



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Sonny M. Pourchot, Associate Planner

**DATE:** November 4<sup>th</sup>, 2025

**TITLE:** PUBLIC HEARING: Subdivision Permit and Plat for Wildflower Meadows, 2<sup>nd</sup> Filing, Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of landowners, Toni and William Langston, has submitted a Subdivision Permit and Plat application for Wildflower Meadows, 2<sup>nd</sup> Filing, located at Road 215 and Road 140. The application has been submitted for the purpose of subdividing the property into two (2) residential lots, with each lot averaging 10.78 acres.

### BACKGROUND

The property consists of 21.55 acres, is designated LU – Land Use zone district and is currently residential vacant land. The surrounding area consists of further properties zoned LU – Land Use zone district residential and agricultural.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

- Section 1-3-100 governing public notice.
- Section 2-4-104 governing the LU – Land Use zone district.
- Section 4-5-100 governing the criteria for a subdivision permit and plat.

### DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface, (RAI). Rural residential uses are primarily anticipated in these areas with limited commercial service and retail uses being anticipated at major intersections.

Letters requesting waiver of traffic and drainage studies were submitted by the applicant, copies of which are attached. The County Engineer has concurred with the drainage waiver and

requested a Transportation worksheet be submitted to confirm the waiver of the traffic study, which the applicant did prepare and provide.

According to the adopted AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. The memo states that lots within this zone shall be a minimum of 5 acres in order to sufficiently recharge groundwater after withdrawal from a pumping well. Development design standards contained within Section 2-1-104 of the Land Use Regulations dictate that minimum acreage within Zone 2 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways. The proposal outlines water being provided by individual wells.

Public notice was provided as required and no comments were received.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Board find that:**

- a. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.
- b. This application meets the criteria for a subdivision permit and plat pursuant to section 4-5-100 of the Laramie County Land Use Regulations.

**and the Board approves the Subdivision Permit and Plat for Wildflower Meadows, 2<sup>nd</sup> Filing, Laramie County, WY, with no conditions.**

### **PROPOSED MOTION**

**I move to adopt the findings of fact a and b of the staff report and to approve the Subdivision Permit and Plat for Wildflower Meadows, 2<sup>nd</sup> Filing, Laramie County, WY, with no conditions.**

### **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Pre-App Meeting Notes**
- Attachment 3: Project Narrative**
- Attachment 4: Agency Review Comments and Applicant Responses**
- Attachment 5: Traffic Waiver and Transportation Worksheet**
- Attachment 6: Drainage Waiver**
- Attachment 6: CFF & PSF Acknowledgement**
- Attachment 7: Draft Resolution**
- Attachment 8: Wildflower Meadows, 2<sup>nd</sup> Filing plat**



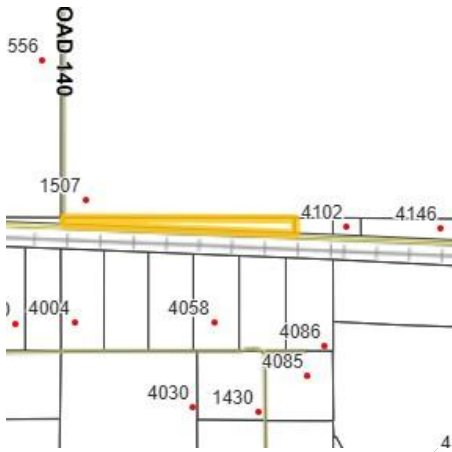
**Laramie County  
Wyoming MapServer**

PZ-25-00065

WILDFLOWER  
MEADOWS, 2ND  
FILING

LCFD 6

LCSD 2



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.  
printed 10/29/2025



**Laramie County, WY**  
**Laramie County Planning and Development Office**

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303  
www.laramiecountywy.gov  
planning@laramiecounty.com

**PERMIT**

**PA-25-00059**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** UNKNOWN LARAMIE COUNTY  
**PRIMARY PARCEL:** 14640210100100  
**PROJECT NAME:** OUTDOOR RV STORAGE

**ISSUED:** 08/13/2025  
**EXPIRES:** 02/09/2026

**APPLICANT:** LANGSTON, WILLIAM M ET UX  
PO BOX 234  
HILLSDALE, WY 82060  
970.231.9750

**OWNER:** LANGSTON, WILLIAM M ET UX  
PO BOX 234  
HILLSDALE, WY 82060

Detail Name	Detail Value
Meeting Date	08/13/2025
MEETING AM OR PM	PM
Application Types	Conditional Use Class B
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	The Langston's would like to discuss outdoor RV storage options.
Staff Attending	JA DP SP CS
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Conditional Use Class B
Drainage Plans	TBD
Drainage Study	Letter of Waiver
Traffic Study	Letter of Waiver
Public Safety Fees Acknowledgement Letter	No
Community Facility Fees Acknowledgement Letter	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Roadway Maintenance Plan	No



