



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Michael Surface, Planner

DATE: June 2, 2020

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Diamond Hills, located in a portion of the NW1/4 NW1/4, Section 29, T.14N., R.60W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

The applicant has requested that this agenda item be postponed until the June 16, 2020 Laramie County Commissioners meeting due to changes with the parcel.

Russ Dahlgren, on behalf of Diamond Hill Storage, LLC has submitted a Subdivision Permit and Plat application for Diamond Hill Subdivision. The application proposes to subdivide the property to make one (1) 7.73-acre tract. The parent tract is 83.49 acres.

BACKGROUND

The property has an existing agricultural product storage structure located upon it. The surrounding area consists of rural residential and agricultural properties of varying acreage. It is located north of Interstate 80 near Pine Bluffs. The property is unzoned.

Pertinent Regulation:

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 Urban Rural Interface (URI). Within this area, more intense commercial, employment centers and industrial uses are

appropriate. The proposed subdivision meets the intent of the Laramie County Comprehensive Plan.

The applicant requested a waiver of traffic and drainage studies and the County Engineer concurred. Most agency comments pertained to corrections to the plat. The State Engineer provided comments concerning approved wells.

The property receives water from the Fox Hills Formation. The applicant and County staff are working on what this means for future subdivision of the land.

Public notice was given through Section 1-2-104 of the Land Use Regulations. There were no public comments given to County staff.

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 of County Commissioners 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 of County Commissioners approve the Subdivision Permit and Plat for Diamond Hill Subdivision to the Laramie County Board of Commissioners with the following condition.

1. The plat may be recorded once the applicant makes corrections to the plat per the review of the County Engineer, County Real Estate Office and Planning Department.

PROPOSED MOTION

I move to postpone the Subdivision Permit and Plat for Diamond Hills Subdivision until the June 16, 2020 Laramie County Commissioners Meeting.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Agency Comments Report**
- Attachment 5: State Engineer's Comments**
- Attachment 6: Context Map**

Laramie County, Wyoming



Diamond Hills

**Subdivision
Permit & Plat**

PZ-20-00076

Location Map

**Subject
Property**



Legend

Property Lines

Streets

Classification

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

Current Flood Hazards

NAME

- FEMA FLOODWAY
- FEMA 100YR FLOODPLAIN
- FEMA 500YR FLOODPLAIN
- CITY/CNTY 100YR FLOODPLAIN

April 2020









0 250 500
Feet

Legend

 Property Lines

Streets

Classification

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

Laramie County, Wyoming



Diamond Hills

**Subdivision
Permit & Plat**

PZ-20-00076

Aerial Map

**Subject
Property**



April 2020



0 150 300
Feet


United States Department of Agriculture

Legend


 Property Lines


Future Land Use Districts

OTHER

 Urban-Rural Interface (URI)

 Rural Metro (RM)

 Rural Ag Interface (RAI)

 Ag & Range Land (AGR)

Laramie County, Wyoming



Diamond Hills

**Subdivision
Permit & Plat**

PZ-20-00076

**Comprehensive
Plan Map**

Subject
Property



April 2020



0 250 500
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.

County Engineer: County Engineer, Scott Larson Comments Attached 04/02/2020

Engineer Review

1. It would be helpful if CR 161 was labeled on the plat.
2. There are several line types shown that are not identified and it would be helpful if the legend included the line types.
3. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study based on the information provided with the application.

Surveyor Review

1. It would be helpful to label the Point of Beginning and the tie to the Northwest corner of Section 29, with both being referenced in the legal description included in the DEDICATION. As currently shown on the plat, the bearings and distances called out in said legal description are a little confusing when they are placed next to the TRACT 1 boundary bearings and distances.
2. There are no State Plane Coordinates shown on the plat.
3. There is no "Statement to Vacate" shown on the plat. The DEDICATION states "Has caused the same to be surveyed, vacated and re-platted".
4. There are several instances where "the location of the recorded rights-of-way intersecting the boundary of the subdivision" are not shown.
12' POWER AND DATA EASEMENT EASEMENT #5, BK 1787, PG 513 DRAIN PIPE EASEMENT #1, BK 1787, PG 513
60' ACCESS EASEMENT, BK 2116, PG 1682
ACCESS EASEMENT, BK 1409, PG 1719 (??)

County Real Estate Office: County Real Estate Office, Laura Pate Comments Attached 03/30/2020

Need notary statement for Diamond Hills Storage LLC.

In the title block add PTN... Situatn in a Portion of the North Half...

Intraoffice: Planners, Marissa Pomerleau Comments Attached 04/06/2020

1. The legal description, stated in both the Dedication and the title should be updated from the north half to include quarter quarters, to read "Situatn in the NW1/4 NW1/4, Section 29, T.14N., R.60W., of the 6th P.M., Laramie County, WY.
2. The letter 'A' is capitalized unnecessarily several times in the Dedication, please correct.
3. The plat states that the it was prepared March, 2020, however the Revised date states 2/13/2020. This will need to be updated as the revision date cannot take place before the preparation date.

4. The Dedication states "Right-of-way", please correct.
5. As this is a Subdivision Permit & Plat, rather than an Administrative Plat the signature blocks for the Planning Director and the Public Works Director need to be removed and spaces for the Planning Commission Chairman and the Board of County Commissioners Chairman added. These blocks must be directly adjacent to the right or bottom border of the plat. There also needs to be a signature block for the County Clerk added.
6. A statement must be added to the plat indicating the type of sewage disposal, the type of water supply, and the type of fire protection proposed for the subdivision.
7. Because Potato Plant Road is not an official county road, it should be removed from all language on the plat.
8. In the Dedication the number 19 has been hand-corrected to 29, please correct.
9. The Filing Record box must be completely clear of any wording.
10. There is no Statement to Vacate on the plat. This must be titled and stated clearly on the plat.
11. The Railroad Spur Easement #4 state Book 787, Page 513. Should the book number be 1787 as all the other records are?

AGENCIES WITH NO COMMENTS:

High West Energy
Sheriff's Office

AGENCIES WITH NO RESPONSE:

County Attorney
County Clerk
County Treasurer
Emergency Management
Environmental Health
Planners: Michael Surface
Town of Pine Bluffs
WY State Engineer's Office
Wyoming DEQ
Fire District No 5



LARAMIE COUNTY PLANNING & DEVELOPMENT OFFICE

3966 Archer Pkwy
Cheyenne, WY 82009
Email: planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616

Comment Request

Request	Review and Comment	Case # PZ-20-00076
Purpose	Subdivision Permit	
Project Name	Diamond Hill	
Due Date	Submitted at the request of Michael Surface, Planner	

Applicant Name	Steil Surveying Services
Phone	(307) 634-7273
Address	1102 W. 19 th Street, Cheyenne, WY 82001


Project Location	1089 Road 161; Parcel No. R0008658-14602910000600-T14N-R60W-29
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This development action is forwarded for your review. Please submit comments before the "Due Date" noted above. COMMENTS NOT RECEIVED BY THE "DUE DATE" WILL NOT BE PUT FORWARD AS PART OF THIS DEVELOPMENT ACTION. Please send any comments you may have directly to our office as addressed at the top of this sheet and to the applicant as appropriate (listed above).

Comments: (please cite applicable regulation source with comments)

Comments attached -

☐ No Comments ☐ Comments Above ☒ Comments Attached

Reviewer: Lisa Lindemann Signature: 

Reviewing Agency Name: Wyoming State Engineer's Office – Ground Water Division

Phone: 307-777-5063 Date: April 1, 2020

Scheduled Meeting and Dates:

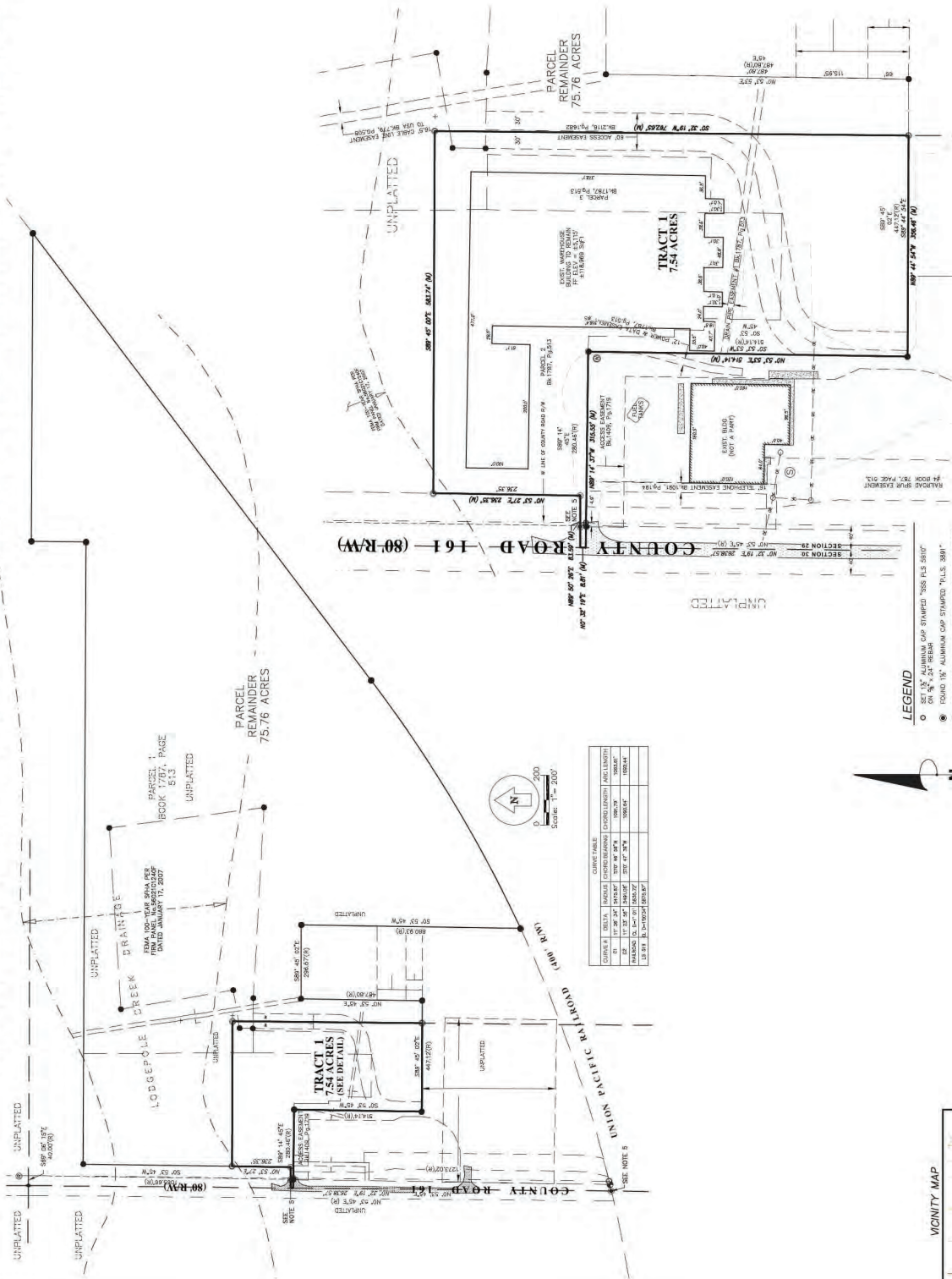
County Commissioners: _____ County Planning Commission: _____

COMMENTS
STATE ENGINEER'S OFFICE – GROUND WATER DIVISION
APRIL 1, 2020

The applicant identified two groundwater permits located in the NWNW, Section 29, T14N, R60W; Permit No. U.W. 34606, the Foxhills Observation Well No. 1, and Permit No. U.W. 190151, an Enlargement of the Fox Hills Observation Well No. 1.

