

Minutes of the Proceedings
Laramie County Planning Commission
Prepared by the Laramie County Planning & Development Office
Laramie County Wyoming

Thursday, February 09, 2012

- 120209 00** The Laramie County Planning Commission met in regular session on Thursday, February 9, 2012 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Jim Ward and Bert Macy; Abby Yenco, Senior Planner; Lyndsay Hazen, Associate Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Todd Kennedy, City of Cheyenne; Roy Kroeger, Environmental Health; Brad Emmons, AVI, PC; J. Perrot MacNeil, Cheyenne, WY; Jim Burney, 2300 Milatzo, Cheyenne, WY.

- 01** Review and action of a Subdivision Permit and Plat for the Country Homes Subdivision, Third Filing, located in all of Lot 4, Block 5 of the Country Homes Subdivision, First Filing, Laramie County, WY.

Brad Emmons came forward as agent for the applicant and explained that this application was to subdivide Lot 4 into three lots. He said there was an existing shed on one of the proposed lots, and that this was just a continuation of Country Homes Subdivision, 2nd Filing. Max Kelley sold this lot to Creekside Homes, so that was the reason it was being platted separately from the 2nd filing. Mr. Emmons stated all the County Engineer's comments had been addressed, and construction under the 2nd Filing would address concerns on this filing. The applicant agreed to condition 4, which was to show the FEMA panel numbers on the plat, which were the same as the 2nd filing. Mr. Emmons stated that at the City Planning meeting on Monday, February 6th, a request was made to plat a 26 foot right of way at the south of the property, and he provided a draft to show how it would appear on the plat. He stated if the City required the right-of-way, the applicant would be agreeable to the condition, since they want to move forward with this application, and don't believe Peach Street would ever go through. If there was the addition of a dedicated right of way, the applicant would ask for a fourth lot (as indicated on the drawing) since there would be a roadway providing access there. If the right of way was not platted, the storage structure would not be allowed to remain on the lot by itself.

Abby Yenco gave an overview of the staff report, and stated that this was an extension of the Country Homes Subdivision, 2nd Filing, which surrounded this piece of property. This application was found by staff to be in conformance with PlanCheyenne, and that infrastructure items as specified for Country Homes Subdivision, such as sidewalks and landscaping, would be included for these additional lots. Ms. Yenco stated that staff did receive recent communications from BenchMark Engineers that addressed AVI's response to the original drainage comments submitted. The concerns had been resolved, and the plat needed to be updated before the application went before the

Board of County Commissioners.

Ms. Yenco stated there was a comment received from the Cheyenne MPO office regarding the build-through of Peach Street with only half of the right of way to be included in this proposed subdivision. She stated staff was not requiring the extension of Peach Street, since the overall traffic demands would not require it, but that staff would not oppose the right of way if the City required it. She added that the Country Homes Subdivision, 2nd Filing development agreement would also apply to this filing. Staff recommended that the application be found to meet the criteria for a subdivision permit and the criteria for a plat, and that the Planning Commission recommend approval to the Board with conditions 1 through 4 as listed in the staff report.

Ms. Yenco explained that it was up to the Planning Commission to make a recommendation about the proposed right of way and fourth lot, or have the revised plat return to the Planning Commission for review and approval.

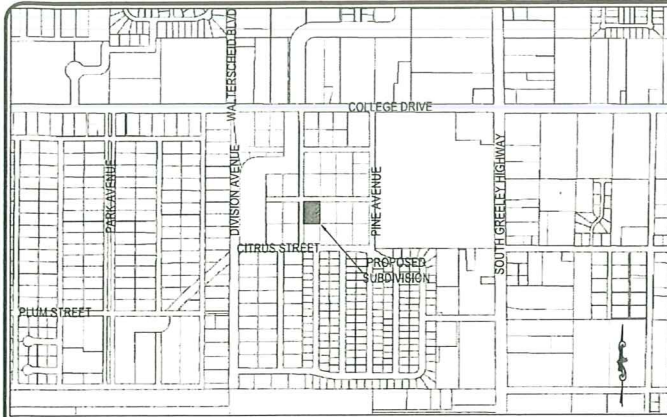
Commissioner Clark opened the hearing to the public. Hearing no comment, the public hearing was closed.

Commissioner Ward said he wanted to review the proposed change and how it affected the rest of the development and the drainage. Mr. Emmons said the change would only add one more lot, and it was the only change the City was requiring. He added there would be no affect to the drainage patterns, and if the Planning Commission wanted to wait until the City approval process was complete, it would not affect any timelines. Commissioner Ward responded he would prefer to wait until the plan was completed. Mr. Emmons said the process could take another month. Commissioner Ward asked if a postponement for 6 weeks would be enough time to finish up with the City process. Mr. Emmons said the final City Council meeting would be on February 27, 2012, and Ms. Yenco added the next Planning Commission meeting after that date would be March 8th, with the Board of County Commissioner meeting scheduled for March 20th. She said there should be sufficient time to review the drainage situation before the March 8th meeting date.

