



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Marissa Pomerleau, Associate Planner

DATE: September 9th, 2021

TITLE: PUBLIC HEARING regarding a review and recommendation of the Preliminary Development Plan for CR136 Subdivision, located in a portion of the SW1/4 Section 19, T.15N., R.64W., of the 6th PM, Laramie County, WY.

EXECUTIVE SUMMARY

AVI PC, on behalf of Drake William Jorns of 1717 Road 136, has submitted a Preliminary Development Plan application for “CR136 Subdivision” located at 1717 Road 136. The application has been submitted in order to prepare for subdivision of approximately 48 acres into 8 single-family residential tracts.

BACKGROUND

The subject property is unplatted, with a residence and associated structures located on the south half of the property, which will remain. The surrounding area consists of rural residential and agricultural properties of varying acreage.

Pertinent Regulations

Section 2-1-100 of the Laramie County Land Use Regulations governing the requirements for submittal of a Preliminary Development Plan.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Ag & Range Land (AGR). Property within the AGR designation 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.

Water and sewage disposal shall be provided by individual well and septic systems. With an average lot size of 6 acres, the minimum requirements for septic system permits are met.

The subject property is located within the State Engineer's Office Control Area. According to the Order of the State Engineer for the Laramie County Control Area dated April 1, 2015, this property lies within the Conservation Area, in which the well spacing requirements for new permits are indicated at one (1) well for domestic use per each lawfully subdivided lot or one (1) per each ten (10) acres of any other legal parcel of land.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). At the time of the Subdivision Permit & Plat application submittal, proof of submittal of this study is required with approval from DEQ, in the form of a "Non-Adverse Recommendation", being required prior to recordation of the plat.

The applicant states the subdivision will be accessed primarily from Road 136, an 80-foot right-of-way which is controlled and maintained by the County. The plan shows an 80-foot Service Road at the south boundary of the development. Clarification and details of this access point must be included on the plat when it is submitted. Letters requesting waiver of traffic impact and drainage studies were submitted with the application. The County Engineer has concurred with the waiver requests based on the information provided.

The Environmental and Services Impact Report indicates the proposed development would have minimal impacts to wildlife, due to existing residential development in the area, with no known historic structures, cultural features, or existing hazardous features on the site.

Agency review comments were received regarding small wastewater system and water well requirements, subdivision access and clerical errors on the map. A revised PDP/Land Analysis Map was submitted on September 1st, 2021 and it is currently under review.

No public comment was received in response to the adjacent landowner mailing.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Planning Commission find that:

- a. This application meets the criteria for a preliminary development plan pursuant to section 2-1-100 of the Laramie County Land Use Regulations.

and that the Planning Commission provide the following recommendations concerning the “CR136 Subdivision” Preliminary Development Plan:

1. Evidence of submittal of a Chapter 23 Study to DEQ shall be provided with the subdivision permit & plat application, with proof of DEQ approval required prior to plat recordation.
2. All clerical errors on the PDP/Land Analysis map shall be addressed prior to submittal of the Subdivision Permit & Plat.
3. Access to proposed Tract 2 must be clarified and shown on the Plat at the time of submittal.


PROPOSED MOTION

I move to approve recommendations 3 for the CR136 Subdivision, Preliminary Development Plan 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: SEO Control Area Map**
- Attachment 5: Agency Comments Report**
- Attachment 6: Wyoming OSLI Comment Letter**
- Attachment 7: Preliminary Development Plan / Land Analysis Map Revised 9/01/21**


