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RTFO Subdivision

Minor Plat

November 13, 2015

Joint Planning Commission Meeting
November 19, 2015

Board of Commissioners Meeting

Applicant: RTFO Properties, LLC

Case Number: 15.03 COMP

Agent: Doyle Surveying & Bret Wolz

Summary: The applicant is proposing to subdivide and re-zone 37.29 acres into 2 lots, one 19.05 acres and the other 15.53 acres. There is an existing home and riding arena/large building on proposed Lot 2.

Legal Description: SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 13, T50N, R72W

Location: The property is located on the southwest corner of the intersection of Kluver Road and Garner Lake Road.

Current Zoning: C-3 (Business Service District) and R-R (Rural Residential) *split zoning

Proposed Zoning: Lot 1: C-3 (Business Service District)
Lot 2: R-R (Rural Residential District)

Existing Land Use: Existing residence and arena/large building

Adjacent Land Use: North: Larger, vacant tract (A-L)
South: Los Caballos Subdivision (R-R)
East: Garner Lake Rd & Outer Limits Subdivision (Unzoned)
West: Los Caballos Subdivision (R-R)

Water Source: Individual water wells. A report will be on file in the Public Works office regarding the ability to place new water wells on each lot or other ways of obtaining water for development in the subdivision.

Wastewater: Septic Systems are proposed. There is an existing septic system on proposed Lot 2

PLANNING CONSIDERATIONS:

1. The plat is not to scale.
2. The Drainage Report submitted for a previous subdivision permit application will be accepted for this application. However, the report and exhibits shall be updated to reflect the current subdivision lot configuration and proposed drainage easements.
 - a. Provide a letter from the Engineer verifying the placement of final drainage easements on the plat.
 - b. Submit a site plan for proposed Lot 1 showing buildable area, including a commercial shop/building, parking and loading areas, leach field and replacement leach field area.
3. The following note shall be added to the face of the plat:
 - a. **DRAINAGE:** Existing structures on the west end of Lot 2 have been allowed to remain out of the Drainage Easement. Potential purchasers should be aware that these structures may be prone to flooding due to their low elevations.
4. Submit a Soils Report, signed and sealed by a Wyoming Licensed Engineer for review by the Conservation District.
5. Provide a receipt or documentation demonstrating that electric service has been provided by PRECorp to each lot.
6. Review by Road and Bridge for any new approaches to Garner Lake or Kluver Roads needs to be completed.
 - a. Shared access easements may be required on the plat
 - b. Disclosure of approved approach points will be required in the Disclosure Statement
7. Submit a site plan showing all existing infrastructure and utilities, as well as the existing electric and water service to the existing home and arena
8. Verify that all proposed easements on the plat cover existing easements listed below:

- a. Along the north - ROW Easement from Exxon Coal Resources from 1983 - Book 698, Pages 111-114
 - b. Along the south - ROW Easement from Exxon Coal Resources from 1983 - Book 698, Pages 111-114
 - c. Along the east - Water Easement from Caballo Coal Company from 1996 - Book 1364, Pages 1-2
 - d. Along the east - Electrical Easement verify the book and page
 - e. Verify if there is an easement for the Powder River transmission line along the north
9. Fill in all Book and Page references. Verify all references, as the ones currently shown on the plat are incorrect.
10. Standard Planning Considerations:
 - a. Full Title Report (three months' old or less);
 - b. Consent to Subdivide;
 - c. Affidavit of Publication;
 - d. Signed final Disclosure Statement
 - e. Proof of placement of the Disclosure Statement signage.
 - f. Submit the plat in a digital format.
11. Disclosure Statement revision:
 - a. ROADS – Add the statement “All requests for access onto Kluver Road or Garner Lake Road shall be approved by County Road and Bridge”
 - b. WATER – Add the statement: “Private water wells will be the responsibility of individual property owners. A report by a Licensed Engineer is on file with the Campbell County Public Works office which addresses the safety and adequacy of installing on lot wells in this subdivision. Potential purchasers should be aware that a one-half mile minimum horizontal well spacing from any existing Fort Union production well is required for a new Fort Union well location where production will exceed 25 gallons per minute. A vertical completion interval spacing may be required for any new Fort Union well regardless of production rate.”
 - c. SEWAGE DISPOSAL – State “This subdivision is located in a non-draining lake bed and the majority of the land area is covered with drainage easement. Individual on-lot sewage systems (septic tanks and leach fields) must be placed in areas with ground elevations of 4494 feet or higher, per the approved Drainage Report, and will not be allowed in areas of the subdivision with drainage easements. Percolation tests within the subdivision show rates of greater than 60 minutes per inch, therefore, on-lot sewage systems will need to be designed by a Licensed Wyoming Engineer and conventional systems are not likely suitable for this site. Sewage disposal shall be via private septic systems installed in accordance with Campbell County and WDEQ standards. Property owners are responsible for installation and annual maintenance of septic systems.”

- d. DRAINAGE: “Existing structures on the west end of Lot 2 have been allowed to remain out of the Drainage Easement. Potential purchasers should be aware that these structures may be prone to flooding due to their low elevations.
During any future re-subdivisions of Lot 1, the existing drainage easement may be redefined if substantial fill is placed in the area to raise the terrain elevation.”
 - e. COVENANTS – State “No new covenants created by this subdivision.”
 - f. ROAD AND TRAFFIC CONTROL SIGNS – State “Road and Traffic control signs are the responsibility of individual property owners.”
12. Cosmetic Plat Revisions:
- a. The acknowledgement for the Buffington’s signatures is in the wrong place and needs correction
 - b. Provide the book and page for the Power Transmission line
 - c. There is no legend
13. Survey Review:
- a. Show the width of Garner Lake Rd at the northern end of the subdivision
 - b. Provide a book and page reference for the Kluver Road ROW
 - c. All the distances shown on the plat need to verify that they are in feet
14. Submit a Subdivision Improvements Agreement providing for the construction and payment of all or part of required public improvements for review and approval by the County Engineer, at a later date if applicable.
15. Provide an irrevocable letter of credit in an amount not less than 125% of the estimated cost of the unfinished improvements, at a later date if applicable.
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Staff Recommendation:

Staff recommends APPROVAL of the minor final plat, pending completion of all planning considerations.

Planning Commission Recommendation:

Board of Commissioners' Decision: