



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Planning Technician

DATE: October 6th, 2020

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for North View Subdivision, 3rd Filing, a portion of the NE1/4, Sec. 24, T.15N., R.67W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Mark E. Hardy of 1766 Road 124, has submitted a Subdivision Permit and Plat application for North View Subdivision, 3rd Filing, located southwest of the intersection of Road 218 and Road 124. The application has been submitted for the purpose of subdividing the property into three residential-use lots.

BACKGROUND

The subject property has a residence and associated structures located on the eastern half of the property. This residence is to remain on Tract 1 of the new subdivision. 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 majority of this property as Rural Metro (RM). Within this area, properties typically are developed as small lots ranging from 2.5 – 5 acres with small or shared water and septic and sewer systems. The northwestern corner of this property has been identified 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.

Per Section 2-1-103(c)(i), the gross acreages for tracts within Groundwater Recharge Zone 2 shall be 5.25 acres or more. The minimum acreage requirements are met within this subdivision with the smallest tract being 7.81 acres gross.

A letter requesting a 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 letter and review. Agency comments pertained to access and corrections to the plat and supporting documents.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received.

A public hearing of this application was held on September 10th, 2020 by the Laramie County Planning Commission. No public comment was received. The Planning Commission voted 3-0 to recommend approval of the application to the Board with the following condition:

1. Clerical corrections to the plat, per review comments, shall be addressed prior to recordation of the plat.

A revised plat was submitted on August 28th, 2020 and has addressed all agency comments.

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 North View Subdivision, 3rd Filing.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for North View Subdivision, 3rd Filing, and adopt the findings of facts 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: Plat – Revised August 28th, 2020**
- Attachment 7: Resolution**

Legend

 Property Lines


Current Flood Hazards

NAME

 FEMA FLOODWAY

 FEMA 100YR FLOODPLAIN

 FEMA 500YR FLOODPLAIN

 CITY/CNTY 100YR FLOODPLAIN

Laramie County, Wyoming



**North View
Subdivision,
3rd Filing**

**Subdivision
Permit & Plat**

PZ-20-00199

Location Map

**Subject
Properties**

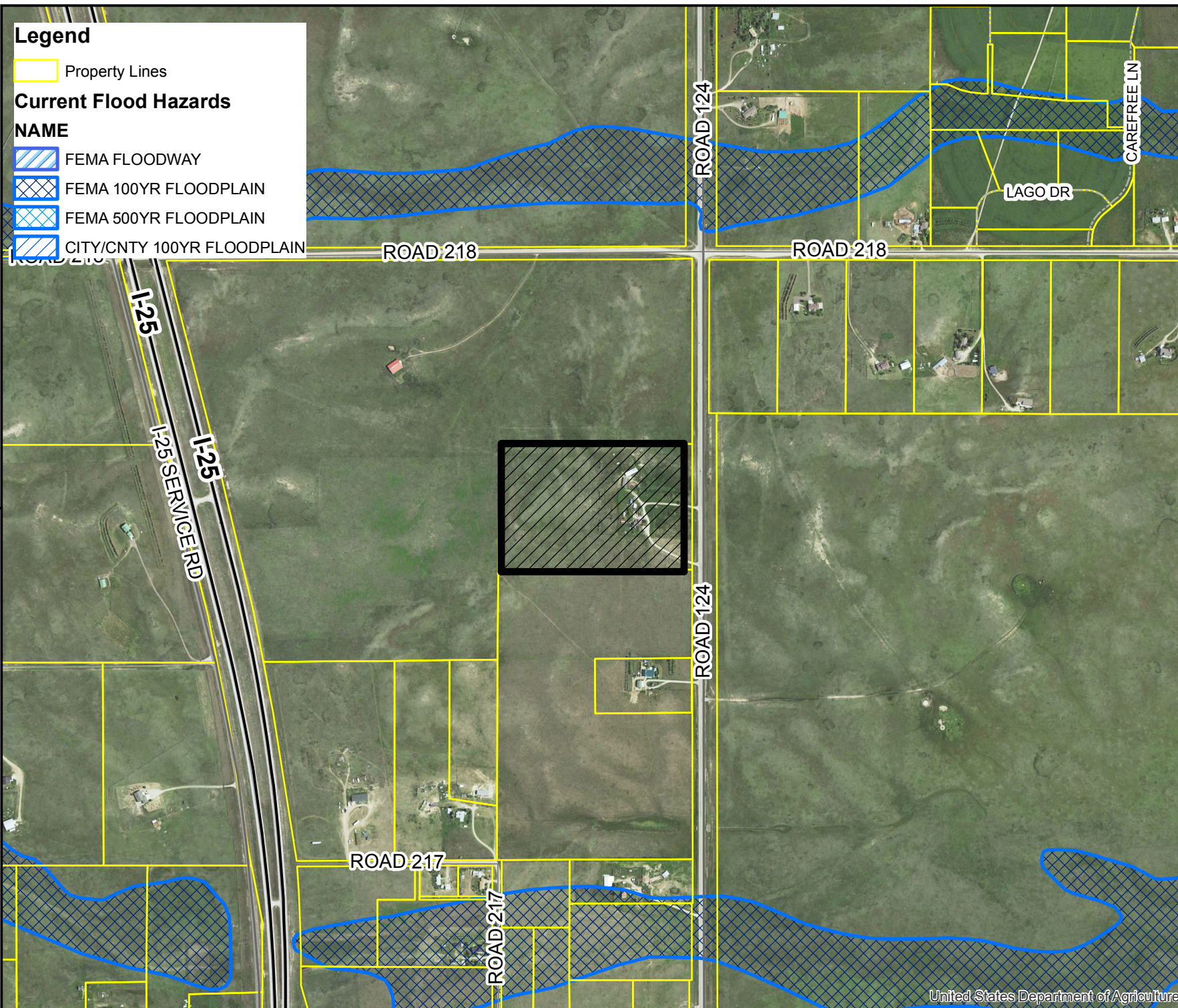


August 2020



0 500 1,000
Feet

United States Department of Agriculture









Legend

 Property Lines

Streets

Classification

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

Laramie County, Wyoming



**North View
Subdivision,
3rd Filing**

**Subdivision
Permit & Plat**

PZ-20-00199

Aerial Map

**Subject
Properties**



August 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



**North View
Subdivision,
3rd Filing**

**Subdivision
Permit & Plat**

PZ-20-00199

**Comprehensive
Plan Map**

**Subject
Properties**



August 2020



0 500 1,000
Feet

United States Department of Agriculture

July 17, 2020

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

InRe: Request for waiver of the Traffic Study & Drainage Report requirements for a Final Plat, to be known as NORTH VIEW, 3rd FILING, a portion of the NE1/4 of Section 24, Township 14 North, Range 67 West of the 6th Principal Meridian, Laramie County, WY. (±25.85 acres)

Steil Surveying Services, agent for the owners, intends to plat the above-noted property into three (3) residential tracts; one 6.53-acre tract for the existing residential use (currently accessed via County Road 124) & two additional residential tracts averaging 9.66-acres each. Both of the new tracts will have frontage on, and take access from, CR124. 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.

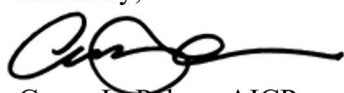
No portion of the proposed subdivision falls within a FEMA 100-year Special Flood Hazard Area per F.I.R.M PANEL No. 56021C0815F; dated January 17, 2007 and given the lack of existing drainage/flood problems in the area and the minimal scope of proposed development, we are requesting a waiver from any detailed drainage study. Preliminary traffic generation numbers are 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	2 Units x 6 ADT	=	12
TOTAL		18 AVERAGE DAILY TRIPS (ADT)	
A.M./P.M. PEAK-HOUR TRIPS			
Existing platted tract	1 Units x 1.6/Unit	=	1.6
Proposed additional	2 Units x 1.6/Unit	=	3.2
TOTAL		4.8 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 me with any questions or concerns.

Sincerely,



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

Building Dept.: Building Dept., Antony Pomerleau Comments Attached 08/20/2020
Advise that upon construction fire apparatus access shall be in accordance with the 2018 IFC and the LCLUR.

Advise that building permits shall be required for all construction aspects in future.

Laramie County has adopted the 2018 I-codes and the 2017 NEC.

County Assessor: County Assessor, Kaycee Eisele Comments Attached 08/12/2020
Per Bk 2005 Pg 1532, Marcus E. Hardy conveyed this parcel to Marcus E. Hardy and Aldra Ann Hardy, husband and wife. So BOTH Marcus E. Hardy and Aldra Ann Hardy need to sign off in the dedication of this plat, otherwise it cannot be processed for assessment purposes.

There should be a legal description on the plat of parcel being platted.

County Real Estate Office: County Real Estate Office, Laura Pate Comments
Attached 08/19/2020

Aldra Ann Hardy is still an owner of the property, she will need to sign the Plat and have her signature notarized. Deed referenced (2005/1515) has Township as 14 instead of 15. Issue a new deed or have Aldra sign the Plat.

Please add "Subdivision" to the title block so that it matches the previous North View Subdivision Plat maps.

County Engineer: County Engineer, Scott Larson Comments Attached 08/25/2020
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study given the proposed development will have a negligible impact on both.
2. The survey tie measurement shown as the distance to the Northeast Corner of Section 24 is shown as "1442.00' (R)" and "1141.59' (M)". This is a 300.41' discrepancy should be verified/checked.
3. No space is provided and designated for a filing record by the Laramie County Clerk's Office.

Surveyor Review

1. In the last 2 lines of the DEDICATION "their" should be "his", as Marcus appears to be the owner.
2. There are no Wyoming State Plane field observation coordinates shown on the plat.

Environmental Health: Environmental Health Department, Roy Kroeger Comments
Attached 08/25/2020

Regulations:

Laramie County Small Wastewater Systems Regulations

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50 ft setback from all property lines and drainages. A signed final plat must be submitted to this office prior to application for new permits.

Intraoffice: Planners, Marissa Pomerleau Comments Attached 08/25/2020

1. The title needs to be updated from North View, 3rd Filing to North View Subdivision, 3rd Filing.
2. "County" should be removed from the name of Road 124.

AGENCIES WITH NO COMMENTS:

County Public Works Department
Combined Communications Center
Sheriff's Office
Black Hills Energy
Fire District No 2

AGENCIES WITH NO RESPONSE:

County Attorney
County Treasurer
County Conservation District
WY State Engineer's Office
Emergency Management
CenturyLink
Laramie County Weed & Pest
Wyoming Game and Fish Dept.

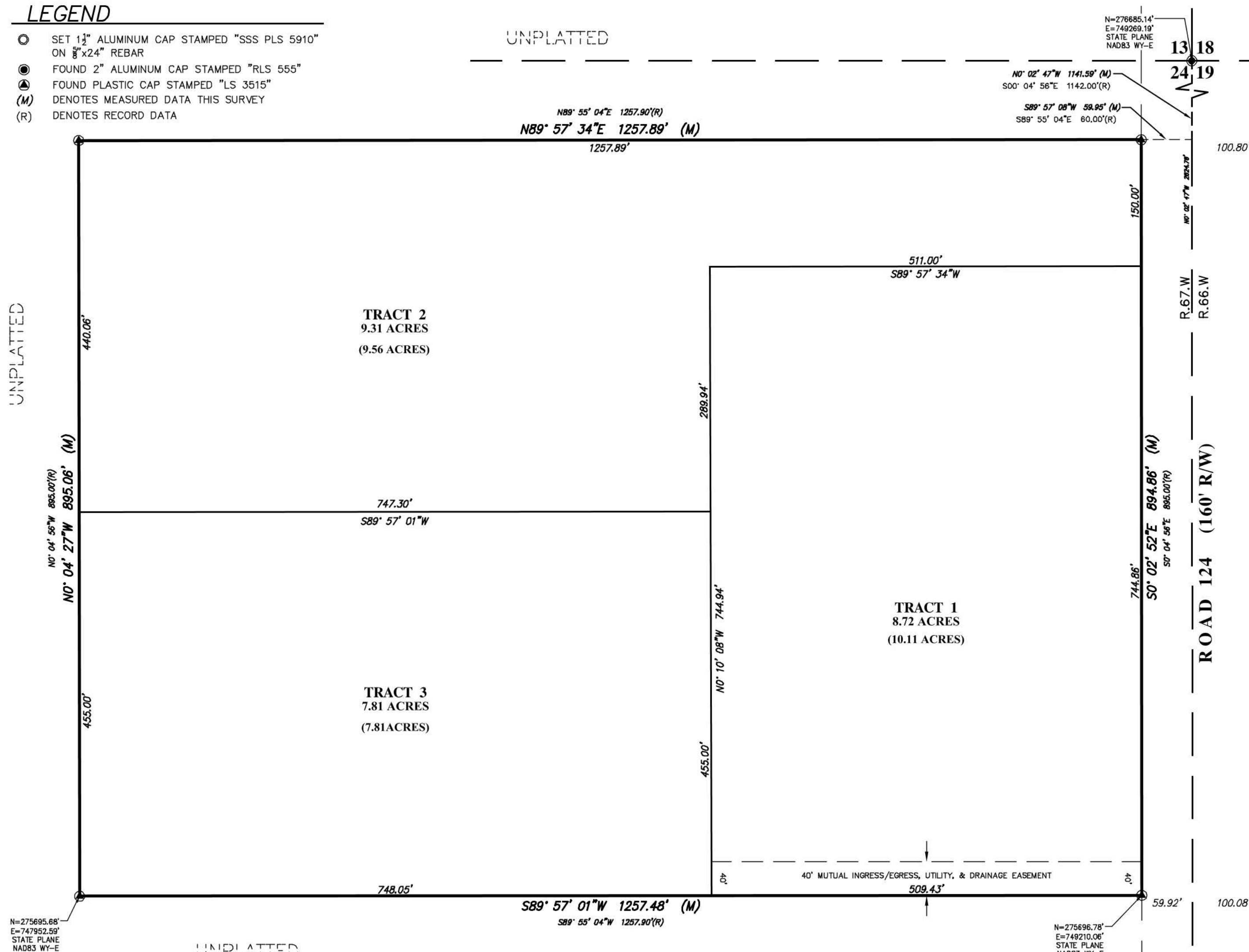
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 5/8"x24" REBAR
- FOUND 2" ALUMINUM CAP STAMPED "RLS 555"
- FOUND PLASTIC CAP STAMPED "LS 3515"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA

UNPLATTED

UNPLATTED

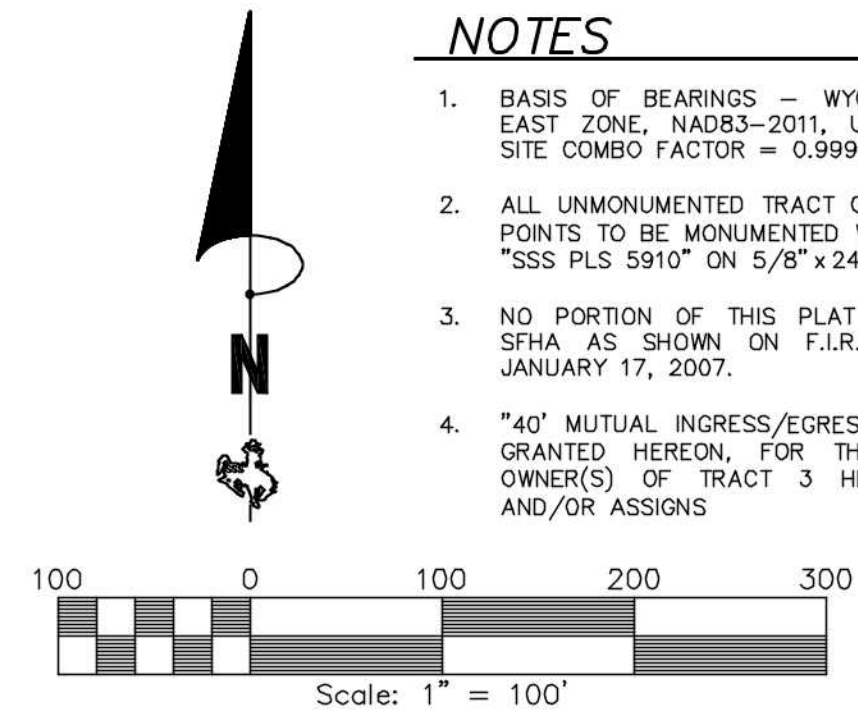


N=275695.68'
E=747952.59'
STATE PLANE
NAD83 WY-E

N=275696.78'
E=749210.06'
STATE PLANE
NAD83 WY-E

NOTES

- BASIS OF BEARINGS — WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBO FACTOR = 0.999676351
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 5/8" x 24" REBAR UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA AS SHOWN ON F.I.R.M. PANEL No.56021C0815F; DATED JANUARY 17, 2007.
- "40' MUTUAL INGRESS/EGRESS, UTILITY, & DRAINAGE EASEMENT" GRANTED HEREON, FOR THE PURPOSES INDICATED, TO THE OWNER(S) OF TRACT 3 HEREON, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Marcus E. Hardy and Aldra Ann Hardy, husband and wife, owners in fee simple of a parcel of land situate in the Northeast quarter of Section 24, Township 15 North, Range 67 West of the 6th Principal Meridian, Laramie County, Wyoming, described in Warranty Deed Recorded at Book 2005, Page 1532 as follows:

Beginning at the Northeast corner of said Section 24, thence South 00 degrees 04 minutes 56 seconds East, along the East Section line a distance of 1142.00 feet; thence South 89 degrees 55 minutes 04 seconds West, a distance of 60.00 feet to actual Point of Beginning of the land to be described, said point also being the West Right-of-Way line of Yellowstone Road (County Road 124); thence South 00 degrees 04 minutes 56 seconds East, along said West Right-of-Way line, a distance of 895.00 feet; thence South 89 degrees 55 minutes 04 seconds West, a distance of 1257.90 feet; thence North 00 degrees 04 minutes 56 seconds West, a distance of 895.00 feet; thence North 89 degrees 55 minutes 04 seconds East, a distance of 1257.90 feet to the Point of Beginning containing 25.85 acres, more or less.

Have caused the same to be surveyed, platted and known as NORTH VIEW SUBDIVISION, 3rd 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 and do hereby grant the easements for the purposes indicated hereon.

Marcus E. Hardy Aldra Ann Hardy

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Marcus E. Hardy and Aldra Ann Hardy, 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.

NORTH VIEW SUBDIVISION, 3rd FILING

SITUATED IN THE NE 1/4 OF SECTION 24, T.15N., R.67W.
OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED JULY 2020



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

APPROVALS

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

Chairman

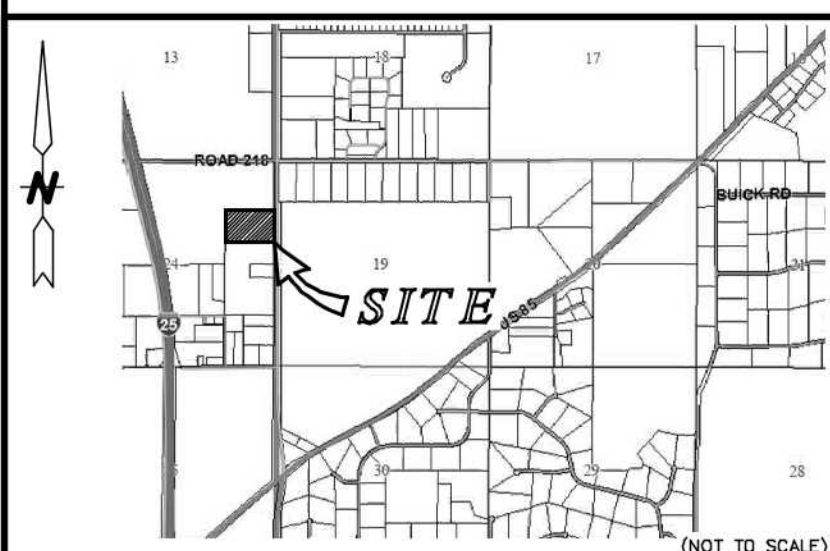
Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2020.

Chairman

ATTEST: _____
County Clerk

FILING RECORD

VICINITY MAP



REVISED: 8/28/2020
2020211 ROS S24-15-67.DWG

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RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
A PORTION OF THE NE1/4, SECTION 24, T.15N., R67W.,
OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "NORTH VIEW SUBDIVISION, 3RD FILING".**

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 North View Subdivision, 3rd 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 North View Subdivision, 3rd Filing.

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