



## MEMORANDUM

To: Planning and Zoning Commission  
From: David C. Gertsch, AICP, Planning Director  
Date: May 7, 2018  
Re: Amendments to Staff Report of Centennial Railroad Subdivision (SD-04-18)

I received the Wyoming Department of Environmental Quality (WDEQ) comments after I finished and sent my staff report for the Centennial Railroad Subdivision Preliminary Plat Application. The WDEQ provided an adverse recommendation. The adverse recommendation is in the process of being remedied by the applicant. I recommend that the following amendments be approved to the staff report.

### Reviews

Wyoming Department of Environmental Quality (WDEQ): ~~Comments have not been received. The WDEQ provided an adverse recommendation because the water system cannot support fire flows without falling below 20 psi of system pressure in other areas of the water system. The WDEQ also provided an adverse recommendation because sufficient information about the wastewater system was not provided.~~

### Summary of Subdivision Permit Requirements

Fire Protection: ~~The applicant is proposing to install a fire hydrant. The applicant will not be installing a fire hydrant due to the potential negative impact on the Centennial Water and Sewer District's water system. An alternative will need to be approved by the CW&SD before final approval of a subdivision permit.~~

### Findings of Fact

- ~~Fire safety is addressed by the proposed installation of a new fire hydrant. Fire safety must be addressed by the applicant and have written approval of the Centennial Water and Sewer District prior to submission of the final plat application.~~
- ~~The recommendation from Wyoming Department of Environmental Quality has not been received. Any recommendations should be addressed in the final plat application. The Wyoming Department of Environmental Quality (WDEQ) provided an "adverse" recommendation. The applicant must address the concerns of WDEQ and receive a "non-adverse" recommendation prior to the submission of the final plat application.~~



**Findings as to the Safety and Adequacy of Proposed Sewage System:**

The Applicant proposes to convey subdivision wastewater flows to the Centennial Water and Sewer District (District) wastewater treatment plant - a lagoon system, located just east of the site. The Applicant submitted a notarized document that indicates that the District would be enlarged – presumably to incorporate the Centennial Railroad Subdivision, however no information has been submitted that shows the requirements of WWQD Chapter 23 Section 7 have been met, specifically that the system has the capacity and capability to treat flows from the subdivision. The WDEQ/WQD is therefore making an Adverse recommendation for the proposed sewage system at this time.

**Disclaimer:**

The Adverse recommendation provided for the water system has nothing to do with, nor has any bearing on the water rights associated with the Centennial Railroad Subdivision. Any questions or concerns about the water rights for the Centennial Railroad Subdivision should be directed to Mr. Markus Malessa (777-6166) at the Wyoming State Engineer’s Office (SEO).

Sincerely:



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Water and Wastewater Program, Wyoming Water Quality Division

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