



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: September 3rd, 2019

TITLE: Review and action on a Subdivision Permit & Plat, for BHE Ready Subdivision, and a Zone Change from A2–Agricultural to LI-Light Industrial, for a portion of land in the N1/2 NE1/4, Section 5, T.13N., R.67W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Daniel Hayes of Inberg-Miller, on behalf of the King Ranch Company LP, has submitted Subdivision Permit & Plat and Zone Change applications for BHE Ready Subdivision, consisting of a 27.56 Lot, located on approximately one mile west of Roundtop Road. The applications have been submitted to subdivide the proposed Lot from the existing 1,800-acre property, and to request a zone change from A2-Agricultural to LI-Light Industrial.

Both applications have been combined into one staff report for ease of presentation and discussion, with separate motions required on the two actions. Due to the nature of the proposed actions, the Zone Change is dependent on the approval of the Subdivision Permit and Plat.

BACKGROUND

The proposed tract does not currently have any structures on the site, with existing access roads traversing through the site to an existing electrical substation located south of the Lot, owned by Black Hills Energy. There are also recorded easements on the Lot with high-power transmission lines along the entirety of the southern portion. A portion of the Lot lies within the FEMA 100-year floodplain, also known as Diamond Creek.

Pertinent Regulations

Section 1-2-103(b) of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

Section 4-2-102 of the Laramie County Land Use Regulations governing the A2 – Agricultural Zone District.

Section 4-2-108 of the Laramie County Land Use Regulations governing the LI – Light Industrial Zone District.

Section 2-1-101 (a-e) of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

DISCUSSION

The Laramie County Comprehensive Plan identifies this Lot as two designations. The eastern portion of the site is designated as URI-Urban Rural Interface. Areas in this designation should accommodate a mixture of intensive land uses. A higher level of vehicular access, community services, installation of utility infrastructure may occur. Within URI areas, large lots, low density residential, intensive agricultural uses are considered unsuitable. The second designation, covering the majority of the proposed Lot is RM-Rural Metro. Rural Metro areas are typically located outside and adjacent to areas within the URI designation. Properties generally have private, small, or shared water and septic systems. Dense residential uses, 2.5 to 5 acres in size are encouraged.

PlanCheyenne categorizes the proposed Lot as MU-E, Mixed Use-Employment Campus. This category encourages a variety of uses, primarily campus settings with an emphasis on employment. The primary uses in this category include office and light industrial operations set in a campus setting, ideally having open spaces, parks, plazas, and pedestrian walkways. Any additional uses, secondary in use, could be retail, places of worship, and public or civic uses.

The subject property is currently zoned A2-Agricultural, and is currently being used for agricultural purposes by the land owner. Directly east of the proposed Lot lies the North Range Business Park, and the existing development already in operation. Abutting zone districts primarily are Planned Unit Development and Light Industrial. The applicant has stated in his project narrative, that the purpose of the requested plat and zone change is to allow for Black Hills Energy to purchase the Lot a future laydown yard for their operations. If approved, a Site Plan application shall be submitted to the Laramie County Planning Office.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Planning Commission must find at least one of the following:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; or
- ii. That the original zoning classification given to the property was inappropriate or improper; or
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. and iii. are met by conformance with the Laramie County Comprehensive Plan and PlanCheyenne with the type of development.

Agency review comments were received regarding corrections to the zone change and plat maps, existing easements, and requirements for the site plan application submittal. A revised plat map was submitted to County Planning on July 31st, 2019 addressing agency comments, along with response letters for each application, copies of which are attached.

The Laramie County Planning Commission held a public hearing for this project on August 22nd, 2019. After hearing the report, recommendations, and findings from Staff, as well as receiving no comments from the public, the Planning Commission voted (3-0) to approve the Zone Change and Subdivision Permit and Plat with no conditions.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received.

Staff finds the applications are consistent with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided for the *subdivision permit & plat*, 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.

and that the Board approve the Subdivision Permit and Plat for BHE Ready Subdivision with no conditions.

Based on evidence provided for the *zone change* request, staff recommends the Board find that:

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-108 of the Laramie County Land Use Regulations.

and that the Board approve the Zone Change from A2-Agricultural to LI-Light Industrial for a portion of land in the N1/2 NE1/4, Section 5, T.13N., R.67W., of the 6th P.M., Laramie County, WY, to be known as “BHE Ready Subdivision” with no conditions.

PROPOSED MOTION – SUBDIVISION PERMIT & PLAT

I move to approve the Subdivision Permit and Plat for BHE Ready Subdivision, and adopt the findings of fact a for the *subdivision permit & plat*, as shown in the staff report.

PROPOSED MOTION – ZONE CHANGE

I move to approve the Zone Change from A2 to LI for a portion of land in the N1/2 NE1/4, Section 5, T.13N., R.67W., of the 6th P.M., Laramie County, WY, to be known as “BHE Ready Subdivision”, and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Aerial Map
- Attachment 3: Comprehensive Plan Map
- Attachment 4: PlanCheyenne Map
- Attachment 5: Current Zoning Map
- Attachment 5: Project Narrative Letter
- Attachment 5: Traffic, Drainage & EIS Waiver Request Letter
- Attachment 6: Zone Change Combined Agency Comments Report
- Attachment 7: Subdivision Permit & Plat Combined Agency Comments Report
- Attachment 8: Applicant Response Letters- July 31st, 2019
- Attachment 9: Resolution – Subdivision Permit & Plat
- Attachment 10: Plat – Revised July 31st, 2019
- Attachment 11: Zone Change Map
- Attachment 12: Resolution – Zone Change
- Attachment 13: Resolution ‘Exhibit A’ - Zone Change Map

Laramie County, Wyoming





BHE Ready
Subdivision, 1st Filing

Zone Change
&
Subdivision Permit and Plat

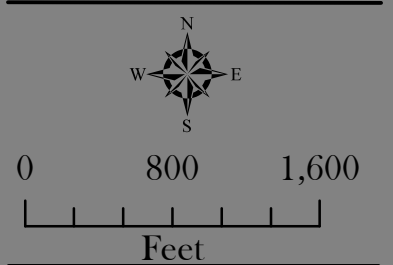
PZ-19-00184(185)







Location Map

LEGEND

-  Property Lines
-  Subject Property

Printed on June 27th, 2019



-  CREEKS
-  WATER BODIES
-  FEMA FLOODWAY
-  FEMA 100YR FLOODPLAIN
-  FEMA 500YR FLOODPLAIN
-  CITY/CNTY 100YR FLOODPLAIN

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






BHE Ready
Subdivision, 1st Filing

Zone Change
&
Subdivision Permit and Plat

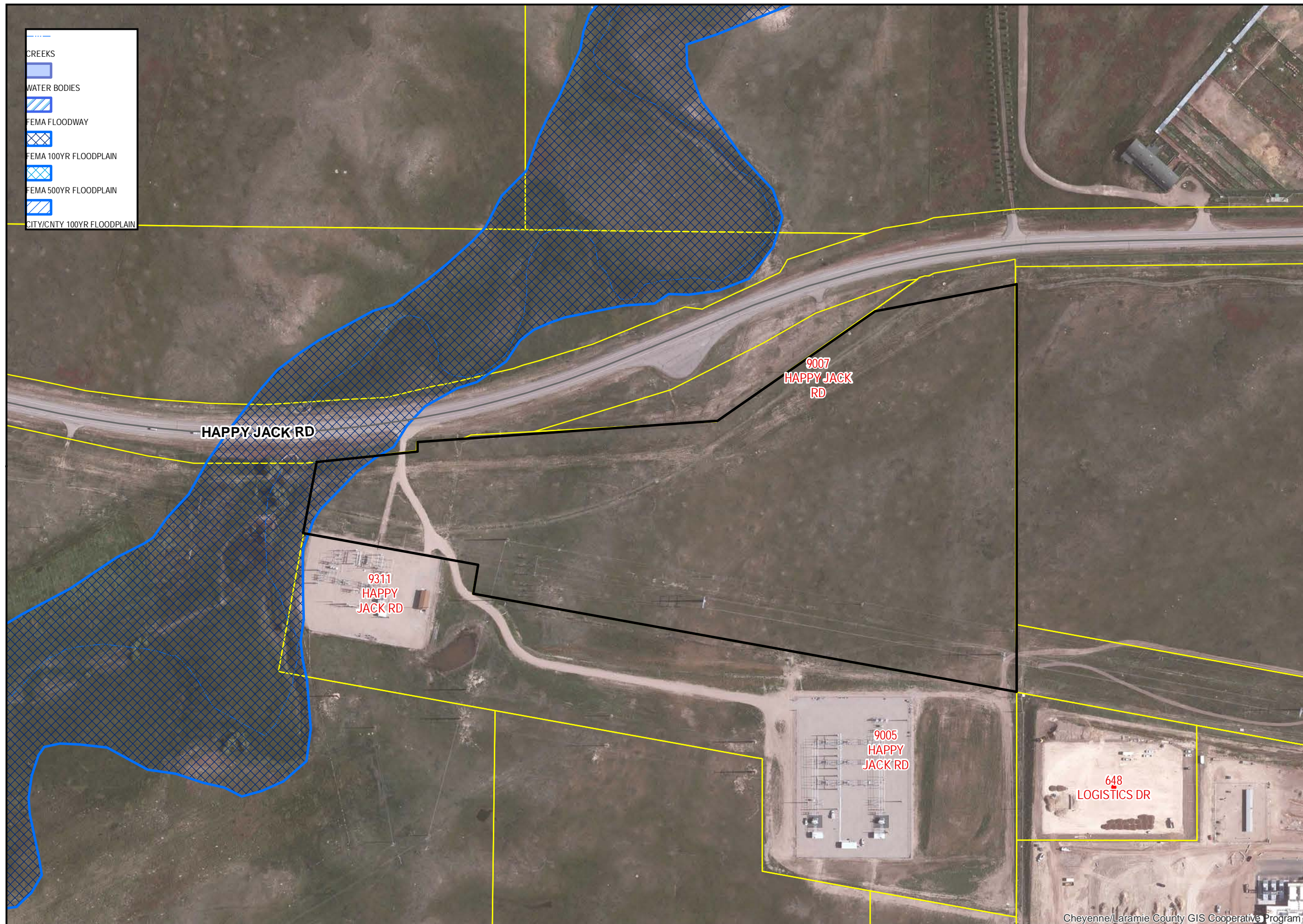
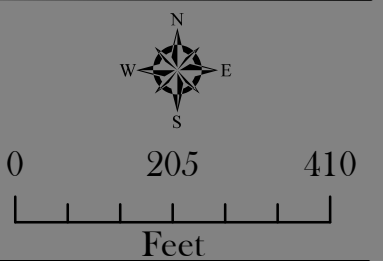
PZ-19-00184(185)







Aerial Map

LEGEND

-  Property Lines
-  Addresses
-  Subject Property

Printed on June 27th, 2019



-  CREEKS
-  WATER BODIES
-  FEMA FLOODWAY
-  FEMA 100YR FLOODPLAIN
-  FEMA 500YR FLOODPLAIN
-  CITY/CNTY 100YR FLOODPLAIN

Cheyenne/Laramie County GIS Cooperative Program

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



BHE Ready
Subdivision, 1st Filing

Zone Change
&
Subdivision Permit and Plat

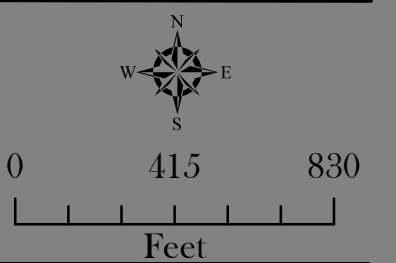
PZ-19-00184(185)





Comprehensive Plan
Map

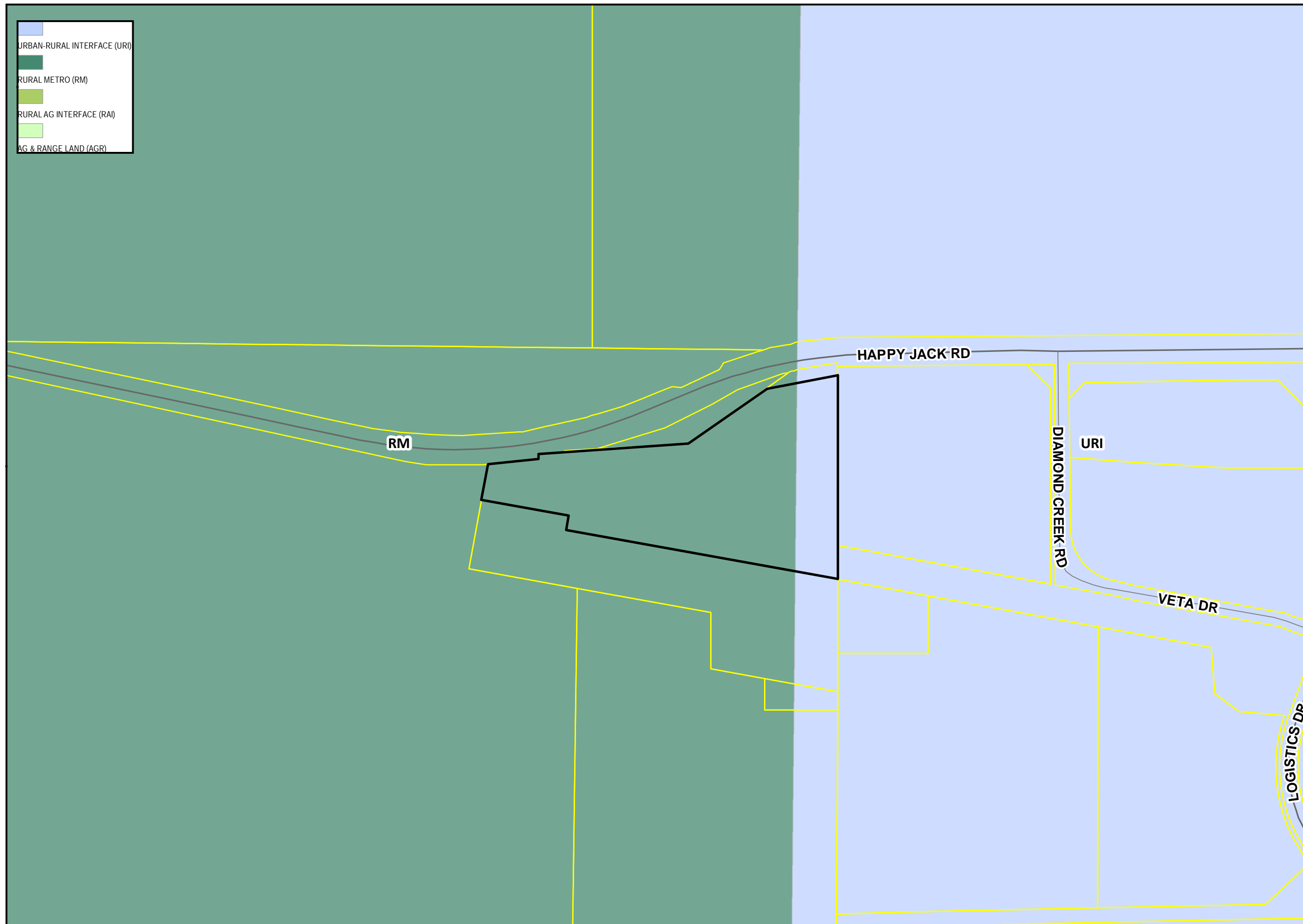
LEGEND

-  Property Lines
-  Subject Property

Printed on June 27th, 2019



-  URBAN-RURAL INTERFACE (URI)
-  RURAL METRO (RM)
-  RURAL AG INTERFACE (RAI)
-  AG & RANGE LAND (AGR)



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





BHE Ready
Subdivision, 1st Filing

Zone Change
&
Subdivision Permit and Plat

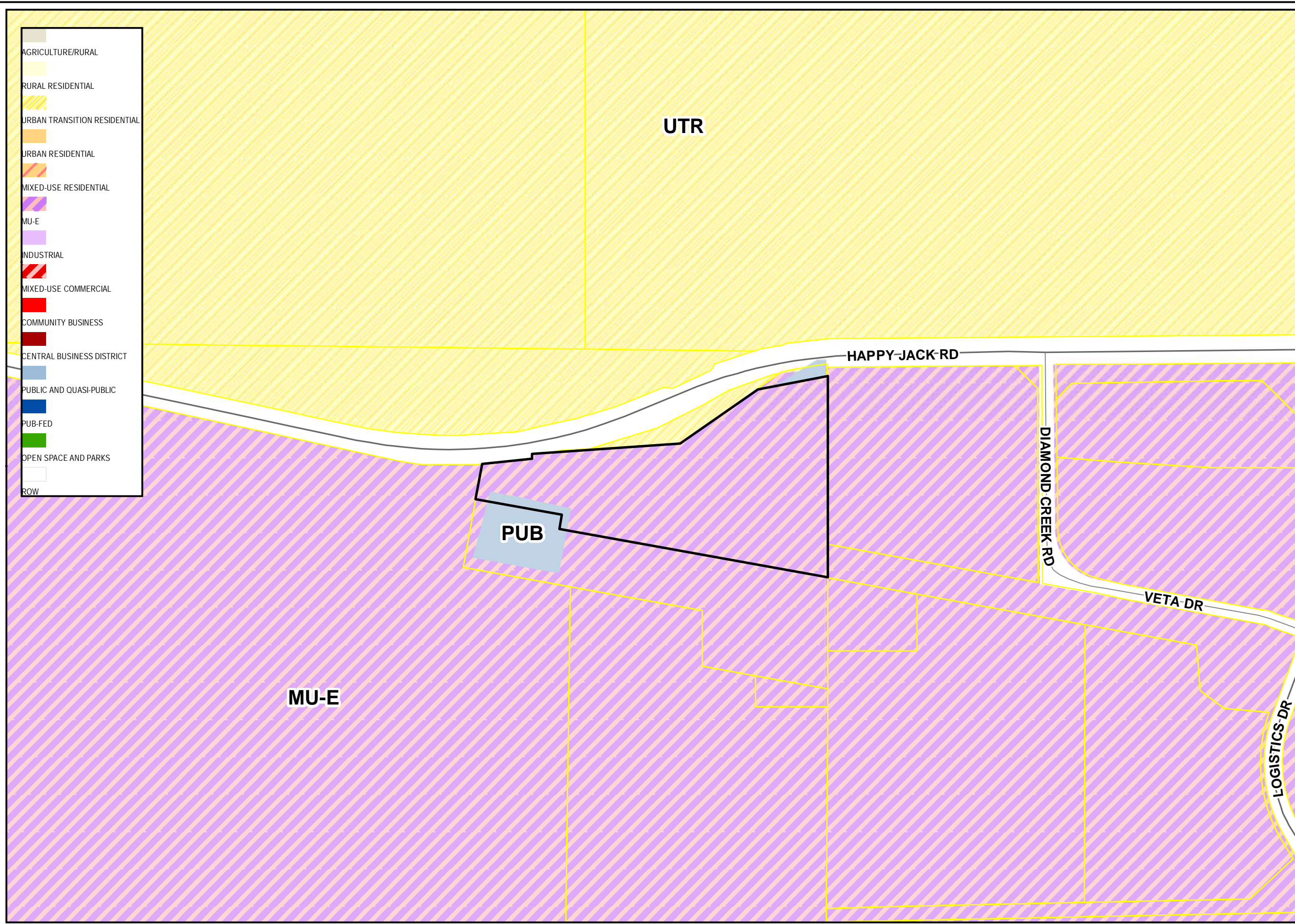
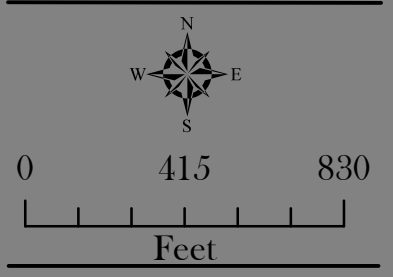
PZ-19-00184(185)

PlanCheyenne Map

LEGEND

-  Property Lines
-  Subject Property

Printed on June 27th, 2019



-  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

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



BHE Ready
Subdivision, 1st Filing

Zone Change
&
Subdivision Permit and Plat

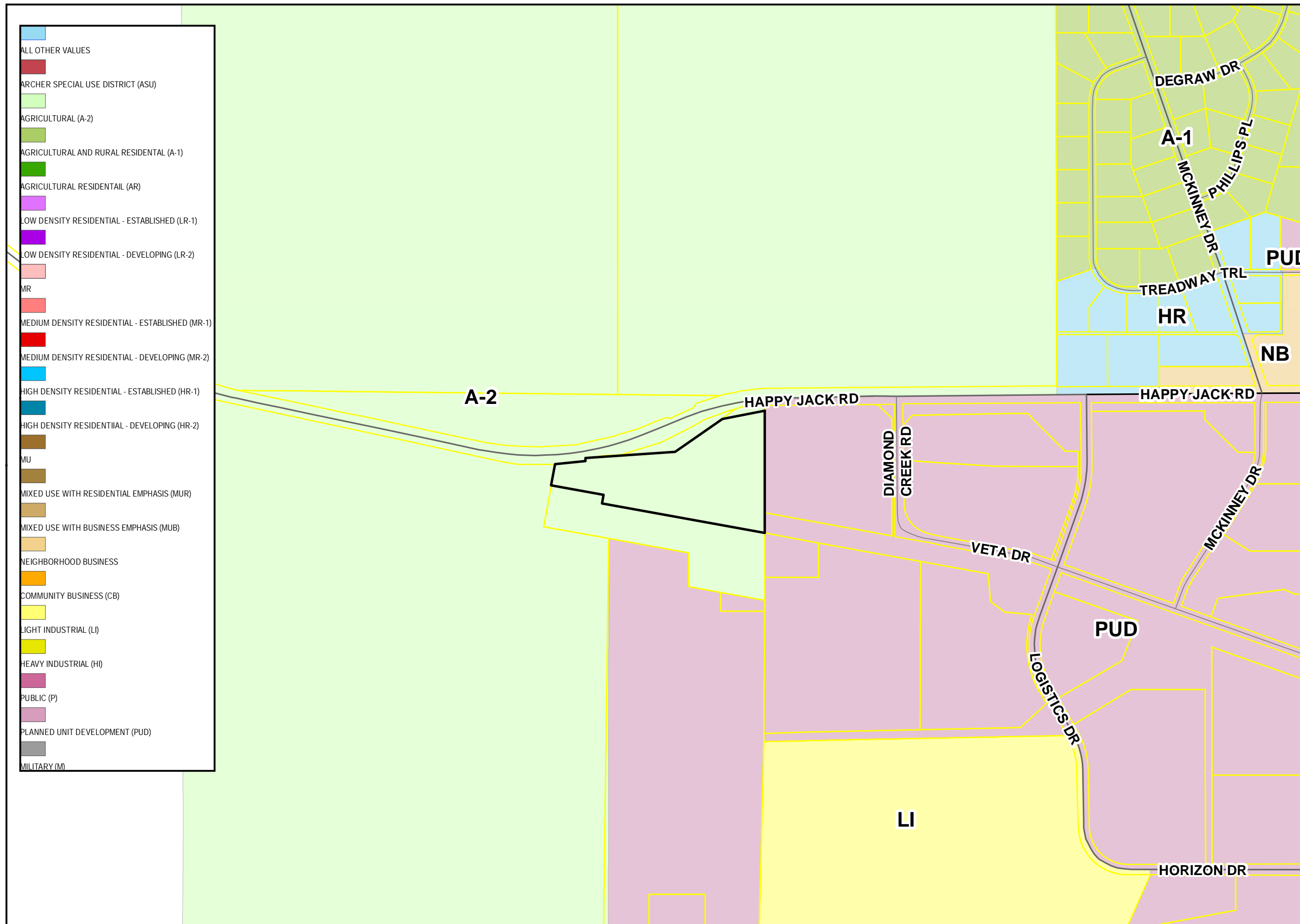
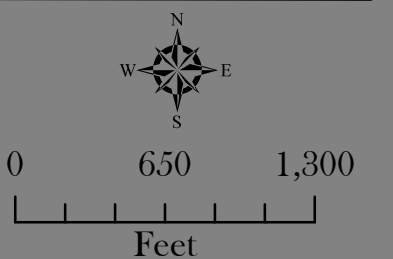
PZ-19-00184(185)























Current Zoning Map

LEGEND

-  Property Lines
-  Subject Property

Printed on June 27th, 2019



-  ALL OTHER VALUES
-  ARCHER SPECIAL USE DISTRICT (ASU)
-  AGRICULTURAL (A-2)
-  AGRICULTURAL AND RURAL RESIDENTIAL (A-1)
-  AGRICULTURAL RESIDENTIAL (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)

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.



INBERG-MILLER ENGINEERS

Quality Solutions Through Teamwork

June 28, 2019

20639-HE

THIS CONSTITUTES THE ORIGINAL

Bryan Nicholas
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, Wyoming 82009

RE: BHE READY SUBDIVISION
PROJECT NARRATIVE

Dear Mr. Nicholas:

This letter is to serve as our project narrative for the BHE Ready Subdivision. King Ranch Company, L.P. is proposing to subdivide 27.55 acres of their approximately 1,833.156 acre parcel (Pidn: 13670510001100) into a single tract subdivision called BHE Ready Subdivision. This subdivision will create a parcel of land immediately north of the Black Hills Energy North Range Substation. Once created King Ranch Company L.P. intends to sell the parcel to Black Hills Energy for use as a laydown yard to support Black Hills Energy's adjacent substation and transmission lines in the area. The developed area of the parcel once constructed will consist of a 5 acre (approximate) lay down yard that consists of pole racks (occupy space of approximately 100' x 25'), indoor storage (accommodate about 10 pallets), covered storage for a bundle of 32' long timber framing, and additional storage bins/shelves.

There are no plans to add additional roads to the site or add another access on Happy Jack Road (Wy HWY 212). Any drive into the proposed laydown yard will be off the current access road that leads to the Black Hills Energy North Range Substation, that runs through the parcel currently.

The developed laydown yard is intended to be an unmanned facility and no sanitary sewage small wastewater system or proposed water system for the site is proposed.

A site plan of the parcel layout and laydown yard will follow at a later date.

If you have any questions, please contact us at 307-635-6827.

Sincerely,

INBERG-MILLER ENGINEERS

Daniel J. Hayes, P.E.
Civil Engineer

REVIEWED BY

Michael W. Brown, P.E.
Civil Engineer/Vice President

DJH:MWB:rdb\P:\20639-HE, HS BLACK HILLS ENERGY Cheyenne Laydown Yard\Civil\Subdivision Submittal Information\BHE Ready Subdivision Project Narrative Letter.docx



INBERG-MILLER ENGINEERS

Quality Solutions Through Teamwork

June 28, 2019

20639-HE

THIS CONSTITUTES THE ORIGINAL

Bryan Nicholas
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, Wyoming 82009

RE: BHE READY SUBDIVISION
TRANSPORTATION, DRAINAGE, AND ENVIRONMENTAL IMPACT STUDY REPORT WAIVER LETTER

Mr. Bryan Nicholas:

This letter is to serve as our request for a Transportation, Drainage, and Environmental Impact Study Report Waiver for the new proposed BHE Ready Subdivision.

King Ranch Company, L.P. is proposing to subdivide 27.55 acres of their approximate 1,833.156 acre parcel (Pidn: 13670510001100) into a single tract subdivision called BHE Ready Subdivision. This subdivision will create a parcel of land immediately north of the Black Hills Energy North Range Substation. Once created, King Ranch Company, L.P. intends to sell the parcel to Black Hills Energy for use as a laydown yard to support Black Hills Energy's adjacent substation and transmission lines in the area. The developed area of the parcel once constructed will consist of a 5 acre (approximate) lay down yard that consists of pole racks (occupy space of approximately 100' x 25'), indoor storage (accommodate about 10 pallets), covered storage for a bundle of 32' long timber framing, and additional storage bins/shelves.

TRANSPORTATION WAIVER

As part of the permitting and approval process for Laramie County, a traffic study is required for a subdivision permit, or access request for any development that will generate 100 or more trips during any hour or over 200 trips per day.

This site will be a single tract of land. It will utilize an existing access road that leads to the Black Hills Energy North Range Substation. The future planned use of this tract of land is to be used as a laydown yard used to store spare parts for transmission lines and substation equipment in the area, access to the site will be minimal and it is anticipated that the trip rate will be below the requirements to require a transportation study report in the Laramie County Land Use Regulations.

No additional road easements are expected for this subdivision.

DRAINAGE WAIVER

We are asking for a waiver on the requirements for a Preliminary Drainage Report for the BHE Ready Subdivision because the subdivision is one lot. The future owner and developer of the single lot will be required to submit a drainage report at when they submit a site plan for review by the County. Currently no additional roads or drainage easements are planned on the single tract of land. The drainage requirements for the county will be addressed when the future tract owner and developer submit their site plan to the County before construction can take place.

As part of the Laramie County requirements a full drainage study will need to be submitted with the site plan application that is not ready at this time and will be completed a later date. The study and subsequent report will address any drainage needs for the tract of land.

ENVIRONMENTAL IMPACT STUDY

We are requesting an environmental impact study waiver for the BHE Ready Subdivision because the planned development on this lot will create very minimal environmental impact. There will be no sanitary sewer facilities or proposed water sources, or additional roads for the BHE Ready Subdivision. The future use of the site is for an unmanned facility and trips to the area will be minimal.

If you have any questions, please contact us at 307-635-6827.

Sincerely,

INBERG-MILLER ENGINEERS



Daniel J. Hayes, P.E.
Civil Engineer

REVIEWED BY



Michael W. Brown, P.E.
Civil Engineer/Vice President

DJH:MWB:rdb\p:\20639-HE, HS BLACK HILLS ENERGY Cheyenne Laydown Yard\Civil\Subdivision Submittal Information\BHE Ready Subdivision Drainage, transportation and Environmental Impact Waiver Letter.docx

Board of Public Utilities: France Stinchcomb COMMENTS ATTACHED 07/11/2019
BOPU has a couple large water mains in BOPU easements that are crossing the property in question, please schedule a meeting with Linda Gunter at 307-637-6497 to discuss easements and the water mains on the property.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED
07/10/2019
Laramie County Small Wastewater System Regulations

A commercial wastewater system permit shall be obtained if there is a small wastewater system planned for this site.

If there is any plan to install a small wastewater system it shall be designed by a WY licensed professional engineer. A perc test shall be done and ten foot deep site hole shall be observed by this department prior to issuing any small wastewater system permit.

WYDOT: Randy Griesbach COMMENTS ATTACHED 07/19/2019
See BHE Ready Subdivision - PZ-19-00185 for comments.

Planners: Bryan Nicholas COMMENTS ATTACHED 07/19/2019

1. This Zone Change is dependent on the approval of Subdivision Permit and Plat filed concurrently.
2. Upon approval of the Zone Change (and Subdivision Permit and Plat), the proposed Laydown Yard is allowed within the LI-Light Industrial Zone District.
3. PlanCheyenne designates this property as MU-E Mixed Use Employment Campus, which lists Office and Light Industrial uses in campus settings.
4. The Laramie County Comprehensive Plan has two designations for this property. The majority of the property lies within the RM-Rural Metro category, with a small portion designated URI-Urban Rural Interface.

Wyoming Game & Fish: Meghan Lockwood COMMENTS ATTACHED 07/19/2019
Comments attached. (See below).

AGENCIES WITH NO COMMENTS:

County Assessor, County Engineer, County Public Works Department, Building Dept., Planners.

AGENCIES WITH NO RESPONSE:

County Attorney, County Real Estate Office, County Treasurer, County Conservation District, Wyoming DEQ, US Post Office, Combined Communications Center, Emergency Management, Fire District No. 2, Sheriff's Office, High West Energy, CenturyLink, Laramie County Weed & Pest.



WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

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

wgfd.wyo.gov

GOVERNOR
MARK GORDON

DIRECTOR
BRIAN R. NESVIK

COMMISSIONERS
DAVID RAEI – President
PETER J. DUBE – Vice President
RALPH BROKAW
GAY LYNN BYRD
PATRICK CRANK
RICHARD LADWIG
MIKE SCHMID

July 15, 2019

WER 4502.143
Laramie County Planning and Development Office
PZ-19-00185
BHE Ready Subdivision
9007 Happy Jack Road
Laramie County

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

Dear Mr. Nicholas,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed PZ-19-00185 - BHE Ready Subdivision, 9007 Happy Jack Road located in Laramie County. We have no terrestrial wildlife or aquatic concerns pertaining to this subdivision permit application.

Thank you for the opportunity to comment.

Sincerely,

Amanda Withroder
Habitat Protection Supervisor

AW/mf/ml

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

SECOND REVIEW

County Engineer: Scott Larson COMMENTS ATTACHED 08/13/2019

Engineer Review

1. The updated plat has adequately addressed my previous comments and I have no further comments at this time.

Surveyor Review

1. Even though there are no public land survey corners on or within the subdivision boundary, it appears that the intent of regulations is to provide Wyoming State Plane Coordinates on the plat for purposes of enhancing the City and County GIS Program framework. It is my understanding that the City and County are in agreement on the coordinate format. Maybe a note could be added describing a formula to accomplish the conversion.

2. There are no boundary ties shown for easements with boundaries which are not part of the boundaries of the subdivision. There are no dimensions/boundary ties shown to locate beginning and ending points of easements which intersect the boundary of the subdivision.

County Public Works Department: David Bumann NO COMMENTS 08/08/2019



INBERG-MILLER ENGINEERS

Quality Solutions Through Teamwork

July 30, 2019

20639-HE

3 PDF PAGES EMAILED: bnicholas@laramiecounty.com

THIS CONSTITUTES THE ORIGINAL

Bryan Nicholas
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, Wyoming 82009

RE: BHE READY SUBDIVISION
ZONE CHANGE REVIEW COMMENTS

Mr. Bryan Nicholas:

This letter is to serve as our resubmittal of the Zone Change Application for the BHE Ready Subdivision site located in a portion of land located in the Northeast-Quarter of Section 5, Township 13 North, range 67 West of the 6th Principal Meridian, Laramie County, Wyoming.

Enclosed you will find the responses to the comments we received for your review.

If you have any questions, please contact us at 307-635-6827.

Sincerely,

INBERG-MILLER ENGINEERS

Daniel J. Hayes, P.E.
Civil Engineer

REVIEWED BY

Derek J. Baker, P.E., P.G.
Vice President

DJH:DJB:bb\p:\20639-HE, HS BLACK HILLS ENERGY Cheyenne Laydown Yard\Civil\Zone Change\20639-HE PZ-19-00184 Comment Response Letter.docx

Enclosures: Responses to County Comments

Board of Public Utilities: France Stinchcomb COMMENTS ATTACHED 07/11/2019
BOPU has a couple large water mains in BOPU easements that are crossing the property in question, please schedule a meeting with Linda Gunter at 307-637-6497 to discuss easements and the water mains on the property.

We have talked with Linda Gunter and all easements will be added when we receive the easements, we will add the easements to the drawings.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED 07/10/2019
Laramie County Small Wastewater System Regulations

A commercial wastewater system permit shall be obtained if there is a small wastewater system planned for this site.

No commercial wastewater is planned. The purpose of the site is for an unmanned laydown yard.

If there is any plan to install a small wastewater system it shall be designed by a WY licensed professional engineer. A perc test shall be done and ten foot deep site hole shall be observed by this department prior to issuing any small wastewater system permit.

No small wastewater system is planned. The purpose of the site will be for an unmanned laydown yard.

WYDOT: Randy Griesbach COMMENTS ATTACHED 07/19/2019
See BHE Ready Subdivision - PZ-19-00185 for comments.

Planners: Bryan Nicholas COMMENTS ATTACHED 07/19/2019

1. This Zone Change is dependent on the approval of Subdivision Permit and Plat filed concurrently.

No action required

2. Upon approval of the Zone Change (and Subdivision Permit and Plat), the proposed Laydown Yard is allowed within the LI-Light Industrial Zone District.

No action required

3. PlanCheyenne designates this property as MU-E Mixed Use Employment Campus, which lists Office and Light Industrial uses in campus settings.

No action required

4. The Laramie County Comprehensive Plan has two designations for this property. The majority of the property lies within the RM-Rural Metro category, with a small portion designated URI-Urban Rural Interface.

No action required

Wyoming Game & Fish: Meghan Lockwood COMMENTS ATTACHED 07/19/2019
Comments attached. (See below).

No action required

AGENCIES WITH NO COMMENTS:

County Assessor, County Engineer, County Public Works Department, Building Dept.,
Planners.

AGENCIES WITH NO RESPONSE:

County Attorney, County Real Estate Office, County Treasurer, County Conservation
District, Wyoming DEQ, US Post Office, Combined Communications Center,
Emergency Management, Fire District No. 2, Sheriff's Office, High West Energy,
CenturyLink, Laramie County Weed & Pest.



INBERG-MILLER ENGINEERS

Quality Solutions Through Teamwork

July 30, 2019

20639-HE

4 PDF PAGES EMAILED: bnicholas@laramiecounty.com

THIS CONSTITUTES THE ORIGINAL

Bryan Nicholas
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, Wyoming 82009

RE: BHE READY SUBDIVISION
SUBDIVISION PERMIT REVIEW COMMENTS

Mr. Bryan Nicholas:

This letter is to serve as our resubmittal of the Subdivision Permit for the BHE Ready Subdivision site located in a portion of land located in the Northeast-Quarter of Section 5, Township 13 North, range 67 West of the 6th Principal Meridian, Laramie County, Wyoming.

Enclosed you will find the responses to the comments we received, and a revised preliminary plat for your review.

If you have any questions, please contact us at 307-635-6827.

Sincerely,

INBERG-MILLER ENGINEERS

Daniel J. Hayes, P.E.
Civil Engineer

REVIEWED BY

Derek J. Baker, P.E., P.G.
Vice President

DJH:DJB:bb\P:\20639-HE, HS BLACK HILLS ENERGY Cheyenne Laydown Yard\Civil\Subdivision Permit\20639-HE PZ-19-00185 Comment Response Letter updated.docx

Enclosures: Responses to County Comments
Revised Site Plat

Board of Public Utilities: France Stinchcomb COMMENTS ATTACHED 07/11/2019
BOPU has a couple large water mains in BOPU easements that are crossing the property in question, please schedule a meeting with Linda Gunter at 307-637-6497 to discuss easements and the water mains on the property.

We have talked with Linda Gunter and all easements will be added when we receive the easements, we will add the easements to the drawings.

County Assessor: Clarice Blanton COMMENTS ATTACHED 07/17/2019
The submitted Subdivision Permit has the Account Number listed as R006117. The correct Account Number associated with the parcel from which this development is proposed is R0061167. After the plat is recorded this account number will be deleted and new ones assigned.

We will be sure to use the correct account number on all future applications until a new account number is assigned. No action required

County Engineer: Scott Larson COMMENTS ATTACHED 07/18/2019
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study. A Drainage Study, if required, shall be submitted with a Site Plan application/submittal.

We will address drainage on our site plan submittal. No action required.

2. General Note 3 should be modified to indicated "No Proposed Centralized Sewage System" and "No Proposed Central Water System".

Notes have been changed. Please see Revised Plat

3. A note regarding which Fire District will serve this property shall be included on the Plat drawing.

A note has been added. Please see Revised Plat

Surveyor Review

1. The coordinates referenced on the plat shall be Wyoming State Plane Coordinates.

We were told that with it being so close to the city property to tie it into the city network. If needed, we will adjust the drawing before final submittal.

The location and widths of existing and proposed utility, drainage, access and other easements are shown on the plat, however the boundary ties of these are not shown.

The boundary ties are shown in the exhibits in the recorded easement book and pages that are shown on the plat.

2. It appears that this subdivision has access to Happy Jack Road/HWY 210, but it might be helpful if that access were a little more clearly shown on the plat. The South R-O-W boundary of Happy Jack Road is a little irregular and does not appear to exactly follow the North boundary of the subdivision.

Access was labeled on plat. Please see revised plat.
The South R.O.W Boundary is located according to recorded deeds. North property line of subdivision does not follow the R.O.W. the entire length.

Environmental Health Department: Roy Kroeger COMMENTS ATTACHED
07/10/2019
Laramie County Small Wastewater System Regulations

A commercial wastewater system permit shall be obtained if there is a small wastewater system planned for this site.

No commercial wastewater is planned. The purpose of the site is for an unmanned laydown yard.

If there is any plan to install a small wastewater system it shall be designed by a WY licensed professional engineer. A perc test shall be done and ten foot deep site hole shall be observed by this department prior to issuing any small wastewater system permit.

No small wastewater system is planned. The purpose of the site will be for an unmanned laydown yard.

WYDOT: Randy Griesbach COMMENTS ATTACHED 07/19/2019

With the use of GIS in the work, we need to know if the bearings and distances are grid or surface. If grid, we want to see a factor number to adjust to the surface. It should be plainly noted in the Surveyor's Notes.

The points are in ground and is mentioned in General Note 1. Please see Revised Plat.

Although we agree a traffic impact study is not required, we would like to see an estimate of what the expected traffic in and out of the site will be.

Once constructed the traffic to the site will be minimal. Anticipating less than 1 vehicle per day.

General comment about drainage: Historic drainage corridors need to be maintained where drainage enters the WYDOT R/W with flow rates not exceeding pre-development rates.

Drainage will be designed to maintain pre-development flows rates. Drainage will be addressed in a site plan submittal to come at a later date.

Access on east edge of property is classified as field access with minimal usage. This access is not authorized for increased traffic volumes.

Access for the site is planned to utilize the existing access that services the substation that is south of the proposed site. That access is located on the west side of the property.

Planners: Bryan Nicholas COMMENTS ATTACHED 07/19/2019

1. The proposed Plat exceeds the area required to meet Section 2-1-103(c)(i).

No action required

2. The proposed Zone Change from A2 to LI is dependent on the approval of this application.

No action required

3. It is recommended to include the owner information, zoning, and land uses for the properties along the northern portion of the proposed plat.

We have added owner information, zoning, and land uses for the properties.
Please see revised plat.

Building Dept.: Antony Pomerleau COMMENTS ATTACHED 07/16/2019

Building permits shall be required for structures erected for the purpose of storage or covered storage.

Site plan submittal shall include all required fire apparatus access roads and fire protection water supplies in accordance with 2018 IFC.

Fire protection will be addressed on the site plan. No action required.

All plans shall be stamped by an Wyoming registered design professional.

Planners: Cambia McCollom COMMENTS ATTACHED 07/12/2019

An address was issued on this site in 1991 for a substation control building for Cheyenne Light Fuel and Power. If this address is no longer needed, as the substations that are established on the parcel to the South have their own address assignments, it would be prudent to eliminate the existing address at the time of the Subdivision permit is approved if it is no longer needed.

We will check on what it would take to eliminate the existing address if needed.

Wyoming Game & Fish: Meghan Lockwood COMMENTS ATTACHED 07/19/2019

Comments attached. (See below).

No action required.

AGENCIES WITH NO COMMENTS:

County Real Estate Office, County Public Works Department.

AGENCIES WITH RESPONSE:

County Treasurer, County Conservation District, Wyoming DEQ, US Post Office, Combined Communications Center, Emergency Management, Fire District No. 2, Sheriff's Office, High West Energy, CenturyLink, Laramie County Weed & Pest.

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
FOR A PORTION OF LAND IN THE N1/2 NE1/4, SECTION 5, T.13N., R.67W.,
OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "BHE READY SUBDIVISION".**

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 previously 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 conformance with the AR– Agricultural zone district; and

WHEREAS, this resolution is the subdivision permit for BHE Ready 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 is in conformance with section 4-2-102 governing the A2-Agricultural zone district.

And the Board approves the Subdivision Permit and Plat for BHE Ready Subdivision, for a portion of land in the N1/2 NE1/4, Section 5, T.13N., R.67W., of the 6th P.M., Laramie County, WY.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2019.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

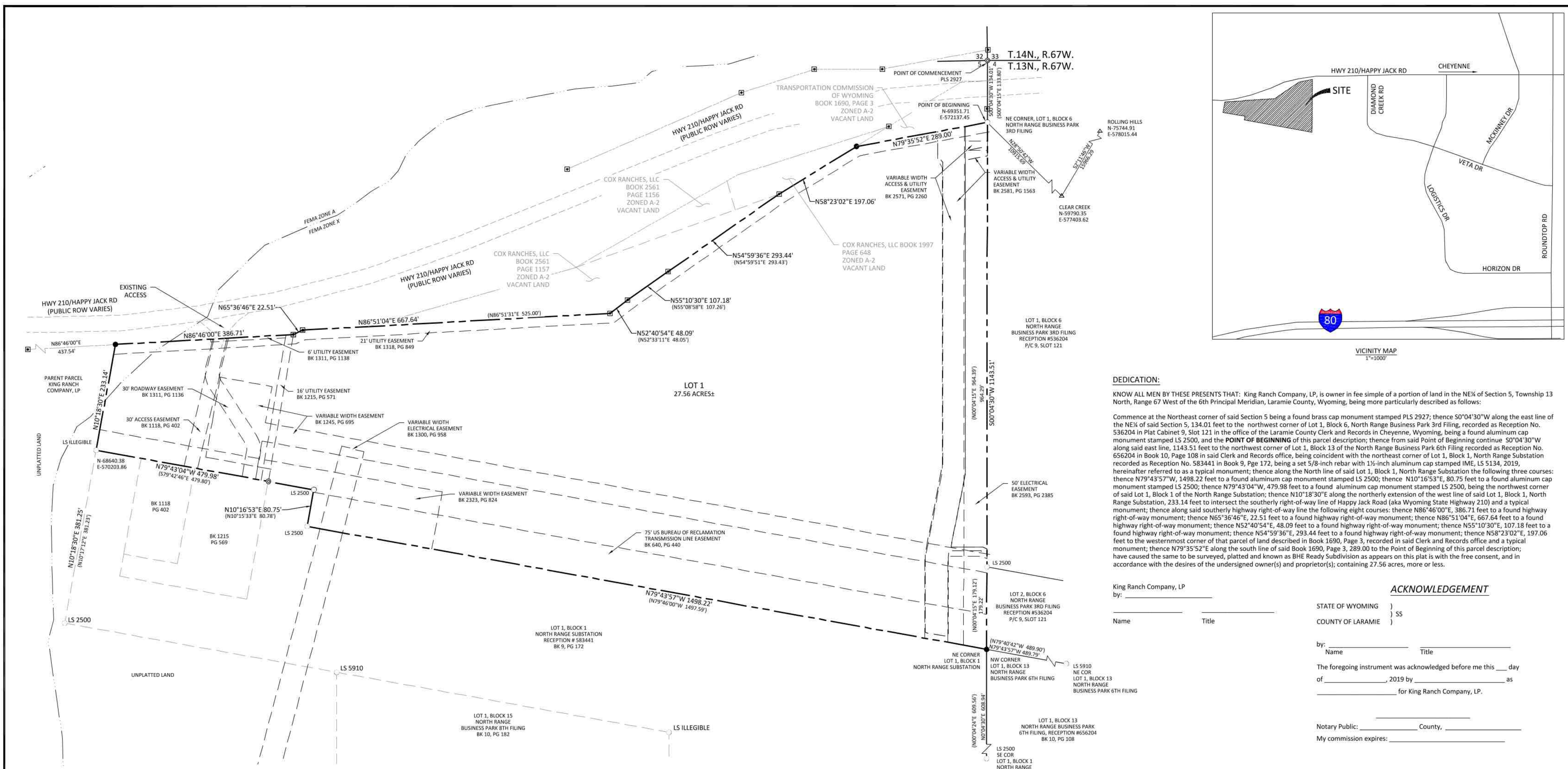
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney



DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS THAT: King Ranch Company, LP, is owner in fee simple of a portion of land in the NE¼ of Section 5, Township 13 North, Range 67 West of the 6th Principal Meridian, Laramie County, Wyoming, being more particularly described as follows:
 Commence at the Northeast corner of said Section 5 being a found brass cap monument stamped PLS 2927; thence S0°04'30"W along the east line of the NE¼ of said Section 5, 134.01 feet to the northwest corner of Lot 1, Block 6, North Range Business Park 3rd Filing, recorded as Reception No. 536204 in Plat Cabinet 9, Slot 121 in the office of the Laramie County Clerk and Records in Cheyenne, Wyoming, being a found aluminum cap monument stamped LS 2500, and the POINT OF BEGINNING of this parcel description; thence from said Point of Beginning continue S0°04'30"W along said east line, 1143.51 feet to the northwest corner of Lot 1, Block 13 of the North Range Business Park 6th Filing recorded as Reception No. 656204 in Book 10, Page 108 in said Clerk and Records office, being coincident with the northeast corner of Lot 1, Block 1, North Range Substation recorded as Reception No. 583441 in Book 9, Page 172, being a set 5/8-inch rebar with 1½-inch aluminum cap stamped IME, LS 5134, 2019, hereinafter referred to as a typical monument; thence along the North line of said Lot 1, Block 1, North Range Substation the following three courses: thence N79°43'57"W, 1498.22 feet to a found aluminum cap monument stamped LS 2500; thence N10°16'53"E, 80.75 feet to a found aluminum cap monument stamped LS 2500; thence N79°43'04"W, 479.98 feet to a found aluminum cap monument stamped LS 2500, being the northwest corner of said Lot 1, Block 1 of the North Range Substation; thence N10°18'30"E along the northerly extension of the west line of said Lot 1, Block 1, North Range Substation, 233.14 feet to intersect the southerly right-of-way line of Happy Jack Road (aka Wyoming State Highway 210) and a typical monument; thence along said southerly highway right-of-way line the following eight courses: thence N86°46'00"E, 386.71 feet to a found highway right-of-way monument; thence N65°36'46"E, 22.51 feet to a found highway right-of-way monument; thence N86°51'04"E, 667.64 feet to a found highway right-of-way monument; thence N52°40'54"E, 48.09 feet to a found highway right-of-way monument; thence N55°10'30"E, 107.18 feet to a found highway right-of-way monument; thence N54°59'36"E, 293.44 feet to a found highway right-of-way monument; thence N58°23'02"E, 197.06 feet to the westernmost corner of that parcel of land described in Book 1690, Page 3, recorded in said Clerk and Records office and a typical monument; thence N79°35'52"E along the south line of said Book 1690, Page 3, 289.00 to the Point of Beginning of this parcel description; have caused the same to be surveyed, platted and known as BHE Ready Subdivision as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner(s) and proprietor(s); containing 27.56 acres, more or less.

King Ranch Company, LP
 by: _____
 Name Title

ACKNOWLEDGEMENT
 STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)

by: _____ Title _____
 The foregoing instrument was acknowledged before me this ___ day of _____, 2019 by _____ as _____ for King Ranch Company, LP.
 Notary Public: _____ County, _____
 My commission expires: _____

APPROVALS

Approved by the Laramie County Planning Commission, this ___ day of _____, 2019.

 Chairman
 Approved by the Board of County Commissioners of Laramie County, Wyoming, this ___ day of _____, 2019.

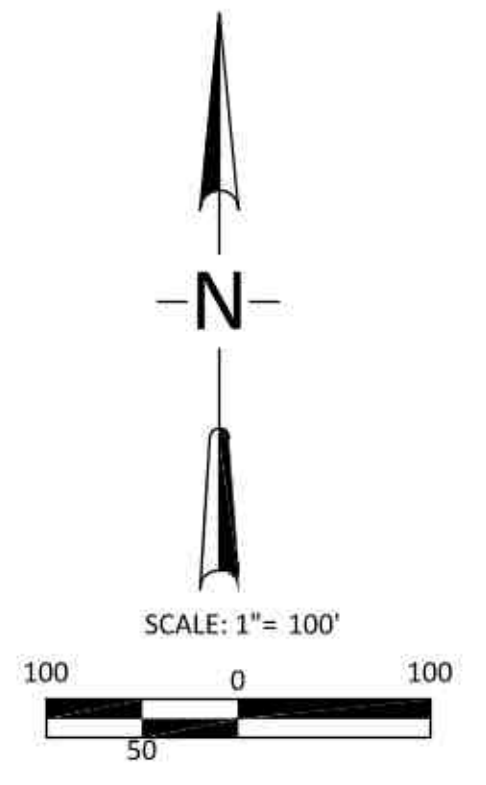
 Chairman ATTEST: _____
 County Clerk

SURVEYOR'S CERTIFICATION

I, Randall S. Stelzner, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of BHE Ready Subdivision as laid out, dedicated and shown hereon, that such plat was made from an accurate survey of said property under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with Laramie County subdivision regulations governing the subdivision of land.
 In witness, whereof, I have set my hand and seal this ___ day of _____, 2019.
 Randall S. Stelzner
 Registered Land Surveyor
 Number: LS 5134
 In witness whereof, I have set my hand and seal this ___ day of _____, 2019.
 Subscribed and sworn to before me this ___ day of _____, 2019, by Randall S. Stelzner.
 Notary Public My commission expires _____

- LEGEND**
- ALUMINUM CAP FOUND, LS NOTED
 - 5/8" REBAR W/1½" ALUMINUM CAP SET, LS 5134
 - ⊙ BRASS CAP FOUND
 - ⊠ RIGHT-OF-WAY MONUMENT FOUND
 - SECTION LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EDGE OF ROAD
 - EASEMENT LINE
 - ZONE A FLOOD HAZARD BOUNDARY
 - () RECORD DATA

- GENERAL NOTES:**
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CHEYENNE HORIZONTAL CONTROL NETWORK (GROUND DATUM), CALIBRATED TO CONTROL POINTS "CLEAR CREEK", "ROLLING HILLS" AND "CREEK". DISTANCES SHOWN ARE GROUND.
 2. A PORTION OF THE PARCEL IS LOCATED IN FLOOD HAZARD AREA ZONE "A" AS SHOWN ON THIS MAP. THE MAJORITY OF THE PARCEL IS LOCATED IN MINIMAL FLOOD HAZARD AREA ZONE "X" AS SHOWN ON FIRM PANELS NO. 56021C1070F AND 56021C1090F, DATED JANUARY 17, 2007.
 3. NO PROPOSED CENTRALIZED SEWAGE SYSTEM AND NO PROPOSED CENTRAL WATER SYSTEM.
 4. LARAMIE COUNTY FIRE DISTRICT #2 WILL SERVE THIS PROPERTY.



FILING RECORD

BHE READY SUBDIVISION
 PORTION OF NE¼
 SECTION 5, T.13N., R.67W., 6th P.M.
 LARAMIE COUNTY, WYOMING.

INBERG-MILLER ENGINEERS
 350 Parsley Boulevard
 Cheyenne, Wyoming 82007
 (307)635-6827
 Drawn by SPB/MDH
 DATE: 7/30/2019 20639-HS
 FILE: \20639-HS Plat.dwg



ZONE CHANGE
FOR
BHE READY SUBDIVISION
SITUATED IN A PORTION OF
THE NE¹/₄ SECTION 5 TOWNSHIP 13 NORTH,
RANGE 67 WEST
OF THE SIXTH PRINCIPLE MERIDIAN,
LARAMIE COUNTY, WYOMING PREPARED
JUNE 2019



VICINITY MAP
N.T.S.

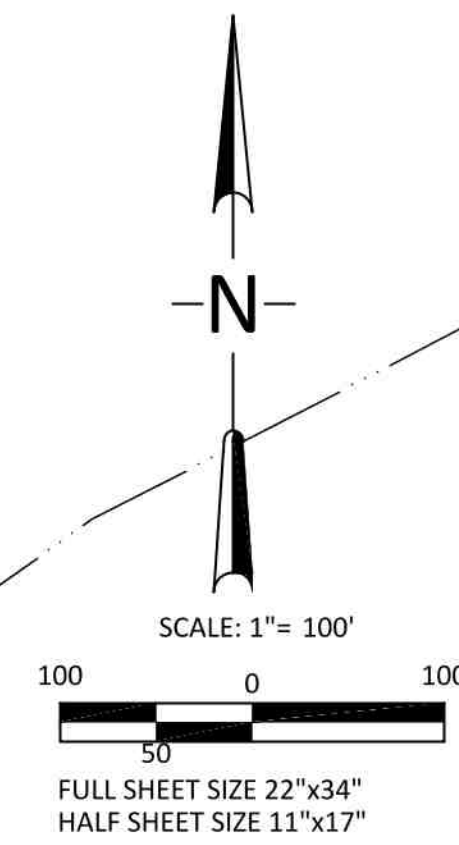
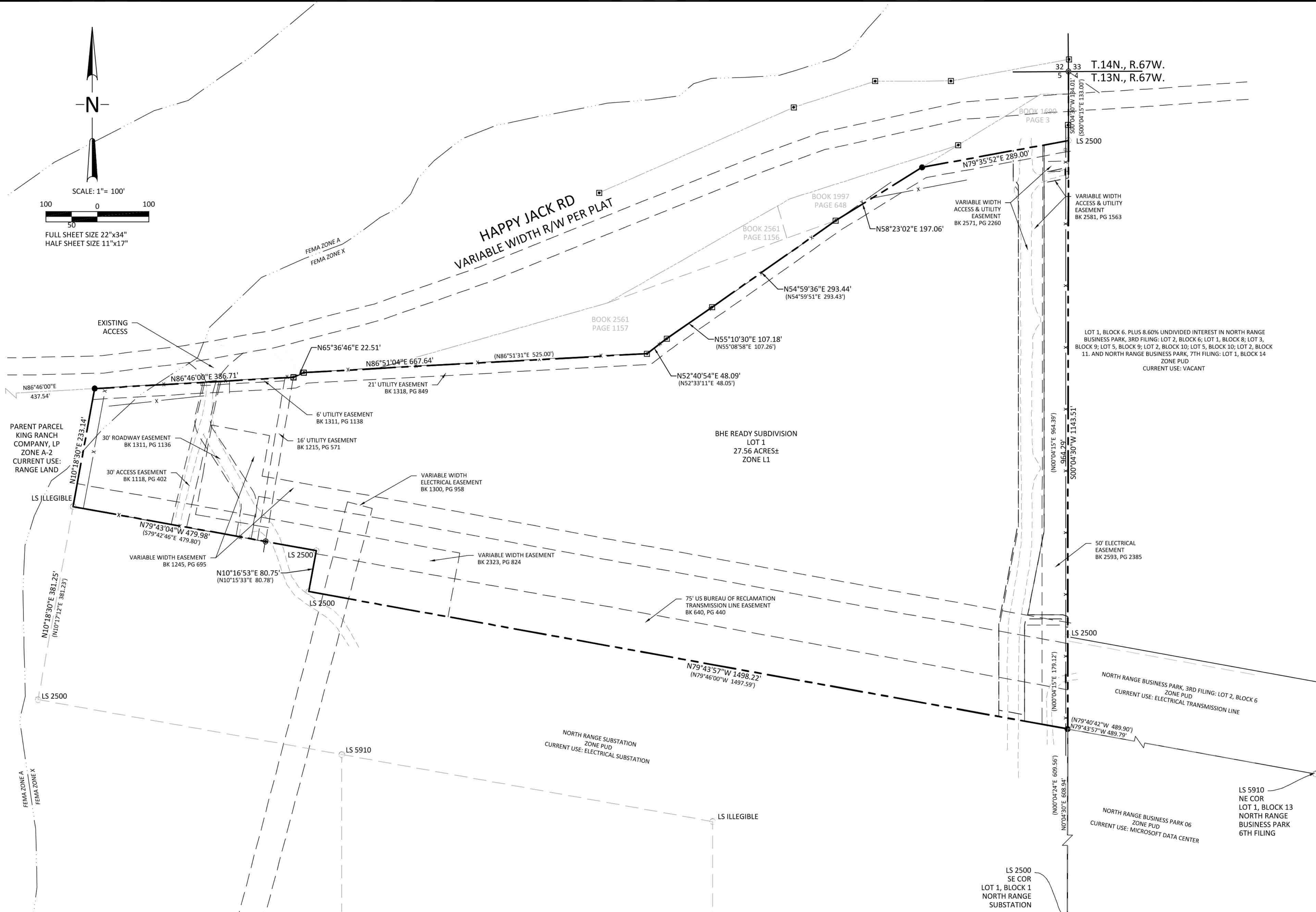
SITE ZONING
EXISTING ZONING: A-2 - AGRICULTURAL
PROPOSED ZONING: LI - LIGHT INDUSTRIAL

* SURROUNDING LOTS ARE ZONED PUD - PLANNED UNIT
DEVELOPMENT AND A-2 - AGRICULTURAL

LEGAL DESCRIPTION
LOT 1 OF BHE READY SUBDIVISION

LEGEND

- ALUMINUM CAP FOUND, LS NOTED
- 5/8" REBAR W/1/2" ALUMINUM CAP SET, LS 5134
- ⊙ BRASS CAP FOUND
- ⊠ RIGHT-OF-WAY MONUMENT FOUND
- SECTION LINE
- - - PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - ZONE A FLOOD HAZARD BOUNDARY
- () RECORD DATA



REVISIONS				
NO.	DESCRIPTION	DATE	BY	CKD

Any use, reuse, or CADD adaptation of this drawing other than for the specific purpose intended, by anyone, without written authorization from the engineer, will be at the Client's risk and full legal responsibility.

INBERG-MILLER ENGINEERS
124 East Main Street | 1120 East C Street | 350 Parsley Boulevard | 153 West Planning Gorge Way | 804 E Richards St | 1300 East US Hwy 14-16
Riverton, WY 82501 | Casper, WY 82401 | Cheyenne, WY 82007 | Green River, WY 82525 | Douglas, WY 82523 | Gillette, WY 82719
307-856-8136 | 307-517-0906 | 307-635-6827 | 307-875-4394 | 307-358-7000 | 307-682-5000

CHEYENNE LAYDOWN YARD ZONE CHANGE PLAN
LARAMIE COUNTY, WYOMING

BLACK HILLS CORPORATION

SCALE: 1"=100'
DRN: SRH
CHK: DJH
DATE: 6-28-19

BK: --- PAGE: ---
JOB NO. 20639-HS

SHEET
ZC1

P:\2019\19-06\BLACK HILLS ENERGY\Cheyenne Laydown Yard\DWG\20639-HS M.L. zoning map.dwg, ZC1, 6/28/2019 11:24:47 AM

FILE: 20639HS M.L. ZONING MAP.DWG

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM A2 – AGRICULTURAL TO LI – LIGHT INDUSTRIAL
FOR A PORTION OF LAND IN THE N1/2 NE1/4, SECTION 5, T.13N., R.67W., OF THE
6TH P.M., LARAMIE COUNTY, WY,
TO BE KNOWN AS “BHE READY SUBDIVISION”.**

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 previously adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-108 of the Laramie County Land Use Regulations.

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 a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-108 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from A2 – Agricultural to LI – Light Industrial for a portion of land in the N1/2 NE1/4, Section 5, T.13N., R.67W., of the 6th P.M., Laramie County, WY, to be known as “BHE Ready Subdivision”, as shown on the attached ‘Exhibit A’ – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2019.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda Heath, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney

EXHIBIT 'A'

ZONE CHANGE
FOR
BHE READY SUBDIVISION
SITUATED IN A PORTION OF
THE NE₄ SECTION 5 TOWNSHIP 13 NORTH,
RANGE 67 WEST
OF THE SIXTH PRINCIPLE MERIDIAN,
LARAMIE COUNTY, WYOMING PREPARED
JUNE 2019



VICINITY MAP
N.T.S.

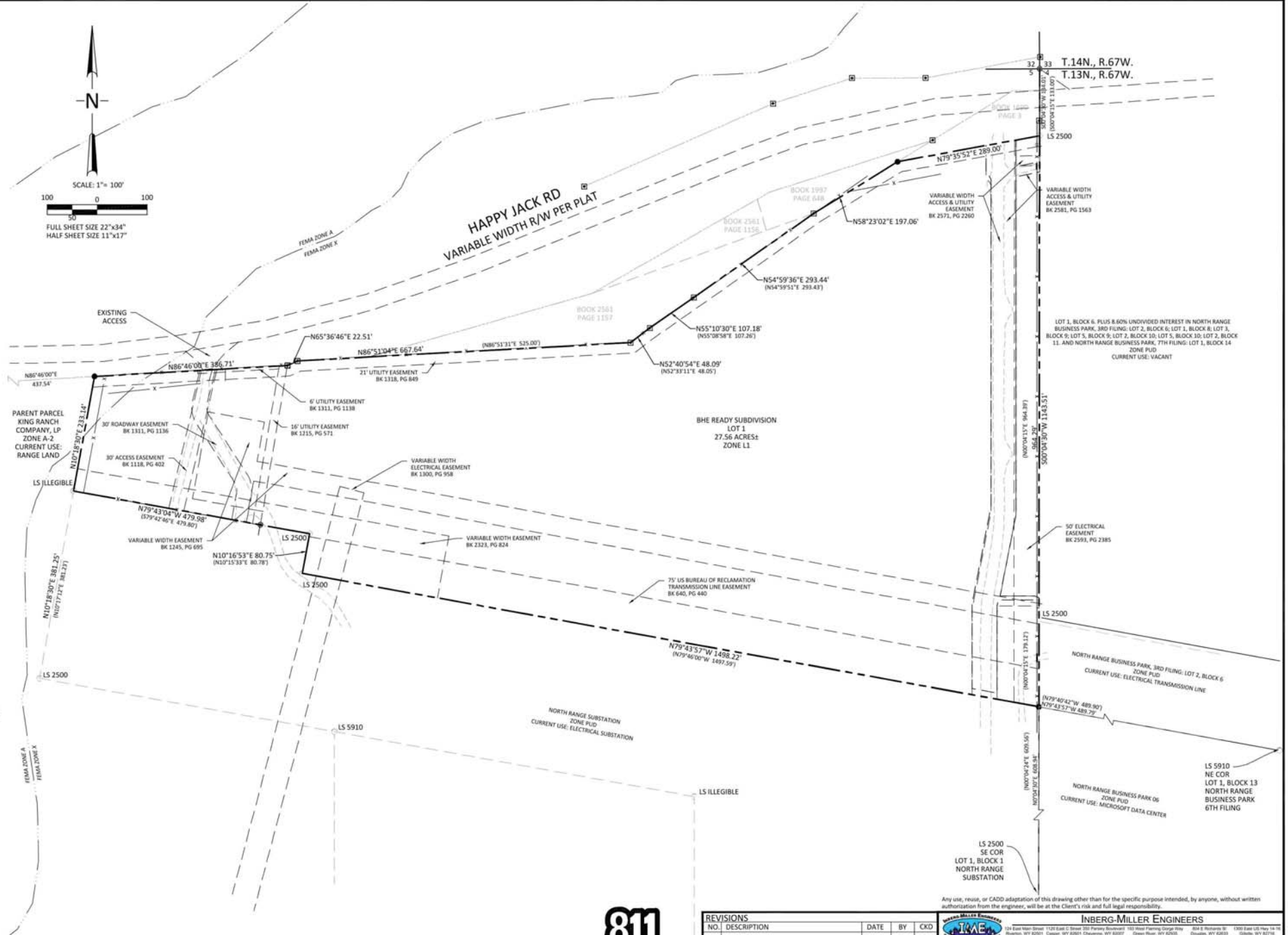
SITE ZONING
EXISTING ZONING: A-2 - AGRICULTURAL
PROPOSED ZONING: LI - LIGHT INDUSTRIAL

* SURROUNDING LOTS ARE ZONED PUD - PLANNED UNIT DEVELOPMENT AND A-2 - AGRICULTURAL

LEGAL DESCRIPTION
LOT 1 OF BHE READY SUBDIVISION

LEGEND

- ALUMINUM CAP FOUND, LS NOTED
- 5/8" REBAR W/1 1/2" ALUMINUM CAP SET, LS 5134
- ⊙ BRASS CAP FOUND
- ⊠ RIGHT-OF-WAY MONUMENT FOUND
- SECTION LINE
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE
- - - ZONE A FLOOD HAZARD BOUNDARY
- () RECORD DATA



Any use, reuse, or CADS adaptation of this drawing other than for the specific purpose intended, by anyone, without written authorization from the engineer, will be at the client's risk and full legal responsibility.



Know what's below.
Call before you dig.

REVISIONS				
NO.	DESCRIPTION	DATE	BY	CKD

INBERG-MILLER ENGINEERS
 124 East Main Street, 1125 East C Street, 250 Perry Street, 101 West Fremont Street, 404 E. Broadway St., 1300 East US Hwy, 14 1/2 W
 Riverton, WY 82501, Casper, WY 82501, Cheyenne, WY 82007, Green River, WY 82503, Douglas, WY 82033, Gillette, WY 82714
 307.494.4154, 307.677.2808, 307.638.8827, 307.476.4384, 307.338.7958, 307.482.9000

CHEYENNE LAYDOWN YARD ZONE CHANGE PLAN
 LARAMIE COUNTY, WYOMING

BLACK HILLS CORPORATION

SCALE: 1"=100'
 HORZ: DATE: 6-28-19
 VERT: DRN: SRH: BK: PAGE: CHK: DJH: JOB NO.: 201839-H5

SHEET: ZC1

BY: JAMES W. BLACK HILLS ENGINEERS Cheyenne, Wyoming 82501-1111, James W. Black, P.E., License No. 11111