



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: January 7th, 2025

TITLE: PUBLIC HEARING regarding A Proposed Extension of a Board of Public Utilities Water Main Within the Chalk Bluff Road Right-of-Way.

EXECUTIVE SUMMARY

AVI PC, on behalf of Cheyenne LEADS, has provided notice of intent to extend the 16" BOPU water main line within the Chalk Bluff Road ROW. Enclosed with this brief report is a project map for the project, and a project narrative from the developer. Under the Laramie County Land Use Regulations (LCLUR) § 2-2-127, the Laramie County Board of County Commissioners is required to hold a public hearing for every proposal to extend main lines in excess of 12" in order to discern the public's position on the project and to assure that the project will be located so as to minimize disruption of existing county residents and land users. While the Board does not have discretion to disapprove the application, the hearing provides the developer a chance to hear the public's concerns, answer any questions the public may have, and make any changes that may be deemed appropriate as a result.

BACKGROUND

The current use of the adjacent property being crossed is primarily vacant agricultural land situated in the City of Cheyenne's AG District. Starting from the west, the project would extend the BOPU water main a total of 1448 feet in an eastward direction within the Chalk Bluff Road right-of-way.

In accordance with LCLUR § 2-2-127, mailers were sent to all property owners within a 1500-foot radius of the proposed location of the main extension. A total of fourteen (14) mailers were sent. No public comment was received by staff and no motion is required of the Board under the land use regulations.

Pertinent regulations include:

LCLUR § 2-2-127, governing the notice and public hearing requirements for all proposed water line projects greater than 12” in width.

ATTACHMENTS

Attachment 1: Developer Narrative and Project Map

Justin Arnold
Laramie County Planning & Development
3966 Archer Parkway
Cheyenne, WY 82009

November 18, 2024

RE: Project Narrative - Bison Business Park 2nd Filing – 16” Water Main

Dear Mr. Arnold,

In order to facilitate additional development in Bison Business Park in south Cheyenne, Cheyenne LEADS is proposing to construct a 16” water distribution loop throughout the Business Park. Bison Business Park extends all the way to Chalk Bluff Rd and has been annexed into the City. Chalk Bluff Rd, however, remains Laramie County Right-of-Way. Our design proposes to construct a portion of the water main within Chalk Bluff Rd.

AVI is currently working on the design for the widening and reconstruction of Chalk Bluff Rd. Ideally, the water main installation and road construction could be coordinated to limit the amount of time Chalk Bluff Rd is impacted. If the construction schedules can not be coordinated, Chalk Bluff Rd will be patched according to Laramie County Specifications. In all scenarios, the water main will be installed prior to the new paving of Chalk Bluff Rd so the new road surface will not be immediately torn up after completion.



Full construction plans for the water main are being submitted along with this project narrative. If you have any questions or require additional information, please feel free to contact me directly.

Respectfully Submitted,



Trey Rinne PE

AVI PROFESSIONAL CORPORATION