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study since there is no significant increase with either traffic or drainage for this development.
2. Access for Tract 2 shall either be along the western most property line (while meeting the current County Regulations for distance from a property line) in order to line up as closely with Grace Road as possible or as far to the east away from Grace Road as possible.
3. In the second paragraph of the Dedication, “Has” should be “Have”.

Surveyor Review

1. Some of the text/labels are very small and difficult to clearly distinguish, it would help if they were a little larger, could become more problematic if they are copied.
2. The Vicinity Map would be easier to read and it would be more useful to the ‘lay public’ if one were to add some information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED

03/08/2019

Laramie County Small Wastewater System Regulations

The two vacant lots will require small wastewater system permits prior to the start of construction.

A copy of the signed final will be required prior to permit applications.

Planners: Marissa Pomerleau COMMENTS ATTACHED 03/08/2019

1. Per State Statute 18-5-303(b) the remaining acreage of lot 2, Stoffan Subdivision, needs to be included in the plat for the proposed subdivision.
2. The grey dashed line denoting the existing property line should be removed from the plat.
3. The east adjacent land description should say Pennington Subdivision instead of SE1/4 SW1/4, Sec.10.

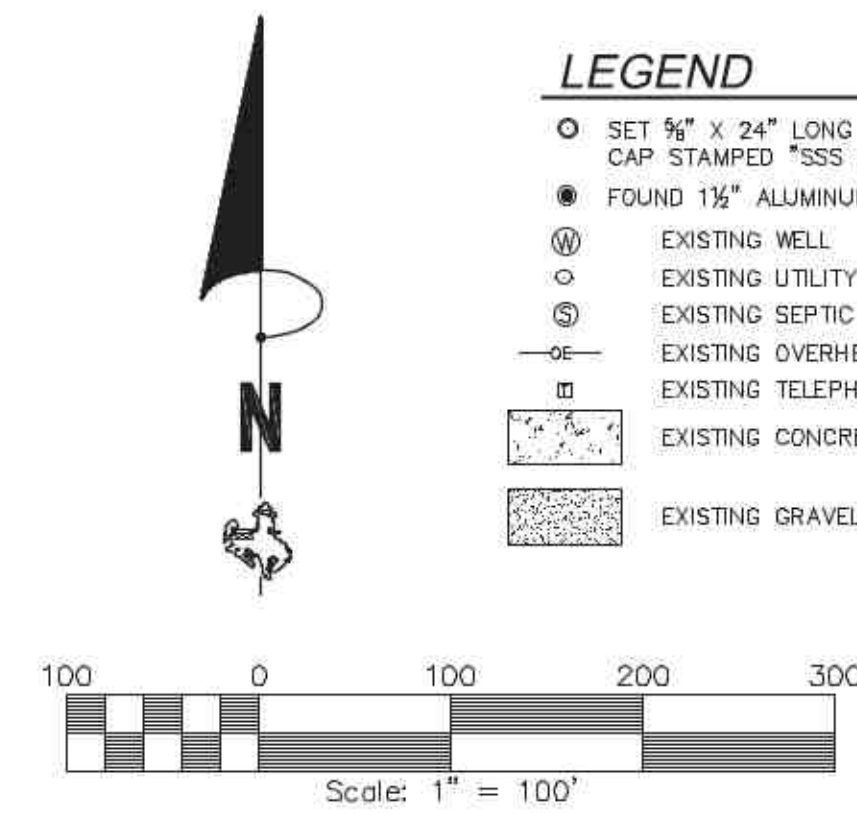
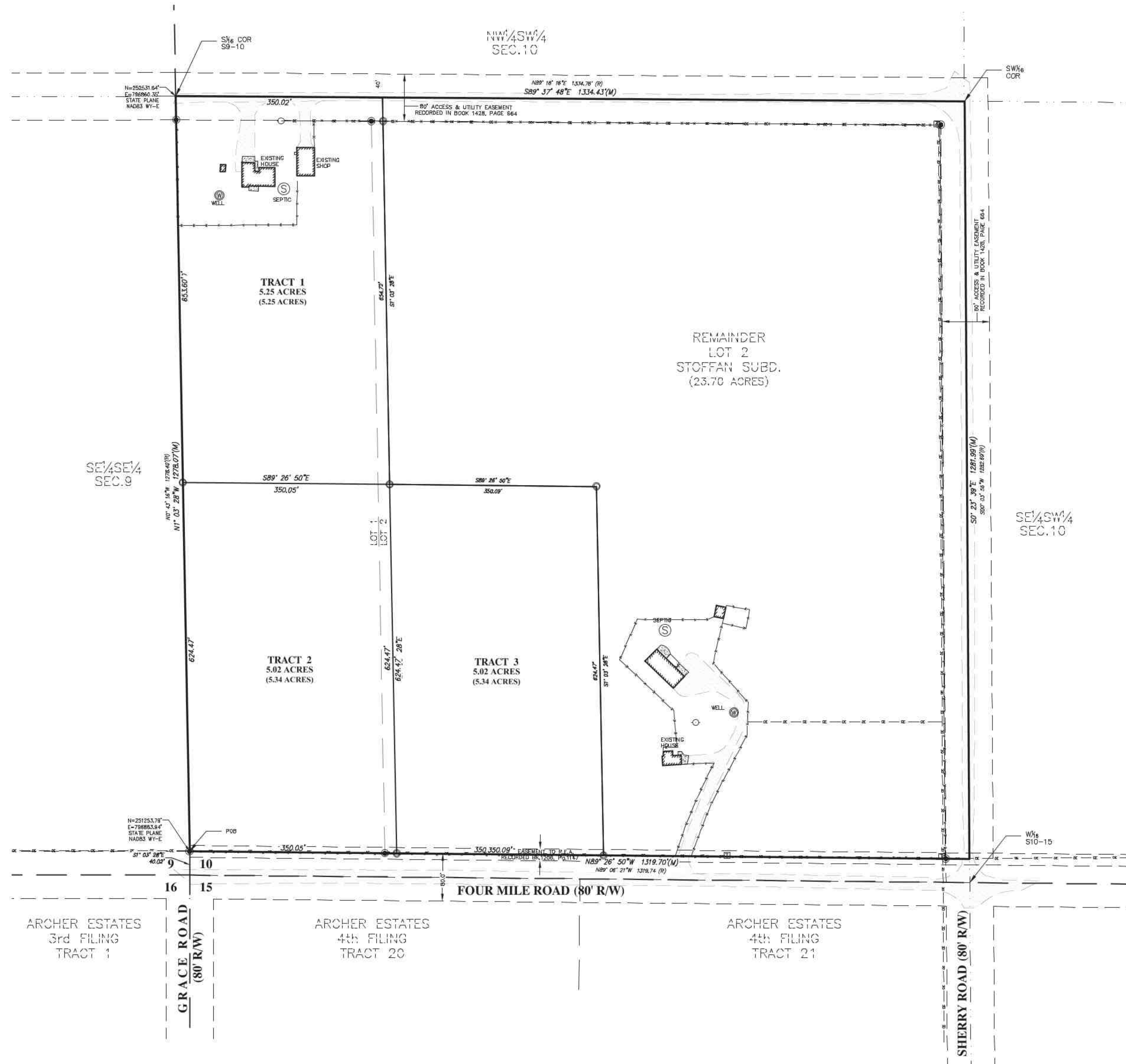
AGENCIES WITH NO COMMENTS

