



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Marissa Pomerleau, Associate Planner

DATE: September 23, 2021

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Addison Meadows, located in a portion of the S1/2 SE1/4 Section 33, T.13N., R.62W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Western R&D, on behalf of Vern Zook of 475 Road 128A, has submitted a Subdivision Permit & Plat application for Addison Meadows, located northwest of the intersection of Road 151 and Road 203. The application has been submitted in order to subdivide approximately 80 acres into 9 residential tracts.

BACKGROUND

The subject property is unplatted and undeveloped. The surrounding area consists of rural residential and agricultural properties of varying acreage. On May 13, 2021, this Planning Commission voted 4–0 to acknowledge the Preliminary Development Plan for this project with 2 recommendations.

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. The subject property is located outside the PlanCheyenne and zoned boundaries.

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). Approval from DEQ, in the form of a “Non-Adverse Recommendation”, is required prior to recordation of the plat. DEQ submitted a letter on August 20, 2021 to the County Commissioner’s Office stating that they had received this application from the applicant and that they will have a result by October 17, 2021.

Water and sewage disposal shall be provided by individual well and septic systems. With an average lot size of 8.89 acres, the minimum requirements for septic system permits are met. Tracts 1-6 of the proposed subdivision shall be accessed off Conroy Ct with the remaining tracts having access off Road 151. 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.

Agency review comments were received regarding small wastewater systems, surrounding wildlife, access and clerical corrections to the plat and the required DEQ approval. A revised plat was submitted on September 13 and is currently under review.

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

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 Planning Commission 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 Planning Commission recommend approval of the Subdivision Permit and Plat for Addison Meadows to the Laramie County Board of Commissioners with two conditions:

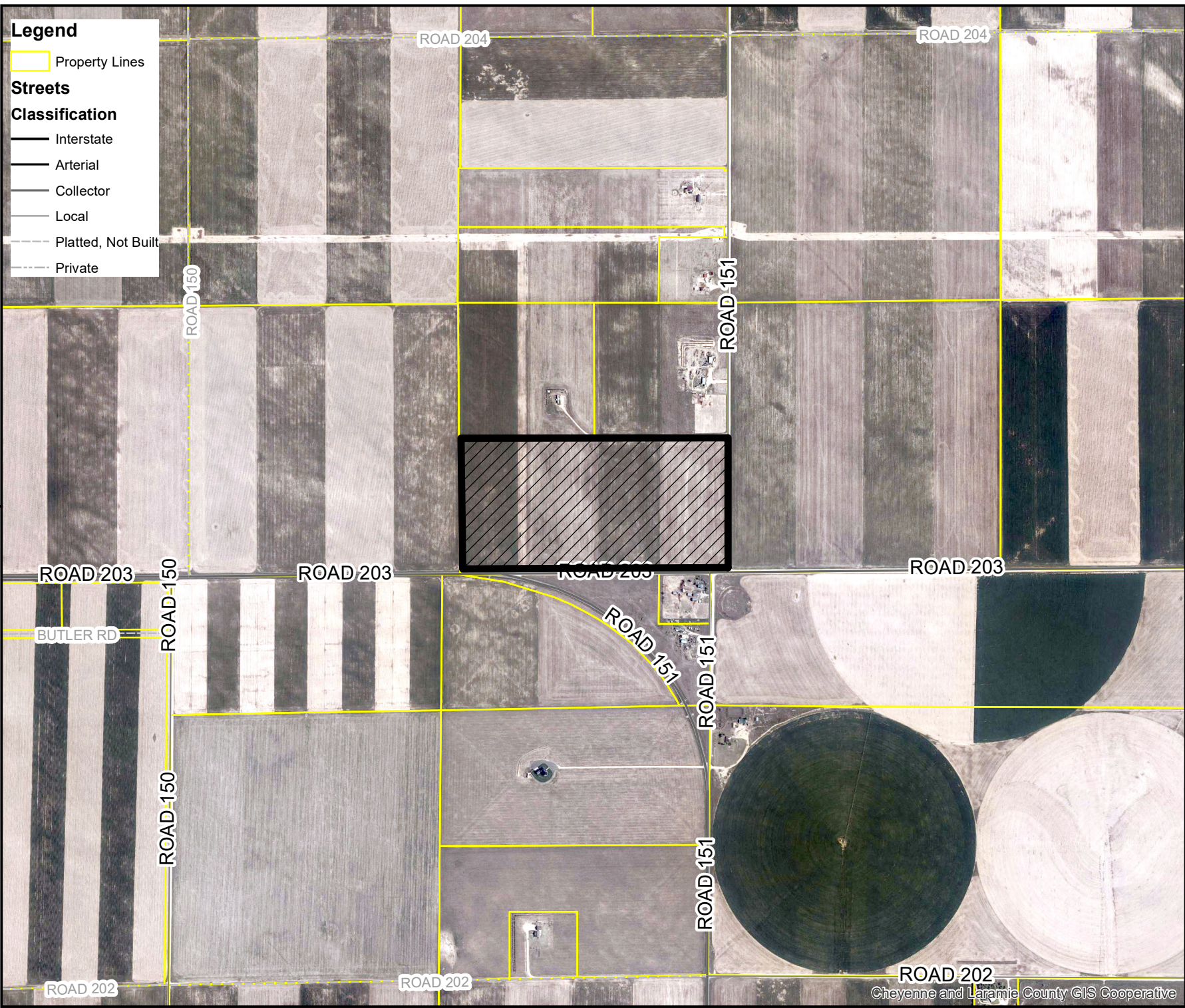
1. All remaining clerical errors on the plat shall be addressed prior to recordation.
2. DEQ Approval in the form of a “Non-Adverse Recommendation” letter is required prior to recordation of the plat.