- Permit No. U.W. 34606 is an adjudicated water right for industrial use which allows up to 90 gallons per minute (gpm) to be developed and beneficially used for drinking and sanitary purposes and for washing potatoes at the Lodgepole Valley Potatoes, Inc. plant in the NWNW, Section 29, T14N, R60W.
- Permit No. U.W. 190151 is a time-limited "enlargement" of Permit No. U.W. 34606 (same well) which allows the additional use of gravel washing and other industrial/miscellaneous use and to permit an additional 20 acre-feet of water.
- Neither Permit No. U.W. 34606 or 190151 is compliant with the water production requirements of the *Order of the State Engineer for the Laramie County Control Area (April 1, 2015)*.
- Permit No. U.W. 190151 is not compliant with the *Additional Conditions and Limitations* attached to the permit which require reporting of at least two semi-annual measurements of the static water level in the well. Permit No. U.W. 190151 is a time-limited permit which expires December 31, 2020 unless a written request for an extension of time is received by the State Engineer prior to expiration. It is unlikely that request would be approved if the appropriator is not compliant with the conditions attached to the permit.
- The Foxhills Observation Well No. 1 is located in the Drawdown area of the Laramie County Control Area.
- Based on information provided on the Form U.W. 6, Statement of Completion and Description of Well or Spring, the well appears to be completed in the Lance Formation, or an "Underlying Unit" as defined by the *Order of the State Engineer for the Laramie County Control Area (April 1, 2015)*.

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #5
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1	10° 30' 24"	1000.00'	S 89° 29' 36" W	173.64'	173.64'
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- LEGEND**
- SET 1" ALUMINUM CAP STAMPED "SS PLS 388"
 - ON "N" 24" REBAR
 - FOUND 1" ALUMINUM CAP STAMPED "PLS 388"
 - FOUND 1" ALUMINUM CAP STAMPED "SS PLS 388"
 - FOUND 1" REBAR
 - MEASURED DATA PER THE SURVEY
 - RECORDS FROM LEGAL DESCRIPTION RECORDED

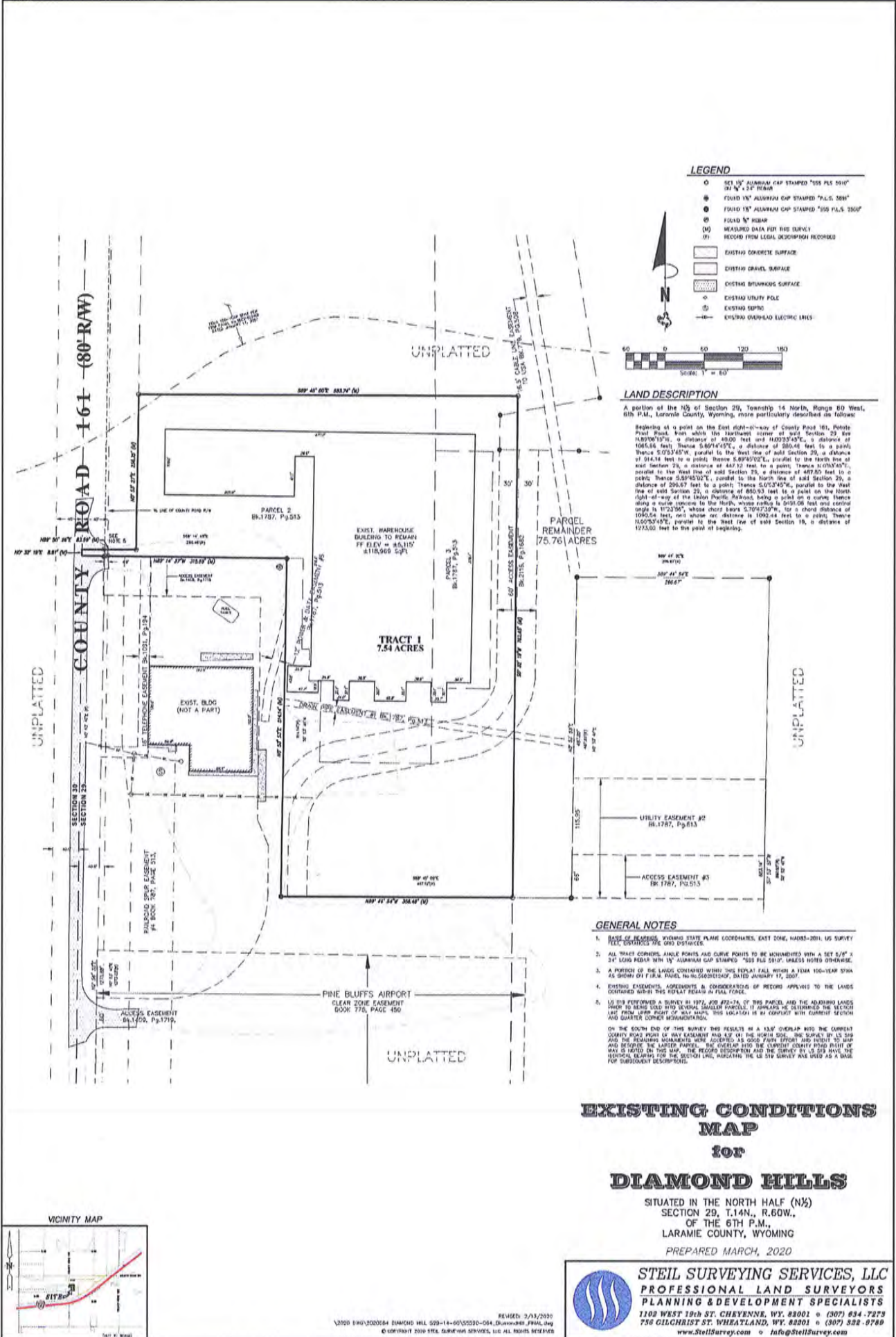


CONTEXT MAP FOR DIAMOND HILLS

SITUATED IN THE NORTH HALF (N/2)
 SECTION 29, T.14N., R.60W.,
 OF THE 6TH P.M.,
 LARAMIE COUNTY, WYOMING
 PREPARED MARCH, 2020

STEIL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1103 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
 www.SteilSurvey.com • info@SteilSurvey.com

REVISED: 2/13/2020
 1/2020 DMS\2000064 DIAMOND HILLS 520-14-60\SSSC-064_Diamond-Hills_Final.dwg
 © COPYRIGHT 2020 STEIL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED

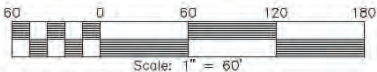


NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #5
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" DN 3/8" x 24" REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED "P.L.S. 3891"
- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND 5/8" REBAR
- MEASURED DATA PER THIS SURVEY
- RECORD FROM LEGAL DESCRIPTION RECORDED



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: DIAMOND HILLS STORAGE, LLC, A Wyoming Limited Liability Company, owner in fee simple of A portion of the N 1/2 of Section 29, Township 14 North, Range 60 West, 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point on the East right-of-way of County Road 181, Potato Plant Road, from which the Northwest corner of said Section 29 lies N.89°06'15"W., a distance of 40.00 feet and N.00°53'45"E., a distance of 1065.66 feet; Thence S.89°14'45"E., a distance of 280.46 feet to a point; Thence S.0°53'45"W., parallel to the West line of said Section 29, a distance of 514.14 feet to a point; Thence S.89°45'02"E., parallel to the North line of said Section 29, a distance of 447.12 feet to a point; Thence N.0°53'45"E., parallel to the West line of said Section 29, a distance of 487.80 feet to a point; Thence S.89°45'02"E., parallel to the North line of said Section 29, a distance of 296.67 feet to a point; Thence S.0°53'45"W., parallel to the West line of said Section 29, a distance of 880.93 feet to a point on the North right-of-way of the Union Pacific Railroad, being a point on a curve; thence along a curve concave to the North, whose radius is 5491.06 feet and central angle is 11°23'56", whose chord bears S.70°47'39"W., for a chord distance of 1080.64 feet, and whose arc distance is 1092.44 feet to a point; Thence N.00°53'45"E., parallel to the West line of said Section 19, a distance of 1273.02 feet to the point of beginning.

