Land Use Planning

March 3, 2020

Noted: No physical meeting was held; communication discussing permits and applications was done via email.

MEMBERS RESPONDING: Amanda Miller

Lonnie Gallaway

Mac Erickson

Approval of Plat for Snelting Industrial subdivision.

Approval of Richards for Schelldorf Addition subdivision.

The subdivision for Habeck #2 subdivision falls out of City limits

Gmail by Google

Kathy Lenz <klenz@sundance.city>

Plats for LUP Review

Amanda Miller <AMiller@mmwyo.com> Tue, Feb 25, 2020 at 4:15 PM
To: Kathy Lenz <klenz@sundance.city>, Lonnie Galloway <lonnie.galloway@interstateeng.com>, "bbbeau@rangeweb.net" <bbbeau@rangeweb.net>, Joseph Lambert <joseph.lambert@wyo.gov>, mistyrandy <mistyrandy@comcast.net>, Mac Erickson <macerickson@rangeweb.net>

Thanks Lonnie for your response.

I have a few comments:

1. Selting: I understand that its not our position to protect seller or future purchaser, but it appears with the easement that the west lot would be tough to ever build on; park machinery on perhaps. I would recommend that the parties subdividing this property are well aware of the requirements on and around the easement. That said, I do believe it falls within the code requirements that I'm aware of, and indicates that the lots both have city services.
2. Richards: A few points:
    a. Again, I understand that we are not in a position to protect the seller or a future purchaser, but I believe much of these lots would fall in the FEMA floodplain. I would recommend the owner asking for the subdivision have a flood plain survey done; they should be very aware the if the lots are in the floodplain, there are often financing complications and extremely stringent building requirements.
    b. Lot 11C does not have street frontage and only has access to the property thru the currently un-developed alley. The county has frontage requirements for subdividing properties, though I did not find language in the City code.
    c. The current owner shall be aware that the undeveloped alley on the west and south of the proposed lots must not have obstacles that would prevent access to the proposed lots.
3. Habeck: I believe the proposed subdivision falls outside of City limits and therefore would have to adhere to the County requirements. I have no objections to the proposed sub-divide.

I would move to approve all three permits, with the conditions as stated above on each one, along with Lonnie's comments sent yesterday.

Please let me know if you'd like to discuss any of my comments or conditions in further detail!

Thanks,

Amanda

Amanda Miller, PE
Associate
PE (WY)
V 307.637.8422 ext. 125
M 307.290.0098

Gmail by Google

Kathy Lenz <klenz@sundance.city>

Plats for LUP Review

Lonnie Galloway <Lonnie.Galloway@interstateeng.com> Mon, Feb 24, 2020 at 3:32 PM
To: Kathy Lenz <klenz@sundance.city>

These are just my observations, but on Sneltings plat the dedication names lots 3-c and 3-d, but I don't find those on the drawing. I assume the lot labels are incorrect?

On Richards plat the acreage on the dedication cert. and the acreage on the map don't tally. I believe the cert. is incorrect.

I didn't see anything wrong with Habecks plat

Lonnie

[Quoted text hidden]

Gmail by Google

Kathy Lenz <klenz@sundance.city>

LUP minutes for tonight

3 messages

Kathy Lenz <klenz@sundance.city> Tue, Mar 3, 2020 at 4:14 PM
To: Amanda Miller <AMiller@mmwyo.com>

Hi Amanda,
Sorry for the late reminder, but Callie brought in the plats that I sent out for the land use review.
She made the changes you and Lonnie pointed out.
Does your commission suggest the council approve them?
Thanks, Kathy

--
Kathy A. Lenz, CMC
Clerk Treasurer
City of Sundance
307-283-3451 c:307-290-0003

"Life is 10% what happens to me and 90% of how I react to it."-Charles Swindoll

Amanda Miller <AMiller@mmwyo.com> Tue, Mar 3, 2020 at 5:33 PM
To: Kathy Lenz <klenz@sundance.city>

Sorry! Yes, I'll make an executive decision to recommend approval!

Amanda

Amanda Miller, PE
Associate
PE (WY)
V 307.637.8422 ext. 125
M 307.290.0098

MARTIN/MARTIN WYOMING

PO Box 1067 | Sundance, WY 82729
4020 Laramie Street | Cheyenne, WY 82001
mmwyo.com

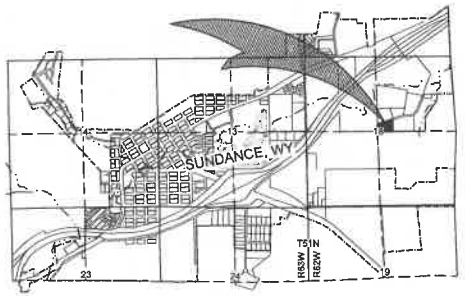
> On Mar 3, 2020, at 4:14 PM, Kathy Lenz <klenz@sundance.city> wrote:
>
>
[Quoted text hidden]

This e-mail and any file(s) transmitted with it contain privileged and confidential information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination, disclosure or copying of this e-mail disclosure or copying of this e-mail or any of its attachments is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system. Thank you.

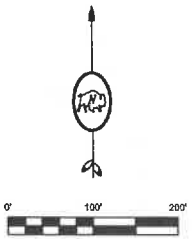
Kathy Lenz <klenz@sundance.city> Wed, Mar 4, 2020 at 8:47 AM
To: Amanda Miller <AMiller@mmwyo.com>

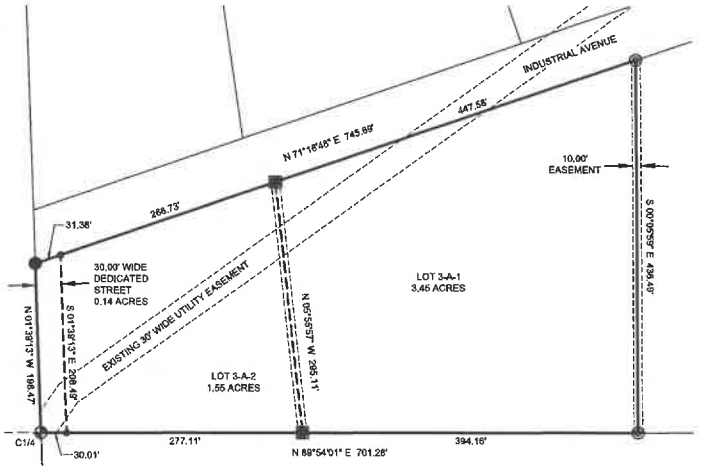
RE-SUBDIVISION PLAT

LOT 3-A, OF THE INDUSTRIAL SUBDIVISION
TO THE TOWN OF SUNDANCE, WYOMING.



LOCATION MAP
(NOT TO SCALE)





OWNER
CLASSIC L.L.C.
DANNA LOKEN & CODY SELTING
P.O. BOX 685
SUNDANCE, WY 82729
(307)

LEGEND

- 1 1/2" ALUMINUM CAP STAMPED PE&LS 2395
- 1 1/2" ALUMINUM CAP STAMPED LS 14175
- ALUMINUM MONUMENT (BENT OVER)
- RE-SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENT BOUNDARY
- CITY LIMITS
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE

PUBLIC WATER SYSTEM
PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM
PUBLIC GARBAGE PICK-UP SERVICES
PUBLIC MAINTENANCE OF STREETS AND ROADS

SURVEY DATUM - WYOMING STATE PLANE SYSTEM, NAD83,
EAST ZONE 4901
ADJUSTED TO SURFACE BY APPLYING A DATUM ADJUSTMENT
FACTOR OF 1.000245733
UNITS - U.S. SURVEY FEET

DECLARATION OF PREVIOUS PLATTING

THIS PLAT IS A RE-SUBDIVISION OF LOT 3-A OF THE INDUSTRIAL SUBDIVISION, SUNDANCE, WYOMING AS RECORDED IN THE DEDICATION SHOWN IN FILE 516, MAP 1529 IN THE RECORDS OF THE CROOK COUNTY CLERK. ALL EARLIER PLAT OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR
RECORD IN MY OFFICE AT _____ O'CLOCK THIS
_____ DAY OF _____, _____.
AND RECORDED IN FILE NO. ____ AND MAP NO. ____

_____
COUNTY CLERK

CERTIFICATE OF DEDICATION

THE ABOVE AND FOREGOING RE-SUBDIVISION PLAT OF LOT 3-A, OF THE INDUSTRIAL SUBDIVISION TO THE TOWN OF SUNDANCE, WYOMING. SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A RE-SUBDIVISION PLAT OF LOT 3-A, OF THE INDUSTRIAL SUBDIVISION TO THE TOWN OF SUNDANCE, WYOMING.

TO BECOME LOTS 3-C AND 3-D, OF THE INDUSTRIAL SUBDIVISION TO THE TOWN OF SUNDANCE, WYOMING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THESE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 5.00 ACRES; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS LOTS 3-C AND 3-D, OF THE INDUSTRIAL SUBDIVISION TO THE TOWN OF SUNDANCE, WYOMING AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS _____ DAY OF _____, _____.

BY: _____
DANNA LOKEN, OWNER

BY: _____
CODY SELTING, OWNER

ACKNOWLEDGMENT

STATE OF WYOMING)
) §
COUNTY OF CROOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON _____
DATE

BY _____
NAME(S) OF PERSON(S)

AS _____
TYPE OF AUTHORITY (OFFICER, DIRECTORS, PARTNERS, ETC.

_____
SIGNATURE OF NOTARIAL OFFICER

_____
TITLE AND RANK

MY COMMISSION EXPIRES:_____

CERTIFICATE OF APPROVAL BY LENDER

EXECUTED THIS _____ DAY OF _____, _____.

BY: _____
SUNDANCE STATE BANK REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF WYOMING)
) §
COUNTY OF CROOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON _____
DATE

BY _____
NAME(S) OF PERSON(S)

AS _____
TYPE OF AUTHORITY (OFFICER, DIRECTORS, PARTNERS, ETC.

_____
SIGNATURE OF NOTARIAL OFFICER

_____
TITLE AND RANK

MY COMMISSION EXPIRES:_____

CERTIFICATE OF APPROVAL BY THE SUNDANCE LAND USE PLANNING COMMISSION

THIS _____ DAY OF _____, _____.

_____
CHAIRMAN

ACKNOWLEDGMENT

STATE OF WYOMING)
) §
COUNTY OF CROOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON _____
DATE

BY _____
NAME(S) OF PERSON(S)

AS _____
TYPE OF AUTHORITY (OFFICER, DIRECTORS, PARTNERS, ETC.

_____
SIGNATURE OF NOTARIAL OFFICER

_____
TITLE AND RANK

MY COMMISSION EXPIRES:_____

CERTIFICATE OF APPROVAL BY THE CITY OF SUNDANCE

PLAT APPROVED BY THE CITY OF SUNDANCE, WYOMING,
THIS _____ DAY OF _____, _____.

BY: _____
PAUL BROOKS, MAYOR

ACKNOWLEDGMENT

STATE OF WYOMING)
) §
COUNTY OF CROOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS _____ DAY OF _____, _____.
BY PAUL BROOKS, MAYOR, ON BEHALF OF THE CITY OF SUNDANCE, WYOMING.

_____
KATHY LENZ, CITY CLERK

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) §
COUNTY OF CROOK)

I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION 2014 AND 2020 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.



PREPARED BY:
BEARLODGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-3633

RE-SUBDIVISION PLAT

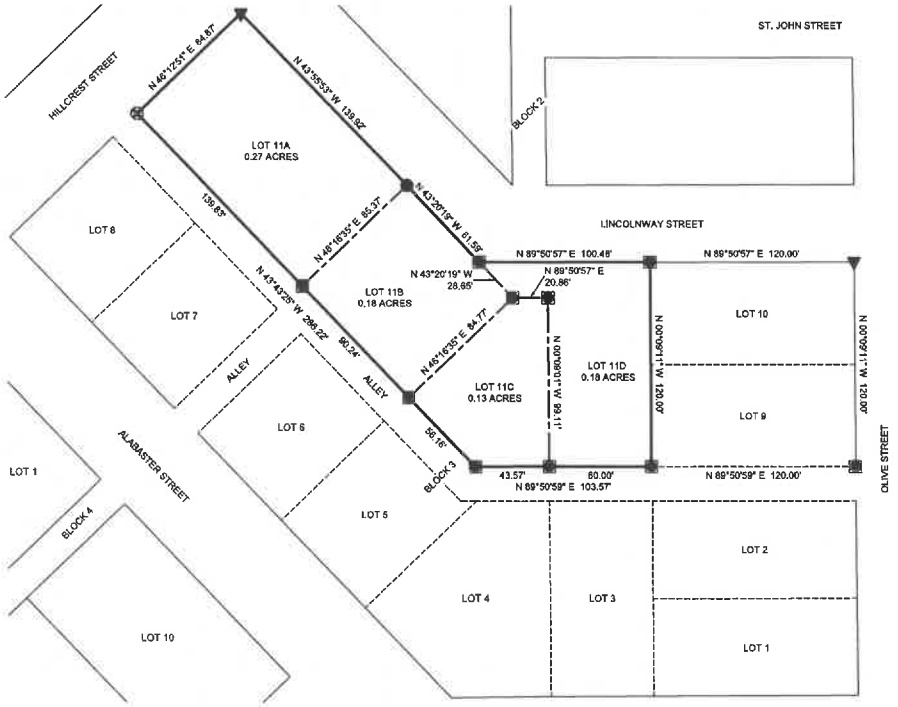
OF LOT 3-A, OF THE INDUSTRIAL SUBDIVISION TO THE TOWN OF SUNDANCE, WYOMING.

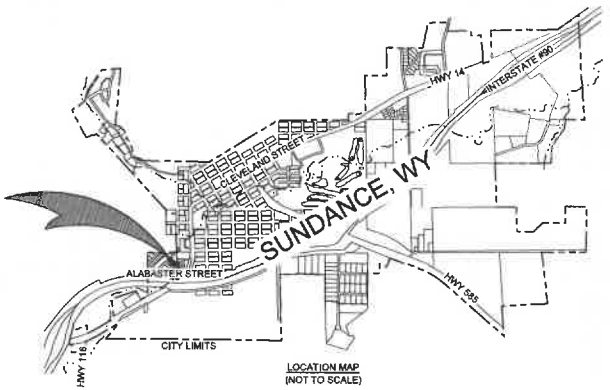
20101

DRAWN BY	DATE	SCALE	DRAWER NO.
RJW	2/24/2020	1" = 100'	
REVISED BY	DATE	SHEET	MAP NO.
		1 OF 1	

RE-SUBDIVISION PLAT

LOT 11, BLOCK 3, SHELDORF 2nd ADDITION TO THE TOWN OF SUNDANCE, CROOK COUNTY, WYOMING.





LOCATION MAP
(NOT TO SCALE)

LEGEND

- 1 1/2" ALUMINUM CAP STAMPED PE&LS 2395
- 1 1/2" ALUMINUM CAP STAMPED LS 14275
- PIPE W/ PLATE
- PIPE
- RE-PLAT BOUNDARY
- PROPOSED LOT LINE
- EXISTING BLOCK LINE
- EXISTING LOT LINE

ORIGINAL LOT 11 ENCOMPASSES 0.76 ACRES

OWNERS:

ALAN R. RICHARDS LIVING TRUST
ALAN R. & LINDA R. RICHARDS (TRUSTEES)
P.O. BOX 751
SUNDANCE, WY 82729

SURVEY DATUM - WYOMING STATE PLANE SYSTEM, NAD83, EAST ZONE 4901
ADJUSTED TO SURFACE BY APPLYING A DATUM ADJUSTMENT FACTOR OF 1.000245733 AROUND POINT COORDINATE 0,0
UNITS - U.S. SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK THIS _____ DAY OF _____, _____, AND RECORDED IN FILE NO. ____ AND MAP NO. ____.

_____
COUNTY CLERK

CERTIFICATE OF DEDICATION

THE ABOVE AND FOREGOING RE-SUBDIVISION PLAT OF LOT 11, BLOCK 3, SHELDORF 2nd ADDITION TO THE TOWN OF SUNDANCE, CROOK COUNTY, WYOMING, SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 11 OF BLOCK 3, SHELDORF 2ND ADDITION TO THE TOWN OF SUNDANCE, CROOK COUNTY, WYOMING.

TO BECOME LOTS 11A, 11B, 11C AND 11D, SHELDORF 2ND ADDITION TO THE TOWN OF SUNDANCE, CROOK COUNTY, WYOMING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THESE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 0.80 ACRES; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS LOTS 11A, 11B, 11C AND 11D, SHELDORF 2ND ADDITION TO THE TOWN OF SUNDANCE, CROOK COUNTY, WYOMING AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) §
COUNTY OF CROOK)

I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION DURING OCTOBER 2018 AND FEBRUARY 2020 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.

Professional Land Surveyor
Matthew Goodson
14275
Date
WYOMING

CERTIFICATE OF APPROVAL BY THE CITY OF SUNDANCE

PLAT APPROVED BY THE CITY OF SUNDANCE, WYOMING,

THIS _____ DAY OF _____, _____.

BY: _____
PAUL BROOKS, MAYOR

ACKNOWLEDGMENT

STATE OF WYOMING)
) §
COUNTY OF CROOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS _____ DAY OF _____, _____.

BY PAUL BROOKS, MAYOR, ON BEHALF OF THE CITY OF SUNDANCE, WYOMING.

_____
KATHY LENZ, CITY CLERK

CERTIFICATE OF APPROVAL BY THE SUNDANCE LAND USE PLANNING COMMISSION

THIS _____ DAY OF _____, _____.

_____
CHAIRMAN

ACKNOWLEDGMENT

STATE OF WYOMING)
) §
COUNTY OF CROOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON _____
DATE

BY _____
NAME(S) OF PERSON(S)

AS _____
TYPE OF AUTHORITY-OFFICER(S), DIRECTOR(S), TRUSTEE(S), ETC.

_____
SIGNATURE OF NOTARIAL OFFICER

_____
TITLE AND RANK

MY COMMISSION EXPIRES:_____

CERTIFICATE OF APPROVAL BY LENDER

EXECUTED THIS _____ DAY OF _____, _____.

BY: _____
LEAANNE JONES
SUNDANCE STATE BANK VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF WYOMING)
) §
COUNTY OF CROOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON _____
DATE

BY _____
NAME(S) OF PERSON(S)

AS _____
TYPE OF AUTHORITY-OFFICER(S), DIRECTOR(S), TRUSTEE(S), ETC.

_____
SIGNATURE OF NOTARIAL OFFICER

_____
TITLE AND RANK

MY COMMISSION EXPIRES:_____

CERTIFICATE OF APPROVAL BY OWNER

EXECUTED THIS _____ DAY OF _____, _____.

BY: _____
ALAN R. RICHARDS (TRUSTEE)

BY: _____
LINDA R. RICHARDS (TRUSTEE)

ACKNOWLEDGMENT

STATE OF WYOMING)
) §
COUNTY OF CROOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON _____
DATE

BY _____
NAME(S) OF PERSON(S)

AS _____
TYPE OF AUTHORITY-OFFICER(S), DIRECTOR(S), TRUSTEE(S), ETC.

_____
SIGNATURE OF NOTARIAL OFFICER

_____
TITLE AND RANK

MY COMMISSION EXPIRES:_____

PREPARED BY:
BEARLODGE ENGINEERING & SURVEYING
P.O. BOX 130, 420 CLEVELAND STREET
SUNDANCE, WY 82729 (307) 283-3633

RE-SUBDIVISION PLAT

LOT 11, BLOCK 3, SHELDORF 2nd ADDITION TO THE TOWN OF SUNDANCE, CROOK COUNTY, WYOMING.

20104

DRAWN BY	DATE	SCALE	DRAWER NO.
RJW	2/24/2020	1" = 50'	
REVISED BY	DATE	SHEET	MAP NO.
		1 OF 1	

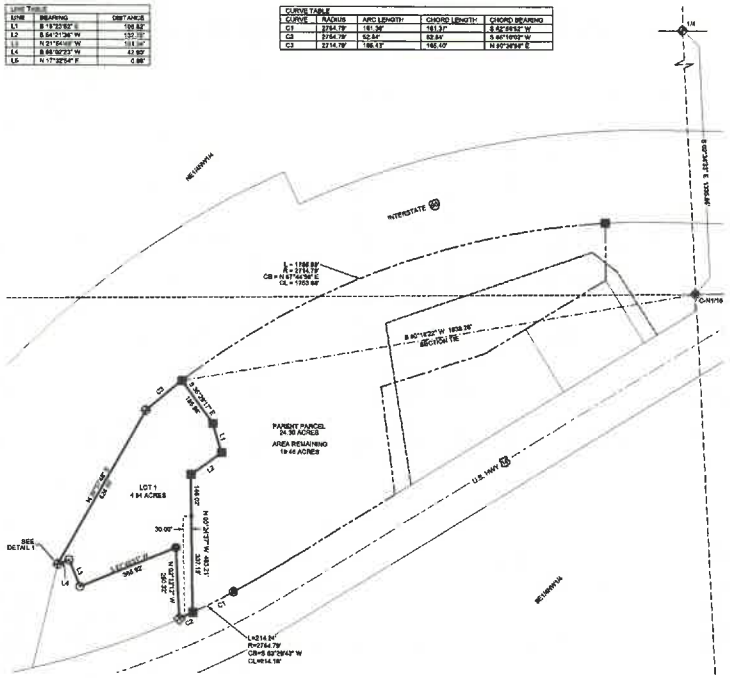
CROOK COUNTY ONE SPLIT SUBDIVISION PLAT FOR

HABECK #2 SUBDIVISION

LYING IN THE SW¼NW¼ OF SECTION 23, T.51N., R.63W, OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY WYOMING.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 13°23'55" E	100.82'
L2	S 64°21'36" W	132.75'
L3	N 21°54'05" W	114.04'
L4	S 66°30'23" W	42.60'
L5	N 17°32'54" E	0.88'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2764.79'	181.36'	181.31'	S 42°55'52" W
C2	2764.79'	52.84'	52.84'	S 46°10'02" W
C3	2714.79'	186.13'	186.10'	N 45°35'54" E


NE¼NW¼
INTERSTATE 90
L = 1766.89'
R = 2714.79'
CB = N 67°44'58" E
CL = 1723.88'
S 89°18'22" W 1838.28'
SECTION TIE
N 89°18'22" E 1838.28'
SECTION TIE
PARENT PARCEL
24.38 ACRES
AREA REMAINING
19.49 ACRES
LOT 1
4.91 ACRES
N 89°18'22" E 1838.28'
SECTION TIE
S 89°18'22" W 1838.28'
SECTION TIE

Gmail by Google

Kathy Lenz <klenz@sundance.city>

Plats for LUP Review

Lonnie Galloway <Lonnie.Galloway@interstateeng.com> Mon, Feb 24, 2020 at 3:32 PM
To: Kathy Lenz <klenz@sundance.city>

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I didn't see anything wrong with Habecks plat

Lonnie

[Quoted text hidden]

MARTIN/MARTIN WYOMING

PO Box 1067 | Sundance, WY 82729
4020 Laramie Street | Cheyenne, WY 82001
mmwyo.com

From: Kathy Lenz <klenz@sundance.city>
Sent: Monday, February 24, 2020 2:53 PM
To: Amanda Miller <AMiller@mmwyo.com>; Lonnie Galloway <lonnie.galloway@interstateeng.com>; bbbeau@rangeweb.net; Joseph Lambert <joseph.lambert@wyo.gov>; mistyrandy <mistyrandy@comcast.net>; Mac Erickson <macerickson@rangeweb.net>
Subject: Fwd: Plats for LUP Review

Hi everyone,

[Quoted text hidden]

This e-mail and any file(s) transmitted with it contain privileged and confidential information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination, disclosure or copying of this e-mail disclosure or copying of this e-mail or any of its attachments is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system. Thank you.