



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Paul Whalen, AICP, Senior Planner

DATE: July 21, 2020

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Paw Print subdivision, located in a portion of Sec. 13, T.15N., R.67W., of the 6th P.M., less a strip of land 300' in width in the W1/2 conveyed to State Hwy Commission, and except a tract in the E1/2, Laramie County, WY.

EXECUTIVE SUMMARY

AVI PC, on behalf of West Slope Development Company, has submitted a Subdivision Permit and Plat application for Paw Print, a proposed 49-acre subdivision located northwest of the I-25 Service Road and Road 218 intersection. The application would create (9) single-family residential tracts averaging 5.44-acres in an unzoned area of the County.

BACKGROUND

The subject property is unplatted, vacant and currently used for agriculture. The surrounding area consists of rural residential and agricultural properties of varying acreage.

Pertinent Regulations

Section 2-1-101 (a-e) of the Laramie County Land Use Regulations governing the requirements for submittal of a Subdivision Permit and Plat.

Section 2-1-103 of the Laramie County Land Use Regulations for the Subdivision Development Design Standards.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI) with rural residential uses primarily anticipated in these areas. The subject property is located outside the PlanCheyenne and zoned boundaries.

Individual on-site well and septic systems will provide water, and sewage disposal services for each tract. The minimum lot-size requirements for septic system permits is satisfied with the average lot size of 5.44-acres. In accordance with the State Engineer, well spacing requirements and the small wastewater systems are consistent with Environmental Health standards for each lot.

As this subdivision is larger than five lots, the applicant submitted a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). DEQ approval in the form of a “Non-Adverse Recommendation” shall be required prior to recordation of the final plat.

The subdivision is accessed from the I-25 Service Road. The internal roads, Kodiak Street and Bear Cub Road shall provide access to each lot via the proposed 80-foot right-of-ways dedicated and built to County standards. Roads shall be maintained by the homeowners. A traffic letter stating the development would have virtually no impact to the existing roadway network was evaluated and found acceptable by the County Engineer. A waiver of the traffic study was granted. The conceptual drainage study was reviewed, and found acceptable by the County Engineer and Public Works based upon information provided by the applicant.

The Environmental and Services Impact Report indicates the proposed development will have minimal impacts to wildlife, and there are no known historic structures, cultural features, or existing hazardous features on the site.

Consistent with Section 1-2-104 of the Land Use Regulations, certified public notices were mailed on May 18th to the adjacent property owners, the site was posted on May 25th, and the legal ad was published on May 23rd. No public comment was received for this application, however, AVI PC met with and responded to the citizen comments from the Preliminary Development Plan, those comments and AVI PC’s written response is attached for Board consideration.

The Preliminary Development Plan was approved on April 23rd, 2020 with a 4-0 vote, and the Subdivision Permit and Plat were recommended for approval by the Planning Commission on June 25th, 2020 with a 5-0 vote.

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for a subdivision permit and plat pursuant to Section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application meets the criteria for the Subdivision Development Design Standards pursuant to Section 2-1-103 of the Laramie County Land Use Regulations.

and that the Board approve the Subdivision Permit and Plat for Paw Print with the following conditions:

1. All agency comments regarding corrections to the plat shall be resolved prior to recordation of the final plat.

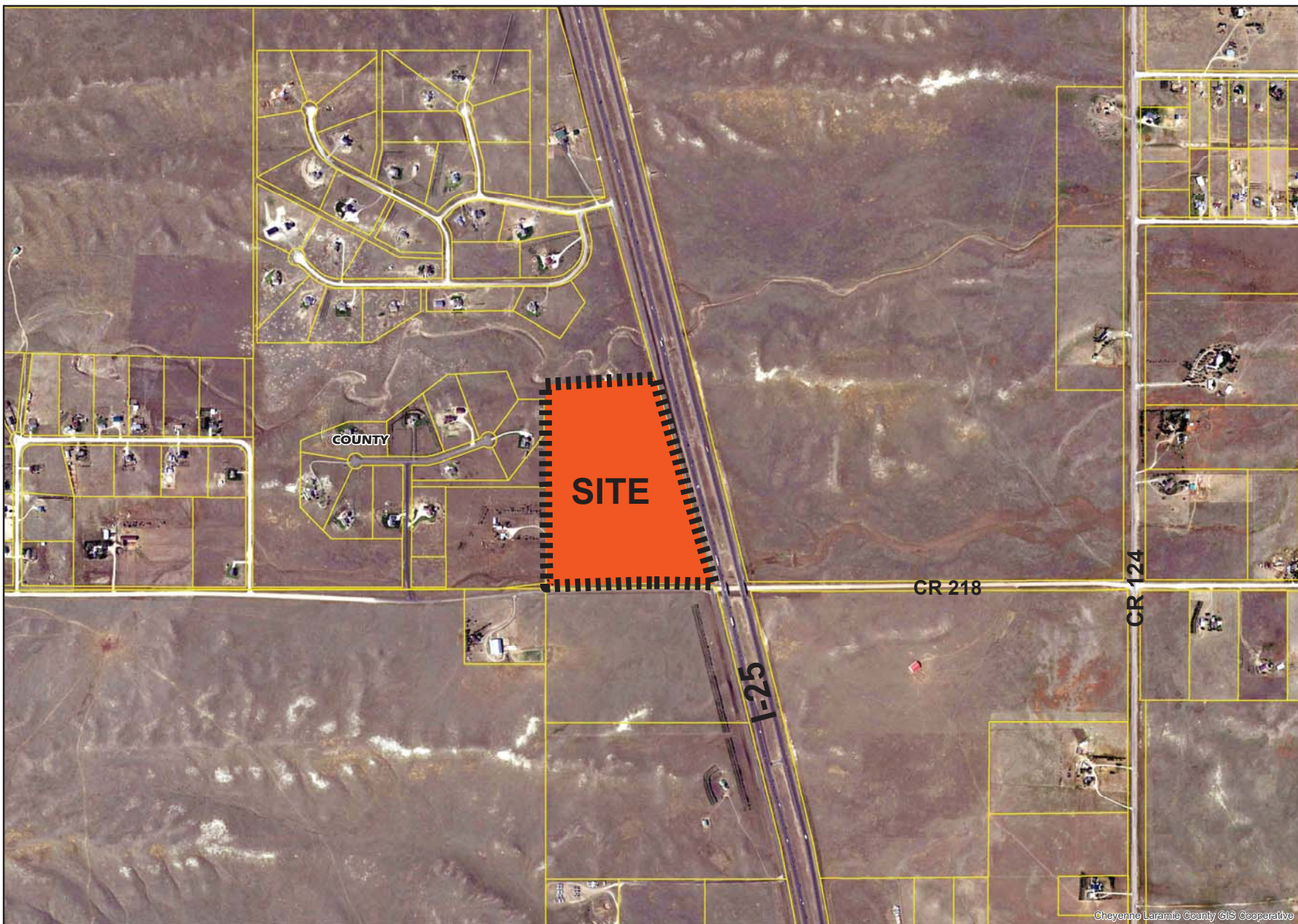
2. Proof of DEQ approval in the form of a “Non-Adverse Recommendation” shall be required prior to final plat recordation.

PROPOSED MOTION

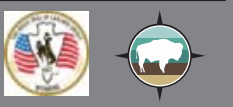
I move to approve the Subdivision Permit and Plat for Paw Print with two conditions, and adopt the findings of fact a and b as stated in the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: Agency Comments Report**
- Attachment 5: Citizens Comments**
- Attachment 6: AVI Written Responses**
- Attachment 7: Resolution**
- Attachment 8: Plat – June 9, 2020**



Laramie County, Wyoming



PAW PRINT
Subdivision
Permit & Plat

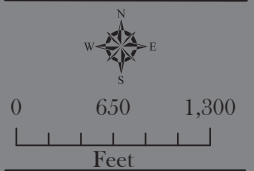
PZ-20-00124

LOCATION MAP

Legend

 PROJECT SITE

June 11, 2020



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. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.



Laramie County, Wyoming



PAW PRINT
Subdivision
Permit & Plat

PZ-20-00124

AERIAL MAP

Legend



PROJECT SITE

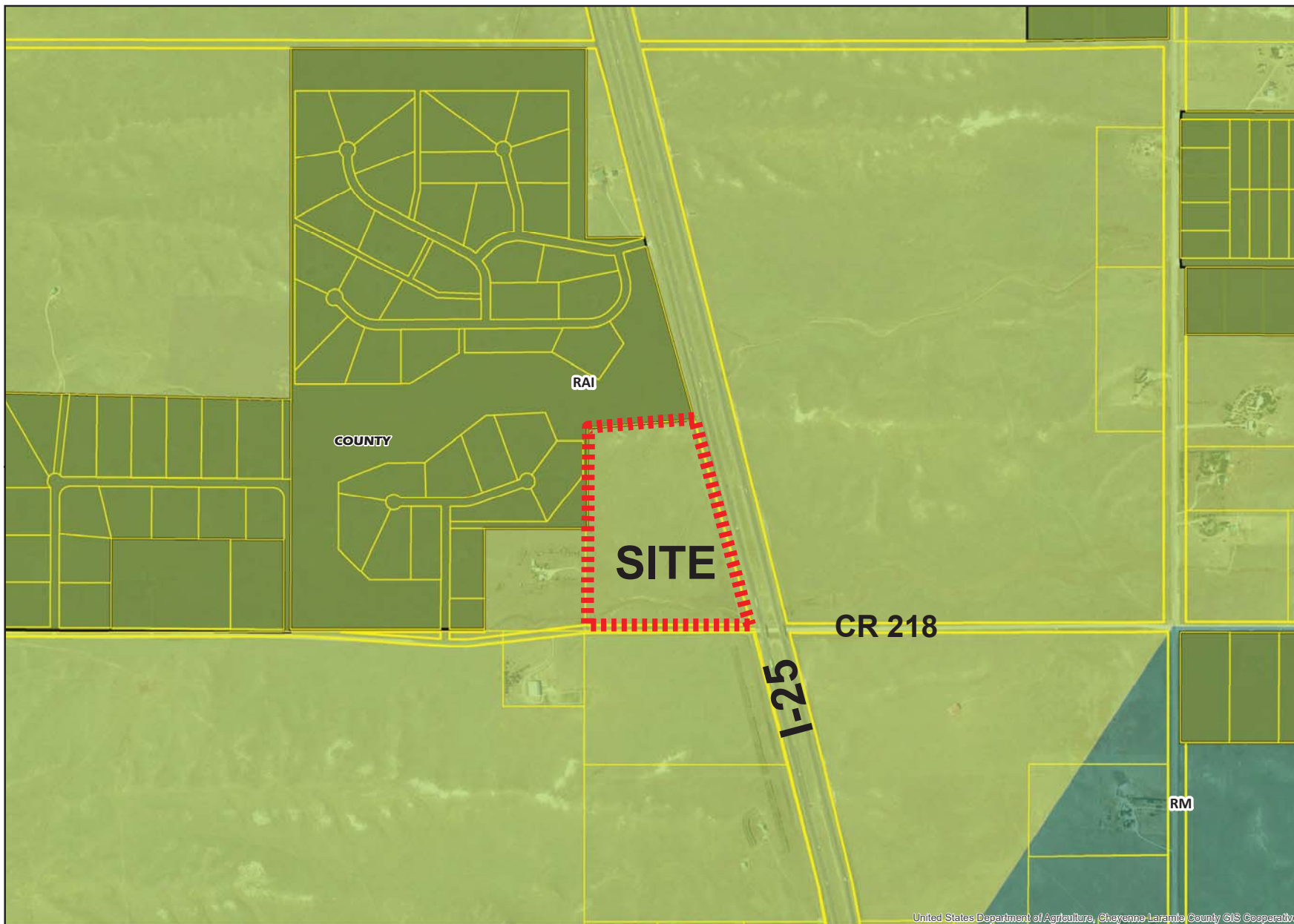
June 11, 2020



0 335 670
Feet

Cheyenne Laramie County GIS Cooperative

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Laramie County, Wyoming



PAW PRINT
Subdivision
Permit & Plat

PZ-20-00124
COMPREHENSIVE
PLAN MAP

Legend

- Property Lines
- Subdivisions
- Subdivisions/Lots/Blocks/Tracts
- 201 Sewerable Area/Restricted

Future Land Use Districts

OTHER

- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)



PROJECT SITE

June 11, 2020



0 650 1,300
Feet

United States Department of Agriculture, Cheyenne Laramie County GIS Cooperative

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County Engineer: County Engineer, Scott Larson Comments Attached 06/01/2020
Engineer Review

1. The Special Warranty Deed indicates "..., situate in the County of Albany,...". The Special Warranty Deed should be corrected to indicate the property is located in Laramie County.
2. In the Dedication and Acknowledgements it is referred to as "Westslope Development, LLC" but in the Special Warranty Deed it is referred to as "West Slope Development Company" (West Slope is 2 words on the Warranty Deed).
3. The gross acreage label for Tract 8 is on top of the label for Tract 8.
4. The Drainage Study submitted is adequate at this time. When the construction plans for the roadways are submitted to the County, a final Drainage Study will need to be submitted at that time.
5. I concur with the information provided regarding the traffic.

Surveyor Review

1. It would be beneficial to label the dimension of the east boundary of KODIAC ROAD where it intersects the I-25 SERVICE ROAD.
2. What is the width of the right-of-way of the I-25 SERVICE ROAD?

County Public Works Department: County Public Works Department, David Bumann Comments Attached 06/02/2020

AS narrative indicated, only access will be off of I-25 service road. No lot accesses will be permitted off of CR 218

Environmental Health: Environmental Health Department, Roy Kroeger Comments Attached 05/22/2020

LARAMIE COUNTY SMALL WASTEWATER SYSTEM REGULATIONS.

WASTEWATER PERMITS ARE REQUIRED FOR EACH LOT . ALL SMALL WASTEWATER SYSTEMS MUST HAVE A 50' SETBACK FROM ALL PROPERTY LINES, FLOODPLAINS, AND DRAINAGE EASEMENTS. LOTS WITH LARGE FLOODPLAINS OR DRAINAGES WILL REQUIRE CAREFUL PLANNING SO THAT A SEPTIC SYSTEM WILL FIT AND MEET REQUIREMENTS. A COMPLETE SOIL SURVEY AND SIGNED FINAL PLAT SHALL BE SUBMITTED TO THIS OFFICE PRIOR TO APPLICATION FOR ANY PERMITS.

Intraoffice: Planners, Cambia McCollom Comments Attached
Road 218 should simply be referenced as "Road 218", not "County Road 218". If property access is to be restricted to internal streets, that should be included on the Plat. The label for Tract 8 is obscured.

Laramie Co School Dist No 1: Laramie Co School Dist. No. 1, Chris Hout Comments Attached 05/21/2020

This development site falls within the Central Triad -- student's home attendance

boundaries are Central High School, McCormick Junior High School and Prairie Wind Elementary School.

The current attendance for these schools is as follows:

Prairie Wind, grades K-6 -- near or at capacity, little to no space available.

McCormick Junior High - below capacity with space available in both grades.

Central High -- below capacity with space available in all grades.

Planners: Planners, Paul Whalen [No Result] [No Result Date]

Planner Comments: 6-1.2020

1. Please consider an alternative method to delineate the FEMA 100 year Floodplain as mylars are typically black and white without color (consider a medium-heavy weight line);
2. Please provide the method for water and sewer on each lot as "No Public Water System" and "No Public Sewer System" identifies what will not be provided, but how will these lots be severed? individual water wells and septic systems??
3. Please shift Tract 7 & Tract 8 labels for legibility and clarity;
4. Please show existing easement on the plat exhibit with a plat note stating in effect "easements shall be vacated per this plat";
5. Provide information for the project file of the existing to be vacated easement;
6. Please note consent from the easement beneficiaries is generally required prior to vacating existing easement to ensure utilities if existing are not orphaned;

ROW - Public Works Review #1: County Public Works Department, Jeremy Fulks

Comments Attached 05/28/2020

Proposed project is coming off of CR 218 which is a county controlled and maintained road. Will need an access permit.

WYDOT: WYDOT, Randy Griesbach Comments Attached 06/02/2020

Information in the conceptual drainage analysis is adequate for now. Calculations will be needed with the Final Drainage Analysis since the runoff would flow to tributaries to the north or south, then under the I-25 service road and I-25.

Proposed location of Kodiak Lane connection to the I-25 Service Rd is in a cut section. Grade on Kodiak Lane within the WYDOT R/W will need to meet requirements of WYDOT access policy.

Any dirt work proposed in WYDOT R/W will require a landscaping agreement.

Agencies with No Comment:

County Assessor, Clarice Blanton No Comments 05/29/2020;

Agencies with No Response:

Wyoming Game & Fish Dept; WYDEQ; Wyoming State Engineer's Office;

Sheriff's Office; Laramie County Weed & Pest; Fire District No. 2; Emergency Management; County Real Estate Office; County Conservation District; Black Hills Energy; County Clerk; County Attorney; County Conservation District;



WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

wgfd.wyo.gov

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March 24, 2020

WER 4502.163
Laramie County Planning and Development Office
PZ-20-00075 Preliminary Development Plan
PAW PRINT Development Proposal
Laramie County

Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, WY 82009

To Whom it May Concern:

The staff of the Wyoming Game and Fish Department (Department) has reviewed the PAWPRINT Preliminary Development Plan PZ-20-00074 in Laramie County. We have no terrestrial wildlife or aquatic concerns pertaining to this proposed development.

Thank you for the opportunity to comment.

Sincerely,

Amanda Withroder
Habitat Protection Supervisor

AW/mf

cc: U.S. Fish and Wildlife Service
Chris Wichmann, Wyoming Department of Agriculture

Paul Whalen

From: Planning
Sent: Wednesday, April 15, 2020 8:32 AM
To: Paul Whalen
Subject: FW: Project #PZ-20-00074

Follow Up Flag: Follow up
Flag Status: Flagged

Paul,

Here is an email regarding Paw Print from a neighbor.

Marissa Pomerleau, Planning Technician

Laramie County Planning & Development

| [Direct Line: \(307\)633-4618](tel:(307)633-4618) |
3966 Archer Pkwy., Cheyenne, WY 82009

From: Connie Farris [csfarris67@gmail.com]
Sent: Tuesday, April 14, 2020 5:45 PM
To: Planning
Subject: Project #PZ-20-00074

To whom it may concern,

We received a letter regarding project #PZ-20-00074.

We had planned on attending the meeting, but due to the covid 19 Pandemic, we are not sure that this meeting will take place as scheduled.

We as property owners have a few questions and concerns.

1) We have concerns about our well & or water table. How will this affect us?

Is the county going to drill us a new well?

Since the housing development has started, our water table had already dropped.

2) We have a drainage dam, from the plans that were sent....it will be blocked and it will flood our property. How will you re-route that?

3) I'm truly tired of all the trash and debris that gets caught in my fence lines from the surrounding houses that have built.

With new builds it will become much worse.

No one cares about their garbage if the winds catches it because it lands in my pastures, fence lines and trees.

We own the property at:
2298 Road 218
Cheyenne, Wyoming 82009

I would truly appreciate a response to my concerns about this this matter.

Thank you,

Don & Cheryl Farris

808 Golden Hill St.

Cheyenne, Wyoming 82009

307-632-7063

Paul Whalen

From: Planning
Sent: Friday, April 24, 2020 8:09 AM
To: Paul Whalen
Subject: FW: Todays Meeting

Paul,

Please see the below email. I will also forward a second email that the sender sent right after this.

Marissa Pomerleau, Planning Technician

Laramie County Planning & Development

| [Direct Line](#): (307)633-4618 |
3966 Archer Pkwy., Cheyenne, WY 82009

From: Dezzaree Schott [dezzaree.schott@gmail.com]
Sent: Thursday, April 23, 2020 4:32 PM
To: Planning
Subject: Todays Meeting

I submitted an email prior to the deadline regarding the Paw Print project. It seems you did not receive my email, I was only able to make one comment and no phone number was available for me to call and ask my questions. I emailed my questions back in again and no one addressed them. I am disappointed in this process and believe that more could be done to make it accessible and easier to communicate.

Dezzaree Schott

Laramie County Planning & Development office

I am writing regarding the Preliminary Development Plan for "Paw Print" Project # PZ-20-00074. I am an adjacent landowner and have a few concerns.

My first issue and concern is regarding the survey that was done as well as the Drawings that were provided by AVI. After reviewing the Laramie county Parcel viewer, inspecting the survey markers and reviewing the drawing provided by AVI there are some mistakes. Looking at the parcel viewer there are two ninety degree turns along the west side property lines. Looking at the drawing provided by AVI as well as the survey that was conducted these changes in property lines were not taken into account. From what I can see it looks as if they placed the marker on the southwest corner and one on the northwest corner and connected them, making it a straight line when that is not the case. I would at the very least request that a survey be re-done while taking into account actual property lines, as well as contacting property owners prior to coming on their property. They had to walk through my entire lot to place one of the markers. I have a large dog and would not want anyone to get hurt.

There is also a fence running along the west side property line, which mimics the Laramie County Parcel viewer, so I tend to assume that it is in fact on the actual property line. The fence is attached to my other fences and my neighbor's fences to the south. What if anything, do they plan to do with this fence?

AVI dug a hole in the middle of county road 218, to find their benchmark I believe. Will this be fixed/patched at a further date so that there is no further damage done to the road?

Another big concern for me is the placement of the three lost on the south side of the tract, which is right along the flood plain. While I understand that there have been no floods in decades, there is always a chance that something might occur. Allowing homes to be built in that area is dangerous and unfair to any potential homeowners, who trust you to make the right decision for their homes and lives. Thinking that a flood will not occur is lazy thinking, those homes are right where the water is reduced to go under the roadway, meaning it is the first place that flooding will occur. No one thought anything like the Corona virus would happen, but just look at the affects it is having on so many. I urge you to take peoples futures seriously and not allow their home to be built in an unsafe area.

What about the amount of ground water available? Have there been any studies and if so when was the last one?

Not only is there a subdivision being planned here but there is also another one on the south side of Little Bear inn that they are attempting to add as well, only the one by Little Bear looks to have 12 properties, I believe these both need to be looked at together as to what affects they might have on the schools in particular.

Prairie Wind is at or beyond capacity with little to no room, per the Laramie County School districts response. My son in particular has a class of 30 kids. We did not move from California for him to be placed in the same setting as my kids have been in, crappy overfilled classes. Not only is this taxing on the teacher, but it takes away from necessary resources and lowers the level of learning these students will receive. Not only will this development possibly add an additional 20 students, but the other subdivision planned will add another 27, if I go off AVI's numbers they provided on the preliminary development plan. We also have a home in our neighborhood that has been for sale off and on for the past five years that could potentially have 4 more children, due to its size. My other question is, how is AVI equipped to provide demographic information? Shouldn't you reference other, more accurate and knowledgeable sources?

Another area you need to look at regarding schools is the buses. There are not enough to go around and the ones that service our schools do double duty. Meaning they pick up the high school/middle school children first and then come back to pick up elementary school children. This is the same thing that occurs for drop off. For my high school children to ride the bus in the morning they are the first pick up at 5:40am, adding two more stops would bring that time to 5:20 am (approximately). They have to walk half a mile in the dark to the stop because there are no street lights in this area, and since it is private property the bus is unable to drive up to the house, meaning they almost have to leave the house at 5am. They are dropped off at school by 6:45 am, an entire hour before school starts. They then do not get home until 4pm, when they get out of school at 2:45. In the afternoon there are many Prairie Wind students that wait an entire hour after school to get on a bus to go home, which might take them another hour. School services in this area cannot handle more students for many reasons. If you do allow these subdivisions to occur you need to look at what the future might be for another elementary school, funding for that and busses.

Out of 26 offices that need to review these plans, as of now only 6 have reviewed them and 2 wrote "no comments" that was the fire district and Sheriff's office. The Sheriff's office in particular needs to provide information. I never see them in our area. There are drag racers at night in the summer, people drinking, doing drugs under the overpass, graffiti from gangs, and the sheriff has never been around to contain it, even when called. This show's a lack of resources and an inability to take care of the citizens and our community.

Since they will be removing the snow fence what is the plan to keep the snow off the interstate? The property on the south side of county road 218 has rows of trees planted, what is the plan for this property?

They requested a waiver for the drainage plan, if they are permitted a waiver does that remove that as a requirement completely or will they have to do one at a future date?

There was a traffic study done, but I'm not sure that it takes into account all the diverse issues and road conditions that exist. The study was done in the winter on a cold, snowy type day. If you come out here on a day that has better weather, you will notice an increase in traffic. Not only vehicles but bicyclists. The service road has no shoulder, it is 65 mph, we have oil tankers and a bar along the road. These bicycle riders can go a max of 7-9mph, with no shoulder and a lot more traffic they are at a higher risk of being hit. I often times come upon them and they try to wave me around in a no passing zone, creating a bigger safety issue to those who do it. Something needs to be done about a shoulder or preventing bicyclist from riding on the road. Is this something that is being addressed?

I understand that Cheyenne wants to grow and develop, but the people making these decisions need to look to the future in many ways, not just financial gain or added population. Building more homes brings in revenue for a bit but affects the community and the resources for many years to come. Lack of school facilities, busses, security with the sheriff's office, the fire departments ability to respond, the amount of ground water and its ability to sustain more homes before city resources will have to be ran out this way, all need to be addressed and thought of before a final decision is made. Do not make this decision lightly as it affects many people who call Cheyenne home and would like to for many years to come.

I appreciate your time and look forward to your responses as well as the hearing in April.

Dezzaree Schott

307-772-1632

2293 Hugh Glass Trail

Paul Whalen
Laramie County Planning & Development
3966 Archer Parkway
Cheyenne, WY 82009

June 5th, 2020
4357.20

RE: Paw Print Subdivision, Subdivision Permit and Plat [PZ-20-00124]

Dear Mr. Whalen,

Attached for your review is the second resubmittal of the Subdivision Permit and Plat for the above referenced project. This letter is in response to the County's comments (sent 06/04/2020) on the first Preliminary Development Plan submittal. The County's PDP related comments are listed below with AVI's response or solution in **red**.

County Engineer: County Engineer, Scott Larson Comments Attached 06/01/2020

Engineer Review

1. The Special Warranty Deed indicates "..., situate in the County of Albany,...". The Special Warranty Deed should be corrected to indicate the property is located in Laramie County.

It appears the sentence was written in error. The "Exhibit A", referred to in the sentence below the first paragraph, more accurately describes the property in the first part of the Legal Description to be in Laramie County.

2. In the Dedication and Acknowledgements it is referred to as "Westslope Development, LLC" but in the Special Warranty Deed it is referred to as "West Slope Development Company" (West Slope is 2 words on the Warranty Deed).

Noted, and corrected to say West Slope Development Company, LLC.

3. The gross acreage label for Tract 8 is on top of the label for Tract 8.

Acknowledged and corrected.

4. The Drainage Study submitted is adequate at this time. When the construction plans for the roadways are submitted to the County, a final Drainage Study will need to be submitted at that time.

Acknowledged. A Final Drainage Study will be provided prior to construction of all interior roads along with a Right of Way Permit.

5. I concur with the information provided regarding the traffic.

Acknowledged.

Surveyor Review

1. It would be beneficial to label the dimension of the east boundary of KODIAC ROAD where it intersects the I-25 SERVICE ROAD.

Noted, dimension has been notated.

2. What is the width of the right-of-way of the I-25 SERVICE ROAD?

The width of the right-of-way of the I-25 service road adjacent to the property is within the 330' right-of-way for Interstate 25.

County Public Works Department: County Public Works Department, David Bumann

Comments Attached 06/02/2020

AS narrative indicated, only access will be off of I-25 service road. No lot accesses will be permitted off of CR 218.

Acknowledged. No accesses will come off Road 218.

Environmental Health: Environmental Health Department, Roy Kroeger

Comments

Attached 05/22/2020

LARAMIE COUNTY SMALL WASTEWATER SYSTEM REGULATIONS. WASTEWATER PERMITS ARE REQUIRED FOR EACH LOT . ALL SMALL WASTEWATER SYSTEMS MUST HAVE A 50' SETBACK FROM ALL PROPERTY LINES, FLOODPLAINS, AND DRAINAGE EASEMENTS. LOTS WITH LARGE FLOODPLAINS OR DRAINAGES WILL REQUIRE CAREFUL PLANNING SO THAT A SEPTIC SYSTEM WILL FIT AND MEET REQUIREMENTS. A COMPLETE SOIL SURVEY AND SIGNED FINAL PLAT SHALL BE SUBMITTED TO THIS OFFICE PRIOR TO APPLICATION FOR ANY PERMITS.

Acknowledged.

Intraoffice: Planners, Cambia McCollom Comments Attached Road 218 should simply be referenced as "Road 218", not "County Road 218". If property access is to be restricted to internal streets, that should be included on the Plat. The label for Tract 8 is obscured.

Noted. "County" has been removed from the label, and a note has been added to reflect that no residential access permits will be issued for Road 218. The Tract 8 Label has been corrected.

Laramie Co School Dist No 1: Laramie Co School Dist. No. 1, Chris Hout

Comments

Attached 05/21/2020

This development site falls within the Central Triad -- student's home attendance boundaries are Central High School, McCormick Junior High School and Prairie Wind Elementary School.

The current attendance for these schools is as follows:

Prairie Wind, grades K-6 -- near or at capacity, little to no space available.

McCormick Junior High - below capacity with space available in both grades.

Central High -- below capacity with space available in all grades.

Acknowledged.

Planners: Planners, Paul Whalen [No Result] [No Result Date]

Planner Comments: 6-1.2020

1. Please consider an alternative method to delineate the FEMA 100 year Floodplain as mylars are typically black and white without color (consider a medium-heavy weight line);

Noted. The floodplain has been delineated by dashed lines and notation.

2. Please provide the method for water and sewer on each lot as "No Public Water System" and "No Public Sewer System" identifies what will not be provided, but how will these lots be severed? individual water wells and septic systems??

Noted. Verbiage has been added to state that residential units will be served by individual water wells and small waste water systems.

3. Please shift Tract 7 & Tract 8 labels for legibility and clarity;

Noted, label has been corrected.

4. Please show existing easement on the plat exhibit with a plat note stating in effect "easements shall be vacated per this plat";

Noted. Easements are shown and will be vacated through WYDOT based on the process described in the Snow Fence R.O.W. Easements. Copies of the easements to be vacated are attached to this response letter. The vacation statement has been revised to reflect the how the easements are to be vacated.

5. Provide information for the project file of the existing to be vacated easement;

Noted. The Snow Fence R.O.W. Easements are attached to this response letter.

6. Please note consent from the easement beneficiaries is generally required prior to vacating existing easement to ensure utilities if existing are not orphaned;

Noted and acknowledged.

ROW - Public Works Review #1: County Public Works Department, Jeremy Fulks

Comments Attached 05/28/2020

Proposed project is coming off of CR 218 which is a county controlled and maintained road. Will need an access permit.

No accesses are proposed to come off Road 218. All tracts to share one access from the I-25 service road.

WYDOT: WYDOT, Randy Griesbach Comments Attached 06/02/2020

Information in the conceptual drainage analysis is adequate for now. Calculations will be needed with the Final Drainage Analysis since the runoff would flow to tributaries to the north or south, then under the I-25 service road and I-25.

Acknowledged. A Final Drainage Study will be provided prior to construction of the roads.

Proposed location of Kodiak Lane connection to the I-25 Service Rd is in a cut section. Grade on Kodiak Lane within the WYDOT R/W will need to meet requirements of WYDOT access policy.

Acknowledged. The proposed access will meet the design standards of all WYDOT policies.

Any dirt work proposed in WYDOT R/W will require a landscaping agreement.

Acknowledged. All permits and agreements will be in place prior to construction of the roads.

Yellowstone Villas

Tuesday, June 09, 2020

Page 4 of 4

4094.18



If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads 'Bryan Nicholas' in a cursive script.

Bryan Nicholas

AVI PROFESSIONAL CORPORATION

Paw Print PZ-20-00124

May 29, 2020

Page 1 of 3

2-4357.20



Paul Whalen
County Planner
Laramie County
3966 Archer Pkwy,
Cheyenne, WY 82009

May 29, 2020
2-4357.20

RE: PAW PRINT PZ-20-00124

Dear Paul:

AVI has reached out to the below neighbors and provided the following information.

Connie Farris:

I personally meet with the Don & Cheryl Farris on site on May 4, 2020, to discuss their concerns. The dam that they referred to is a driveway approach to their residence located upstream of the subject property. The driveway already has a culvert installed. There will be no impact to their driveway with proposed project. We offered to use their well and collect water sample from it for the Groundwater study, but they opted not to grant permission to sample their well. The Farris did represent that their well was relatively shallow at only 150' approximately, which would explain their occasional interruption in supply.

Dezzaree Schott:

I visited with Ms. Shcott over the phone on April 29th. We reviewed her comments per her letter submitted. I informed her that based on the title report provided and the deeds for the property, that there were no mistakes made with the plat boundary. A copy of Bear Paw Ranch recorded plat is attached which depicts a straight line with no 90 degree turns. The hole dug in CR 218 was to locate a buried section corner monument, that a detailed and comprehensive groundwater study for the project would be completed, that a traffic study was being completed and that I had no control over School capacity nor school bus issues. We discussed that they relocated from California to start a business in Cheyenne for the same reasons other folks want to relocate to Laramie County ranchettes properties and that the tract sizes represented in the plat is what is allowed by the current development standards. See attached.

Additional information to pass along includes:

1. The traffic study was done during the COVID-19 pandemic, and there was some concern that the study could be biased. As a check, a comparison was made on the traffic volumes on Telephone Road before the pandemic and then at the time the traffic study data was collected. The average of three days volumes before the pandemic (March 3 through March 5, 2020) was 314 vehicles per day, and the average of three days volumes

during the time the study was done (April 21 through April 23, 2020) was 352 vehicles per day. There was actually an increase in traffic volumes during the pandemic as compared to the traffic volumes before the pandemic. While one could argue that this is not necessarily representative of the volumes of the roads included in the study, it was taken as representative of the typical of the travel demand of rural families in this general area. And as noted in the report, the author of the study lives in the area, and anecdotally the volumes do not have appeared to have changed significantly on the Horse Creek Road due to the pandemic. These two concepts were discussed with Randy Griesbach, District Traffic Engineer in Laramie, and he agreed that the volumes counted could be taken as representative.

The last item to note is the levels of service for the intersections. The volumes are so low on the I-25 Service Road/Klipstein Road intersection, I-25 Service Road/Epsen Trails intersection, and the I-25 Service Road/Access Easement intersection that the volumes could double, and the intersections would operate adequately. The only intersection that could be problematic is the Horse Creek Road/I-25 Service Road. The southbound movement operates at Level of Service C in the morning and Level of Service B in the afternoon for the southbound movement with estimated 2045 volumes. While the model showed a full level of service difference between the AM and PM peak southbound movement, in actuality, the estimated delay is 15.1 seconds in the morning and 14.9 seconds in the afternoon. The delay can more than double before it reaches an unacceptable level by the Wyoming Department of Transportation criteria.


2. Additionally, the Chapter 23 subdivision Groundwater study was submitted to DEQ for their review.
3. A comprehensive and detailed traffic study for Little Bear Estates was completed and submitted to the County development office as well. The study incorporated the ADT's from Paw Print into the study.

I have opted to provide this information to those who provided similar comments concerning the lot size and traffic concerns as well as to keep them abreast of our responses.

Let me know if you have any other comments that I can attempt to clarify or address prior to the next round of meetings.

Respectfully Submitted

AVI PROFESSIONAL CORPORATION



Bruce H. Perryman, PE LS
Senior Principal\ Agent

Paw Print PZ-20-00124

May 29, 2020

Page 3 of 3

2-4357.20



Attachment: 2019 ALCLUP 2-2-1-103, c, i.
Bear Paw Ranch Plat

CC: Don & Cheryl Farris 808 Golden Hill St
Connie Farris, 2298 CR 218

Dezzaree Schott 2293 Hugh Glass Trail

h:\4357_paw print\corres\4357_mr whalen reply to comments.docx



CURVE TABLE DATA

STATION	CHORD BEARING	TANGENT BEARING	CHORD LENGTH	TANGENT LENGTH	CHORD BEARING	TANGENT BEARING	CHORD LENGTH	TANGENT LENGTH
1	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
2	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
3	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
4	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
5	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
6	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
7	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
8	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
9	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
10	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
11	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
12	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
13	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
14	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
15	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
16	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
17	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
18	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
19	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
20	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
21	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
22	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
23	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
24	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
25	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
26	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
27	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
28	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
29	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
30	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
31	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
32	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
33	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
34	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
35	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
36	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
37	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
38	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
39	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
40	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86
41	S. 89° 25' 49" E.	S. 89° 25' 49" E.	2648.35	108.86	108.86	S. 89° 25' 49" E.	2648.35	108.86

LEGEND

- SET 1" x 24" LONG REBAR WITH 1/4" ALUMINUM CAP STAMPED "SSS PLS 2500"
- FOUND 2" ALUMINUM CAP STAMPED "LS 2527"
- FOUND 3" ALUMINUM CAP STAMPED "LS 2527"
- FOUND W.D.O.I. K/W MONUMENT
- FOUND WOOD STONE
- FOUND 2" BRASS CAP STAMPED "LS 519"
- FOUND 2" BRASS TABLET SET IN ORIGINAL STONE
- FOUND 2" ALUMINUM CAP STAMPED "LS 3153"
- FOUND 1/4" ALUMINUM CAP "ELLEGIB"

NOTES:

- 1) 10' UTILITY & DRAINAGE EASEMENTS ALONG ALL INTERIOR ROAD RIGHT-OF-WAYS.
- 2) OPEN SPACE CONSISTS OF TRACT 11 AND 41.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Gene Giffin, an individual and Bear Paw Ranch, LLC, a Wyoming Limited Liability Company, owners in fee simple of a tract of land being a replat of Lot One, Block One, A-Fork Equestrian Outpost and a portion of the West Half (W/2) of Section 13 and a portion of the East Half (E/2) of Section 14, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the south quarter corner of said Section 14; thence N.00°15'19"E., along the west line of the E/2 of said Section 14, a distance of 5282.29 feet to the north quarter corner of said Section 14; thence S.89°25'49"E., along the north line of said Section 14, a distance of 2648.25 feet to the northeast corner of said Section 14; thence S.00°07'48"W., along the east line of said Section 4, a distance of 1738.80 feet; thence N.90°00'00"E., a distance of 521.94 feet to the westerly line of I-25 West Service Road; thence S.13°58'32"E., along said westerly line, a distance of 1894.37 feet; thence S.85°57'30"W., a distance of 937.36 feet to the east line of said Section 14; thence S.00°07'38"W., along said east line, a distance of 902.17 feet; thence N.89°22'35"W., a distance of 933.39 feet; thence S.00°07'44"W., a distance of 933.39 feet to the south line of said Section 14; thence N.89°22'34"W., along said south line, a distance of 1726.49 feet to the point of beginning. Containing 330.14 acres more or less.

Have caused the same to be surveyed, plotted and known as BEAR PAW RANCH, do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed in accordance with their desires and do hereby dedicate to the use of the public, the roads and grant the easements for the purposes indicated hereon.

Bear Paw Ranch, LLC, a Wyoming Limited Liability Company

Daniel P. Laybourn
Daniel P. Laybourn, Managing Member

Gene Giffin
Gene Giffin, an individual

ACKNOWLEDGEMENT

STATE OF WYOMING }
COUNTY OF LARAMIE } SS
The dedication was acknowledged before me this 5th day of August, 2005, by Daniel P. Laybourn, Managing Member of Bear Paw Ranch, LLC, A Wyoming Limited Liability Company.

John D. Jones
Notary Public, Laramie County, Wyoming
My Commission Expires 11-13-07

STATE OF WYOMING }
COUNTY OF LARAMIE } SS
The dedication was acknowledged before me this 4th day of August, 2005, by Gene Giffin, an individual.

John D. Jones
Notary Public, Laramie County, Wyoming
My Commission Expires 11-13-07

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 6th day of June, 2005.

Brad Simmons
Development Director

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 5th day of July, 2005.

Deane Humphrey
Chairman

David Giffin
County Clerk

CERTIFICATE OF SURVEYOR

I, John A. Stell, Registered Professional Land Surveyor in the State of Wyoming, hereby certify that this plat of BEAR PAW RANCH was prepared from official plats and deeds of record and from notes of a field survey conducted by me or under my direct supervision during the month of DECEMBER, 2004, that the monuments are set or found as shown and that this plat correctly represents said survey of the land depicted hereon to the best of my knowledge.



BEAR PAW RANCH

BEING A REPLAT OF LOT ONE, BLOCK ONE, A-FORK EQUESTRIAN OUTPOST AND A TRACT OF LAND SITUATED IN A PORTION OF THE WEST HALF (W/2) OF SECTION 13 AND IN A PORTION OF THE EAST HALF (E/2) OF SECTION 14, TOWNSHIP 15 NORTH, RANGE 67 WEST OF THE 6th P.M., LARAMIE COUNTY, WYOMING.

PREPARED MARCH, 2005



STELL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 18th STREET, P.O. BOX 2073
PH(307)634-7273 CHEYENNE, WY. 82003

DEQ NOTES:

1. The wells should be installed by a reputable well driller and should be sealed with a gravel, cement, or bentonite seal, which extends at least 20 feet below the surface.
2. As recommended by the applicant's consultant, all domestic wells shall be sited a minimum distance of at least 150 feet from any septic system leachfield.
3. On-site wells may not be used to supply domestic water to more than one lot without first obtaining a Subdivision Water Supply System permit from the Department of Environmental Quality/Water Quality Division.

NO PROPOSED DOMESTIC WATER SOURCE
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
NO PUBLIC MAINTENANCE OF INTERIOR ROADS
FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2
OPEN SPACE SHALL NOT BE FURTHER DEVELOPED OR SUBDIVIDED

The Laramie County Land Use Regulations

- iii. Whenever possible, the development shall designate open space and trail areas that are contiguous with adjacent open space and trails.
- c. General Standards
 - i. Lot size shall be determined by the requirements of the applicable zone district where zoning exists, or by the density designations found in the AMEC Memo dated January 31, 2014, and within Zones 2 and 4 to be 5.25 acres gross. The width, depth, and shape of the lot shall be determined by the proposed use of the site, existing natural features, and all applicable requirements of the Laramie County Land Use Regulations.
 - ii. Developments shall meet the standards established by the Cheyenne/Laramie County Division of Environmental Health pertaining to wastewater treatment.
 - iii. Developments shall meet the standards established by the State Engineer's Office for water supply.
 - iv. Developments shall meet the standards established by the State Department of Environmental Quality and Laramie County for water resource protection and erosion control.
 - v. All developments that consist of more than twelve (12) residential tracts shall have two (2) individual points of access into the subdivision/development. Also, within the subdivision, no more than twelve (12) residential tracts shall be accessed by a single point.
 - vi. Double frontage lots shall be avoided except where essential to provide separation of residential development from expressways and major arterials or to overcome specific disadvantages of topography and orientation.
 - vii. Street Frontage - The minimum street frontage for cul-de-sacs shall be thirty (30) feet.
 - viii. Visibility - A triangular space shall be provided across corner lots for adequate sight visibility. If the County finds there are unusual circumstances, the requirements of this section may be altered. The County may approve the location of light or sign poles twelve (12) inches or less in diameter in this triangle if visibility is not hindered.
 - (A) This space is to be kept free from all obstructions to vision, including plant materials and vegetation, between the heights of two (2) and twelve (12) feet above the street grades. The responsibility lies with the adjacent landowner to maintain this visibility.
 - (B) The triangle is to be determined by a diagonal line drawn across the lot thirty-five (35) feet back along the property lines from the intersection of the property lines.
 - ix. Open Space - Non-buildable areas may be designated as open space. Open space shall be indicated on the plat. Open space areas

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
SEC. 13, T.15N., R.67W., OF THE 6TH P.M., LESS A STRIP OF LAND 300' IN WIDTH
IN THE W1/2 CONVEYED TO STATE HWY COMMISSION, AND
EXCEPT A TRACT IN THE E1/2, LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "PAW PRINT".**

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 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, the application is in accordance with section 2-1-103; and

WHEREAS, this resolution is the subdivision permit for "Paw Print" subdivision.

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 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application meets the criteria for the Subdivision Development Design Standards pursuant to Section 2-1-103 of the Laramie County Land Use Regulations.

And the Board approves the Subdivision Permit and Plat for "Paw Print" with the following condition:

1. All agency comments regarding corrections to the plat shall be resolved prior to recordation of the final plat.
2. Proof of DEQ approval in the form of a "Non-Adverse Recommendation" shall be required prior to final plat recordation.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2020.

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