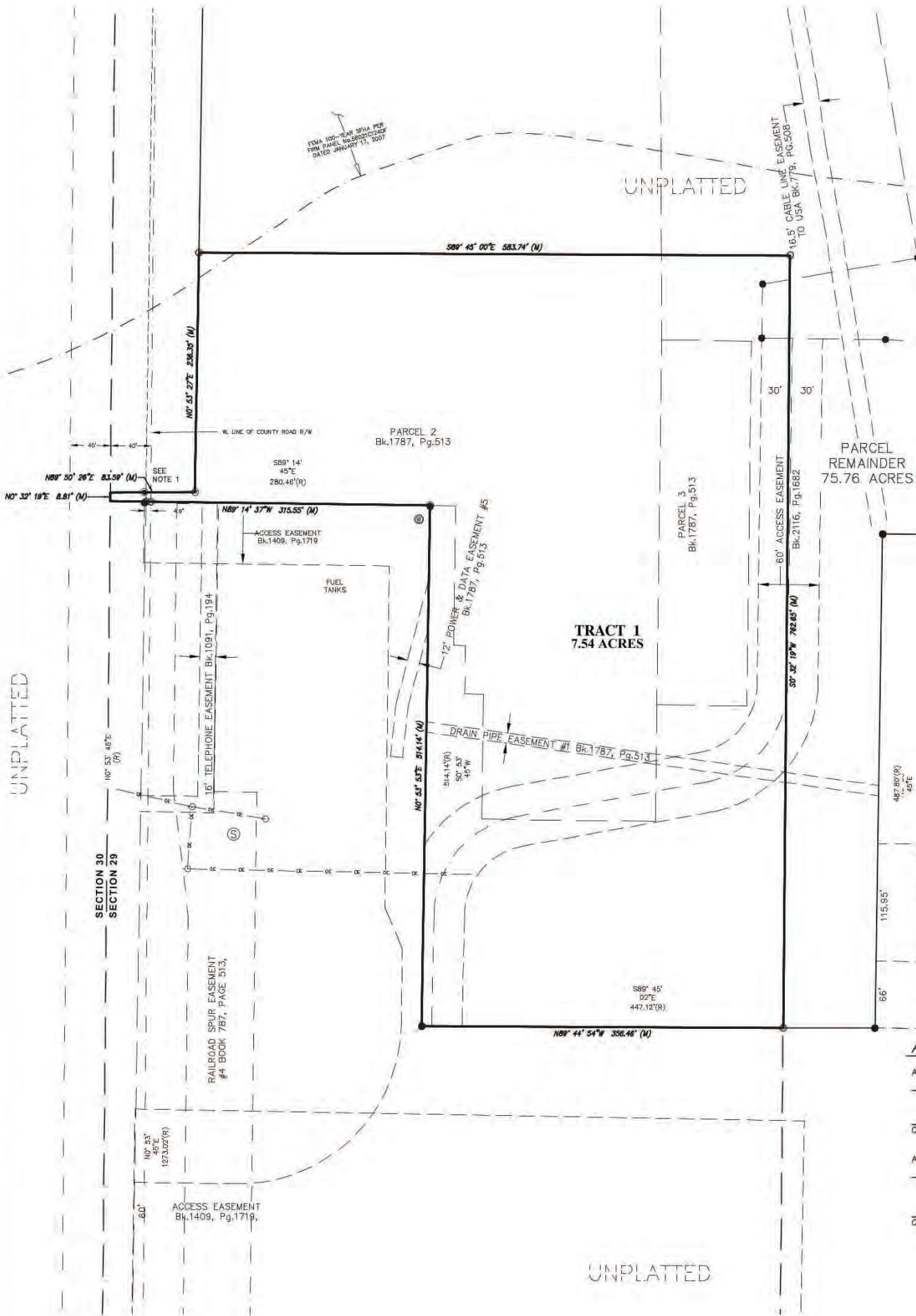
Has caused the same to be surveyed, vacated, and re-platted to be known as DIAMOND HILLS and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires, and do hereby grant the easements for the purposes indicated hereon.

