



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 Janice Estates, 1st Filing, a portion of land in the N1/2 NE1/4, Sec. 6, T.13N., R.62W., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Dennis and Karen Black has submitted a Subdivision Permit and Plat application for Janice Estates, 1st Filing, located approximately 2 miles south of I-80, at 886 State Highway 214. The application has been submitted for the purpose of subdividing approximately 4.5 acres from the existing 80-acre property for residential use.

BACKGROUND

The subject property has an existing residence and associated structures located in the east portion of the property, which will remain in the unplatted portion. 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

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). 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 1 individual tract for which Community Facility Fees will be due prior to recordation. Proposed Tract 1 will allow for an additional residence to be constructed with private water and sewer systems. Per Section 2-1-103(c)(i), the gross acreages meet the minimum requirement that tracts within Groundwater Recharge Zones 2 and 4 shall be 5.25 acres or more. This proposed tract will require a new access off of State Highway 214.

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 Environmental Quality Chapter 23 Review pursuant to W.S. 18-5-306.

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 the unconventional name of the subdivision and corrections of the plat. A revised plat was submitted on May 3rd, 2019 which has addressed the agency comments regarding plat corrections as well as updating the subdivision title from “Janice1 Estates, 1st Filing” to “Janice Estates, 1st Filing”.

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 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 Janice Estates, 1st filing with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Janice Estates, 1st 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: Applicant Traffic/Drainage Study Waiver Request**
- Attachment 5: Agency Comments Report**
- Attachment 6: Existing Conditions Map**
- Attachment 7: Plat – Revised 5.03.19**
- Attachment 8: Resolution**

Laramie County, Wyoming





Janice1 Estates
1st Filing
Subdivision Permit
& Plat

PZ-19-00080

Location Map

Legend

-  Property Lines
-  Subject Property


April 2019



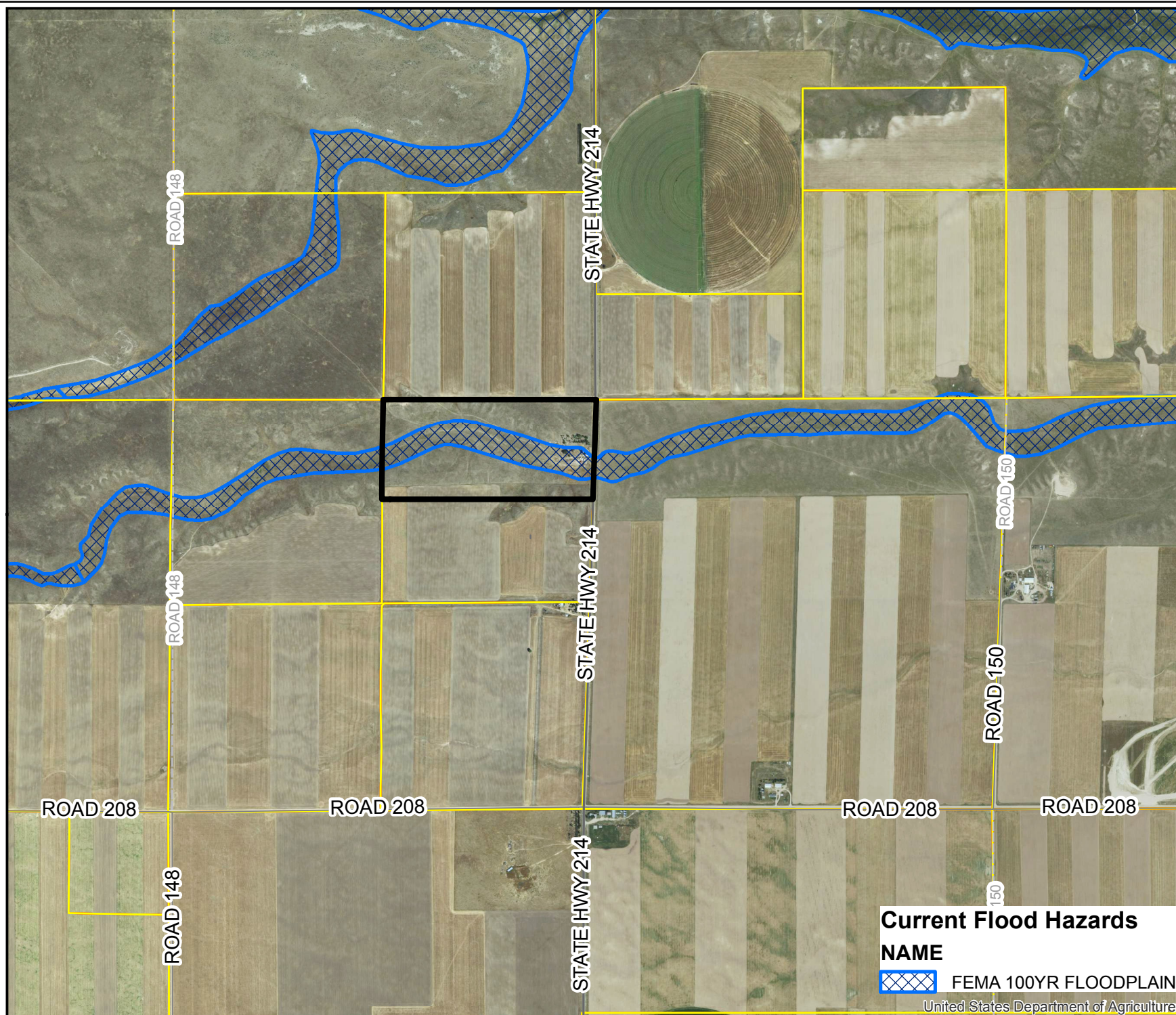
0 950 1,900
Feet

Current Flood Hazards

NAME

 FEMA 100YR FLOODPLAIN

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



Janice1 Estates
1st Filing
Subdivision Permit
& Plat

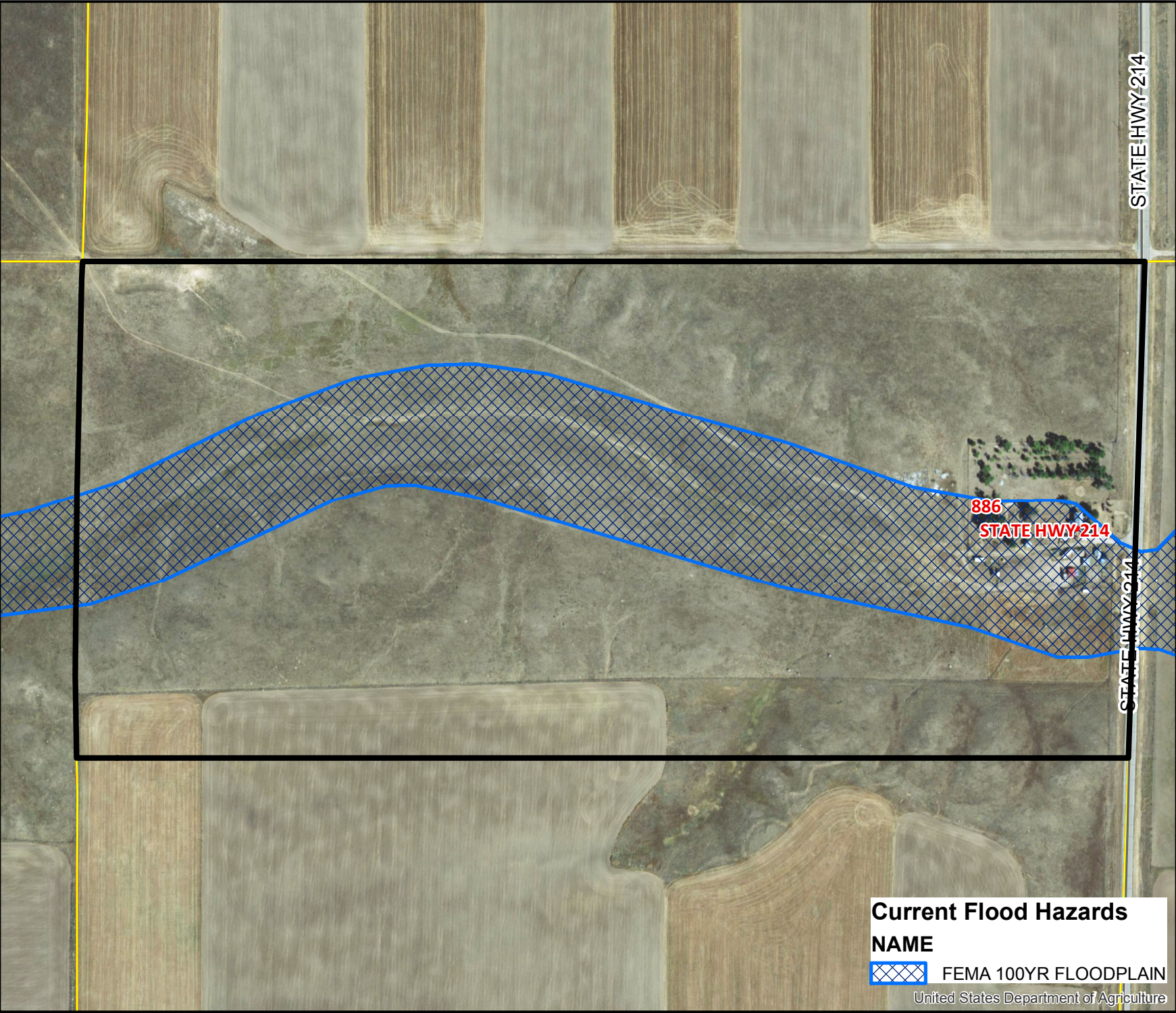
PZ-19-00080

Aerial Map

Legend


- Property Lines
- Addresses
- Subject Property

April 2019



Current Flood Hazards

NAME



 FEMA 100YR FLOODPLAIN

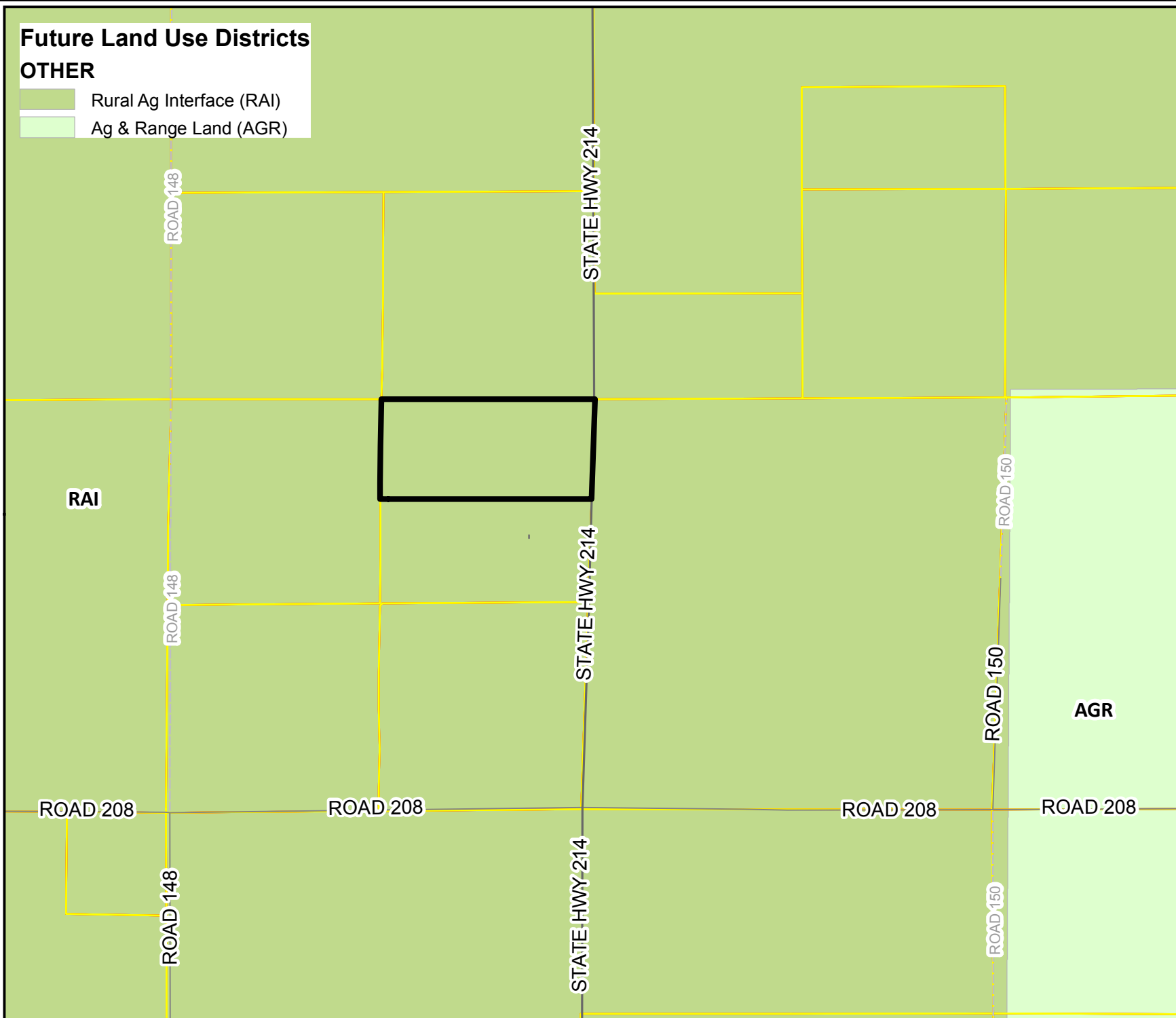
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Future Land Use Districts

OTHER

-  Rural Ag Interface (RAI)
-  Ag & Range Land (AGR)



Laramie County, Wyoming





Janice1 Estates
1st Filing
Subdivision Permit
& Plat

PZ-19-00080

Comprehensive Plan
Map

Legend

-  Property Lines
-  Subject Property

April 2019



0 950 1,900
Feet



Steil Surveying Services

Professional Land Surveyors & Development Specialists

April 10, 2019

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

InRe: Request for waiver of the Traffic Study, Drainage Report & GESC requirements for a Final Plat, to be known as JANICE 1 ESTATES, a subdivision of a portion of The N1/2NE1/4 of Section 6, Township 13 North, Range 62 West of the 6th P.M., Laramie County, WY (±5.25 acres)

Steil Surveying Services, agent for the owner, intends to plat a portion of the above-noted property into one residential tract. Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study, Drainage Report, and GESC Permit pursuant to Sections 2-1-100.b, 3-1-105, 3-5-105, and 3-2-102 of the Laramie County Land Use Regulations.

No portion of the proposed subdivision falls within a FEMA 100-year Special Flood Hazard Area per F.I.R.M PANEL No. 56021C1200F; dated January 17, and given the lack of existing drainage/flood problems in the area and the minimal scope of proposed development, we are requesting a waiver from any detailed drainage study.

Preliminary traffic generation numbers are provided on the Existing Conditions Map as follows:

TRAFFIC AND TRIP GENERATION BY USE			
SINGLE-FAMILY RURAL RESIDENTIAL			
AVERAGE DAILY TRIPS			
Existing use	1 Unit x 6 ADT	=	6
Proposed additional	1 Units x 6 ADT	=	6
TOTAL		12 AVERAGE DAILY TRIPS (ADT)	
A.M./P.M. PEAK-HOUR TRIPS			
Existing platted lots	1 Units x 1.6/Unit	=	1.6
Proposed additional	1 Units x 1.6/Unit	=	1.6
TOTAL		3.2 PEAK HOUR TRIPS	

Given these preliminary plans and analyses, prior reviews and approvals, limited surface runoff increases, and/or potential of significant traffic generation, or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact us with any questions or concerns.

Sincerely,

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.

Surveyor Review

1. The plat indicates that TRACT 1 of JANICE 1 ESTATES subdivision includes the "Wyoming Department of Transportation 60' Right-of-Way easement" along the East Edge of Tract 1. As long as it is just an easement it is good as shown, however if it is deeded Right-of-Way, the Wyoming Department of Transportation should also approve JANICE 1 ESTATES.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED

04/26/2019

Laramie County Small Wastewater System Regulations

This property is already developed and no further subdivision will be allowed.

Future repair of any small wastewater system may require moving the system 50' out of the flood zone.

Planners: Marissa Pomerleau COMMENTS ATTACHED 04/25/2019

1. The plat states that fire protection will be provided by Fire District #10 however, this property is located in Fire District #6.

Planners: Cambia McCollom COMMENTS ATTACHED 04/22/2019

THE SUBDIVISION NAME IS UNCONVENTIONAL.

AGENCIES WITH NO COMMENTS:

County Assessor

County Real Estate Office

County Public Works Department

Sheriff's Office

AGENCIES WITH NO RESPONSE:

County Attorney

County Treasurer

County Conservation District

Department of Energy (WAPA)

