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MEMORANDUM

To: Planning and Zoning Commission
From: Joe Wilmes, Associate Planner
Date: November 1, 2023
Re: Platting and Subdivision Resolution Amendment – Access

Language that was brought to the Planning and Zoning Commission on September 13, 2023, was put out for public comment to potentially be approved at the November 8, 2023, Planning and Zoning Commission meeting. It is our recommendation that the Planning and Zoning Commission approve and certify to the Board of County Commissioners these amendments to the Albany County Platting and Subdivision Resolution.

A clean version of the proposed amendments to the Albany County Platting and Subdivision Resolution are attached.

Amendment Number: PSRA-01-23
Requested By: Planning Department
Staff Contact: Joe Wilmes, Associate Planner

Summary: This amendment to the Albany County Platting and Subdivision Resolution will require secondary ingress and egress to a subdivision with 30 or more lots.

AMEND THE PLATTING AND SUBDIVISION REGULATIONS AS FOLLOWS:

ADD TO CHAPTER 5, SECTION 1, B, 8 THE FOLLOWING PARAGRAPH:

- (d) If the subdivider obtains a variance from the requirement that a subdivision consisting of more than thirty (30) lots shall provide at least two (2) separate points of ingress and egress to a publicly maintained road(s) that connects to two or more other public roads which each connect to another public road in accordance with Chapter 6, Section 9 of this resolution, the words **“BUYERS OF LOTS ARE LIMITED TO ONE POINT OF INGRESS/EGRESS TO AND FROM A PUBLICLY MAINTAINED ROAD”** in bold capital letters shall appear on all offers, solicitations, contracts, agreements, and plats relating to the subdivision.

RENUMBER ACCORDINGLY

ADD TO CHAPTER 6:

Section 9. Ingress and Egress.

- A. A subdivision consisting of more than thirty (30) lots shall provide at least two (2) separate points of ingress and egress to a publicly maintained road(s) that connects to two or more other public roads which each connect to another public road. A subdivision’s number of lots shall be determined by its preliminary plat.
 - 1. If a subdivision connects any road to a road of a previously platted adjacent subdivision(s) that is not part of the subdivision, the number of lots and points of ingress and egress of the previously platted adjacent subdivision(s)

shall be included in a subdivision's number of lots and points of ingress and egress.

2. If a subdivision consisting of more than thirty (30) lots is unable to provide at least two (2) separate points of ingress and egress to a publicly maintained road(s) that connects to two or more other public roads which each connect to another public road, the subdivider may obtain a variance from this standard by complying with Chapter 1, Section 11 of this resolution and the following:

- (a) The subdivider shall provide a traffic impact study to determine baseline conditions and future traffic impacts due to the subdivision. The Board may require alternative traffic solutions in accordance with the Manual on Uniform Traffic Control Devices and upon the recommendation of the County Engineer.
- (b) The subdivider shall provide a review of the subdivision by the FD&FDHJ and a written statement from the FD&FDHJ that the subdivision's ingress/egress will not pose a serious threat to public safety in the event of a fire.