Legend


 Property Lines


Streets


Classification


 Interstate

 Arterial

 Collector


 Local


 Platted, Not Built


 Private


Current Flood Hazards

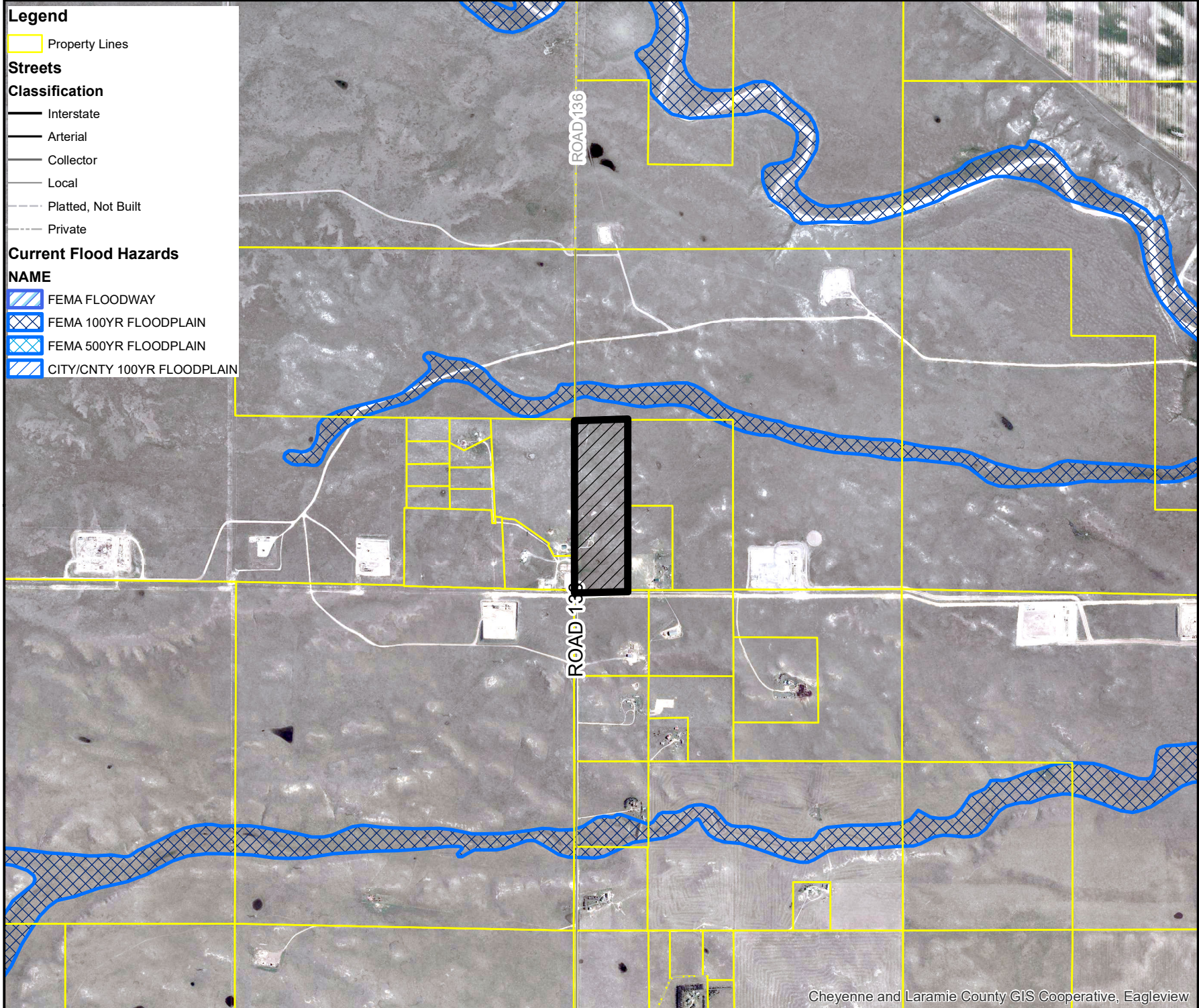
NAME

 FEMA FLOODWAY

 FEMA 100YR FLOODPLAIN

 FEMA 500YR FLOODPLAIN

 CITY/CNTY 100YR FLOODPLAIN



Laramie County, Wyoming



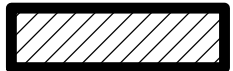
**CR136
Subdivision**

**Preliminary
Development
Plan**

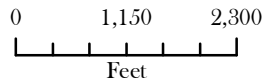
PZ-21-00250

Location Map

**Subject
Property**

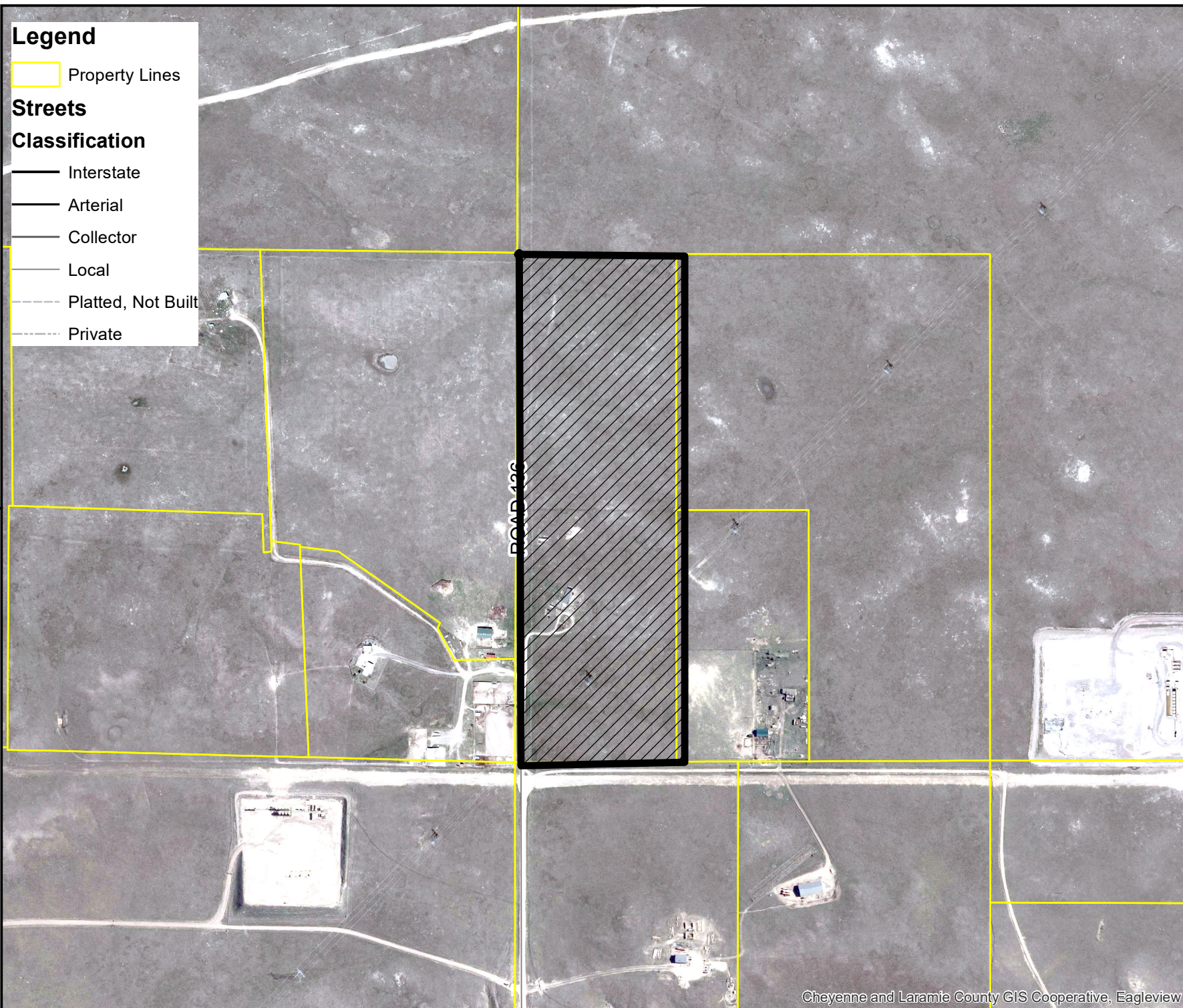


August 2021



Cheyenne and Laramie County GIS Cooperative, Eagleview

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.




Legend

 Property Lines


Streets

Classification

 Interstate

 Arterial

 Collector

 Local

 Platted, Not Built

 Private

Laramie County, Wyoming



**CR136
Subdivision**

**Preliminary
Development
Plan**

PZ-21-00250

Aerial Map

**Subject
Property**



August 2021



0 400 800
Feet

Cheyenne and Laramie County GIS Cooperative, Eagleview

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



**CR136
Subdivision**

**Preliminary
Development
Plan**

PZ-21-00250

**Comprehensive
Plan Map**

**Subject
Property**



August 2021



0 600 1,200
Feet

Cheyenne and Laramie County GIS Cooperative, Eagleview

Legend



Property Lines



SEO_LC Control Area

Laramie County, Wyoming



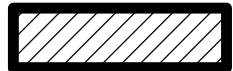
**CR136
Subdivision**

**Preliminary
Development
Plan**

PZ-21-00250

**State Engineer's
Office Control
Area Map**

**Subject
Property**



August 2021



0 700 1,400
Feet

Cheyenne and Laramie County GIS Cooperative

Building Dept.: Building Dept., Daniel Peters Comments Attached 08/20/2021
Building permits shall be required for all new building construction.

Laramie County has adopted the 2018 I-codes and the 2020 NEC.

County Engineer: County Engineer, Scott Larson Comments Attached 08/19/2021

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since the proposed action will have a negligible impact on both.
2. Under the Land Analysis it would be preferred that instead of indicating N/A (not applicable) that something else like "none" be used because the item is applicable, but it just doesn't exist on this site.
3. The PDP map indicates "Service Road (80' ROW) on the south side of the site. I do not believe an actual ROW exists. I assume it is an access easement instead of an actual ROW. Verification/clarification would be appreciated.
4. The last bullet item under "Notes:" the very last word states "Pubpic" which should be "Public".
5. On the right hand side of the legend, the name of the item is shifted down one line. For example, the description "Drainage Arrow" is below the actual arrow.

Environmental Health: Environmental Health Department, Roy Kroeger Comments Attached 08/23/2021

Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. Also, keep wastewater systems out of power easement. A DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.

Intraoffice: Planners, Cambia McCollom Comments Attached 08/23/2021

There is an existing address on this site, 1717 Road 136. What is the intention for this with the development?

How will Lot 2 be accessed?

Intraoffice: Planners, Marissa Pomerleau Comments Attached 08/24/2021

1. This property is within Fire District #6, not #2.
2. Zoning note must be removed as this property is outside the zoned boundary.

3. All Lot #'s must be updated to state Tract #'s.
4. Is it proposed that Tract 2 will access off of what is described as "Service Road"? This is not an actual county road so is it an ingress/egress easement? More information is needed on this point of access. Recorded easements within the subdivision must be labeled by recorded book and page #'s.
5. A south boundary line measurement is needed for Tract 3.
6. Legend should be updated so that all items and their corresponding symbols align.
7. The numbers for Net Area and Gross Area in the Legend should be updated to the letters "X" or blank spaces to avoid confusion.
8. The name and address of the owner (Drake William Jorns) must be listed on the map.
9. The map must state sources for topography details. See Section 2-1-100(j)(iii)(J) of the LCLUR for reference.
10. The present and proposed land uses for all tracts must be listed on the map.
11. There are a couple of red boxes on the map that are covered by the ROW lines. Are these the Electrical Boxes that are indicated in the Legend? If so, the legend/item should be updated to be either red or black, not both, so that they match.
12. A DEQ Study Submittal Letter will be required to be submitted with the Subdivision Permit & Plat application.

AGENCIES WITH NO COMMENT:

County Assessor
County Attorney
County Public Works Department
County Real Estate Office
Wyoming Game & Fish Dept

AGENCIES WITH NO RESPONSE:

CenturyLink
County Clerk
County Treasurer
Emergency Management
Fire District No 6
High West Energy
Sheriff's Office
WYDOT
Wyoming DEQ

WYOMING OFFICE OF STATE LANDS AND INVESTMENTS

122 West 25th Street
Cheyenne, WY 82002
Phone: 307-777-7331
Fax: 307-777-2980
slfmail@wyo.gov



MARK GORDON
Governor

JENIFER E. SCOGGIN
Director

August 16, 2021

Laramie County Planning & Development Dept.
3966 Archer Pkwy
Cheyenne, WY, 82009

RE: PZ-21-00250

Ms. Pomerleau,

The Office of State Lands and Investments is in receipt of your memo regarding the AVI, PC's application for the subdivision of 48 acres into 8 single-family residential lots within SW ¼ T.15N R.64W Section 19.

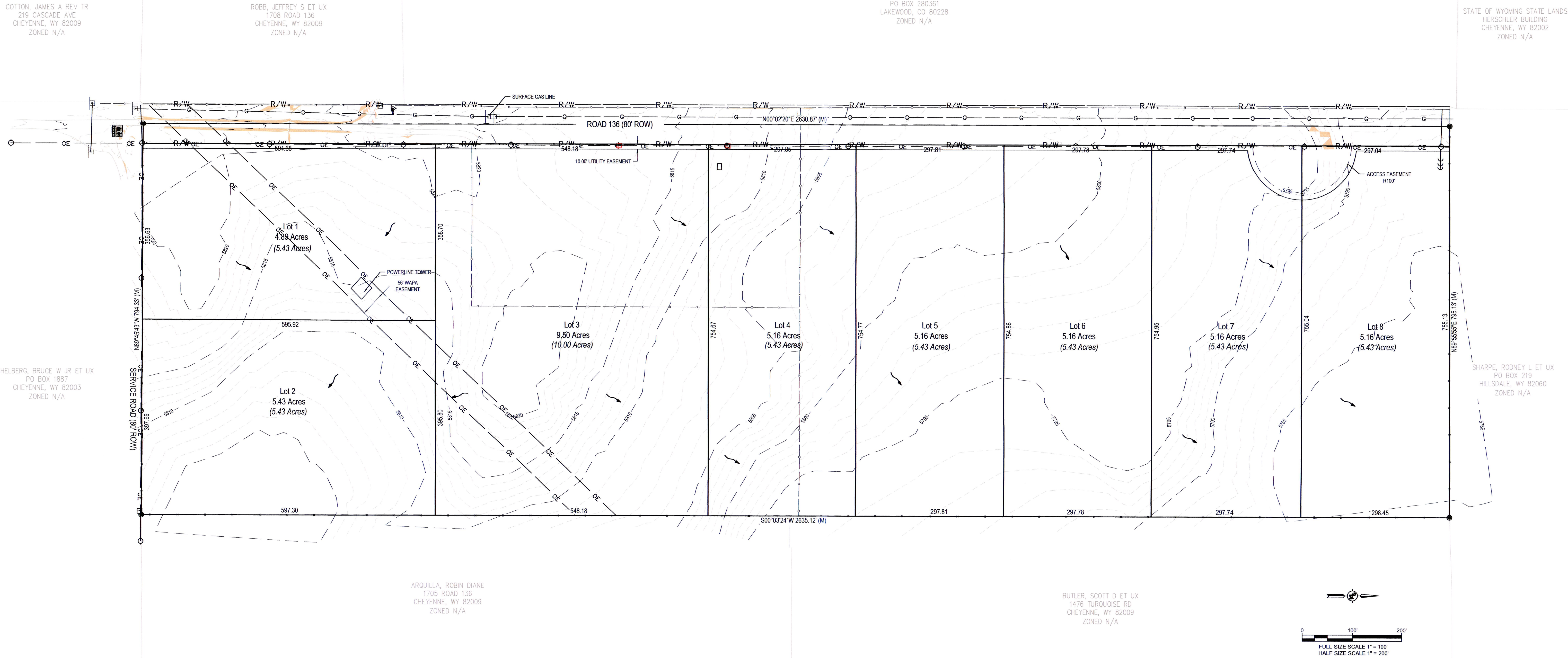
Based on the information provided, the site's location (SW ¼ T.15N R.64W Section 19) is near or adjacent to approximately 320 acres of state-owned land. **We note any access across or work performed on state lands will require prior authorization from the state.** Apart from this, we have no further comment as the activities are not proposed for lands owned by the state.

As always, do not hesitate to contact me with further questions.

Sincerely,

Tyler Seno
Commercial Leasing Manager
307-777-5762
Tyler.Seno@wyo.gov

H:\4532_CR136 Subdivision\PLANNING\4532_CR136_PDF.dwg, PDP: 7/30/2021 4:34:25 PM



NOTES:

- CR136 SUBDIVISION CONTAINS 48.04 ACRES ±
- CR136 SUBDIVISION CONTAINS
- 8 RESIDENTIAL LOTS
- THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS.
- INDIVIDUAL RESIDENCES WILL BE SERVED BY ONSITE WELL + SEPTIC/LEACH FIELD SYSTEMS.
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 2.
- THERE WILL BE 10' UTILITY EASEMENT ABUTTING ALL ROADWAYS.
- ALL ROADWAYS WILL BE PRIVATELY MAINTAINED. ROADWAYS WILL BE CONSTRUCTED TO COUNTY STANDARD. ROADWAYS WILL BE DEDICATED TO THE PUBLIC.

ZONING:

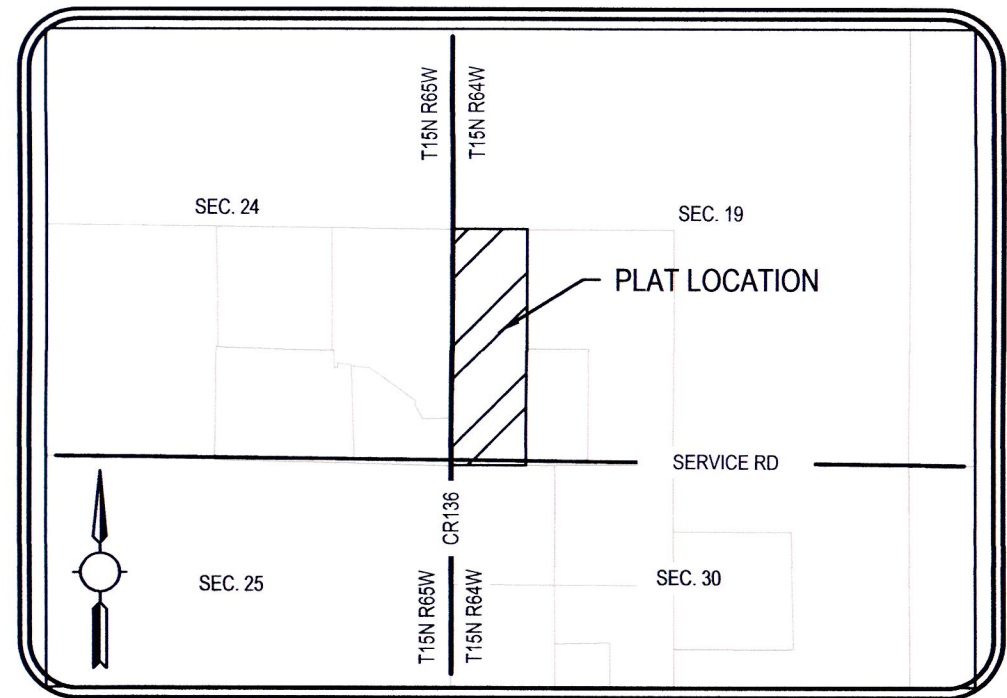
- THE PROPOSED DEVELOPMENT IS TO BE ZONED AR

LAND ANALYSIS:

- AREAS IN WHICH SLOPES ARE 10% OR GREATER - 0.0 AC
- FLOODWAYS AND 100 YEAR FLOODPLAINS - N/A
- BODIES OF WATER - N/A
- SIGNIFICANT NATURAL FEATURES, SUCH AS RIDGE LINES AND MATURE TREES TO BE PRESERVED - N/A
- SOILS THAT ARE UNSUITABLE FOR BUILDING - N/A
- EXISTING AND PROPOSED EASEMENTS, ROADS, TRAILS OR OTHER FEATURES WHERE BUILDING IS PROHIBITED - ±3.4 AC
- CR136 SUBDIVISION BUILDABLE ACRES - ±44.6 AC

LEGEND

- | | | | | | |
|---|-----------------|-------|----------------------------|--------------|------------------|
| ■ | FOUND STONE | --- | SECTION LINE | 5.00 Acres | |
| ● | FOUND REBAR | - - - | ROW EASEMENT | (5.25 Acres) | NET AREA |
| ● | FOUND ALUM. CAP | --- | NEW PARCEL BOUNDARY | | GROSS AREA |
| ● | FOUND CORNER | --- | INDEX CONTOURS | | 10 % SLOPE AREAS |
| ▲ | CONTROL POINT | --- | INTERMEDIATE CONTOURS | | DRAINAGE ARROW |
| ○ | POWER POLE | --- | EXISTING GAS LINE | | |
| ← | GUY WIRE | --- | EXISTING FIBER OPTIC | | |
| □ | ELECTRICAL BOX | --- | EXISTING BURIED TELEPHONE | | |
| □ | TELEPHONE BOX | --- | EXISTING OVERHEAD ELECTRIC | | |
| □ | GAS MARKER SIGN | --- | | | |



COUNTY LAND ANALYSIS AND
PRELIMINARY DEVELOPMENT PLAN
FOR
CR136 SUBDIVISION

A PARCEL IN THE SW $\frac{1}{4}$ OF SECTION 19 T15N, R64W OF THE 6TH
PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

PREPARED JULY 2021

DATE	REVISION	NO.

PREPARED FOR:
WESTERN PROFESSIONAL HUNTERS, LLC
3759 CHUCK WAGON RD
CHEYENNE, WY, 82009

PROJECT:
CR136 SUBDIVISION

DRAWING TITLE:
PRELIMINARY DEVELOPMENT PLAN



DATE:	Jul 30, 2021
DRAWN BY:	MR
DESIGNED BY:	MR
CHECKED BY:	SC

JOB NO.:	4532
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DRAWING NO.	1	OF	1
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