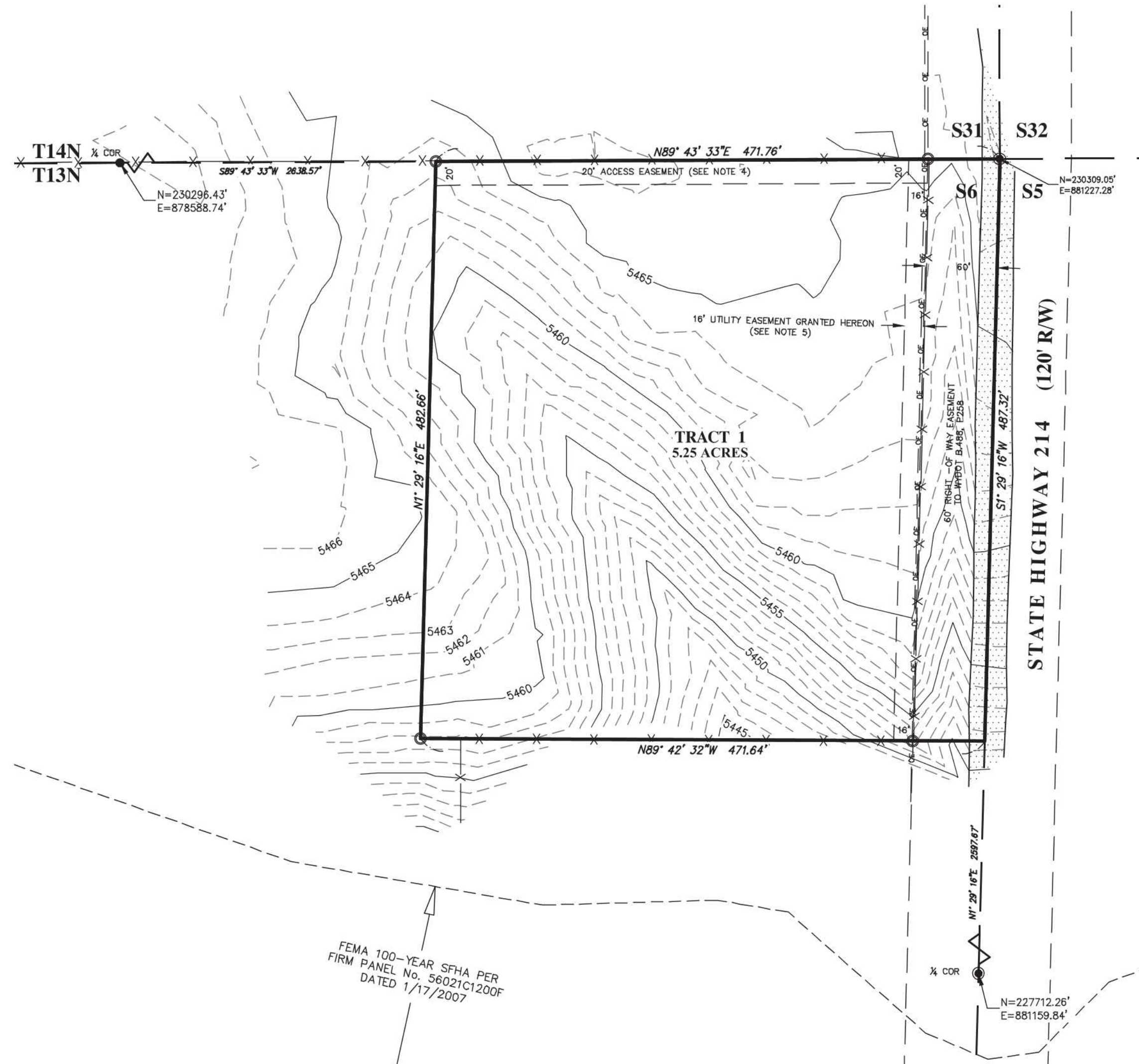
Wyoming State Engineer's Office

Wyoming Game & Fish

Combined Communications Center

Emergency Management
Fire District No. 6
High West Energy
RT Communications
Building Dept.
Laramie County Weed & Pest

NO PUBLIC MAINTENANCE OF INTERIOR ROADS THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #10



LAND DESCRIPTION

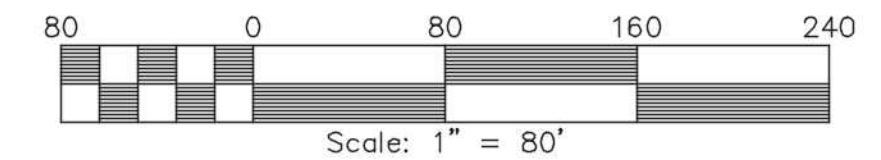
A portion of the North Half of the Northeast Quarter ($N\frac{1}{2}NE\frac{1}{4}$) of Section 6, Township 13 North, Range 62 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the Northeast Corner of said Section 6; Thence $S1^{\circ}29'16''W$, along the East line of said Section 6, a distance of 487.32 feet; thence $N89^{\circ}42'32''W$, a distance of 471.64 feet; thence $N1^{\circ}29'16''E$, a distance of 482.66 feet to the North line of Section 6; thence $N89^{\circ}43'33''E$, along said North line, a distance of 471.76 feet to the point of beginning.

Containing 5.25 acres more or less.