PROPOSED MOTION

I move to recommend approval of the Subdivision Permit and Plat for Addison Meadows to the Laramie County Board of Commissioners with two conditions, 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: DEQ Chapter 23 Study Submittal Letter**
- Attachment 6: Applicant Traffic/Drainage Study Waiver Requests**
- Attachment 7: Agency Comments Report**
- Attachment 9: Draft Resolution**
- Attachment 10: Plat – Revised September 13, 2021**



Laramie County, Wyoming



Addison Meadows

Subdivision
Permit & Plat

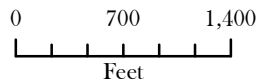
PZ-21-00252

Location Map

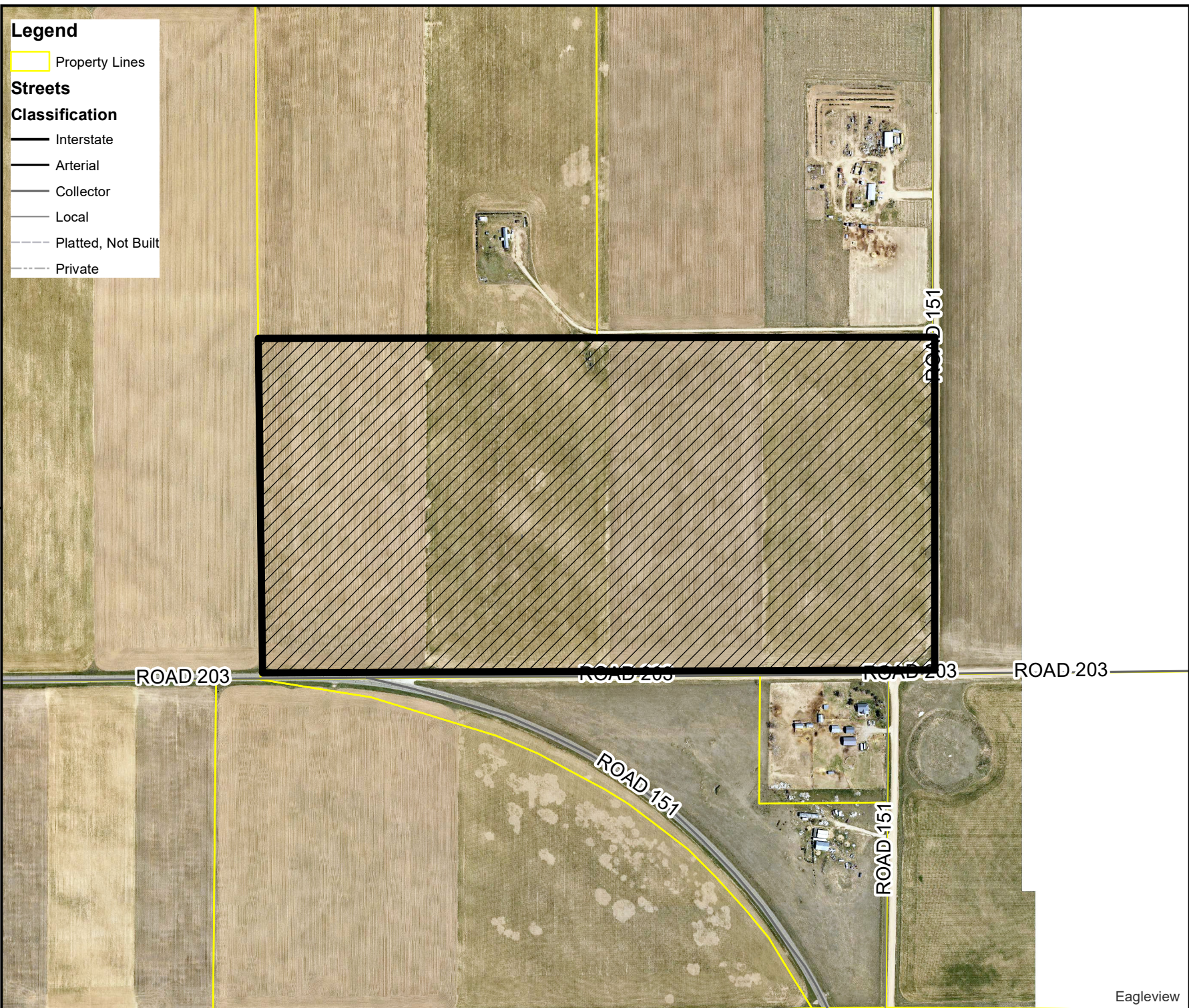
Subject
Property



August 2021



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



Addison Meadows

Subdivision Permit & Plat

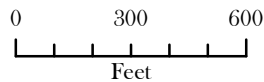
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Aerial Map

Subject Property

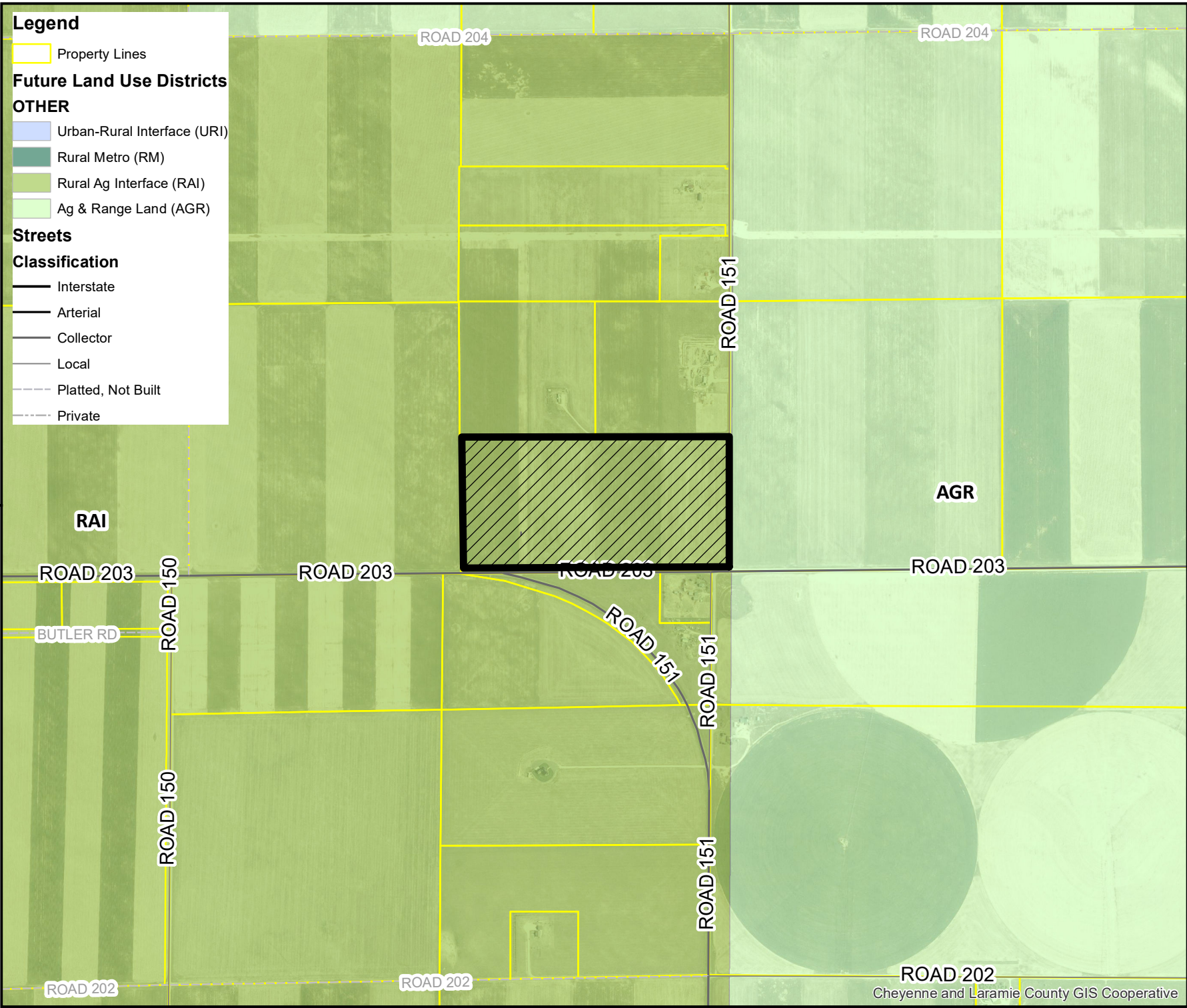


August 2021



Eagleview

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Legend

Property Lines

Future Land Use Districts

OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)

Streets

Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

**Laramie
County,
Wyoming**



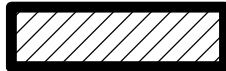
Addison Meadows

**Subdivision
Permit & Plat**

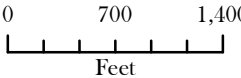
PZ-21-00252

**Comprehensive
Plan Map**

Subject
Property



August 2021



ROAD 202
Cheyenne and Laramie County GIS Cooperative

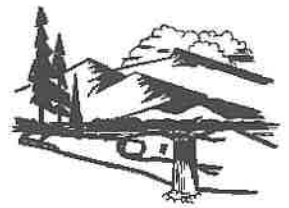
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Mark Gordon, Governor

Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Todd Parfitt, Director

August 20, 2021

Laramie County Board of Commissioners
309 W. 20th Street
Cheyenne, WY 82001
Via Email: office@laramiecountyclerk.com

RE: Addison Meadows Subdivision, Laramie County
WDEQ Application #2021-342

Dear Commissioners:

The Wyoming Department of Environmental Quality (WDEQ) has received application material related to the Addison Meadows Subdivision for review of the safety and adequacy of water supply and sewer systems pursuant to W.S. §18-5-306. The application material and signed application form was received August 18, 2021. As described in the statute, WDEQ has 30 days to respond with comments and recommendations, however, if necessary WDEQ may extend the review period for an additional 30 days. Due to workload, at this time WDEQ is extending the review period. Therefore, WDEQ's recommendations will be provided to the Commission by October 17, 2021.

