



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Planning Technician

DATE: June 18th, 2019

TITLE: Review and action on a Subdivision Permit and Plat for Pronghorn Bluff, 2nd Filing, a replat of Tracts 1 and 3 of Pronghorn Bluff, 1st Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying LLC, on behalf of Thomas M. Johnson, has submitted a Subdivision Permit and Plat application for Pronghorn Bluff, 2nd Filing, located east of US Highway 85, at 263 US Highway 85. The application has been submitted for the purpose of adjusting the common lot line for Tracts 1 & 3 of Pronghorn Bluff, 1st Filing.

BACKGROUND

Tract 1 of the subject properties has a residence and associated structures located in the west portion of the property, which will remain on Tract 1 after the lot line adjustment. The surrounding area consists of rural residential and agricultural properties of varying acreage.

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.

As such, this proposed subdivision lies within an area designated as a Gateway Corridor (GC) by the Comprehensive Plan. Areas within the Gateway Corridor designation are appropriate for a mixture of commercial, industrial, office, and public facilities.

PlanCheyenne categorizes this land as Agriculture/Rural (AR). It states appropriate uses should primarily include farming, ranching, and other agriculturally related uses. This subdivision was viewed as a secondary use, which is *“very low density residential, e.g., large lots or designed on smaller lots to conserve land for agricultural or ranching or natural and cultural resources.”* for Pronghorn Bluff, 1st Filing.

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

This proposed plat is not creating any new tracts and therefore 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 is not relevant.

A letter requesting waiver of traffic and drainage studies was submitted by the applicant, a copy of which is attached. The County Engineer has concurred with this request based on the justification provided in the letter. Agency comments pertained to stated bearings and the pending recordation of Pronghorn Bluff, 1st Filing. A revised plat was submitted on May 7th, 2019 which has addressed all agency comments and Pronghorn Bluff, 1st Filing has since been recorded.

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 the public nor any adjacent landowners.

A public hearing of this application was held on May 23, 2019 by the Laramie County Planning Commission. No public comment was received. The Planning Commission voted 5-0 to recommend approval of the application to the Board with no conditions.

Staff finds that this application is in conformance with the plans and policies of Laramie County. 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 Pronghorn Bluff, 2nd Filing with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Pronghorn Bluff, 2nd Filing 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: PlanCheyenne Map**
- Attachment 5: Applicant Traffic/Drainage Study Waiver Request**
- Attachment 6: Agency Comments Report**
- Attachment 7: Plat – Revised 5.07.19**
- Attachment 8: Resolution**

Laramie County, Wyoming



**Pronghorn Bluff
2nd Filing
Subdivision Permit
& Plat**

PZ-19-00079

Location Map

Legend

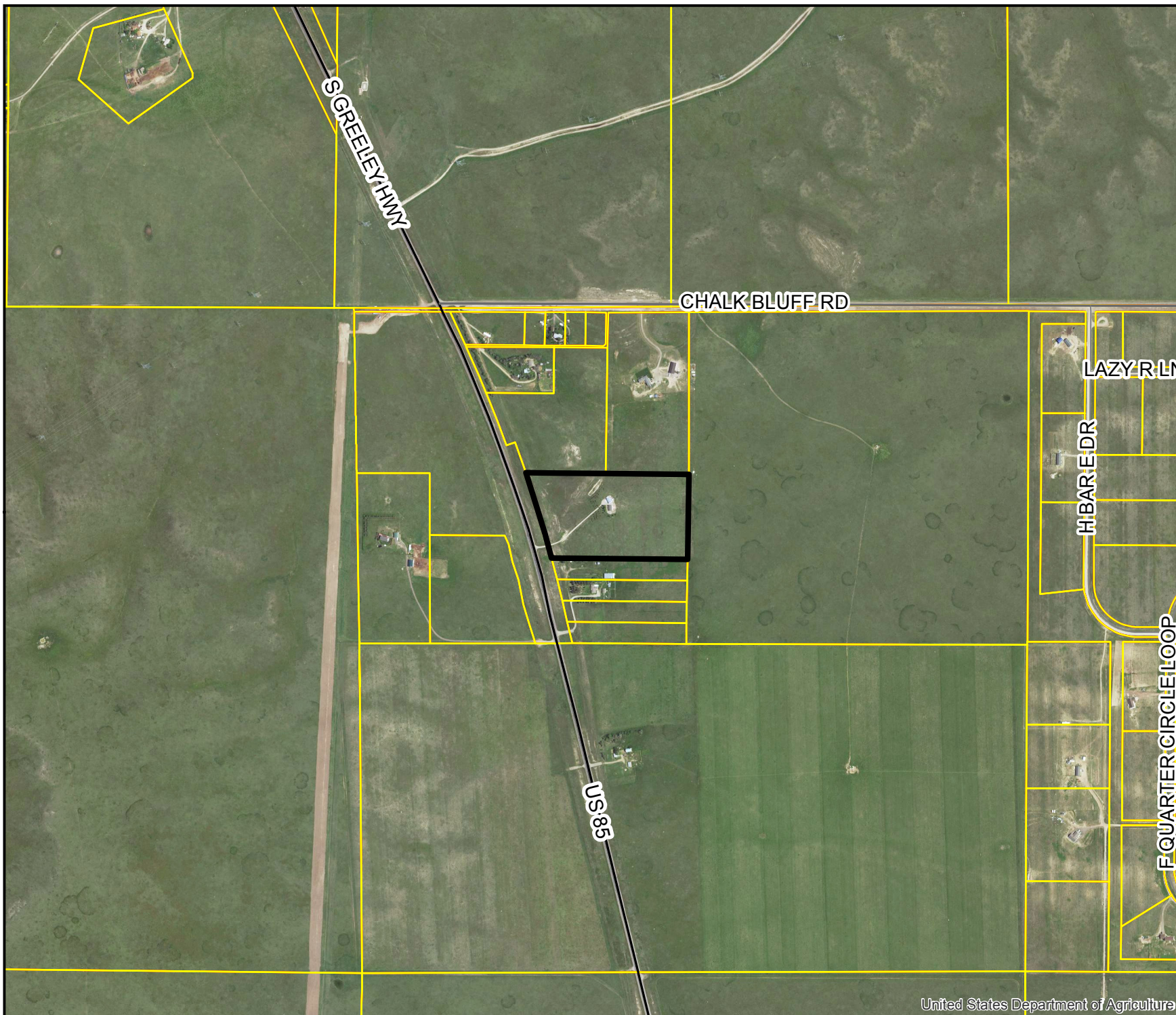
- Property Lines
- Subject Property

April 2019



0 600 1,200
Feet

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






**Pronghorn Bluff
2nd Filing
Subdivision Permit
& Plat**

PZ-19-00079

Aerial Map

Legend

-  Property Lines
-  Addresses
-  Subject Property

April 2019



0 150 300
Feet

United States Department of Agriculture



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Laramie County, Wyoming





**Pronghorn Bluff
2nd Filing
Subdivision Permit
& Plat**

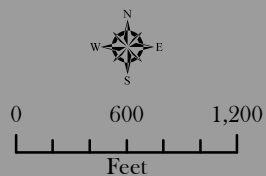
PZ-19-00079

**Comprehensive Plan
Map**

Legend


-  Property Lines
-  Subject Property

April 2019




Future Land Use Overlay Districts

OTHER

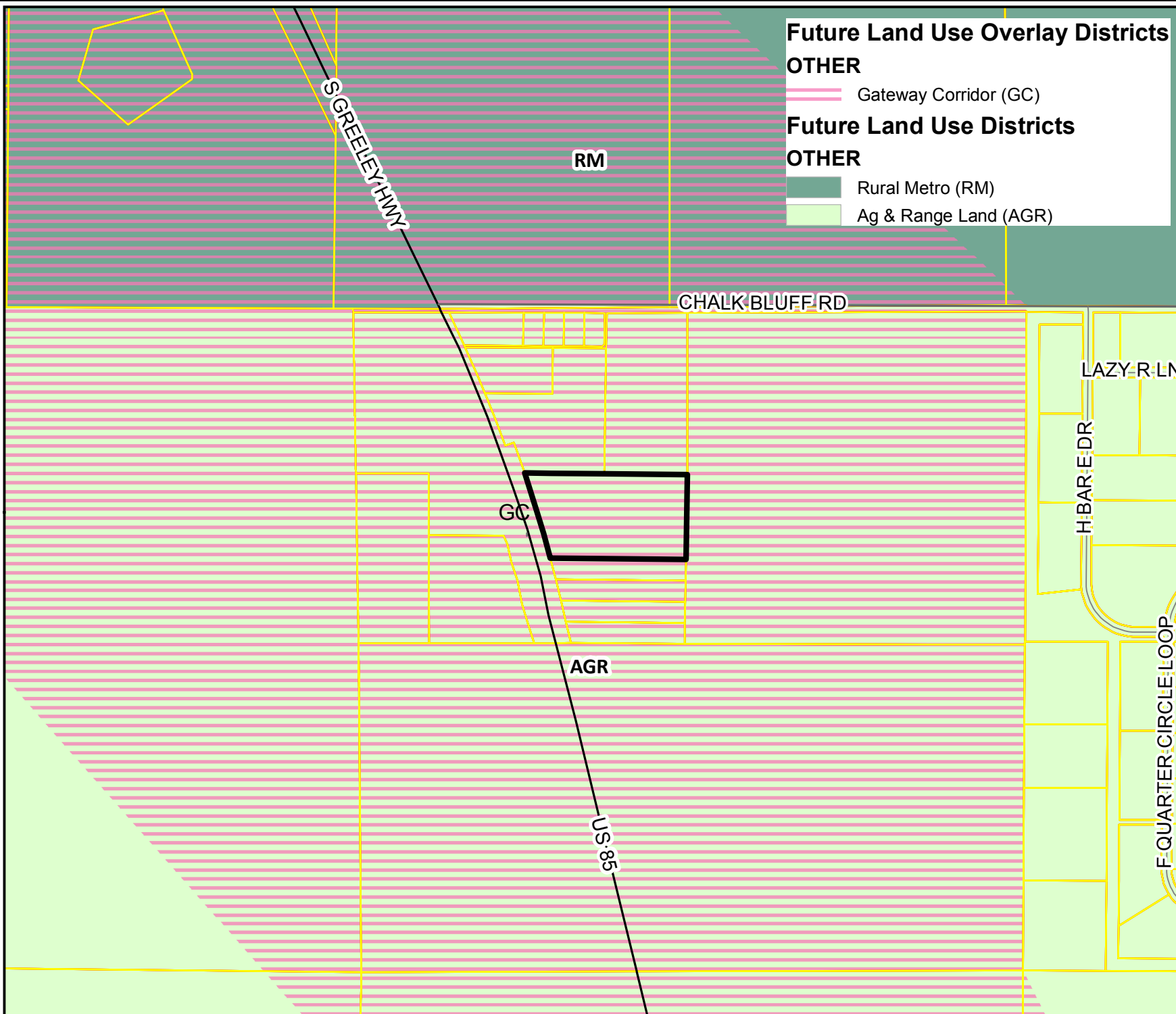
 Gateway Corridor (GC)

Future Land Use Districts

OTHER

 Rural Metro (RM)

 Ag & Range Land (AGR)



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Laramie County, Wyoming





**Pronghorn Bluff
2nd Filing
Subdivision Permit
& Plat**

PZ-19-00079

**PlanCheyenne
Map**

Legend

-  Property Lines
-  Subject Property



April 2019



0 600 1,200
Feet

PlanCheyenne (2014)

NEW_FLUP

-  Agriculture/Rural
-  Rural Residential

AR

RR

S GREELEY HWY

CHALK BLUFF RD

LAZY R LN

H BAR E DR

F QUARTER CIRCLE LOOP

US 85



Steil Surveying Services

Professional Land Surveyors & Development Specialists

April 6, 2019

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82007
(307) 633-4303

InRe: Request for waiver of the PDP, Traffic Study, Drainage Study & GESC requirements for a Final Plat, to be known as Pronghorn Bluff, 2nd Filing, a replat of Tracts 1 & 3, Pronghorn Bluff, Laramie County, WY (±13.37 acres)

To whom it may concern:

Steil Surveying Services, agent for the owner Thomas M. Johnson, intends to plat the above-noted property, located in the un-zoned area of Laramie County to adjust the common lot line. The average lot size will be 6.7 acres. Following the pre-application meeting, this letter is submitted requesting a waiver from the requirements for a Preliminary Development Plan (PDP), Traffic Study, Drainage Study, and GESC Permit pursuant to Sections 2-1-100 (b)iii, 3-1-105, 3-2-102 and 2-2-133 of the Laramie County Land Use Regulations.

The plat proposes to additional tracts, the proposed tracts will meet all applicable regulations and will not generate any change to the traffic and drainage patterns in the area.

There is no SFHA on the property(ies) per FEMA FIRM Panel No. 56021C1375F. There is no history of, or potential for, drainage problems at the site, or downstream of the site as a result of this subdivision.

Given there is no additional lots proposed, the absence of drainage, traffic or sediment control problems in the area, the discussions during the pre-application meeting, and conformance with applicable sections of the Laramie County Land Use Regulations and other applicable state and local regulations, we respectfully submit this request on behalf of the owner. Please contact us with any questions or concerns.

Thank you,

Casey L. Palma, AICP
Steil Surveying Services, LLC
CPalma@SteilSurvey.com

LARAMIE
COUNTY
APR 12 2019
PLANNING & DEVELOPMENT
OFFICE

County Engineer: Scott Larson COMMENTS ATTACHED 04/29/2019**Engineer Review**

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study since this development will have a negligible impact on both.
2. Note 6 on the Plat drawing refers to a 40' Temporary Utility, and Well Access Easement". Why is it temporary instead of permanent and what is the time frame associated with the easement (i.e., when does the easement expire?)?

Surveyor Review

1. The bearing of the survey tie to the N1/4 Corner of Section 4 is shown on the plat as S0°54'W, however the bearing of the East boundary of Tract 1 is shown as S0°37'14"W. Is the East boundary of Tract 1 located on the North-South center line of Section 4, should these lines have the same bearing?

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED

04/26/2019

Laramie County Small Wastewater System Regulations

A small wastewater system permit shall be obtained for each property.

A 10' site hole and percolation test shall be completed for each new property prior to application for a small wastewater system permit.

Fire District No. 1: Darrick Mittlestadt COMMENTS ATTACHED 04/22/2019

2018 IFC:

Chapter 5-

Section 503 Fire Apparatus Access Roads, All

Section 505 Premises Identification, All

Section 507 Fire Protection Water Supplies.

Section 507.2 Water Tank, in accordance with NFPA 22 and NFPA 1142.

Planners: Bryan Nicholas COMMENTS ATTACHED 04/29/2019

1. This is a replat of Pronghorn Bluffs, 1st Filing. Pronghorn Bluffs, 1st Filing has not been recorded at this time. Tract 2, Pronghorn Bluffs, 1st Filing will need to be recorded through the 1st Filing.

Planners: Cambia McCollom COMMENTS ATTACHED 04/23/2019

Still waiting on Pronghorn Bluff 1st filing to be recorded and filed with the Clerk's Office.

AGENCIES WITH NO COMMENTS:

County Assessor

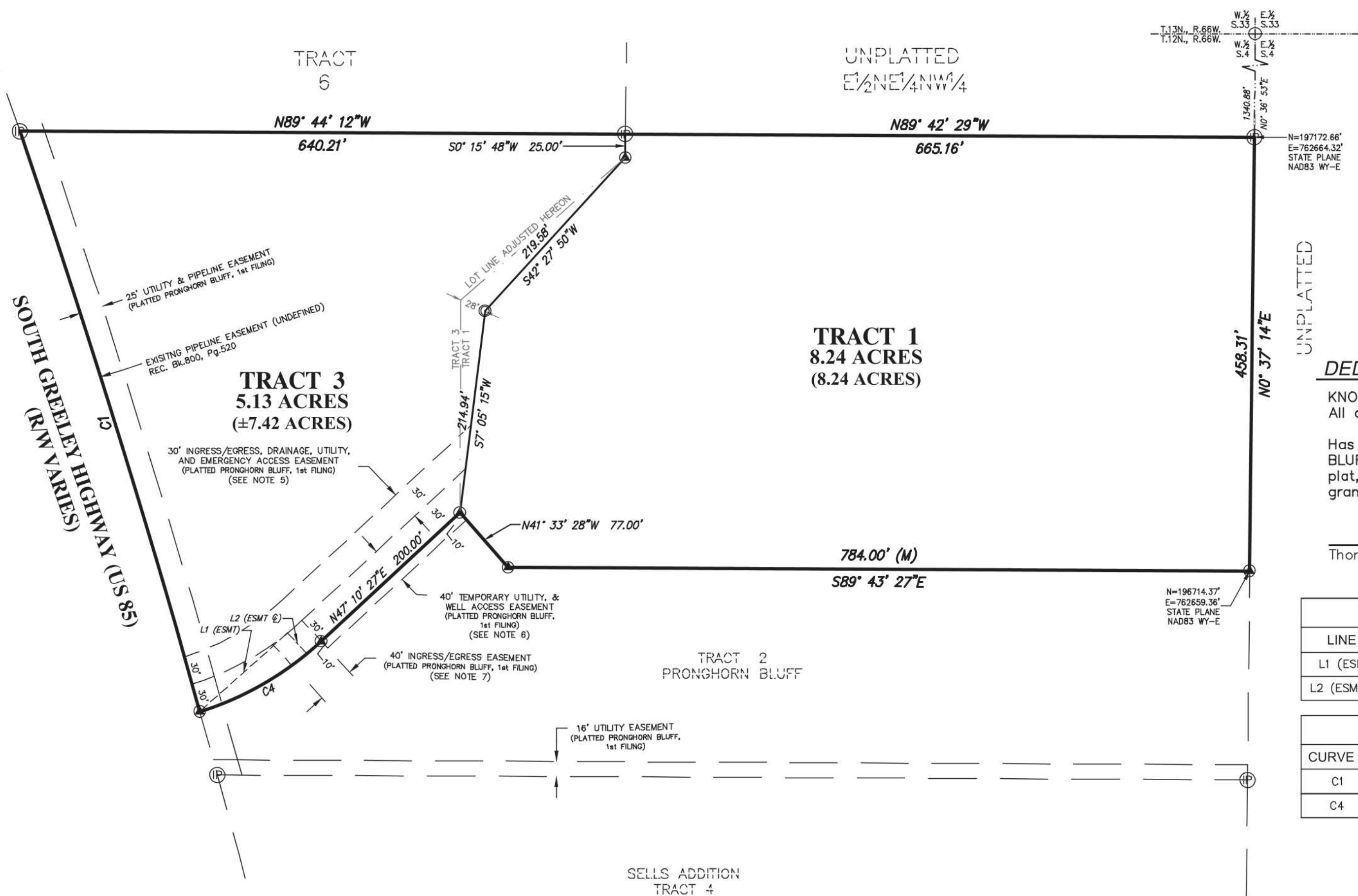
Black Hills Energy

County Real Estate Office
County Public Works Department

AGENCIES WITH NO RESPONSE:

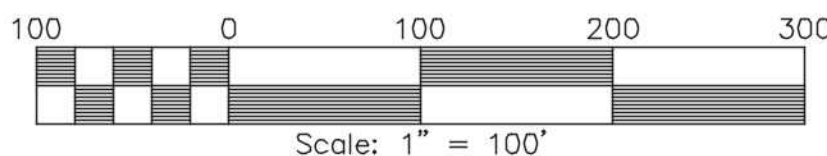
Cheyenne MPO
County Attorney
County Treasurer
County Conservation District
Department of Energy (WAPA)
Wyoming State Engineer's Office
Wyoming Game & Fish
Combined Communications Center
Emergency Management
Sheriff's Office
CenturyLink
SunCor Energy USA Pipeline
Plains All American Pipeline
Building Dept.
Laramie County Weed & Pest

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #1
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/8" x 24" REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1/2" IRON PIPE



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Thomas M. Johnson, owner in fee simple of All of Tracts 1 & 3, Pronghorn Bluff, Laramie County, Wyoming;

Has caused the same to be surveyed, vacated and re-platted to be known as PRONGHORN BLUFF, 2nd FILING and does 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, and do furthermore grant the easements as shown and described hereon.

ACKNOWLEDGEMENT

Thomas M. Johnson

STATE OF WYOMING
COUNTY OF LARAMIE

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by Thomas M. Johnson.

Notary Public, Laramie County, Wyoming

LINE TABLE		
LINE #	BEARING	LENGTH
L1 (ESMT)	N48° 10' 07"E	124.52'
L2 (ESMT)	S42° 49' 33"E	30.06'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	3° 29' 53"	11659.30'	N17° 04' 13"W	711.72'	711.83'
C4	25° 35' 28"	334.54'	S59° 58' 11"W	148.18'	149.42'

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.

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

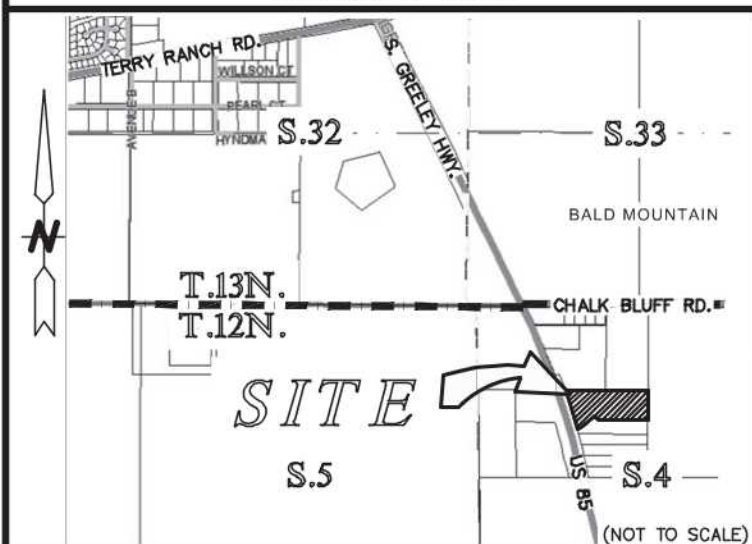
NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBINATION FACTOR = 0.9996546822
- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910 ON A 5/8" x 24" REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL #56021C1375F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- "30' INGRESS/EGRESS, DRAINAGE, UTILITY, AND EMERGENCY ACCESS EASEMENT" GRANTED WITH PRONGHORN BLUFF (1st FILING) TO ALL OWNERS OF LANDS CONTAINED WITHIN PRONGHORN BLUFF (1st FILING), AND FURTHER GRANTED HEREON, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS FOR THE PURPOSES INDICATED.
- "40' TEMPORARY UTILITY, & WELL ACCESS EASEMENT" GRANTED WITH PRONGHORN BLUFF (1st FILING) TO THE OWNER OF TRACT 1 (BEING ADJUSTED HEREON), THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE EXPRESS PURPOSE OF ACCESS TO, AND UTILIZATION OF, THE EXISTING WELL AND ASSOCIATED WATER SERVICE LINE(S) WHICH SERVES THE EXISTING RESIDENTIAL USE. SAID EASEMENT BEING TEMPORARY IN NATURE AND WILL EXPIRE (EXTINGUISH) UPON INSTALLATION OF A NEW WELL WITHIN THE BOUNDS OF TRACT 1, THIS PLAT; (SEE NOTE 4)
- "40' INGRESS/EGRESS EASEMENT" GRANTED WITH PRONGHORN BLUFF (1st FILING) EXCLUSIVELY TO THE OWNER OF TRACT 2, PRONGHORN BLUFF (1st FILING), THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS FOR THE EXPRESS PURPOSE OF INGRESS AND EGRESS TO AND FROM US HIGHWAY 85 RIGHT-OF-WAY. SAID EASEMENT BEING 20 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT ON THE SOUTH LINE OF THAT "30' INGRESS/EGRESS, DRAINAGE, UTILITY, AND EMERGENCY ACCESS EASEMENT" ACROSS TRACT 3, PRONGHORN BLUFF, LARAMIE COUNTY, WYOMING, WHICH POINT BEARS N48° 10' 07"E, A DISTANCE OF 124.52 FEET FROM THE WESTERNMOST CORNER OF SAID TRACT 2; THENCE S42° 49' 33"E, A DISTANCE OF 30.06 FEET TO THE NORTH LINE OF SAID TRACT 2, SAID EASEMENT THERE TERMINATES; THE BOUNDARY LINES OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED SUCH THAT THE EASEMENT IS CONTINUOUS FROM THE NORTH LINE OF TRACT 2 TO THE SOUTH LINE OF THAT "30' INGRESS/EGRESS, DRAINAGE, UTILITY, AND EMERGENCY ACCESS EASEMENT" ACROSS SAID TRACT 3.

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACTS 1 & 3, PRONGHORN BLUFF, LARAMIE COUNTY, WY. EXISTING EASEMENTS ARE TO REMAIN.

VICINITY MAP



FILING RECORD

REVISED: 5/7/2019

\\2018 DWG\\18232 SELLS ADD REPLAT\\18232 PRONGHORN REPLAT 2019.dwg

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PRONGHORN BLUFF, 2nd FILING

A REPLAT OF
ALL OF TRACTS 1 & 3, PRONGHORN BLUFF
SITUATED IN THE SE1/4NW1/4 OF SECTION 4,
T.12N, R.66W., 6TH P.M.
LARAMIE COUNTY, WYOMING

PREPARED AUGUST, 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
PRONGHORN BLUFF, 2ND FILING, A REPLAT OF TRACTS 1 AND 3 OF
PRONGHORN BLUFF, 1ST 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 Pronghorn Bluff, 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 Pronghorn Bluff, 2nd Filing, with no conditions.

**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