



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Michael Surface, Senior Planner

DATE: April 19, 2022

TITLE: PUBLIC HEARING regarding a Board Approval for a telecommunications tower located at Tract 10, Sunset Tracts, 3rd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Charmaine Dregalla of SSC has submitted a Board Approval application seeking approval for a telecommunications tower located on Sunset Tracts, 3rd Filing Tract 10. The property is owned by Glory Evangelical Lutheran Church, which will enter a lease if the Board of County Commissioners approve the application.

On March 1, 2022, the Board deferred the project for at least 45 days so the public notice process could be corrected and made whole. An error showing the incorrect project number in the certified mailing was the cause of the flawed public notice process.

BACKGROUND

This property is within an AR – Agricultural Residential zoning district, which requires Board Approval for a telecommunications tower. The tract is approximately 4 acres in size and is vacant.

Pertinent regulations include:

Section 1-2-100 of the Laramie County Land Use Regulations governing the Board Approval process.

Section 4-2-100 of the Laramie County Land Use Regulations governing the AR — Agricultural Residential Zoning District.

DISCUSSION

The Laramie County Comprehensive Plan designates the property as URI – Urban Rural Interface, with areas in the designation allowing for more intensive land uses and possible service-oriented development.

The PlanCheyenne category for the property is Rural Residential, and is to accommodate a mix of rural and residential uses. It is not intended as an area for intensive future residential development.

The subject property is within the AR – Agricultural Residential Zoning District, with surrounding uses primarily residential in nature. Per Section 2-2-123 wireless communication services are permitted with Board approval.

A Plot Plan provided by the applicant is attached for reference, which will be Exhibit ‘A’ attached to the Resolution if approved. The map shows the location of the tower to be built.

The applicant will need an approved site plan, per 2-2-133 of the Laramie County Land Use Regulations. It is currently under review. The applicant must obtain a Building Permit from the Laramie County Building Department and will also have to meet the required development regulations within the AR Zone District.

The Notice of Development Action sign was reposted on March 15, 2022. A public notice reappeared in the local daily newspaper on March 16, 2022. Adjacent property owners were notified via certified mail on March 15, 2022. A total of five telephone public comments were received since the project was initiated. Four individuals wanted information and had no comment. One individual expressed concern and opposition.

Section 1-2-100 (a) of the Laramie County Land Use Regulations requires that the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i.** The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
- ii.** The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii.** There is no defined negative impact to the community.

Staff finds this application is in conformance with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

- a. This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations.
- b. This application is in conformance with Section 4-2-100 of the Laramie County Land Use Regulations governing the AR – Agricultural Residential Zoning District.

Planning Staff recommends that the Board approve the telecommunications tower located on Sunset Tracts, Third Filing, Tract 10.

PROPOSED MOTION

I move to grant Board Approval for the telecommunications tower located on Tract 10, Sunset Tracts, 3rd Filing, Laramie County, WY., and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: County Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning**
- Attachment 6: Agency Review Comments**
- Attachment 7: Plot Map**
- Attachment 8: Resolution**
- Attachment 9: Resolution Exhibit 'A'**

Laramie County, Wyoming



DISH Wireless Telecom Site

Board Approval

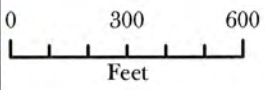
PZ 22 - 00028

Location Map

Subject Property



January 2022



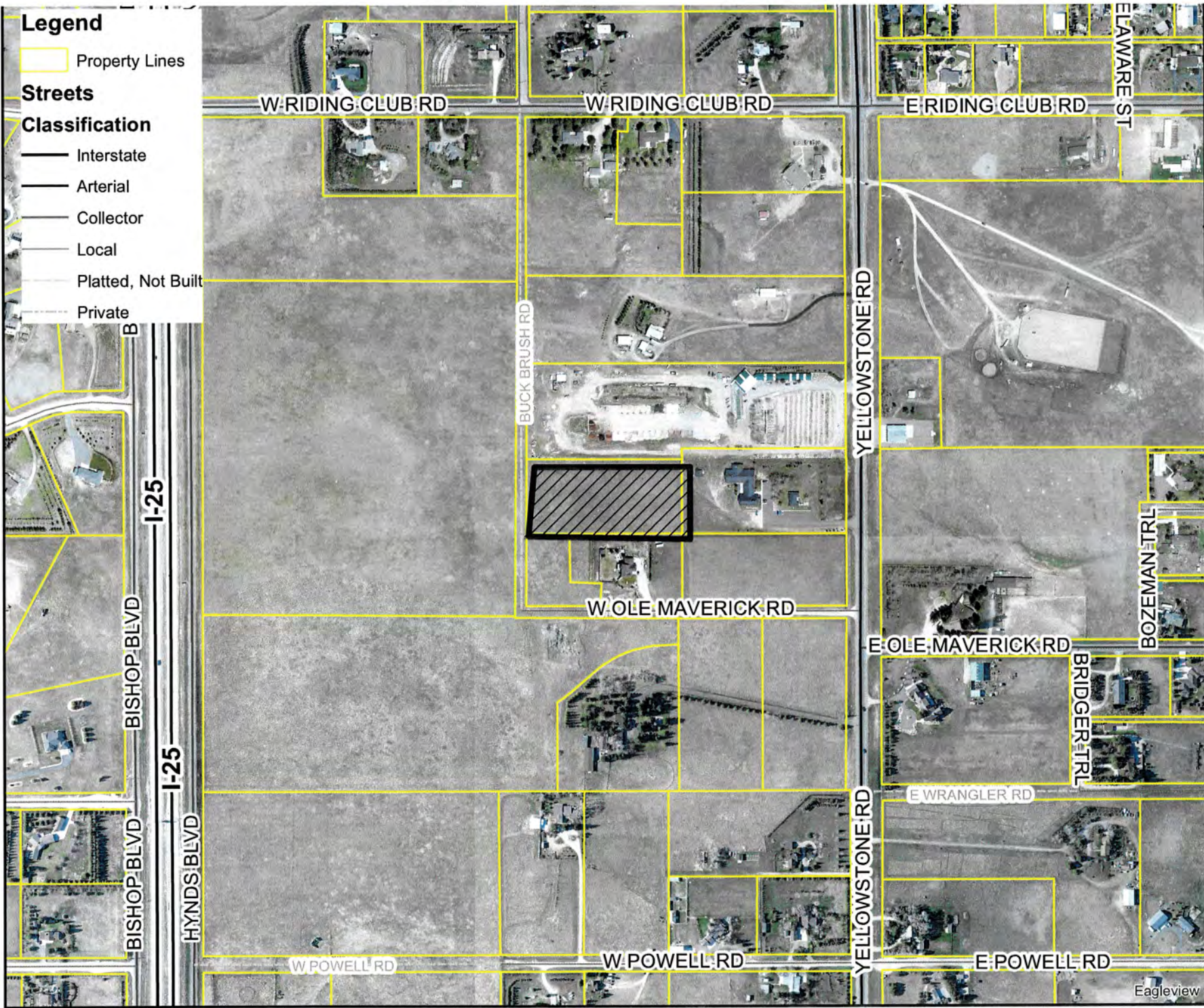
Legend

- Property Lines

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private



Eagleview

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only.

Laramie County, Wyoming



**DISH
Wireless
Telecom
Site**

**Board
Approval**

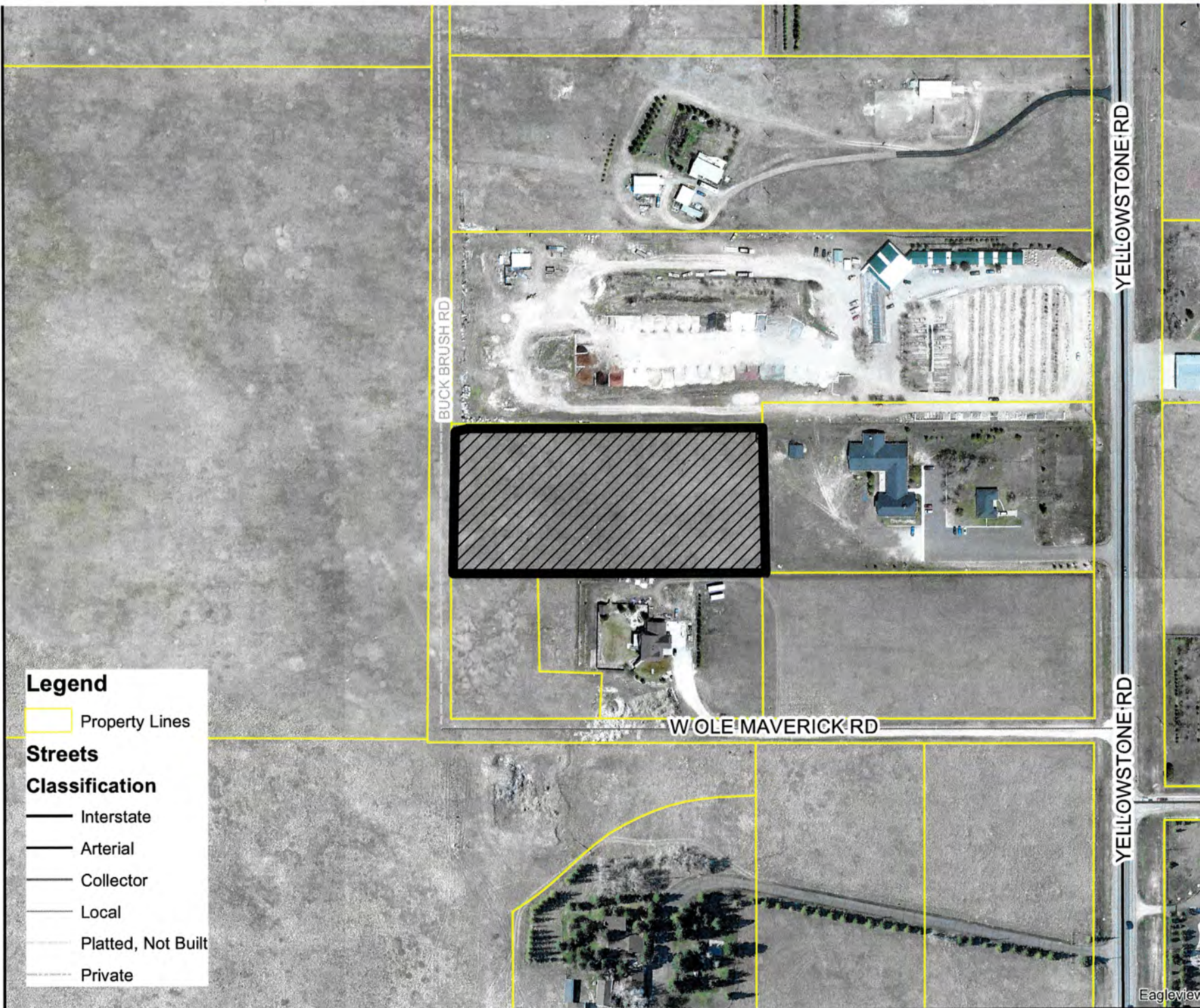
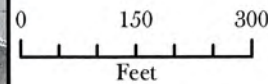
PZ 22 - 00028

**Aerial
Map**

**Subject
Property**



January 2022



Legend

Property Lines

Streets

Classification

- Interstate
- Arterial
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Laramie County, Wyoming