A copy of the subdivision application package has been provided to the Wyoming State Engineer's Office for their information and advice to the Water Quality Division.

Please do not hesitate to contact me at (307)-777-7088 if you have any questions regarding this subdivision application or WDEQ's subdivision application review process.

Sincerely,

Dennis Lewis, P.E.
Southeast District Engineer
Water and Wastewater Program, Wyoming Water Quality Division

cc: Vern Zook, Homestead Homes, vern@vjstructures@aol.com
Russell Dahlgren, PE, PG, Dahlgren Consulting, Inc., dahlgrenconsult@aol.com

January 11, 2021

Brad Emmons, Director
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, WY 82009

RE: Traffic Waiver – Homestead Homes, LLC (S ½ of SE ¼ of Sec 33 T13N R62W, 110-1882-00)

Dear Mr. Emmons -

I have reviewed the projected traffic impact for the 80.00-acre parcel to be known as Addison Meadows and hereby request a traffic study waiver for the proposed subdivision. The parcel is bounded by County Road 203 to the south and County Road 151 to the east and the addition of nine residences can be accommodated by the existing infrastructure. As provided by Section 3-5—105, Laramie County Land Use Regulations, the traffic generated by the proposed subdivision will not generate 100 or more trips during any hour or over 200 trips per day and is eligible for a traffic study waiver.

Please contact me if you have any questions and I would be happy to discuss the project further.

Respectfully,

Gary N Grigsby

Gary N. Grigsby PE PLS #9283
Vice President

Western



Civil Engineers

Research & Development, Ltd.

Land Surveyors

February 19, 2021

Dave Bumann, Director
Laramie County Public Works Department
13797 Prairie Center Circle
Cheyenne, WY 82009

RE: Drainage Report Waiver – Homestead Homes, LLC (S ½ of SE ¼ of Sec 33 T13N R62W, 110-1882-00)

Dear Mr. Bumann -

I have reviewed the drainage impact for the proposed subdivision to be known as Addison Meadows and hereby request a waiver for the drainage impact study and report. This 80.00-acre parcel currently slopes northwest to southeast with drainage contained onsite. The proposed subdivision will accommodate nine residences and will not impact the historic drainage patterns.

Please contact me if you have any questions and I would be happy to discuss the project further.

Respectfully,

Gary N Grigsby 185800

Gary N. Grigsby PE PLS #9283
Vice President

Building Dept.: Building Dept., Daniel Peters Comments Attached 08/30/2021
Fire apparatus access roads required per IFC 2018 Section 503.

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 08/30/2021
Engineer Review

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. The Surveyor's Certificate refers to this as a Preliminary Plat instead of a Final Plat.

Surveyor Review

1. There are no Wyoming State Plane field observation coordinates shown on the plat

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

Laramie County Small Wastewater System Regulations

A 10' deep site hole and perc test will be required on each lot prior to issuing a small wastewater system permit.

A small wastewater system permit shall be obtained on each lot PRIOR to the start of construction.

A full DEQ Chapter 23 subdivision report shall be submitted to this office prior to any permits being issued.

A signed final plat shall be filed with this office prior to the issuance of any small wastewater system permit.

High West Energy: High West Energy, David Golden Comments Attached 08/20/2021
Additional electric utility easement is requested between tracts 3 & 4 to allow development of service to all lots.

Intraoffice: Planners, Marissa Pomerleau Comments Attached 08/30/2021

1. The easements along each property needs clarification. The plat shows a 12' High West Energy Easement along most of the property lines, but there appears to be two

separate easements along the property lines. The legend also indicates an item for Drainage and Utility easements. Where are the drainage easements and how wide are they? They must be identified on the map.

2. Language on the type of plat stating wastewater system setback and Environmental Health's phone number should be removed from the Plat.

3. As a note, a Non-Adverse recommendation letter in response to the Chapter 23 DEQ study submitted by the applicant is required prior to recordation of the plat. Study is under review by DEQ until October 17th, 2021.

County Public Works Department: County Public Works Department, 9/01/2021 Molly Bennett

All internal roads or easements shall be built to County Standards. A Right-of-Way and Grading Permit will be required for all road/easements to be constructed.

AGENCIES WITH NO COMMENT:

County Assessor

County Attorney

County Real Estate Office

WYDOT

Wyoming Game & Fish Dept

Intraoffice: Planners, Cambia McCollom

AGENCIES WITH NO RESPONSE:

County Clerk

County Conservation District

County Treasurer

Emergency Management

Fire District No 4

Laramie County Weed & Pest

RT Communications

Sheriff's Office

WY State Engineer's Office

Wyoming DEQ

US Post Office

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
A PORTION OF THE S1/2 SE1/4 SECTION 33, T.13N., R.62W.,
OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS “ADDISON MEADOWS”.**

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 Addison Meadows.

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 Addison Meadows with the following conditions:

1. All remaining clerical errors on the plat shall be addressed prior to recordation.
2. DEQ Approval in the form of a “Non-Adverse Recommendation” letter is required prior to recordation of the plat.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2021.

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

DEDICATION

Know All Persons by These Presents:

Homestead Homes, LLC, a Wyoming Limited Liability Company, owner in fee simple of the South 1/2 of the Southeast 1/4 of Section 33, Township 13 North, Range 62 West of the 6th P.M., Laramie County, Wyoming has caused the same to be surveyed, platted, and known as ADDISON MEADOWS 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 free and voluntary wishes and desires and do hereby grant any and all easements as hereon shown for the purposes as indicated.

Cornelius A. Good, Managing Member, Homestead Homes, LLC

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING } ss
COUNTY OF LARAMIE

The foregoing instrument was acknowledged before this

____ day of _____ 2021, by

Cornelius A. Good, Managing Member, Homestead Homes, LLC.

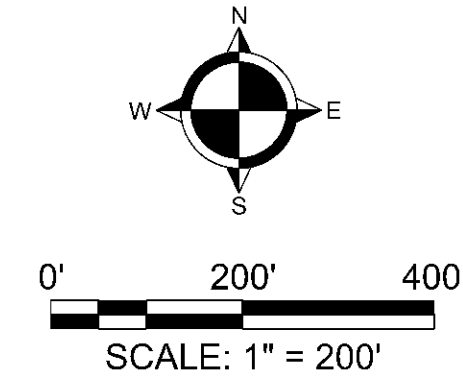
Notary Public, Laramie County, Wyoming

My Commission Expires: _____

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATE IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 62 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.

SAID PARCEL CONTAINS 80 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY HAVE BEEN LEGALLY ACQUIRED.



LEGEND OF SYMBOLS & ABBREVIATIONS

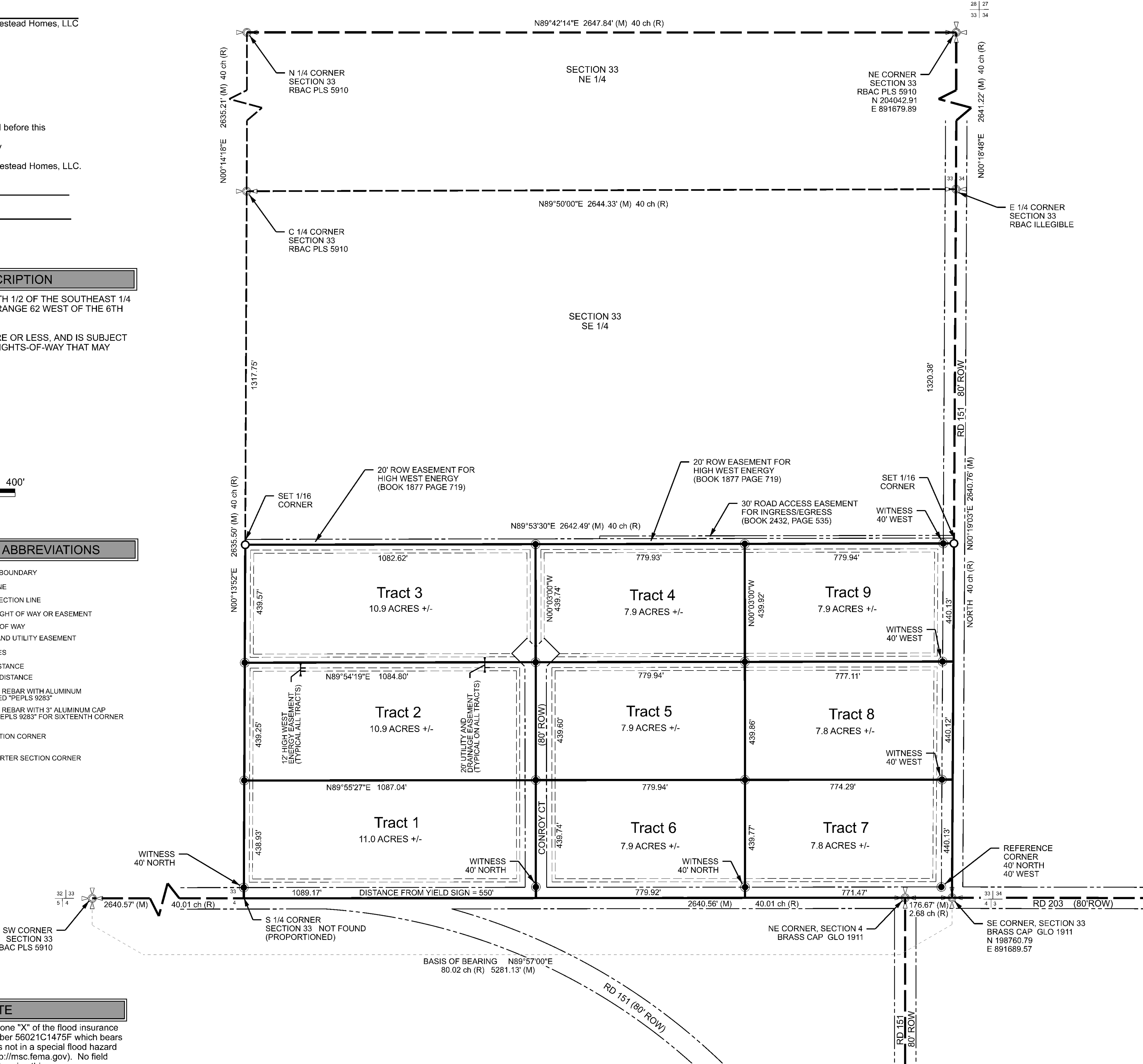
- PROPERTY BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING RIGHT OF WAY OR EASEMENT
- NEW RIGHT OF WAY
- DRAINAGE AND UTILITY EASEMENT
- SECTION TIES
- RECORD DISTANCE
- MEASURED DISTANCE
- SET 3/4" X 24" REBAR WITH ALUMINUM CAP STAMPED "PEPLS 9283"
- SET 3/4" X 24" REBAR WITH 3" ALUMINUM CAP STAMPED "PEPLS 9283" FOR SIXTEENTH CORNER
- FOUND SECTION CORNER
- FOUND QUARTER SECTION CORNER