County Public Works Department
Sheriff's Office
Building Dept

AGENCIES WITH NO RESPONSE

Cheyenne MPO
County Attorney
County Treasurer
County Conservation District
Department of Energy (WAPA
Wyoming State Engineer's Office
US Post Office
Combined Communications Center
Emergency Management
Fire District No. 2
High West Energy
CenturyLink
Kaiser-Frontier Midstream
Laramie County Weed & Pest

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LEGEND

- SET 3/4" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- EXISTING WELL
- EXISTING UTILITY POLE
- EXISTING SEPTIC
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING TELEPHONE PEDESTAL
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Bradford G. Stoffan and Christine M. Stoffan, husband and wife, owners in fee simple of All of Lot 1 and Lot 2 Stoffan Subdivision situated in the SW1/4SW1/4 of Section 10, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Stoffan Subdivision, from which the Southwest corner of Section 10 bears S.1°03'28"E., a distance of 40.02 feet; thence N.1°03'28"W., along the West line of said Lot 1, a distance of 1278.07 feet to Northwest Corner of Lot 1; thence S.89°37'48"E., along the North line of Lots 1 and 2, a distance of 350.02 feet; thence S.1°03'28"E., a distance of 654.72 feet; thence S.89°26'50"E., a distance of 350.09 feet; thence S.1°03'28"E., a distance of 624.47 feet to the South line of Lot 2; thence N.89°26'50"W., along the South line of Lots 1 and 2, a distance of 700.14 feet to the point of beginning. Containing 15.29 acres more or less.

Has caused the same to be surveyed, re-platted and known as STOFFAN SUBDIVISION, 2nd FILING 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, do hereby grant the easements for the purposes indicated hereon.

Bradford G. Stoffan

Christine M. Stoffan

NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBINATION FACTOR = 0.999677756
- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910 ON A 3/4" X 24" LONG REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL #6021G1110F, DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.

GENERAL INFORMATION

TOTAL SITE AREA : 15.93 ACRES (GROSS)
15.29 ACRES (NET)

NUMBER OF TRACTS: 3
NUMBER OF RESIDENTIAL TRACTS: 3
AVERAGE TRACT SIZE (DENSITY) : 5.31 ACRES (GROSS)
5.10 ACRES (NET)

ZONE DISTRICT:
N/A - OUTSIDE ZONED BOUNDARY

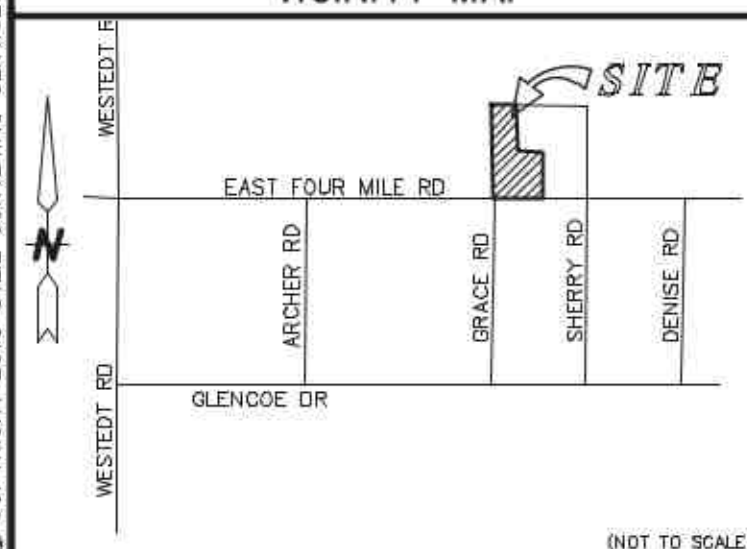
CERTIFICATE OF SURVEYOR

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.

EXISTING CONDITIONS MAP FOR STOFFAN SUBDIVISION 2ND FILING

A REPLAT OF
ALL OF LOT 1 AND A
PORTION OF LOT 2,
STOFFAN SUBDIVISION,
LARAMIE COUNTY, WYOMING
PREPARED JANUARY, 2019

VICINITY MAP



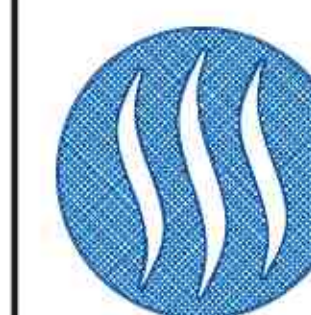
VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOT 1 AND A PORTION OF LOT 2, STOFFAN SUBDIVISION, LARAMIE COUNTY, WY. EXISTING EASEMENTS ARE TO REMAIN.

FILING RECORD

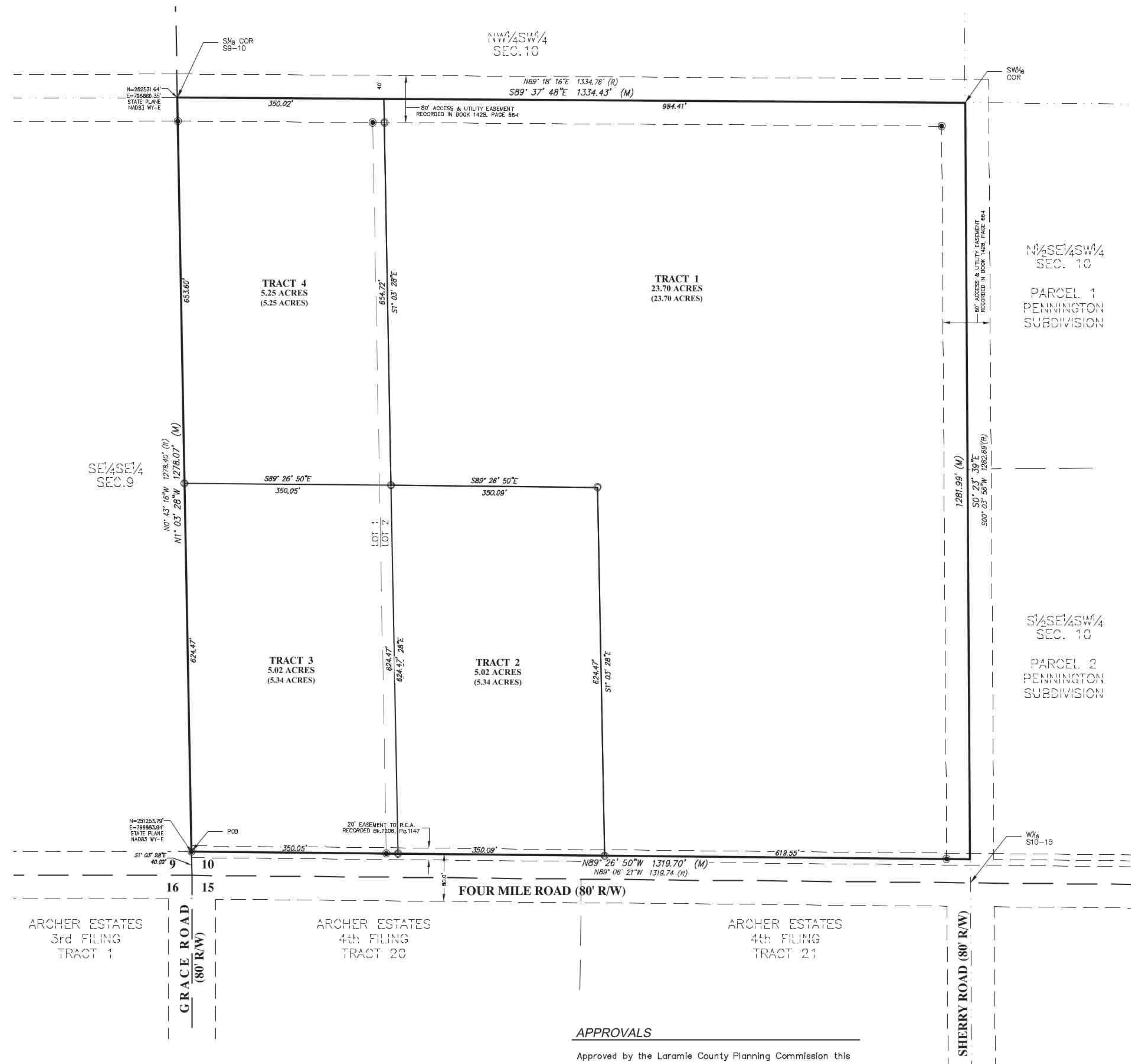
REVISED: 2/22/2019

\\2018 DWG\\18337 BRAD STOFFAN SUB REPLAT\\18337 PLAT.dwg



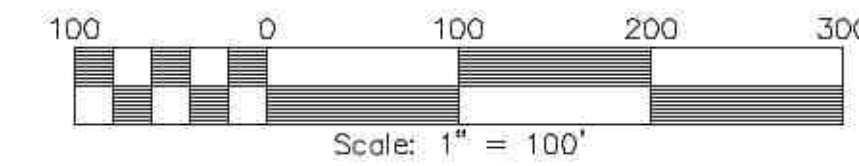
STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.SteilSurvey.com • info@SteilSurvey.com

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LEGEND

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- FOUND 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Bradford G. Stoffan and Christine M. Stoffan, husband and wife, owners in fee simple of All of Lot 1 and Lot 2 Stoffan Subdivision situated in the SW1/4SW1/4 of Section 10, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

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Have caused the same to be surveyed, re-platted and known as STOFFAN SUBDIVISION, 2nd FILING 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, do hereby grant the easements for the purposes indicated hereon.

Bradford G. Stoffan

Christine M. Stoffan

ACKNOWLEDGEMENT

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Bradford G. Stoffan and Christine M. Stoffan, husband and wife.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

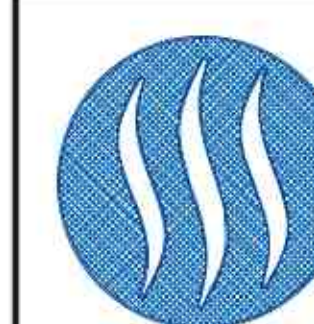
I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision;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

STOFFAN
SUBDIVISION
2ND FILING

A REPLAT OF
ALL OF TRACTS 1 AND 2,
STOFFAN SUBDIVISION,
LARAMIE COUNTY, WYOMING

SITUATED IN THE SW1/4SW1/4 OF SECTION 10,
T.14N, R.65W., OF THE 6th P.M.
LARAMIE COUNTY, WYOMING

PREPARED JANUARY, 2019



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
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www.SteilSurvey.com • info@SteilSurvey.com

APPROVALS

Approved by the Laramie County Planning Commission this ____ day of _____, 2019.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2019.

Chairman

ATTEST: County Clerk

NOTES

- BASES OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBINATION FACTOR = 0.9996777756
- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910 ON A 1/2" X 24" LONG REBAR.
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- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.

VICINITY MAP



VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOT 1 AND A PORTION OF LOT 2, STOFFAN SUBDIVISION, LARAMIE COUNTY, WY. EXISTING EASEMENTS ARE TO REMAIN.

FILING RECORD

REVISED: 3/15/2019

\\2018 DWG\\18337 BRAD STOFFAN SUB REPLAT\\18337 PLAT.dwg

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
STOFFAN SUBDIVISION, 2ND FILING, A REPLAT OF LOTS 1 & 2, STOFFAN
SUBDIVISION, 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 Stoffan Subdivision, 2nd Filing.

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 Stoffan Subdivision, 2nd Filing, with the following condition:

1. Gray dashed lines denoting the existing property lines shall be removed from the plat prior to recordation.

**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