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Road/Easement Use Agreement	No
Right-of-Way Construction Permit	Upon Construction
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	No
Environmental and Services Impact Report	No
GESC Permit	TBD
Floodplain Development Permit	TBD
Perimeter Fence Construction per W.S.S. 18-5-319	No
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	6 acres is outside of the floodplain that can be utilized for RV storage/outdoor storage. The ability to utilize the floodplain area would require a letter of map revision by using a hydrology engineer that can do an onsite assessment to modify the floodplain by submitting that information to FEMA to make the effective changes. Electrical for outdoor lighting and security gate would require building permits 307-633-4303 option 1. After that modification has been made you would then submit for a Conditional Use Class B permit that will go before the Planning Commission for approval. Once approved you would then submit a site plan application which addresses the actual site layout and requirements that could be necessary for an RV Storage lot. Commercial Access permit through Public Works 307-633-4302.
Miscellaneous Notes (2)	Hydrology and Hydroanalysis report needs to be conducted to modify the floodplain. Costs: Conditional Use Class B \$500, Simple site plan \$500, Development action signs \$26 each (1 needed), mailing letters to adjacent neighbors, legal ad, engineer review fees.

---

### CONDITIONS



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\* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.

\* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

\* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.

\* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.



**September 16, 2025**

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82007  
(307) 633-4303

**InRe: LETTER OF JUSTIFICATION – WILDFLOWER MEADOWS 2ND  
FILING, A REPLAT OF TRACT 1, WILDFLOWER MEADOWS, SITUATE IN A  
PORTION OF SECTION 2, T14N, R64W OF THE 6TH P.M., LARAMIE  
COUNTY, WYOMING**

Steil Surveying Services, agent for the owner, intends to subdivide a portion of Section 24, Township 15 North, Range 667West, 6th P.M., Laramie County Wyoming Laramie County, Wyoming.

The overall density of the subdivision is 21.55 acres. The Proposed subdivision will consist of TWO (2) tracts. The tracts average 10.78 acres. The parcel falls in AMEC Zone 2 which requires 5.25 acres per tract. The subdivision is for residential use.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)



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Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)

# Permit Notes

**Permit Number:** PZ-25-00065

**Parcel Number:** 14640210100100

**Submitted:** 09/17/2025

**Site Address:** UNKNOWN

**Technically Complete:** 09/17/2025

**Applicant:** HANSEN, MICHEAL SHANE  
**Owner:** LANGSTON, WILLIAM M ET UX

Laramie County, WY 00000

**Approved:**  
**Issued:**

**Project Description:** TWO TRACT REPLAT FOR RESIDENTIAL USE

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
09/17/2025	09/17/2025	Workflow	SHERIFF'S OFFICE REVIEW	DEFICIENCY	Without an address, we cannot accurately review or give an opinion.	AARON.VELDHEE R@LARAMIECOUN TYWY.GOV
09/18/2025		Application	PZ-25-00065	GENERAL	No concerns noted	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
09/18/2025		Workflow	WYDOT REVIEW	GENERAL	No comment.	TAYLOR.MCCORT @LARAMIECOUNT YWY.GOV
09/18/2025	09/18/2025	Application	PZ-25-00065	GENERAL	No Comments	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
09/18/2025	09/18/2025	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.	CINDY.KEMIVES@ LARAMIECOUNTY WY.GOV
09/24/2025		Application	PZ-25-00065	GENERAL	No Comment	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
09/25/2025		Application	PZ-25-00065	GENERAL	Please see SEO Review Letter, attached.	SUE.KINSLEY@LA RAMIECOUNTYWY .GOV
09/29/2025		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@ LARAMIECOUNTY WY.GOV
09/30/2025		Application	PZ-25-00065	GENERAL	1st Review Engineer Comments 1.A Drainage Report is not required for this plat per 5-2-106. 2.A Transportation Worksheet needs to be submitted per 5-6-103. 3.Per 4-5-102.b. the plat drawing shall include the following items: 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established ( i.e., dedicated to the public via plat, petition, declared, etc.). How was Road 215 and Road 140 established? 21.) A legend that defines all the various	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

1. ack
2. a waiver will be submitted
3. INFORMATION PROVIDED BY JUSTIN ARNOLD.
4. Line types added.

## Permit Notes

4. corrected

symbols, line types, shading/hatching, etc. used in the drawing. The legend shown on the plat only defines symbols, but not line types or hatching.

4. There is no bearing listed/shown for the boundary line between Tract 1 and Tract 2, only a distance is shown.

1. corrected

2. added

### Surveyor Comments

1. The legal description in the DEDICATION of this plat is the exact same legal description that is part of the DEDICATION of the original WILDFLOWER MEADOWS plat, which includes TRACT 2 of the original WILDFLOWER MEADOWS subdivision. TRACT 2 of the original WILDFLOWER MEADOWS subdivision is not part of this subdivision.

2. It would be helpful to dimension the tie to the northwest corner of Section 2.

09/30/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
10/01/2025 ack	Workflow	PUBLIC WORKS REVIEW	GENERAL	Public Works Review #1 under Regs adopted 8.5.25: 1. All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/02/2025	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Perc tests and small wastewater system applications are required for lots prior to installation of small wastewater systems. Proper setbacks to floodplain must be maintained on all tracts. Call Environmental Health with any questions at 307-633-4090.	JENNIFER.ESCOBEDO@LARAMIECOUNTY.WY.GOV

## Permit Notes

**Permit Number:** PZ-25-00065

**Parcel Number:** 14640210100100

**Submitted:** 09/17/2025

**Site Address:** UNKNOWN

**Technically Complete:** 09/17/2025

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**Owner:** LANGSTON, WILLIAM M ET UX

Laramie County, WY 00000

**Approved:**  
**Issued:**

**Project Description:** TWO TRACT REPLAT FOR RESIDENTIAL USE

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
09/17/2025	09/17/2025	Workflow	SHERIFF'S OFFICE REVIEW	DEFICIENCY	Without an address, we cannot accurately review or give an opinion.	AARON.VELDHEE R@LARAMIECOUN TYWY.GOV
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## Permit Notes

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10/06/2025	Application	PZ-25-00065	GENERAL	2nd Review Engineer Comments 1. A Transportation Worksheet needs to be submitted per 5-6-103. An administrative adjustment can only be made to modify the requirements within a Traffic Impact Study, but not for the submittal of a Transportation Worksheet. A variance of a Transportation Worksheet would need to be approved by the Planning Commission. 2. Per 4-5-102.b. the plat drawing shall include the following items: 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established ( i.e., dedicated to the public via plat, petition, declared, etc.). How was Road 215 and Road 140 established?	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

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09/17/2025	09/17/2025	Workflow	SHERIFF'S OFFICE REVIEW	DEFICIENCY	Without an address, we cannot accurately review or give an opinion.	AARON.VELDHEE R@LARAMIECOUN TYWY.GOV
09/18/2025		Application	PZ-25-00065	GENERAL	No concerns noted	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
09/18/2025		Workflow	WYDOT REVIEW	GENERAL	No comment.	TAYLOR.MCCORT @LARAMIECOUNT YWY.GOV
09/18/2025	09/18/2025	Application	PZ-25-00065	GENERAL	No Comments	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
09/18/2025	09/18/2025	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.	CINDY.KEMIVES@ LARAMIECOUNTY WY.GOV
09/24/2025		Application	PZ-25-00065	GENERAL	No Comment	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
09/25/2025		Application	PZ-25-00065	GENERAL	Please see SEO Review Letter, attached.	SUE.KINSLEY@LA RAMIECOUNTYWY .GOV
09/29/2025		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@ LARAMIECOUNTY WY.GOV
09/30/2025		Application	PZ-25-00065	GENERAL	1st Review Engineer Comments 1.A Drainage Report is not required for this plat per 5-2-106. 2.A Transportation Worksheet needs to be submitted per 5-6-103. 3.Per 4-5-102.b. the plat drawing shall include the following items: 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established ( i.e., dedicated to the public via plat, petition, declared, etc.). How was Road 215 and Road 140 established? 21.) A legend that defines all the various	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

## Permit Notes

symbols, line types, shading/hatching, etc. used in the drawing. The legend shown on the plat only defines symbols, but not line types or hatching.

4. There is no bearing listed/shown for the boundary line between Tract 1 and Tract 2, only a distance is shown.

### Surveyor Comments

1. The legal description in the DEDICATION of this plat is the exact same legal description that is part of the DEDICATION of the original WILDFLOWER MEADOWS plat, which includes TRACT 2 of the original WILDFLOWER MEADOWS subdivision. TRACT 2 of the original WILDFLOWER MEADOWS subdivision is not part of this subdivision.

2. It would be helpful to dimension the tie to the northwest corner of Section 2.

09/30/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
10/01/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	Public Works Review #1 under Regs adopted 8.5.25: 1. All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/02/2025	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Perc tests and small wastewater system applications are required for lots prior to installation of small wastewater systems. Proper setbacks to floodplain must be maintained on all tracts. Call Environmental Health with any questions at 307-633-4090.	JENNIFER.ESCOBEDO@LARAMIECOUNTY.WY.GOV
10/06/2025	Application	PZ-25-00065	GENERAL	2nd Review Engineer Comments 1. A Transportation Worksheet needs to be submitted per 5-6-103. An administrative adjustment can only be made to modify the requirements within a Traffic Impact Study, but not for the submittal of a Transportation Worksheet. A variance of a Transportation Worksheet would need to be approved by the Planning Commission. 2. Per 4-5-102.b. the plat drawing shall include the following items: 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established ( i.e., dedicated to the public via plat, petition, declared, etc.). How was Road 215 and Road 140 established?	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
10/14/2025	Application	PZ-25-00065	GENERAL	3rd Review Previous comments have been adequately addressed. No further comments at this time.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV



**September 16, 2025**

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82007  
(307) 633-4303

**InRe: Request for waiver of the Traffic Study requirements for a subdivision to be known as WILDFLOWER MEADOWS 2ND FILING, A REPLAT OF TRACT 1, WILDFLOWER MEADOWS, SITUATE IN A PORTION OF SECTION 2, T14N, R64W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING**

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study pursuant to Section 2-1-100.b, of the Laramie County Land Use Regulations. The overall density of the subdivision is 21.55 acres. The Proposed subdivision will consist of TWO (2) tracts. The tracts average 10.78 acres. The parcel falls in AMEC Zone 2 which requires 5.25 acres per tract. Given limited potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen". The signature is written in a cursive style with a large, stylized "M" and "H".

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC



# LARAMIE COUNTY LAND USE REGULATIONS

## Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: \_\_\_\_\_ By: \_\_\_\_\_

Date: \_\_\_\_\_ Contact: \_\_\_\_\_

Owner/Developer: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Address or Legal Description (lot, block, subdivision): \_\_\_\_\_

Legal Description: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Change to: \_\_\_\_\_

Existing Land Use: \_\_\_\_\_ Proposed: \_\_\_\_\_

Above changes if applicable.

Applicant email: \_\_\_\_\_

### All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.

a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.

b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day

Total:

c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day

Total:

New Land Use: \_\_\_\_\_ Trips/Day

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

Increase (+)/Decrease (-): \_\_\_\_\_

Notes: ITE does not have a rural residential location dataset

### b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

AVAILABLE TRAFFIC COUNTS (DATA SOURCE, WYOMING DEPARTMENT OF TRANSPORTATION)



Graph Look Up

QueryFilter

DATA SOURCE:  
Trip Generation Manual, 11th Ed  
New data edition is available. Upgrade now.

SEARCH BY LAND USE CODE:  
210

LAND USE GROUP:  
(200-299) Residential

LAND USE :  
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

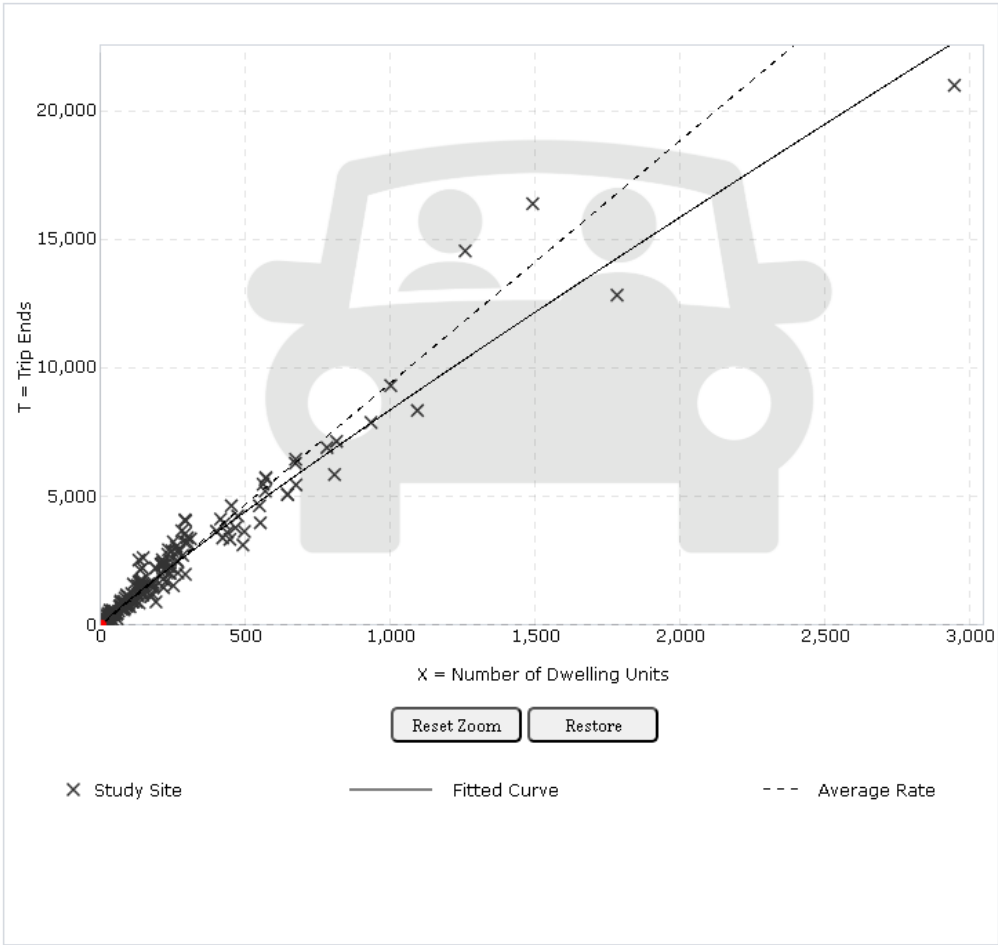
INDEPENDENT VARIABLE (IV):  
Dwelling Units

TIME PERIOD:  
Weekday

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
2Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.  
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:	Single-Family Detached Housing (210) <a href="#">Click for Description and Data Plots</a>
Independent Variable:	Dwelling Units
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	174
Avg. Num. of Dwelling Units:	246
Average Rate:	9.43
Range of Rates:	4.45 - 22.61
Standard Deviation:	2.13
Fitted Curve Equation:	$\ln(T) = 0.92 \ln(X) + 2.68$
R <sup>2</sup> :	0.95
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 19 (Total), 9 (Entry), 10 (Exit) Fitted Curve: 28 (Total), 14 (Entry), 14 (Exit)



## Graph Look Up

Query

Filter

## DATA SOURCE:

Trip Generation Manual, 11th Ed

New data edition is available. [Upgrade now.](#)