LEGEND

- SET $1\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON $\frac{5}{8}$ " X 24" REBAR
- FOUND $1\frac{1}{2}$ " ALUMINUM CAP STAMPED PLS 15262
- SET $\frac{5}{8}$ " X 24" LONG REBAR WITH $2\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- OE— EXISTING OVERHEAD ELECTRIC LINES
- EXISTING BITUMINOUS SURFACE



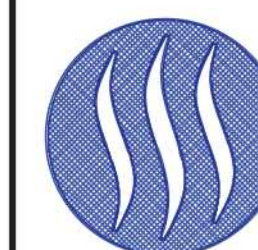
CERTIFICATE OF SURVEYOR

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 JANICE 1 ESTATES

A PORTION OF THE $N\frac{1}{2}NE\frac{1}{4}$ SECTION 6,
T.13N., R.62W., OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED MARCH, 2019

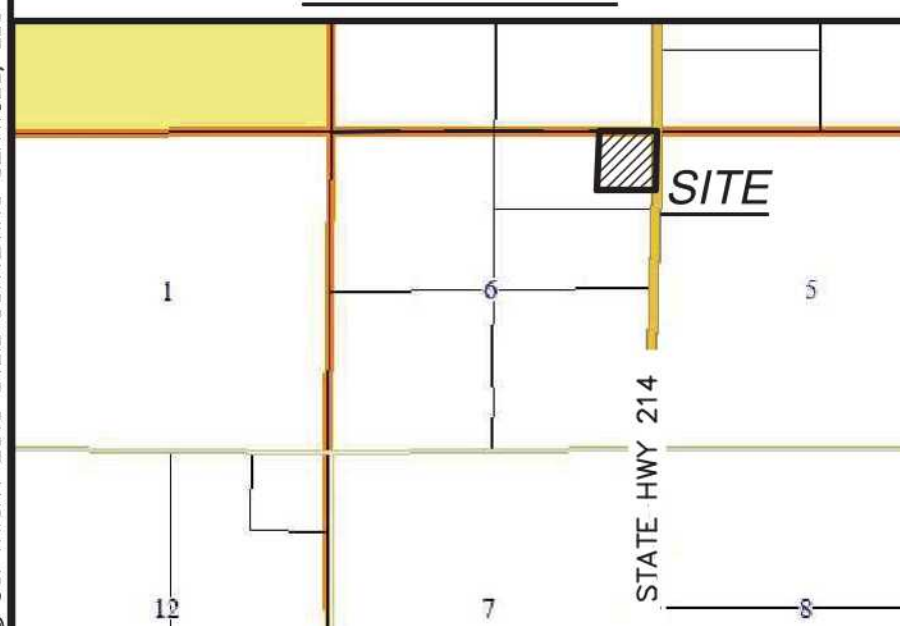


STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 (307) 322-9789
www.SteilSurvey.com info@SteilSurvey.com

NOTES

- 1) BASIS OF BEARINGS — EAST LINE OF THE NORTHEAST QUARTER SECTION 6, HAVING A BEARING OF $N1^{\circ}29'16''E$ WYOMING STATE PLANE COORDINATES EAST ZONE, NAD83-2011, US SURVEY FEET, COMBINATION FACTOR = 0.99973675. DISTANCES ARE GRID DISTANCES.
- 2) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.56021C1200F; DATED JANUARY 17, 2007.
- 3) a. WATER SERVICE TO EACH TRACT TO BE PROVIDED BY INDIVIDUAL WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
b. SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH TRACT. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 4) "20' INGRESS/EGRESS EASEMENT GRANTED TO ALL OWNERS OF THE NORTH HALF OF THE NORTHEAST QUARTER ($N\frac{1}{2}NE\frac{1}{4}$) OF SAID SECTION 6, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES OF INGRESS/EGRESS TO/FROM STATE HIGHWAY 214.
- 5) "16' UTILITY EASEMENT" GRANTED HEREON TO HIGH WEST ENERGY, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR EXISTING OVERHEAD ELECTRICAL LINES.