FLOOD NOTE

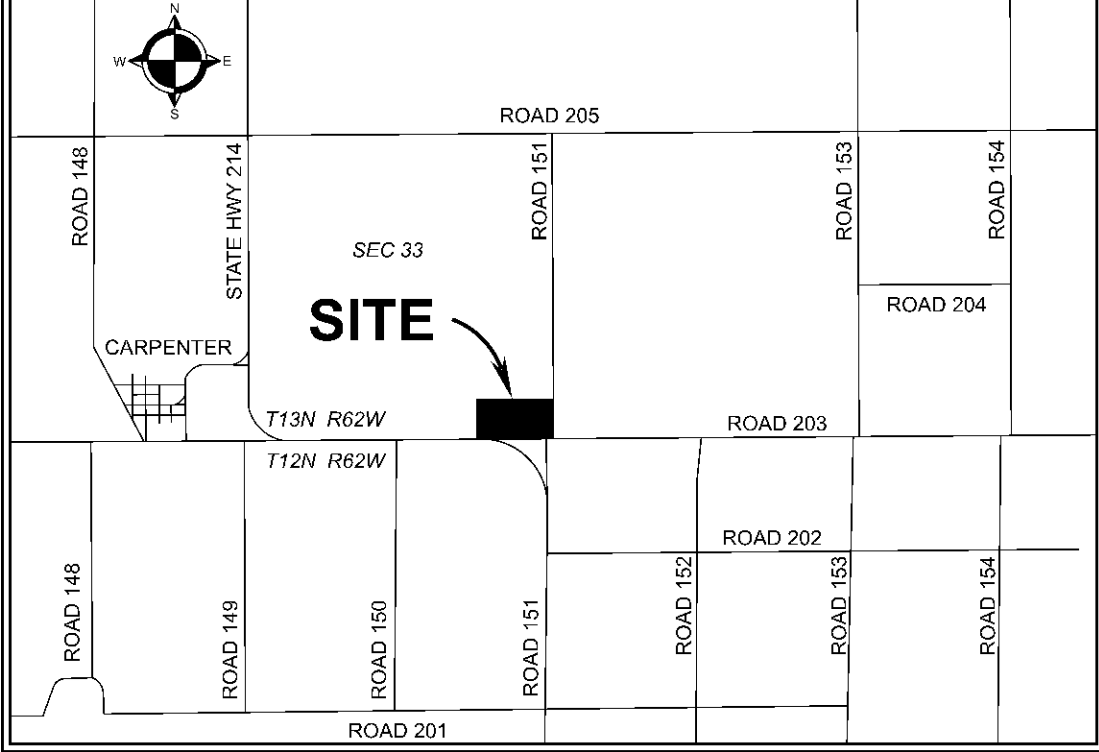
By graphic plotting only, this property is in Zone "X" of the flood insurance rate map, Community No. 560029, Map Number 56021G1475F which bears an effective date of January 17, 2007 and is not in a special flood hazard area as shown on the FEMA website (<http://msc.fema.gov>). No field surveying was performed to determine this zone.

NO CENTRAL WATER SYSTEM OR SEWER SYSTEM ARE PROPOSED. WASTEWATER PERMITS ARE REQUIRED FOR EACH LOT.
ALL SMALL WASTEWATER SYSTEMS MUST HAVE A 50' SETBACK FROM ALL PROPERTY LINES.
CONTACT ENVIRONMENTAL HEALTH FOR QUESTIONS AT 307-633-4090.

THIS PROPERTY LIES WITHIN FIRE DISTRICT #4.
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.



VICINITY MAP - NOT TO SCALE



Filing Record

The State of Wyoming } ss
County of Laramie

This instrument was filed for record

County Clerk & Ex-Officio Registrar of Deeds

APPROVALS

Approved by the Laramie County Planning Commission
this ____ day of ____ 2021

Planning Commission Chairman, Laramie County, Wyoming

Approved by the Laramie County Board of Commissioners
this ____ day of ____ 2021

Board of Commissioners Chairman, Laramie County, Wyoming

County Clerk

MISCELLANEOUS NOTES

- BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, T13N, R62W BEING N89°57'00"E PER GLO RECORD, SAID LINE BEING MONUMENTED ON THE WEST BY REBAR WITH ALUMINUM CAP, PLS 5910 AND MONUMENTED ON THE EAST BY GLO BRASS CAP.
- SURVEY DATUM FOR THIS PROJECT IS BASED ON STATE PLANE COORDINATES NAD 83, WYOMING EAST ZONE WITH DISTANCES SHOWN IN SURVEY FEET AND WITH ELEVATIONS BASED ON NAVD 88 USING GEOID 12B.
- EACH LOT WILL HAVE SEPARATE WELLS AND SEPTIC SYSTEMS IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES, RULES, AND REGULATIONS.
- TRACTS 1-6 SHALL ONLY BE ACCESSED FROM CONROY COURT. TRACT 7 SHALL BE ACCESSED FROM ROAD 151 AS FAR NORTH FROM THE INTERSECTION OF ROAD 203 AND ROAD 151 AS POSSIBLE. TRACTS 8 AND 9 WILL BE ACCESSED FROM ROAD 151.
- NEW EASEMENTS GRANTED FOR UTILITIES AND DRAINAGE (20' TYPICAL ON EACH SIDE/TRACT). NOTHING SHALL IMPEDE DRAINAGE FLOW WITHIN EASEMENTS. A SEPARATE 12' EASEMENT GRANTED EXCLUSIVELY TO HIGH WEST ENERGY. THEIR SUCCESSORS AND/OR ASSIGNS FOR EXISTING AND FUTURE UTILITIES. ROW EASEMENTS ARE LABELED AS SUCH.
- CONROY COURT IS DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED, MEETING COUNTY STANDARDS, INCLUDING A "Y" FIRE APPARATUS ACCESS ROAD TURNAROUND.

CERTIFICATE OF SURVEYOR

State of Wyoming } ss
County of Laramie

I, Gary N. Grigsby, a Professional Engineer and Land Surveyor registered in the State of Wyoming do hereby certify that this Plat was prepared from the records and field notes of a survey conducted under my supervision during the month of January, 2021, and that all dimensions and other details are correct to the best of my knowledge and belief.

Gary N. Grigsby, Wyoming PE & PLS #9283
September 13, 2021 (Job 110-1882-00)
For and on behalf of Western Research & Development, Ltd.

FINAL PLAT

for
ADDISON MEADOWS

A TRACT OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 62 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

CLIENT INFORMATION

HOMESTEAD HOMES, LLC
475 COUNTY RD 128A
CHEYENNE, WY 82007

FINAL PLAT

DRAWING TITLE

DATE: SEPTEMBER 13, 2021
ORIGINAL SHEET SIZE: 24" x 36"

DRAWING CHECKED BY: LB/MXW/GNG

SHEET NUMBER

1 of 1

PROJECT NUMBER: 110-1882-00

DRAWING PATH Z:\Projects\110-1882-00 Addison Meadows\project_survey\sheet_files\1882-00_SubdivisionPlat.dgn