Russ Dahlgren as Registered Agent for Diamond Hills Storage, LLC

GENERAL NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" UNLESS NOTED OTHERWISE.
- A PORTION OF THE LANDS CONTAINED WITHIN THIS REPLAT FALL WITHIN A FEMA 100-YEAR SFHA AS SHOWN ON F.I.R.M. PANEL No.1602101240F, DATED JANUARY 17, 2007.
- EXISTING EASEMENTS, AGREEMENTS & CONSIDERATIONS OF RECORD APPLYING TO THE LANDS CONTAINED WITHIN THIS REPLAT REMAIN IN FULL FORCE.
- LS 519 PERFORMED A SURVEY IN 1972, JOB #72-74, OF THIS PARCEL AND THE ADJOINING LANDS PRIOR TO BEING SOLD INTO SEVERAL SMALLER PARCELS. IT APPEARS HE DETERMINED THE SECTION LINE FROM UPPER RIGHT OF WAY MAPS. THIS LOCATION IS IN CONFLICT WITH CURRENT SECTION AND QUARTER CORNER MONUMENTATION.

ON THE SOUTH END OF THIS SURVEY THIS RESULTS IN A 13.9' OVERLAP INTO THE CURRENT COUNTY ROAD RIGHT OF WAY EASEMENT AND 4.9' ON THE NORTH SIDE. THE SURVEY BY LS 519 AND THE REMAINING MONUMENTS WERE ACCEPTED AS GOOD FAITH EFFORT AND INTENT TO MAP AND DESCRIBE THE LARGER PARCEL. THE OVERLAP INTO THE CURRENT COUNTY ROAD RIGHT OF WAY IS NOTED ON THIS MAP. THE RECORD DESCRIPTION AND THE SURVEY BY LS 519 HAVE THE IDENTICAL BEARING FOR THE SECTION LINE, INDICATING THE LS 519 SURVEY WAS USED AS A BASE FOR SUBSEQUENT DESCRIPTIONS.



APPROVALS

Approved by the Laramie County Planning Commission this ____ day of _____, 2020.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2020.

Chairman

ATTEST:

County Clerk

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed 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.

DIAMOND HILLS

SITUATED IN THE NORTH HALF (N 1/2)
SECTION 29, T.14N., R.60W.,
OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED MARCH, 2020



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

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756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789
www.SteilSurvey.com o info@SteilSurvey.com

VICINITY MAP



FILING RECORD

REVISED: 2/13/2020
\\2020 DWG\2020064 DIAMOND HILL S29-14-60\SSS20-064_DiamondHill_FINAL.dwg
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RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
FOR A PORTION OF LAND IN THE NW1/4 NW1/4, SECTION 29, T.14N., R.60W. OF
THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS DIAMOND HILL SUBDIVISION.**

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 Diamond Hill 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.

Moreover, the Board approves the Subdivision Permit and Plat for Diamond Hill Subdivision with the following condition:

1. The plat may be recorded once the applicant makes corrections to the plat per the review of the County Engineer, County Real Estate Office and Planning Department.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2020.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office