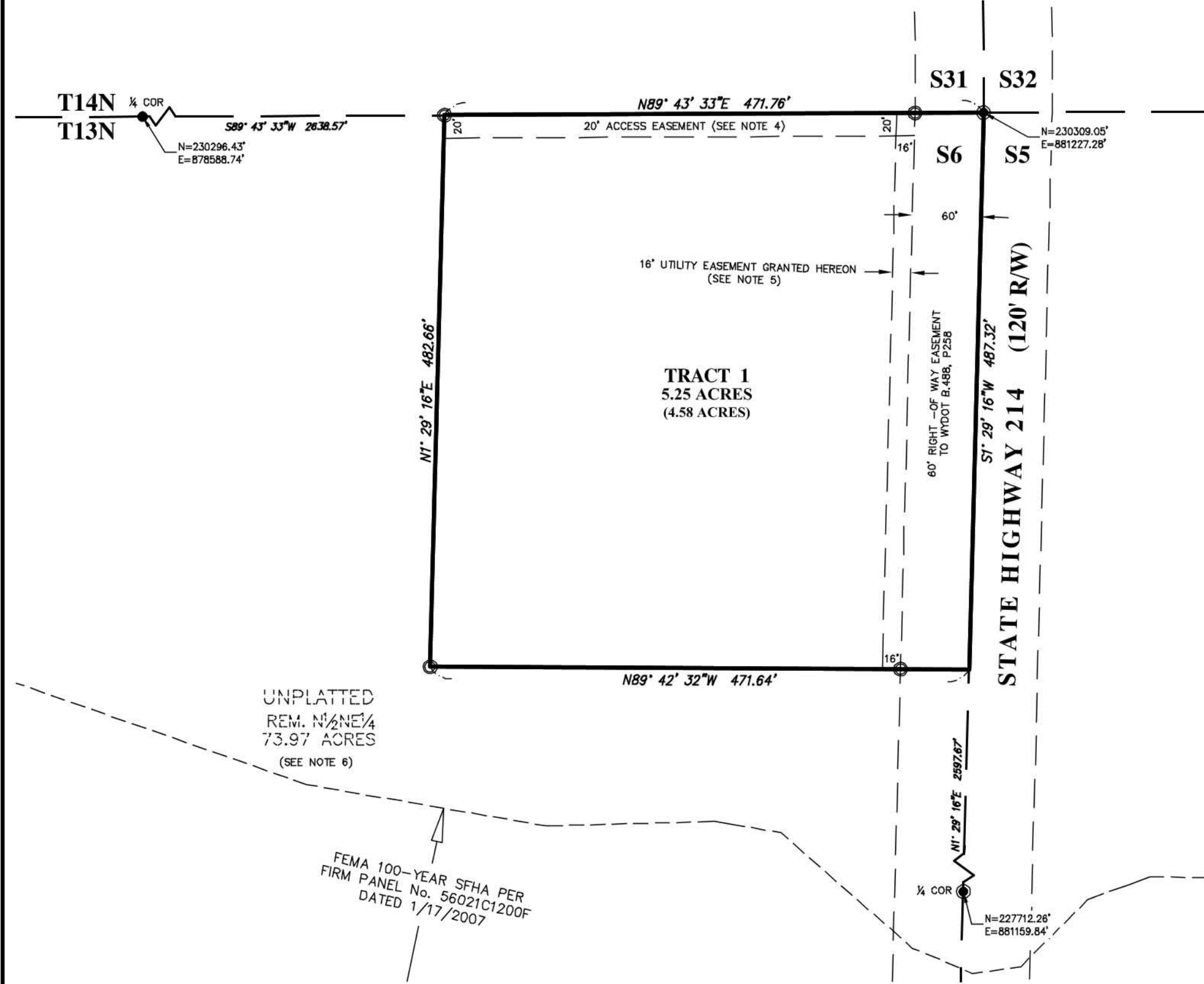
VICINITY MAP



REVISED: 4/12/2019

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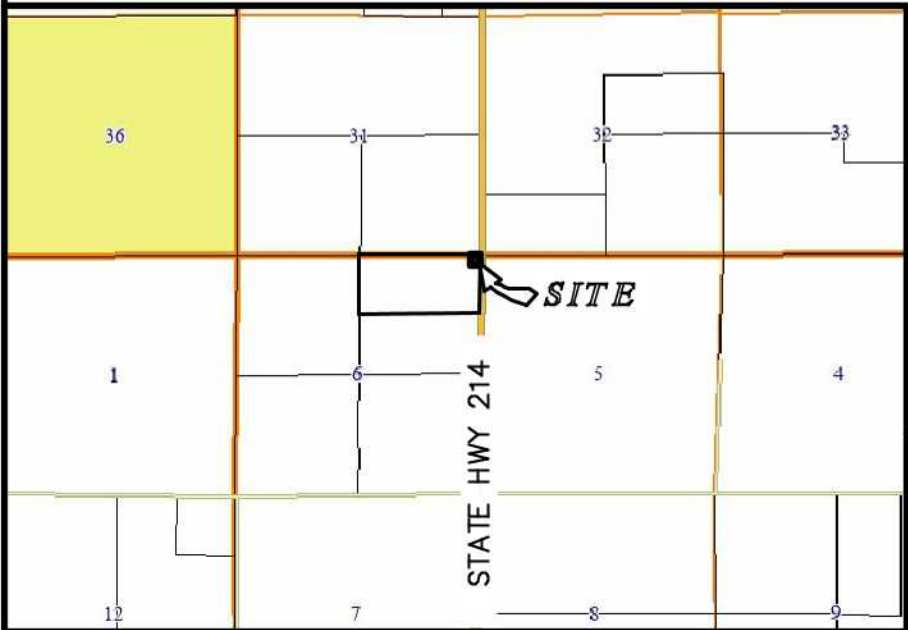
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6 - NO PUBLIC MAINTENANCE OF INTERIOR ROADS - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



NOTES

- 1) BASIS OF BEARINGS - EAST LINE OF THE NORTHEAST QUARTER SECTION 6, HAVING A BEARING OF N1°29'16\"/>

VICINITY MAP



FILING RECORD

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: DENNIS ALAN BLACK AND KAREN BLACK, HUSBAND AND WIFE, owners in fee simple of a tract of land situated in the North Half of the Northeast Quarter (N½NE¼) of Section 6, Township 13 North, Range 62 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the Northeast Corner of said Section 6; Thence S1°29'16\"/>

Has caused the same to be surveyed and platted to be known as JANICE 1 ESTATES, and do hereby declare the subdivision of said land as it appears on this subdivision plat, to be his free act and deed and in accordance with his desires and does furthermore grant the easements as shown and described hereon for the purposes indicated.

by: _____
DENNIS ALAN BLACK

by: _____
KAREN BLACK

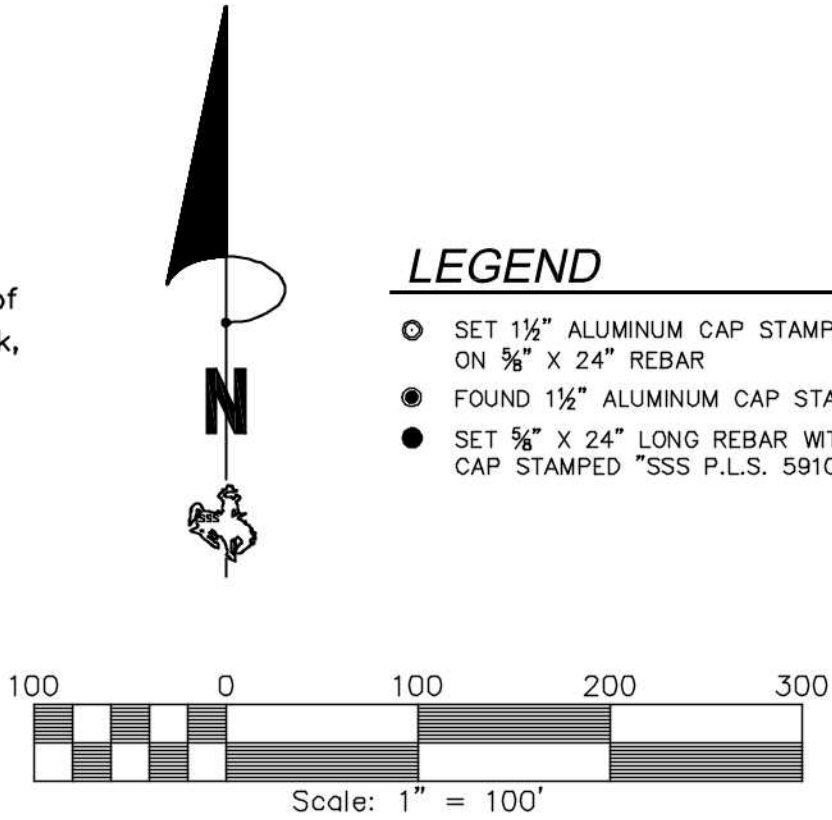
ACKNOWLEDGEMENT

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by Dennis Alan Black and Karen Black, husband and wife.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____



LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ½" X 24" REBAR
- FOUND 1½" ALUMINUM CAP STAMPED PLS 15262
- SET ½" X 24" LONG REBAR WITH 2½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"

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.

JANICE ESTATES

A PORTION OF THE N½NE¼ SECTION 6, T.13N., R.62W., OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED MARCH, 2019

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

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www.SteilSurvey.com ○ info@SteilSurvey.com



REVISED: 4/12/2019
\\S6-13-62 BNDY\\19110 PP S6-13-62 BNDY.dwg

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
JANICE ESTATES, 1st FILING, FOR PORTIONS OF LAND LOCATED IN THE
N1/2 NE1/4, SECTION 6, T.13N., R.62W., 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 Janice Estates, 1st 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 Janice Estates, 1st 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