Commissioner Ward motioned to postpone the application until the March 8, 2012 Planning Commission meeting; Commissioner Macy seconded, and the motion was passed by a vote of 3 - 0.

Commissioner Clark adjourned the meeting at 3:45 p.m.

Attachment: Draft of Revised Plat for Country Homes Subdivision, 3rd Filing



VICINITY MAP
NOT TO SCALE

LEGEND

- (M) DENOTES MEASURED DATA
- (R1) DENOTES RECORD DIMENSIONS FROM PLAT OF COUNTRY HOMES SUBDIVISION
- (R2) DENOTES RECORD DIMENSIONS FROM PLAT OF COUNTRY HOMES SUBDIVISION 2ND FILING
- FOUND 2" ALUMINUM CAP PLS 555
- SET 2" ALUMINUM CAP PLS 12045
- ⊕ FOUND PROPERTY CORNER
- ⊙ FOUND IRON ROD
- ⊙ WEST QUARTER CORNER, SECTION 17
- △ CITY CONTROL MONUMENT

NOTES:

EXISTING & PROPOSED ZONING:
BLOCK 1: MR

PLATTED AREA: 0.698 ACRES ±

AREA DEDICATED AS RIGHT-OF-WAY: 359.19 SF ±

LOT AREA: 0.698 ACRES ±

SANITARY SEWER SERVICE PROVIDED BY: SOUTH CHEYENNE WATER AND SEWER DISTRICT

DOMESTIC WATER PROVIDED BY: SOUTH CHEYENNE WATER AND SEWER DISTRICT

FIRE PROTECTION BY: FIRE DISTRICT NO. 1

PUBLIC MAINTENANCE OF CEDAR AVENUE

PRIVATE MAINTENANCE OF GRAPE STREET

CEDAR AVENUE ACCESS NOTE:
ACCESS ON CEDAR AVENUE ONLY ALLOWED FOR LOT 3 OF BLOCK 1.

CERTIFICATE OF SURVEYOR

I, ADAM E. DESCHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL FIELD SURVEY PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION BY CRAIG COWLEY USING GPS SURVEYING EQUIPMENT DURING THE MONTHS OF APRIL TO JUNE, 2011, AND UTILIZING CITY OF CHEYENNE (WYOMING) LOCAL COORDINATES, AND FROM RECORD INFORMATION ON FILE IN THE LARAMIE COUNTY COURTHOUSE, AND THAT THIS PLAT CORRECTLY SHOWS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.



LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING SITUATED IN THE NORTHWEST ONE QUARTER OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND POINT MONUMENTED BY A 5/8" REBAR WHICH BEARS N26°57'15" E A DISTANCE OF 1510.85' FROM THE WEST 1/4 CORNER OF SAID SECTION 17, WHICH IS MONUMENTED BY A 3/4 INCH ALUMINUM CAP ON A REBAR;

THENCE N00°27'52" E A DISTANCE OF 204.60 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING WHICH IS MONUMENTED BY A 2" ALUMINUM CAP INSCRIBED PLS 12045;

THENCE N00°11'24" E A DISTANCE OF 193.10 FEET ALONG THE EAST RIGHT-OF-WAY LINE (AS SET WITH THIS PLAT) OF CEDAR AVENUE TO THE BEGINNING OF A CURVE TO THE RIGHT MONUMENTED BY A 2" ALUMINUM CAP INSCRIBED PLS 12045; SAID CURVE HAVING A CENTRAL ANGLE OF 90°54'41", HAVING A RADIUS OF 5.00 FEET, AND WHOSE LONG CHORD BEARS N45°13'54" E A DISTANCE OF 7.08 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.86 FEET TO A POINT MONUMENTED BY A 2" ALUMINUM CAP INSCRIBED PLS 12045;

THENCE S89°43'15" E A DISTANCE OF 143.69 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE (AS SET WITH THIS PLAT) OF GRAPE STREET TO A POINT MONUMENTED BY A 2" ALUMINUM CAP INSCRIBED PLS 555;

THENCE S00°02'08" W A DISTANCE OF 204.11 FEET TO A POINT MONUMENTED BY A FOUND PROPERTY CORNER;

THENCE N89°43'15" E A DISTANCE OF 149.23 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.698 ACRES MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS GPS OBSERVATION DURING THE MONTHS OF APRIL, MAY, AND JUNE, 2011 OF THE FOUND POINTS TRANSFORMED TO THE CITY OF CHEYENNE LOCAL COORDINATE SYSTEM.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, BRUCE H. PERRYMAN, MANAGING MEMBER OF CREEKSIDE HOMES LLC, DOES HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE HIS FREE ACT AND DEED IN ACCORDANCE WITH HIS DESIRES, AND DOES HEREBY DEDICATE THE PUBLIC ROAD RIGHT-OF-WAYS SHOWN HEREON TO THE PUBLIC AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

BRUCE H. PERRYMAN, MANAGING MEMBER

ACKNOWLEDGEMENTS

STATE OF _____)
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRUCE H. PERRYMAN, MANAGING MEMBER OF CREEKSIDE HOMES LLC, ON THIS ____ DAY OF _____, 20____, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, LARAMIE COUNTY, WY

MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE CHEYENNE LARAMIE COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

DEVELOPMENT DIRECTOR _____

APPROVED BY THE CITY COUNCIL OF CHEYENNE THIS ____ DAY OF _____, 20____.

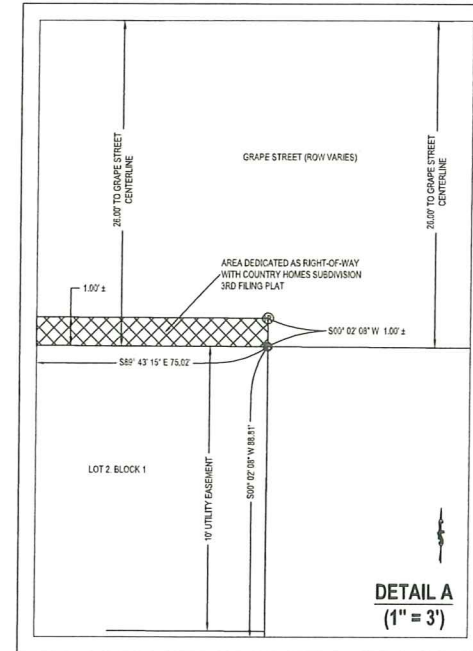
MAYOR _____ ATTEST: CITY CLERK _____

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

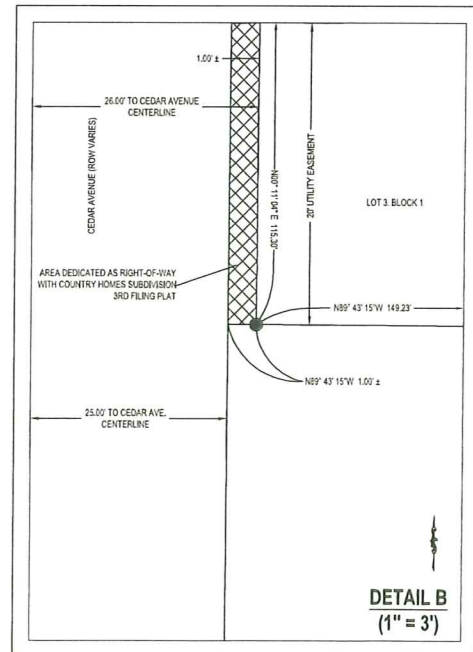
CHAIR PERSON FOR THE PLANNING COMMISSION _____

APPROVED BY THE COUNTY COMMISSIONERS OF THE LARAMIE COUNTY, WYOMING, THIS ____ DAY OF _____, 20____.

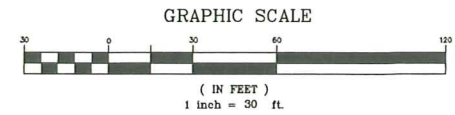
CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS _____ ATTEST: COUNTY CLERK _____



DETAIL A
(1" = 3')



DETAIL B
(1" = 3')



**FINAL PLAT
FOR
COUNTRY HOMES
SUBDIVISION 3RD
FILING**

BEING A REPLAT OF LOT 4 OF BLOCK 5, OF COUNTRY HOMES SUBDIVISION, A SUBDIVISION BEING SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING.
PREPARED DECEMBER 2011

DATE	
REVISION	
NO.	
PROJECT:	COUNTRY HOMES SUBDIVISION 3RD FILING
PREPARED FOR:	CREEKSIDE HOMES LLC 1103 OLD TOWN LANE #101 CHEYENNE, WY. 82009
DRAWING TITLE:	FINAL PLAT
DATE:	DEC2011
DRAWN BY:	JJG
DESIGNED BY:	BE/JJG
CHECKED BY:	BE/AED/BHP
JOB NO.:	2-3239.11
DRAWING NO.:	1 of 1

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surveying

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