**DISH
Wireless
Telecom
Site**

**Board
Approval**

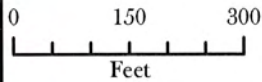
PZ 22 - 00028

**County
Comprehensive
Plan**

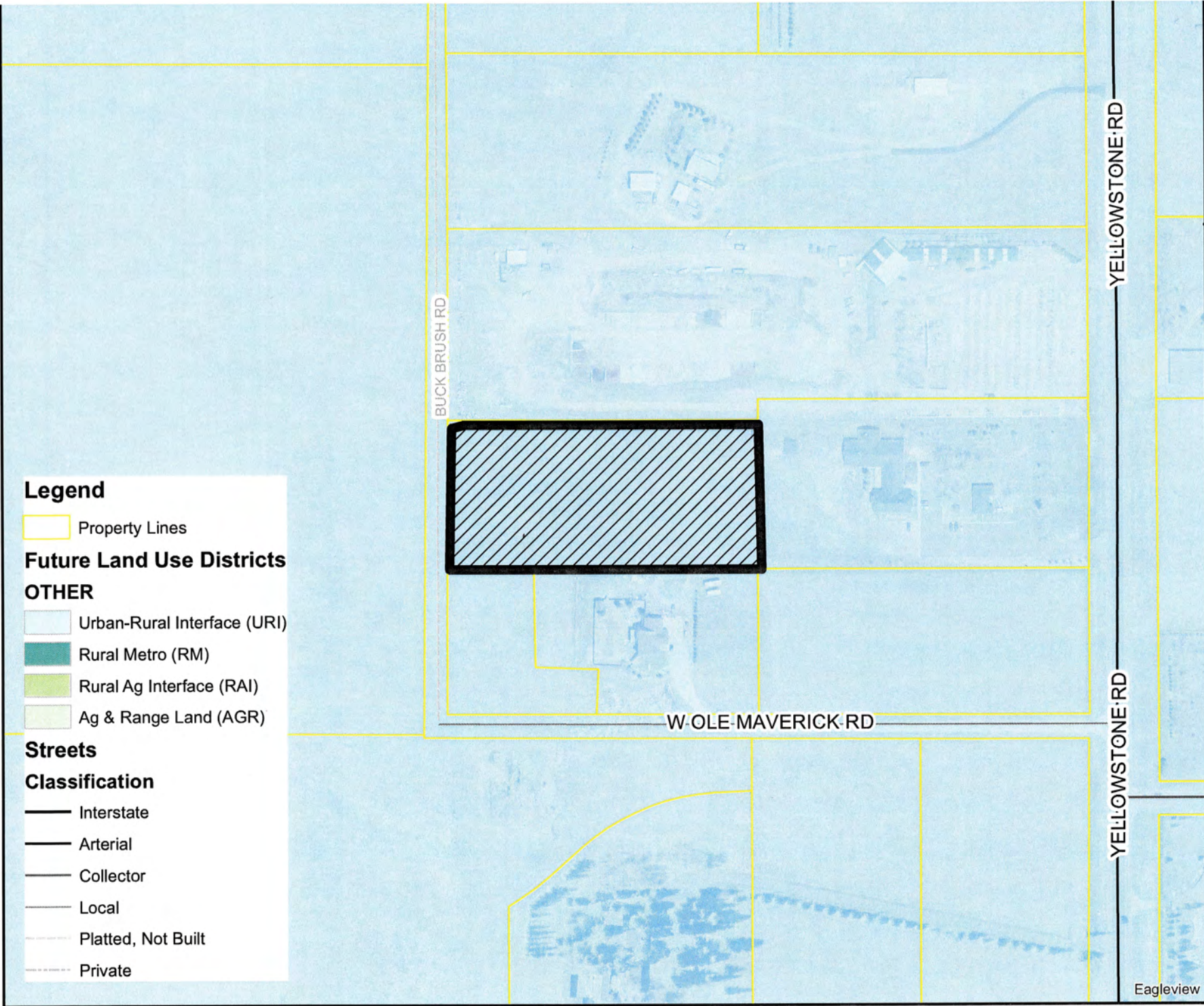
**Subject
Property**



January 2022



Eagleview



Legend

Property Lines

Future Land Use Districts

OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)

Streets

Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

Laramie County, Wyoming



**DISH
Wireless
Telecom
Site**

**Board
Approval**

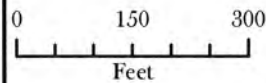
PZ 22 - 00028

**Plan
Cheyenne**

**Subject
Property**



January 2022



Eagleview

Legend

Property Lines

Streets

Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

PlanCheyenne

NEW_FLUP

Agriculture/Rural

Rural Residential

Urban Transition Residential

Urban Residential

Mixed-use Residential

MU-E

Industrial

Mixed-use Commercial

Community Business

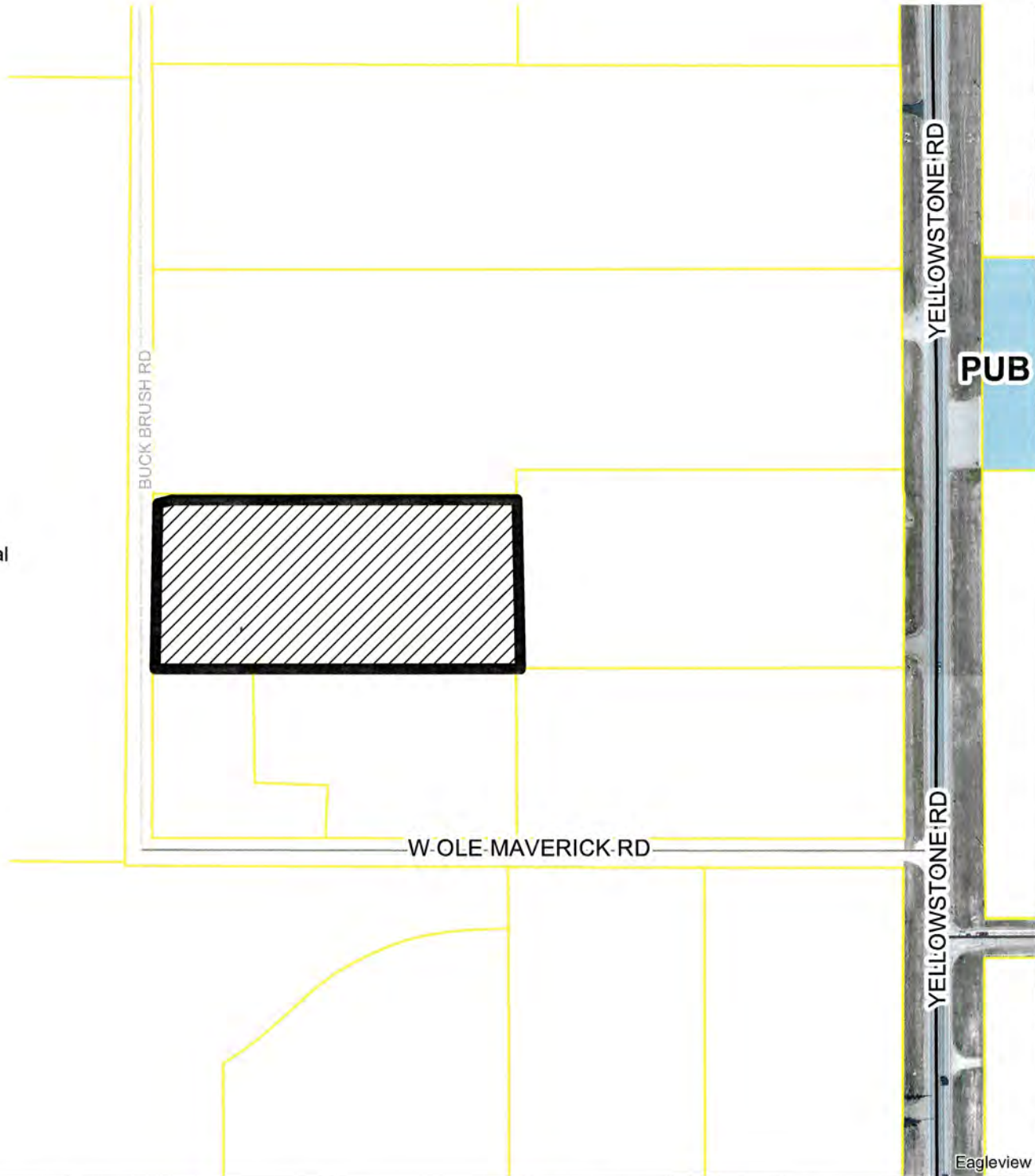
Central Business District

Public and Quasi-Public

PUB-FED

Open Space and Parks

ROW



Laramie County, Wyoming



**DISH
Wireless
Telecom
Site**

Board Approval

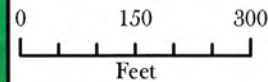
PZ 22 - 00028

Zoning

**Subject
Property**



January 2022



Eagleview



- Property Lines
- All Other Values
- Archer Special Use District (ASU)
- Agricultural (A-2)
- Agricultural and Rural Residential (A-1)
- Agricultural Residentail (AR)
- Low Density Residential - Established (LR-1)
- Low Density Residential - Developing (LR-2)
- MR
- Medium Density Residential - Established (MR-1)
- Medium Density Residential - Developing (MR-2)
- High Density Residential - Established (HR-1)
- High Density Residential - Developing (HR-2)
- MU
- Mixed Use with Residential Emphasis (MUR)
- Mixed Use with Business Emphasis (MUB)
- Neighborhood Business
- Community Business (CB)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Public (P)
- Planned Unit Development (PUD)
- Military (M)

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

A

PZ-22-00028
Board Approval

Cheyenne Development Services: Cheyenne Development Services, Seth Lloyd
Comments Attached 02/07/2022

No comments on proposed Board Approval.

Notes for potential site plan:

1. A new access appears to be proposed on Yellowstone Road. Yellowstone is a major road and accesses should be limited to avoid conflicts and maximize safety. Prefer to see one of the following solutions:

A. utilize the existing access to the north, (B) utilize the existing access to the south, (C) utilize access via Buck Brush right-of-way [instead of Yellowstone]. If the access will be limited to servicing this facility (instead of a 'shared' access with the commercial operation to the north), perhaps a gate across the access would be acceptable.

2. Project may need slight modification based on disposition of property owner to the north - it appears that vacated Longhorn Road went 1/2 to Tract 9 and 1/2 to Tract 8 on the east; while all of vacated Longhorn Road went to Tract 7 on the west. The access road appears to cross into a portion of Tract 7's section of vacated Longhorn Road. The site plan application should modify to stay entirely on the property owned by the lessor (OR the property owner to the north should be included on the site plan OR the status of vacated Longhorn Road should be clarified).

NOTE: Updated site plan (submitted with PZ-22-00029) re-aligns the access road to the south. See site plan comments on that submittal.

County Assessor: County Assessor, Kaycee Eisele No Comments 01/28/2022
No Comments

County Attorney: County Attorney, Joe Chenchar No Comments 02/09/2022
No Comments

County Engineer: County Engineer, Scott Larson No Comments 02/09/2022
No Comments

County Public Works Department: County Public Works Department, Molly Bennett
No Comments 02/14/2022
No Comments

County Real Estate Office: County Real Estate Office, Laura Pate No Comments
02/03/2022

No Comments

County Treasurer: County Treasurer, Trudy Eisele [No Result] [No Result Date]

No Comments

Intraoffice: Planners, Michael Surface Comments Attached 01/31/2022

Tower must fail within the parcel if it were to fail.

Use allowed by Board Appropval.

Site plan cannot be approved until such time the use is approved by the County Commissioners.

Laramie County Fire Authority: Laramie County Fire Authority, Cooper McCullar No
Comments 01/28/2022

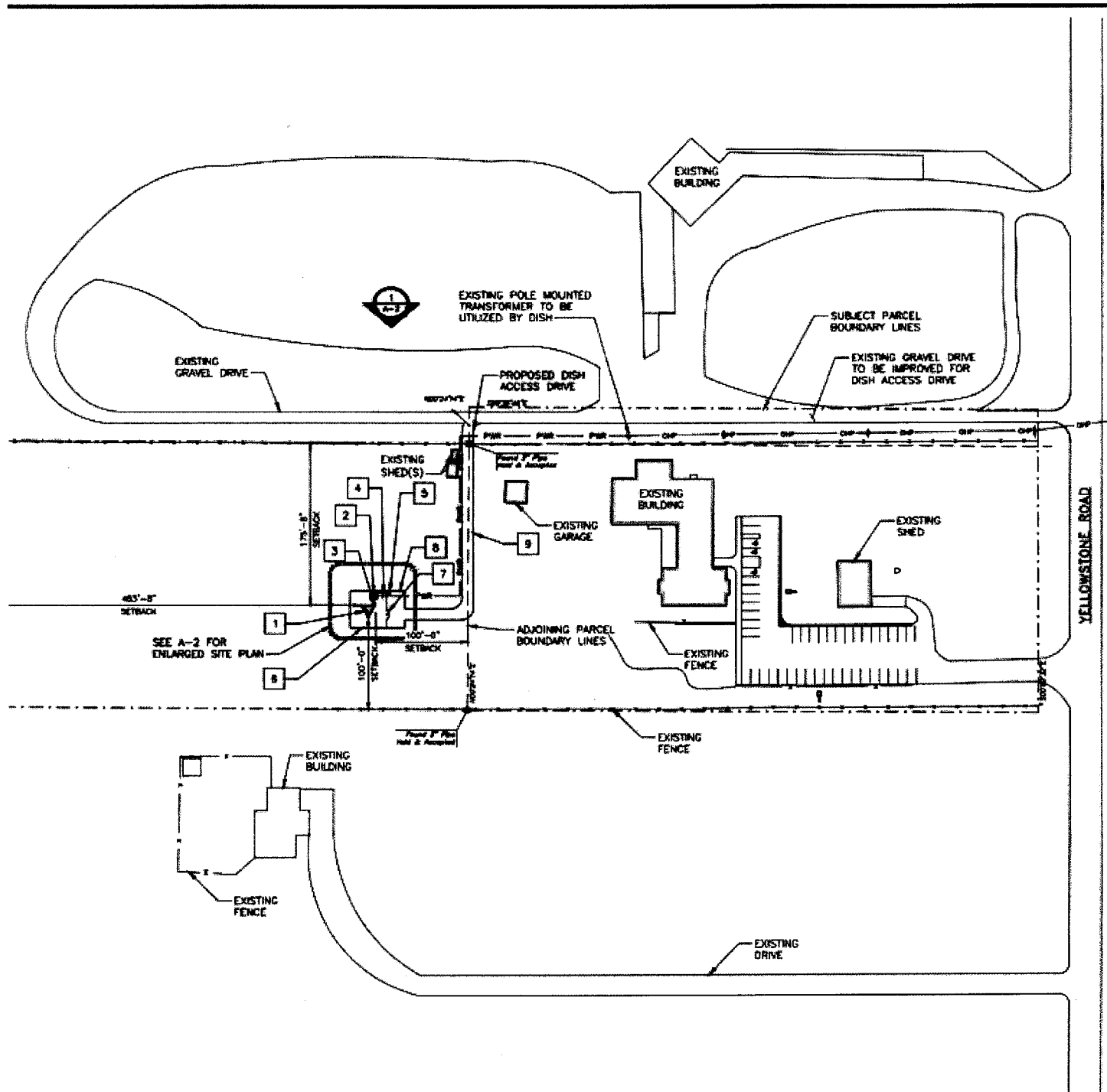
No Comments

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

KEYED NOTES:

- 1 PROPOSED 100'-0" TALL SELF SUPPORT TOWER (BY OTHERS) (TO BE PAINTED BEIGE) (15'-0" WIDE, 13'-3" DIAMETER)
- 2 PROPOSED 5'-0"x3'-0" EQUIPMENT PLATFORM (BOTTOM OF PLATFORM IS 10' OFF GROUND) (ON PLATFORM: CHARLES EQUIPMENT CABINET, ZAYO CABINET, TELCO CABINET, 200AMP PPC, PLATFORM MOUNTED H-FRAME) (ALL PROPOSED EQUIPMENT TO BE PAINTED BEIGE)
- 3 4'-0" LONG, 3'-0" WIDE, 10'-0" FT TALL PROPOSED ICE BRIDGE.
- 4 PROPOSED H-FRAME WITH METER CENTER. (ALL PROPOSED EQUIPMENT TO BE PAINTED GRAY) (±15'-0" PROPOSED POWER CABLE, FROM PPC TO METER CENTER) (FROM METER CENTER TO POLE MOUNTED TRANSFORMER ±500'-0")
- 5 PROPOSED FIBER HANDHOLE (±20'-0" PROPOSED FIBER CABLE FROM TELCO CABINET TO HANDHOLE)
- 6 PROPOSED 40'-0"x40'-0" (6'-0" TALL) CHAIN-LINK FENCE.
- 7 PROPOSED 12'-0" WIDE (6'-0" TALL) CHAIN-LINK GATE.
- 8 PROPOSED ACCESS TURNAROUND/PARKING (20'-0"x40'-0")
- 9 PROPOSED ACCESS ROAD



RESOLUTION #

A RESOLUTION FOR BOARD APPROVAL OF A TELECOMMUNICATIONS TOWER LOCATED AT TRACT 10, SUNSET TRACTS, 3RD FILING, LARAMIE COUNTY WY.

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners have adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to Section 1-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with Section 4-2-100 governing the AR – Agricultural Residential Zone District.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application meets the criteria for Board Approval pursuant to Section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-100 of the Laramie County Land Use Regulations governing the AR - Agricultural Residential Zone District.

Moreover, the Board approves the telecommunications tower located on Tract 10, Sunset Tracts, 3rd Filing, Laramie County, WY, as shown on attached Exhibit 'A'.

PRESENTED, READ, AND PASSED, this _____ day of _____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

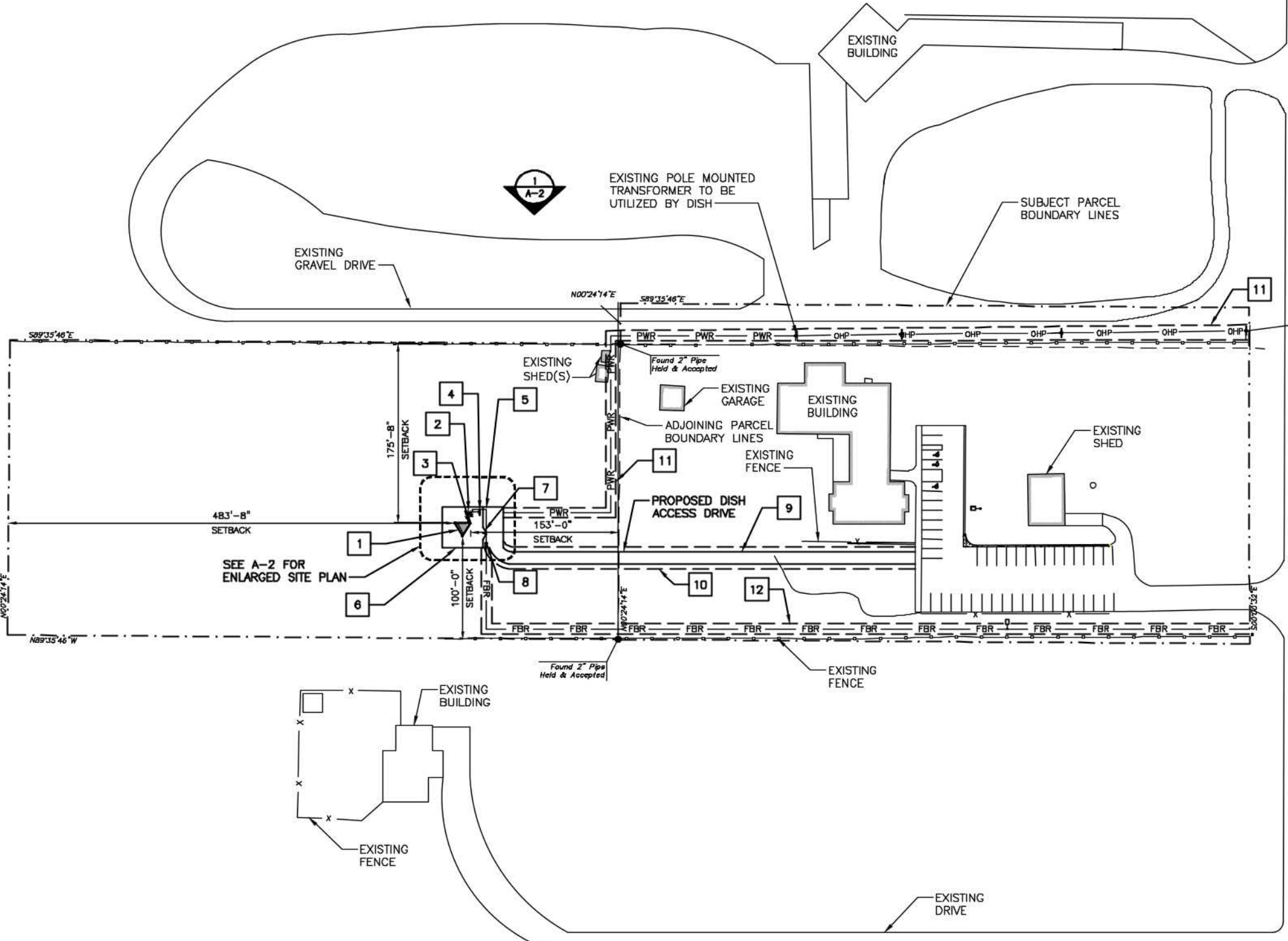
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

Exhibit 'A'



NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNAS AND MOUNTS OMITTED FOR CLARITY.

KEYED NOTES:

- 1 PROPOSED 100'-0" TALL SELF SUPPORT TOWER (TOWER SPEC DESIGNED BY OTHERS) (TO BE PAINTED LIGHT BLUE) (15'-0" WIDE, 13'-5" DIAMETER)
- 2 PROPOSED 5'-0"x7'-0" EQUIPMENT PLATFORM (BOTTOM OF PLATFORM IS 10" OFF GROUND) (ON PLATFORM: CHARLES EQUIPMENT CABINET, ZAYO CABINET, TELCO CABINET, 200AMP PPC, PLATFORM MOUNTED H-FRAME) (ALL PROPOSED EQUIPMENT TO BE PAINTED BEIGE)
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- 8 PROPOSED ACCESS TURNAROUND/PARKING (20'-0"x40'-0")
- 9 PROPOSED ACCESS ROAD
- 10 PROPOSED ACCESS EASEMENT
- 11 PROPOSED ELECTRIC UTILITY EASEMENT
- 12 PROPOSED FIBER UTILITY EASEMENT



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



7171 WEST 95TH STREET, SUITE 600
OVERLAND PARK, KANSAS 66212

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:
KSJ HRL KVB

RFDS REV # 2

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	01/17/22	ISSUED FOR REVIEW
B	02/02/22	EASEMENTS ADDED

A&E PROJECT NUMBER
DNDEN00201C

DISH WIRELESS PROJECT INFORMATION
DNDEN00201C
8806 YELLOWSTONE ROAD
CHEYENNE, WY 82009

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1

OVERALL SITE PLAN

