MEMORANDUM

TO: Laramie County Board of Commissioners
FROM: Bryan Nicholas, Associate Planner
DATE: September 4, 2018
TITLE: Review and action of a Subdivision Permit and Plat for Lone Tree Ridge Estates, located in a portion of the N1/2, N1/2, Section 19, T.13N., R.69W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of Debbie Hunter c/o Colin Hunter, has submitted an application for a Subdivision Permit and Plat for “Lone Tree Ridge Estates”, located on Jenny Lynn Road, north of Willadsen Estates. The application has been submitted for the purpose of subdividing 35 acres into 5 tracts averaging 7 acres for single family residential development.

BACKGROUND

The subject property owned by Ms. Hunter is currently undeveloped, and assessed as residential vacant land. Jenny Lynn Road, an 80-foot right-of-way, was dedicated to the public through the Willadsen Estates Subdivision plat, recorded January 15, 2002 (Bk. 8, Pg. 10). All of the proposed lots would be accessed from Jenny Lynn Road. An existing 80-foot access and utility easement (Bk. 1889. Pg. 250) is shown on the southeast portion of Tract 5.

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

This proposed subdivision lies within the Agricultural & Range Land (AGR) land use designation of the Laramie County Comprehensive Plan. Areas in this category 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, with agricultural, livestock, and associated residences as the primary uses. Although this proposed subdivision would create freestanding single-family residences, the Comprehensive Plan does support expansion of existing development identified as rural centers. This area is specifically discussed upon, stating: “the Harriman Road area in Southwestern Laramie County may be appropriate for additional residential uses and/or neighborhood services, keeping in mind that access to water may be difficult and expensive.”

Per the Comprehensive Plan, this subdivision would need to address certain issues such as water availability, public land access, cultural preservation, roads, and connectivity; while ensuring that view sheds, and wildlife are minimally impacted.

The boundary of PlanCheyenne and the Zoned Boundary do not reach this property, and thus do not have any bearing on the discussion of this proposed subdivision.

Per Section 2-1-101(c)(vi), subdivisions of five (5) or fewer divisions of land are exempt from a Department of Environmental Quality Chapter 23 Review pursuant to W.S. 18-5-306.

Public notice was published and neighbor notice letters were sent by certified mail per Section 1-2-104. Staff received no comments from adjacent landowners. Remaining concerns shall be addressed by the applicant with the commenting agencies.

The Laramie County Planning Commission held a public hearing of this application on August 23, 2018. Public comment was received regarding general support of this proposed subdivision, land use actions currently in process with the Planning Commission, and adjacent subdivisions and its relation to those subdivisions. The Planning Commission voted 4-0 to recommend approval of the application to the Board, with the condition that a drainage easement along Jenny Lynn Road be added to the plat. This condition has been met with a revised plat submitted August 24, 2018, a copy of which is attached.

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 Lone Tree Ridge Estates, with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Lone Tree Ridge Estates, 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: Agency Review Comments
Attachment 5: Applicant Response Letter
Attachment 6: Plat – Revised August 24, 2018
Attachment 7: Resolution
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.
Future Land Use Districts

OTHER

- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)
**County Engineer:** Scott Larson COMMENTS ATTACHED 08/02/2018

Engineer Review:
1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will not have a significant impact on either drainage or traffic.

Surveyor Review:
1. There is an “80’ ACCESS AND UTILITIES EASEMENT” shown in the southeast corner of Tract 5 and mentioned as part of the Legal Description within the DEDICATION. It needs to have dimensions and boundary ties added on the plat.
2. The VICINITY MAP could be easily improved and made more useful to the lay public by adding Section, Township and Range information.
3. There is an “80’ ACCESS AND UTILITIES EASEMENT” shown in the southeast corner of Tract 5 and mentioned as part of the Legal Description within the DEDICATION. Is this plat the only place it is mentioned or might it also be part of another Record Document, in which case the Register’s book and page number should be shown.
4. As a final note, I did not see any mention of irrigation water rights on the subdivision so I assume there aren’t any water rights on the subdivision. It might be worth checking as the current aerial photograph of the area looks really nice and green with some possible evidence of irrigation laterals in the area.

**County Public Works Department:** David Bumann COMMENTS ATTACHED 08/01/2018

At some point we will need to see a grading plan in order to determine how/where the drainage is being conveyed. This would include utilizing or possibly modifying existing road ditches and/or culverts as needed.

**Environmental Health Department:** Roy Kroeger COMMENTS ATTACHED 07/24/2018

Laramie County Small Wastewater System Regulations

Any further development of adjoining property will require a DEQ Subdivision Review as this already appears to be an attempt to work around the state regulations. Small wastewater systems will be required on each lot as they are developed. A 10’ site hole and percolation test will be required on each lot prior to development to determine bedrock and and springs.

**Planners:** Bryan Nicholas COMMENTS ATTACHED 08/02/2018

1. The 80’ access and utility easement shown on the end of Jenny Lynn Road/proposed Tract 5 needs to clarified as proposed or existing.

**County Real Estate Office:** Laura Pate COMMENTS ATTACHED 08/02/2018

1. Owner is Debbie Ann Hunter, full middle name not just middle initial please.
AGENCIES WITH NO COMMENTS:
Board of Public Utilities
County Assessor
CenturyLink

AGENCIES WITH NO RESPONSE:
County Treasurer
County Conservation District
US Post Office
Combined Communications Center
Emergency Management
Fire District No. 10
Sheriff's Office
Please see attached revised map for Lone Tree Ridge Estates - Agency comments requiring a response are addressed as noted below:

PZ-18-00176 LONE TREE RIDGE ESTATES SUBDIVISION PERMIT

County Engineer: Scott Larson COMMENTS ATTACHED 08/02/2018
Surveyor Review:
1. There is an “80’ ACCESS AND UTILITIES EASEMENT” shown in the southeast corner of Tract 5 and mentioned as part of the Legal Description within the DEDICATION. It needs to have dimensions and boundary ties added on the plat.
Source and dimension clarified on revised plat map

2. The VICINITY MAP could be easily improved and made more useful to the lay public by adding Section, Township and Range information.
S,T,R clarified on revised vicinity map

3. There is an “80’ ACCESS AND UTILITIES EASEMENT” shown in the southeast corner of Tract 5 and mentioned as part of the Legal Description within the DEDICATION. Is this plat the only place it is mentioned or might it also be part of another Record Document, in which case the Register's book and page number should be shown.
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Planners: Bryan Nicholas COMMENTS ATTACHED 08/02/2018
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Source and dimension clarified on revised plat map

County Real Estate Office: Laura Pate COMMENTS ATTACHED 08/02/2018
1. Owner is Debbie Ann Hunter, full middle name not just middle initial please.
Corrected on revised plat map

I believe this addresses all agency comments in a manner that can be verified by planning staff. Please let me know if you have any questions or require additional information.
Thank you,
--Casey
RESOLUTION NO. __________________________

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR LONE TREE RIDGE ESTATES, IN A PORTION OF THE N1/2, N1/2, SECTION 19, T.13N., R.69W., 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 Lone Tree Ridge Estates.

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 Lone Tree Ridge Estates.

PRESENTED, READ AND ADOPTED THIS ___________ DAY OF

________________, 2018.

LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney