



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Justin Arnold, Planner

DATE: April 4, 2023

TITLE: PUBLIC HEARING regarding a Board Approval for a Vacation of Tracts 13A and 13B, Riata Ranch at Campstool, First Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Ruth Ferguson has submitted a Board Approval application seeking approval for a Vacation of Tracts 13A and 13B, Riata Ranch at Campstool, First Filing. The properties are located in the south ½ of Section 5 and north ½ of Section 8, Township 13 North, Range 64 West, northwest of the intersection of Campstool Road and Country Road 138.

BACKGROUND

This property is within a LU – Land Use zoning district. The two properties are currently vacant and being utilized for agricultural purposes. The Riata Ranch at Campstool, First Filing plat was recorded April 25, 2013.

Pertinent statutes and regulations include:

Wyoming Statutes: 34-12-101 through 34-12-115

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

Section 1-2-104 of the Laramie County Land Use Regulations governing Public Notice.

Section 4-2-114 of the Laramie County Land Use Regulations governing the LU – Land Use Zoning District.

Section 2-1-101 (m) of the Laramie County Land Use Regulation governing a partial vacation of a subdivision plat.

DISCUSSION

The purpose of the application is to revert the property tax status from a residential to agricultural designation with the attached vacation map showing the tracts to be vacated..

According to W.S. 34-12-108, any part of a plat may be vacated provided that the vacation does not abridge or destroy any of the rights or privileges of other properties situated within the same plat. Staff finds the request fits the statutory requirement.

Public notice was provided pursuant to Section 1-2-104 of the Laramie County Land Use Regulations. Staff received public comment regarding concerns that the current ingress/egress easement (a.k.a. Arena Lane) could potentially be affected. The letter is attached, along with public agency comments.

Section 1-2-100 (a) of the Laramie County Land Use Regulations outlines the Laramie County Board of Commissioners Board approval process. The application for vacation has met the public notice requirements as outlined in the regulations. In this instance, the Board of County Commissioners is not approving a use, it is approving a vacate request. State statutes designate the Board of County Commissioners to approve a partial vacation of a plat.

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations.
- b. This application meets the criteria for a partial vacation of a plat pursuant to Section 2-1-101 of the Laramie County Land Use Regulations.
- c. The application fulfills the intent of Wyoming Statute 34-12-108 as it does not abridge any of the rights of properties situated in the same subdivision.

Planning Staff recommends that the Board may approve the Vacation of Tracts 13A and 13B of Riata Ranch at Campstool First Filing, Laramie County, WY. with the following conditions:

- a) **The private ingress/egress easement and utility easement referenced in the Riata Ranch at Campstool, First Filing and recorded as part of the Riata Ranch Record of Survey in Drawer 4, Survey #65A recorded June 19, 2008 shall remain in full force and effect upon vacation and reflected on associated deeds and surveys.**
- b) **The vacation shall take effect upon recordation of newly created deeds and surveys.**

PROPOSED MOTION

I move to grant Board Approval of the Vacation of Tracts 13A and 13B, Riata Ranch at Campstool, Laramie County, WY., and adopt the findings of facts a, b and c of the staff report with the following conditions:

- a) The private ingress/egress easement and utility easement referenced in the Riata Ranch at Campstool, First Filing and recorded as part of the Riata Ranch Record of Survey in Drawer 4, Survey #65A recorded June 19, 2008 shall remain in full force and effect upon vacation and reflected on associated deeds and surveys.**
- b) The vacation shall take effect upon recordation of newly created deeds and surveys.**

ATTACHMENTS

- Attachment 1: Aerial Map**
- Attachment 2: Existing Plat Map**
- Attachment 3: Narrative**
- Attachment 4: Agency review comments**
- Attachment 5: Public comment**
- Attachment 6: Resolution**

DEVELOPER

TOM HIRSIG
RIATA RANCH - CAMPSTOOL LLC.
4576 U.S. HIGHWAY 26/85
P.O. BOX 670
TORRINGTON, WY 82240
307-630-0357

DESIGN FIRM

JUSTIN C. BECKNER, PE
BECKNER CONSULTING SERVICES, LLC
2413 UTE COURT
FORT COLLINS, CO 80525
307-630-5421

SURVEYOR

CHRIS ASBURY, PLS #5009
JKC ENGINEERING
5830 E. 2ND ST.
CASPER, WY 82609
307-265-4601

COMPUTATION TABLE

TOTAL PLAT AREA:	41.14 ACRES 1,791,884.33 SQ. FT.
LOT 13A	17.45 ACRES 759,917.68 SQ. FT.
LOT 13B	22.59 ACRES 983,865.71 SQ. FT.
TRACT A	1.10 ACRES 48,100.99 SQ. FT.
TOTAL BUILDABLE AREA:	
LOT 13A	1.96 ACRES 85,573.81 SQ. FT.

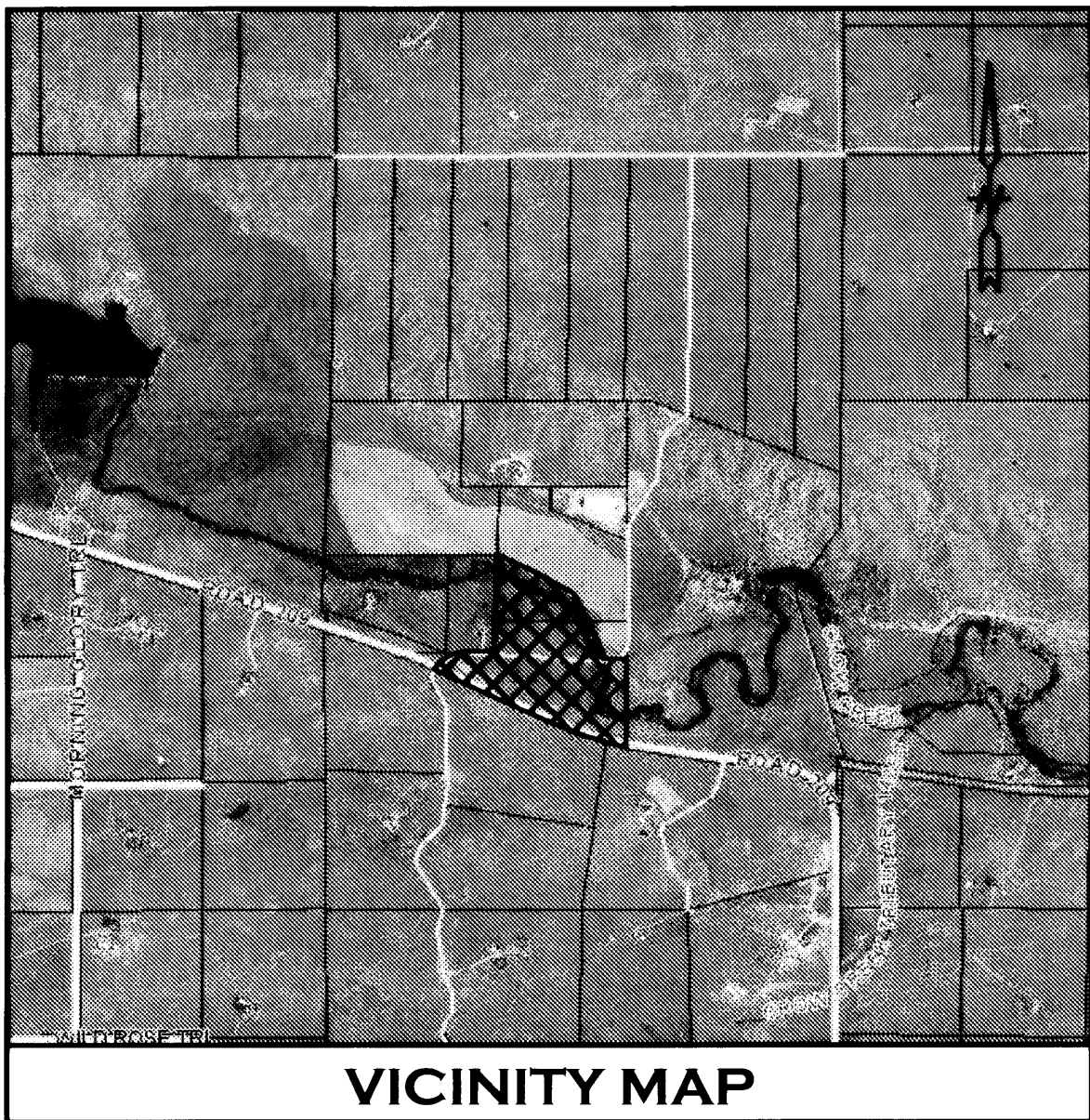
NOTES:

- NO PORTION OF THE PLATTED AREA FALLS WITHIN A FEMA FLOOD HAZARD AREA REFER TO FEMA PANEL 1425F
- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983/86

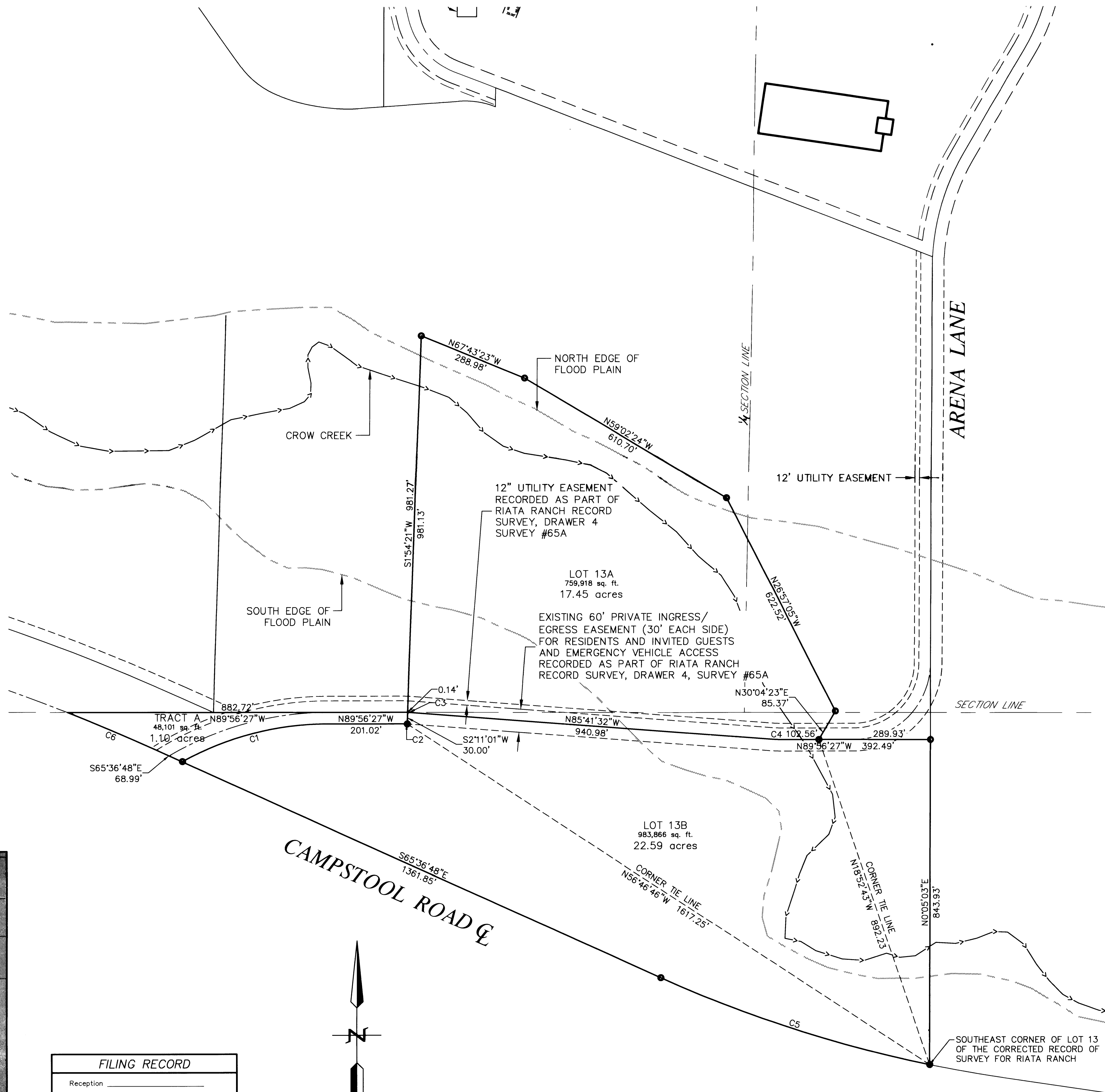
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	392.80	770.00	29°13'42"	S75°26'42"W	388.56
C2	6.30	170.00	2°07'28"	N88°52'43"W	6.30
C3	7.41	200.00	2°07'27"	N86°45'15"W	7.41
C4	14.83	200.00	4°14'56"	S87°48'59"E	14.83
C5	733.42	3300.00	12°44'02"	S71°58'49"E	731.91
C6	255.67	5256.00	2°47'13"	N67°00'25"W	255.64

LEGEND

- SET ¾" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "IGC PLS 5009"
- FOUND ¾" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "IGC PLS 5009"
- 100 YEAR FLOOD PLAIN AS PER FEMA MAP PANEL NO. 56021C1425F AS DATED JANUARY 17, 2007



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
NO PROPOSED PUBLIC MAINTENANCE OF INTERIOR ROADS
FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #4



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: RIATA RANCH — CAMPSTOOL, LLC, A WYOMING LIMITED LIABILITY COMPANY, AND THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS RIATA RANCH AT CAMPSTOOL, FIRST FILING, BEING IN A PARCEL OF LAND LOCATED IN A PORTION OF LOT 12 AND LOT 13 OF CORRECTED RECORD OF SURVEY FOR RIATA RANCH LOCATED IN THE SOUTH HALF OF SECTION 5 AND THE NORTH HALF OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 64 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13 A
BEGINNING AT THE SE CORNER OF LOT 13 OF THE CORRECTED RECORD OF SURVEY FOR RIATA RANCH; THENCE N18°52'43"W A DISTANCE OF 892.23 FEET TO THE POINT OF BEGINNING; THENCE N30°04'23"E, A DISTANCE OF 85.37 FEET; THENCE N26°57'05"W, A DISTANCE OF 622.52 FEET; THENCE N59°02'24"W, A DISTANCE OF 610.70 FEET; THENCE N67°43'23"W, A DISTANCE OF 288.98 FEET; THENCE S01°54'21"W, A DISTANCE OF 981.27 FEET; THENCE 7.41 FEET ALONG THE ARC OF A NON TANGENT CURVE HAVING A RADIUS OF 200 FEET, A CENTRAL ANGLE OF 02°07'27", A CHORD BEARING OF N86°45'15"W, AND A CHORD LENGTH OF 7.41 FEET; THENCE N85°41'32"E, A DISTANCE OF 940.98 FEET TO A POINT OF CURVATURE; THENCE 14.83 FEET ALONG THE ARC OF A CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200 FEET, A CENTRAL ANGLE OF 04°14'56", A CHORD BEARING OF S87°48'59"E, AND A CHORD LENGTH OF 14.83 FEET; THENCE N89°56'27"W, A DISTANCE OF 102.56 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 17.45 ACRES MORE OR LESS.

LOT 13 B
BEGINNING AT THE SE CORNER OF LOT 13 OF THE CORRECTED RECORD OF SURVEY FOR RIATA RANCH; THENCE N00°05'03"E ALONG THE EAST LINE OF LOT 13, A DISTANCE OF 843.93 FEET; THENCE N89°56'27"W, A DISTANCE OF 392.49 FEET TO A POINT OF CURVATURE; THENCE 14.83 FEET ALONG THE ARC OF A CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200 FEET, A CENTRAL ANGLE OF 04°14'56", A CHORD BEARING OF S87°48'59"E, AND A CHORD LENGTH OF 14.83 FEET; THENCE N85°41'32"E, A DISTANCE OF 940.98 FEET; THENCE 7.41 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 200 FEET, A CENTRAL ANGLE OF 02°07'27", A CHORD BEARING OF N86°45'15"W, AND A CHORD LENGTH OF 7.41 FEET; THENCE S02°11'01"W A DISTANCE OF 30.00 FEET; THENCE 6.30 FEET ALONG THE ARC OF A NON TANGENT CURVE HAVING A RADIUS OF 170 FEET, A CENTRAL ANGLE OF 02°07'28", A CHORD BEARING OF N88°52'43"W, AND A CHORD LENGTH OF 6.30 FEET; THENCE N89°56'27"W A DISTANCE OF 201.02 FEET; THENCE 392.80 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 770 FEET, A CENTRAL ANGLE OF 29°13'42", A CHORD BEARING OF S75°26'42"W, AND A CHORD LENGTH OF 388.56 FEET; THENCE S65°36'48"E ALONG THE SOUTH LINE OF LOT 13 A DISTANCE OF 1361.85 FEET; THENCE 733.42 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 3300 FEET, A CENTRAL ANGLE OF 12°44'02", A CHORD BEARING OF S71°58'49"E, AND A CHORD LENGTH OF 731.91 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 22.59 ACRES MORE OR LESS.

TRACT A
BEGINNING AT THE SE CORNER OF LOT 13 OF THE CORRECTED RECORD OF SURVEY FOR RIATA RANCH; THENCE N56°46'46"W A DISTANCE OF 1617.25 FEET TO THE POINT OF BEGINNING; THENCE N02°11'01"E, A DISTANCE OF 30.00 FEET; THENCE N01°54'21"E, A DISTANCE OF 0.14 FEET TO A POINT ON THE SOUTH LINE OF SECTION 5; THENCE N89°56'27"W, A DISTANCE OF 882.72 FEET TO A POINT IN THE CENTERLINE OF CAMPSTOOL ROAD; THENCE FOLLOWING THE SAID CENTERLINE 255.67 FEET ALONG THE ARC OF A NON TANGENT CURVE HAVING A RADIUS OF 5256 FEET, A CENTRAL ANGLE OF 02°47'13", A CHORD BEARING OF S67°00'25"E AND A CHORD LENGTH OF 255.64 FEET; THENCE S65°36'48"E A DISTANCE OF 68.99 FEET TO A POINT OF CURVATURE; THENCE 392.80 FEET ALONG THE ARC OF A NON TANGENT CURVE HAVING A RADIUS OF 770 FEET, A CENTRAL ANGLE OF 29°13'42", A CHORD BEARING OF N75°26'42"E, AND A CHORD LENGTH OF 388.56 FEET; THENCE S89°56'27"E A DISTANCE OF 201.02 FEET; THENCE 6.30 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 170 FEET, A CENTRAL ANGLE OF 02°07'28", A CHORD BEARING OF S88°52'43"E, AND A CHORD LENGTH OF 6.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.10 ACRES MORE OR LESS.

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO A LOT.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 5 DAY OF Feb, A.D., 2012

BY: Thomas C. Hirsig
THOMAS C. HIRSIG, MEMBER
RIATA RANCH — CAMPSTOOL LLC, A WYOMING LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THOMAS C. HIRSIG, MEMBER RIATA RANCH — CAMPSTOOL, LLC, A WYOMING LIMITED LIABILITY COMPANY ON THIS 5th DAY OF Feb, 2012, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES June 21, 2013

Debra Annell
NOTARY PUBLIC

APPROVALS

APPROVED BY THE LARAMIE PLANNING COMMISSION THIS 8 DAY OF November, 2012.

Jody A. Clark
CHAIRMAN

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 20 DAY OF November, 2012.

Cory Woodhouse
CHAIRMAN

ATTEST: Debra Annell
COUNTY CLERK

CERTIFICATE OF SURVEYOR

I, CHRIS ASBURY, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING HEREBY STATE THAT THIS MAP IS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.

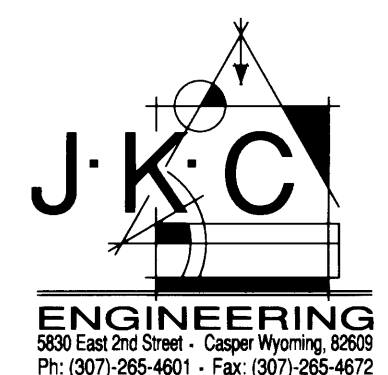
RIATA RANCH AT CAMPSTOOL FIRST FILING

SITUATED WITHIN LOT 12 & 13 OF CORRECTED RECORD
OF SURVEY FOR RIATA RANCH IN SECTION 5 AND

SECTION 8,

TOWNSHIP 13 NORTH, RANGE 64 WEST OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED NOVEMBER, 2012



BECKNER
CONSULTING
SERVICES
LLC

2413 UTE COURT
FORT COLLINS, COLORADO 80525
PHONE: 970-214-5035
307-630-5421

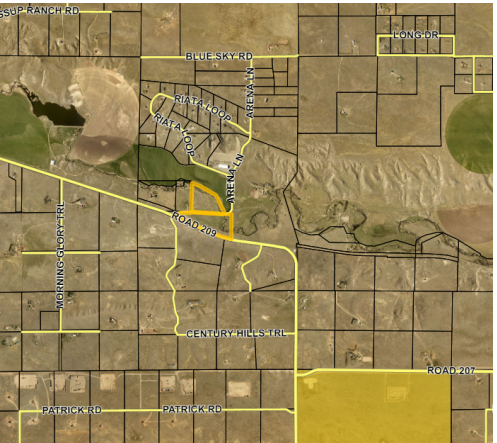
FILING RECORD	
Reception	_____
The State of Wyoming } SS County of Laramie }	
This instrument was filed for record at _____ o'clock _____ M, on the _____ day of _____	
A.D. 19 _____ and duly recorded in P/C _____ slot _____	
County Clerk & Ex-Officio Register at Deeds	
By _____ Deputy	

RECORDED 4/25/2013 AT 2:54 PM REC# 614148 BK# 18 PG# 27
SERENA K. LATHROP, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1



**Laramie County Wyoming
MapServer**

Riata Ranch at Campstool, First
Filing Tracts 13A and 13B.



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

printed 3/29/2023

20 February 2023

Laramie County Planning and Development Board
3966 Archer Parkway
Cheyenne, Wyoming 82009

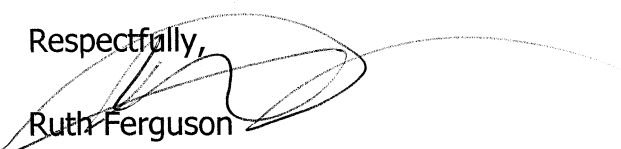
Dear Sirs and Ladies,

This correspondence is in reference to an application to vacate a plat of 2 parcels of land that I own in Laramie County. The lots are most commonly referred to as the River Lots and were platted with Riata Ranch filing in 2012. They were labeled as Lot 13 A and 13 B. I purchased these lots in December of 2013 for the purpose of grazing my cattle there. The attached letter from Tom Hirsig verifies that the Riata Ranch homeowners agreed to rescind any and all covenants for these tow lots.

My intent is to apply for agricultural classification of these properties when this application to vacate the plat is culminated. Since 2013 I have used these properties for pasture cattle grazing only. My intended use is for cattle grazing and watering them on these properties only. The only structure I may consider would be a loafing shed for weather protection for livestock. I have no plans of such at this time.

I am an officer of Red Baldy Ranch, Inc. which owns agricultural property adjacent to Lot A.

Respectfully,



Ruth Ferguson
785 Road 140
Carpenter, Wyoming 82054
307-649-2239
ruthf@tribcsp.com

PZ-23-00020
Board Approval

County Assessor: County Assessor, Dawn Lanning No Comments 03/08/2023
No Comments

County Attorney: County Attorney, LC Attorney's Office Comments Attached
03/14/2023

Riata Ranch was recorded in 2008 as a map of survey which included the area that was later platted in 2013 by Ferguson. Then the "Campstool" plat went over the top of a lower section of Riata. Neither the map of survey nor the plat dedicated to the public any of the roadways. This vacation of Campstool may have some effect on "Arena Lane."

Arena Lane, though not labeled as such, is indicated as a private easement on the Riata map of survey and is referenced in the Campstool plat with the same language, as "existing right of way" in Riata Ranch map of survey. the only reference of the private easement existed on the map of survey. Since, legally, the platting of Campstool effectively erases that section of Riata Rance, the reference to the easement may mean nothing.

Currently whether vacation of campstool eliminates the easement (private road) or not, it isnt anything the Government can enforce because it is not a public road. As the plat is subsequent to the map of survey, it is our thought that by vacating the plat, it may vacate that section of the road (among other things).

As, under 34-12-107, a vacation only preserves roads dedicated and accepted by Government bodies and the Arena Lane is currently a private road, our advice would be that a separate and recorded easement for "Arena Lane" should completed prior to the vacation.

County Clerk: County Clerk, Dale Davis [No Result] [No Result Date]
No Comments

County Conservation District: County Conservation District, Shaun Kirkwood [No Result] [No Result Date]
No Comments

County Real Estate Office: County Real Estate Office, Laura Pate No Comments
03/22/2023

No Comments

County Treasurer: County Treasurer, Tammy Deisch Comments Attached 03/02/2023
As of 03/02/23 2nd 1/2 2022 taxes due by 05/10/23 on both parcels

Environmental Health: Environmental Health Department, Tiffany Gaertner No
Comments 03/06/2023
No Comments

Intraoffice: Planners, Cambia McCollom Comments Attached 03/10/2023
This request will vacate the entirety of the subdivision Riata Ranch at Campstool. Will
this have any effect on the access easement known as Arena LN for the northern
property owners?

Planners: Planners, Justin Arnold Comments Attached 03/02/2023
New deeds and surveys will need to be drafted and reviewed for accuracy. Upon
approval by the Board of County Commissioners, the vacate will not take full effect until
such time as the new documents are recorded with the County Clerk.

LAW OFFICES OF GAYLA K. AUSTIN LLC ESQ.

4808 SAPPHIRE STREET – CHEYENNE WYOMING 82001

TEL: 307.200.1914

EMAIL: GAYLAKAYAUSTIN@GMAIL.COM

FAX: 307.316.0599

WEBSITE: GAYLAKAUSTIN.COM

March 21, 2023

Via email: planning@laramiecounty.com

Laramie County Planning and
Development Department
3966 Archer Parkway
Cheyenne WY 82009

Re: Riata Ranch at Campstool 1st Filing Lot 13 A and 13B
PZ-23-00020

April 4, 2023 meeting at 3:30 pm 310 West 19th Street Suite 310, Cheyenne

This letter is submitted as public comment for Riata Ranch Homeowners' Association regarding the application of Ruth Ferguson to vacate a plat of 2 parcels. I have the letter from Ruth Ferguson, applicant, dated February 20, 2023 requesting the vacation of the two parcels from the plat from your website.

That letter references a letter from Tom Hirsig which "verifies that the Riata Ranch homeowners agree to rescind any and all covenants for these two lots". However, the letter from Hirsig is not attached. Please provide it. Of course, action to rescind covenants would have to have followed the requirements for homeowner action, which include notice and voting, with the recommendation in writing, notarized and recorded. The Riata Ranch homeowners object to rescission of covenants for the two parcels.

The Riata Ranch Homeowners also specifically object to the vacation of the access road (Road 209) between Lot13A and 13B because that is access for the Rita Ranch homeowners to their property. Representatives from the Riata Ranch Homeowners association will attend the April 4, 2023, meeting.

Sincerely,
Gayla K. Austin

Gayla K. Austin Esq.
Pc: Riata Ranch Homeowners Association

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A VACATION OF TRACTS 13A AND 13B,
RIATA RANCH AT CAMPSTOOL, FIRST FILING, LARAMIE COUNTY, WY.**

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 the vacation is in accordance with the Laramie County Land Use Regulations, 2-1-101; and

WHEREAS the proposed Vacation is in accordance with section §34-12-108 of the Wyoming State Statutes; and

WHEREAS this resolution is the Vacation for Tracts 13A and 13B, Riata Ranch at Campstool, First Filing.

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

The Laramie County Board of Commissioners finds that:

- a. This vacation application is in conformance with Wyoming Statutes §34-12-106 to §34-12-111.

And the Board approves the Vacation of Tracts 13A and 13B, Riata Ranch at Campstool First Filing, Laramie County, WY. with the following conditions:

- a) The private ingress/egress easement and utility easement referenced in the Riata Ranch at Campstool, First Filing and recorded as part of the Riata Ranch Record of Survey in Drawer 4, Survey #65A recorded June 19, 2008 shall remain in full force and effect upon vacation and reflected on associated deeds and surveys.
- b) The vacation shall take effect upon recordation of newly created deeds and surveys.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2023.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office