## SEARCH BY LAND USE CODE:

210



## LAND USE GROUP:

(200-299) Residential

## LAND USE:

210 - Single-Family Detached Housing

## LAND USE SUBCATEGORY:

All Sites

## SETTING/LOCATION:

General Urban/Suburban

## INDEPENDENT VARIABLE (IV):

Dwelling Units

## TIME PERIOD:

Weekday, AM Peak Hour of Generator

## TRIP TYPE:

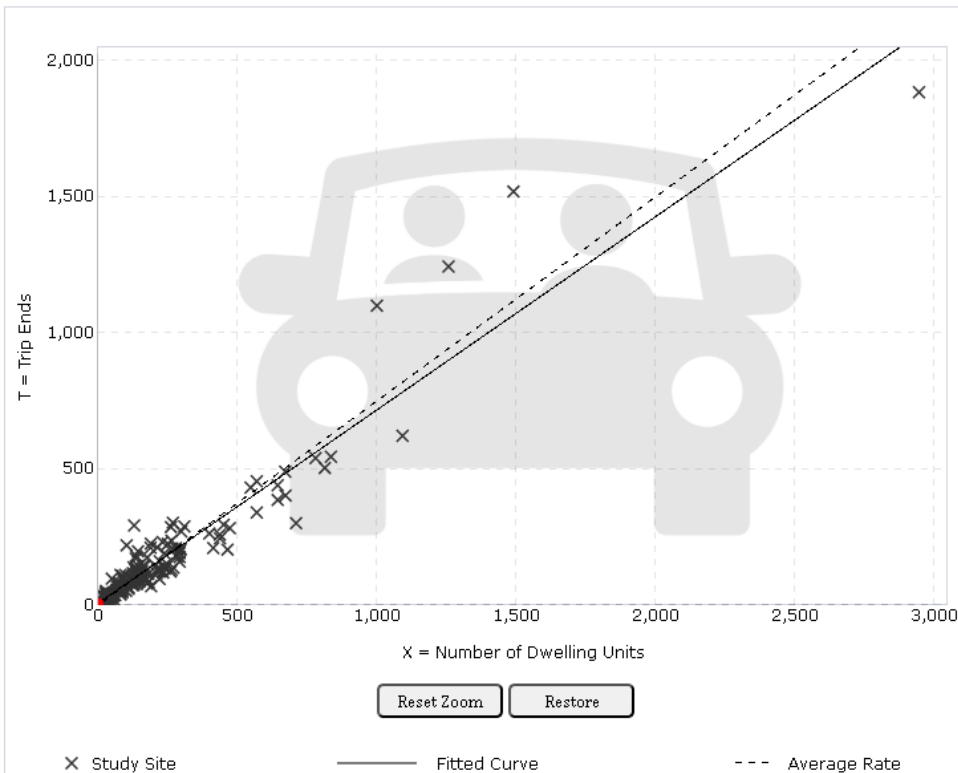
Vehicle

## ENTER IV VALUE TO CALCULATE TRIPS:

2

Calculate

## Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.  
 Hover the mouse pointer on data points to view X and T values.

## DATA STATISTICS

## Land Use:

Single-Family Detached Housing (210) [Click for Description and Data Plots](#)

## Independent Variable:

Dwelling Units

## Time Period:

Weekday  
AM Peak Hour of Generator

## Setting/Location:

General Urban/Suburban

## Trip Type:

Vehicle

## Number of Studies:

169

## Avg. Num. of Dwelling Units:

217

## Average Rate:

0.75

## Range of Rates:

0.34 - 2.27

## Standard Deviation:

0.25

## Fitted Curve Equation:

 $T = 0.71(X) + 7.23$  $R^2$ :

0.91

## Directional Distribution:

26% entering, 74% exiting

## Calculated Trip Ends:

Average Rate: 2 (Total), 0 (Entry), 2 (Exit)

Fitted Curve: 9 (Total), 2 (Entry), 7 (Exit)



**September 16, 2025**

Laramie County Planning & Development  
Office  
3966 Archer Parkway  
Cheyenne, WY 82007  
(307) 633-4303

**InRe: Request for waiver of the Drainage Study requirements for a subdivision to be known as WILDFLOWER MEADOWS 2ND FILING, A REPLAT OF TRACT 1, WILDFLOWER MEADOWS, SITUATE IN A PORTION OF SECTION 2, T14N, R64W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING**

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Drainage Study pursuant to Sections 3-1-105, 3-5-105 of the Laramie County Land Use Regulations.

The overall density of the subdivision is 21.55 acres. The Proposed subdivision will consist of TWO (2) tracts. The tracts average 10.78 acres. The parcel falls in AMEC Zone 2 which requires 5.25 acres per tract.

Given limited surface runoff increases, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hanson". The signature is written in a cursive style with a large, stylized "M" and "H".



**September 16, 2025**

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82009  
(307) 633-4303

**InRe: Plat to be known as WILDFLOWER MEADOWS 2ND  
FILING, A REPLAT OF TRACT 1, WILDFLOWER  
MEADOWS, SITUATE IN A PORTION OF SECTION 2,  
T14N, R64W OF THE 6TH P.M., LARAMIE COUNTY,  
WYOMING**

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner does not intend to pay the appropriate Community Facility Fee(s) (CFFs) and the owner does not intend to pay the appropriate Public Safety Fee(s) (PSFs) at the appropriate time to the proper authority, pursuant to §§1-1-106 of the Laramie County Land Use Regulations. These fees were paid in a previous platting action.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
WILDFLOWER MEADOWS, 2<sup>nd</sup> FILING, LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS “WILDFLOWER MEADOWS, 2<sup>nd</sup> FILING”.**

**WHEREAS**, Wyoming State Statutes §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 adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed subdivision and plat is in accordance with section 4-5-100 of the Laramie County Land Use Regulations; and

**WHEREAS**, the application is in conformance with the LU – Land Use zone district; and

**WHEREAS**, this resolution is the subdivision permit for Wildflower Meadows, 2<sup>nd</sup> Filing.

**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 is in conformance with section 4-5-100 of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

**And the Board approves the Subdivision Permit and Plat for Wildflower Meadows, 2<sup>nd</sup> Filing, Laramie County, WY, with no conditions.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney’s Office

