



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Marissa Pomerleau, Associate Planner

DATE: March 15, 2022

TITLE: PUBLIC HEARING regarding a Zone Change from A2 – Agricultural to AR – Agricultural Residential and a Subdivision Permit & Plat for Lucky Star Ranch Subdivision, for a portion of the S1/2 Section 32, T.15N., R.66W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

AVI, PC, on behalf of Green Acres, LLC, has submitted Zone Change, Preliminary Development Plan and Subdivision Permit & Plat applications for properties located along Iron Mountain Road and Powderhouse Road. The application has been submitted to request a zone change from A2 – Agricultural to AR – Agricultural Residential and to subdivide the two properties into 39 residential tracts.

These applications have been combined into one staff report for the ease of presentation and discussion with separate motions required for each.

BACKGROUND

The subject properties consist of vacant agricultural land. The surrounding area consists of rural residential properties of varying acreage to the east, south, and west, and a section of State land to the north.

Pertinent Regulations

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

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

Section 4-2-100 of the Laramie County Land Uses Regulations governing the AR – Agricultural Residential zone district.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM). Within this area, properties are likely to develop on private or small shared water and septic and/or sewer systems. Where possible, shared systems and denser residential uses should be encouraged.

PlanCheyenne contemplates Rural Residential (RR) uses for this area. This category provides a gradual transition from the urbanized areas of the Cheyenne Area to the rural areas on the periphery, this would include a mix of rural and residential uses and is not intended to be an area for intensive future residential development.

According to the AMEC Memo dated January 31, 2014, the properties lie within Zone 2 of the study area. General standards dictate that lots within this zone shall be a minimum of 5.25 acres in order to sufficiently recharge groundwater after withdraws from a pumping well.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). Approval from DEQ, in the form of a “Non-Adverse Recommendation”, is required prior to recordation of the plat. DEQ has submitted a letter to the County Commissioners on March 3, 2022 providing their Non-Adverse recommendation for the development.

The subject properties are located within the A2- Agricultural zone district. The zone change has been proposed to allow for a minimum tract size of 5.25 acres.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Board 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. is met by conformance with the Laramie County Comprehensive Plan and PlanCheyenne with the type of development.

A letter requesting a delayed drainage study was submitted. A complete drainage study will be required with the subdivision’s ROW construction application. A traffic study was submitted with the applications and the County Engineer has determined that it adequately addresses traffic characteristics for the development.

Agency comments pertained to clerical errors, proposed road names, road design, access points, as well as property ownership. Both the County Engineer and Cheyenne MPO requested that internal roads be aligned with existing roads or driveways for safety and operational purposes.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. Three public comment letters were received. The letters expressed concerns regarding the tracts sizes, water availability, septic, traffic study, access and the state land to the north of the development. Copies of each letter are attached to this report.

These applications were heard by the Planning Commission at the February 24, 2022 public hearing. Public comment was received regarding traffic and wildlife concerns. The Planning Commission voted 4 – 0 to recommend approval of the Zone Change, 2 – 2 to approve the Preliminary Development Plan resulting in the application being failed, and 3 – 1 to recommend approval of the Subdivision Permit & Plat. In their discussion and motion of the Subdivision Permit & Plat, the Planning Commission recommended that the Board consider placing a minimum depth requirement for the subdivision's water wells requiring them to be drilled down to the water-bearing formation.

The attached resolution for the Subdivision Permit and Plat shall serve as the subdivision permit upon approval by the Board.

RECOMMENDATION and FINDINGS

Based on evidence provided for the *Zone Change*, 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. This application meets the criteria for a Zone Change pursuant to section 4-2-100 of the Laramie County Land Use Regulations.

And that the Board approve the Zone Change from A2 to AR for a portion of the S1/2 Section 32, T.15N., R.66W., of the 6th P.M., Laramie County, WY no conditions.

Based on evidence provided for the *Subdivision Permit and 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.
- b. This application is in conformance with section 4-2-100 governing the AR – Agricultural Residential zone district.

And that the Board approve the Subdivision Permit and Plat for Lucky Star Ranch Subdivision with the following conditions:

1. All clerical errors on the preliminary development plan including incorrect or missing information, access, spelling errors and graphic errors shall be addressed prior to recordation of the plat.
2. The remaining two comments regarding adding one note and removing another shall be addressed prior to recordation of the plat.

PROPOSED MOTION FOR ZONE CHANGE

I move to approve the Zone Change from A2 to AR for a portion of the S1/2 Section 32, T.15N., R.66W., of the 6th P.M., Laramie County, WY with no conditions and adopt the findings of fact a and b for the *zone change*, as shown on the attached ‘Exhibit A’ – Zone Change Map.

PROPOSED MOTION FOR THE SUBDIVISION PERMIT & PLAT

I move to approve the Subdivision Permit and Plat for Lucky Star Ranch Subdivision with two conditions and adopt the findings of facts a and b for the *subdivision permit & plat*, 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: AMEC Memo Map**
- Attachment 6: Current Zoning Map**
- Attachment 7: Drainage Study Delay Request Letter**
- Attachment 8: DEQ ‘Non-Adverse Recommendation’ Letter**
- Attachment 9: Agency Comments Reports**
- Attachment 10: Public Comment Letters**
- Attachment 11: Zone Change ‘Exhibit A’ - Zone Change Map**
- Attachment 12: Zone Change Resolution**
- Attachment 13: Subdivision Plat – Revised 2/21/2022**
- Attachment 14: Subdivision Permit & Plat Resolution**

Laramie County, Wyoming



Lucky Star Ranch Subdivision

Zone Change, Preliminary Development Plan, and Subdivision Permit & Plat

PZ-22-00016(17)(18)

Location Map

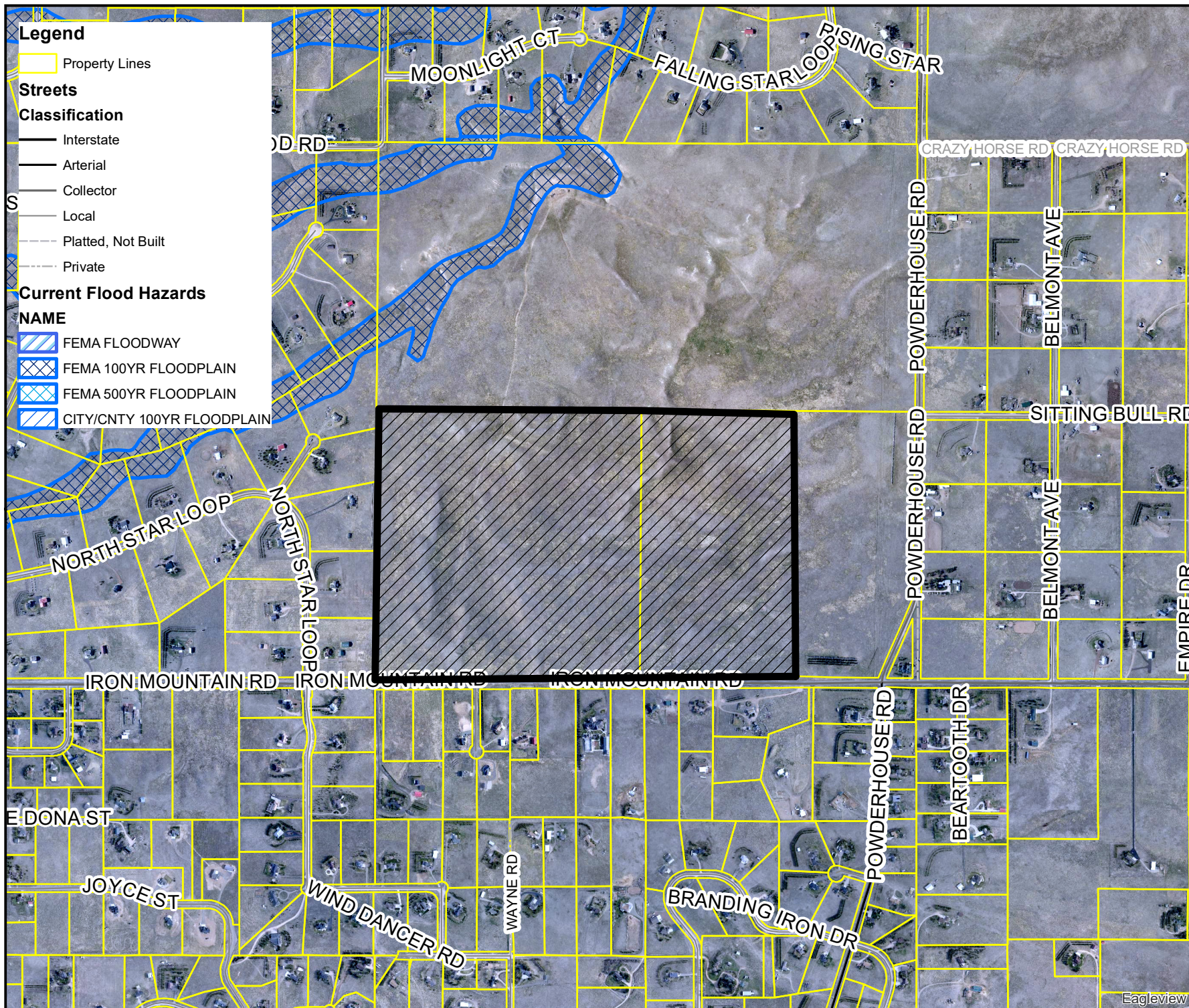
Subject Properties



January 2022



0 700 1,400
Feet



Laramie County, Wyoming



**Lucky Star
Ranch
Subdivision**

**Zone Change,
PDP,
Subdivision
Permit & Plat**

PZ-22-16(17)(18)

Aerial Map

**Subject
Property**



February 2022



0 500 1,000
Feet

Legend

Property Lines

Streets

Classification

Interstate

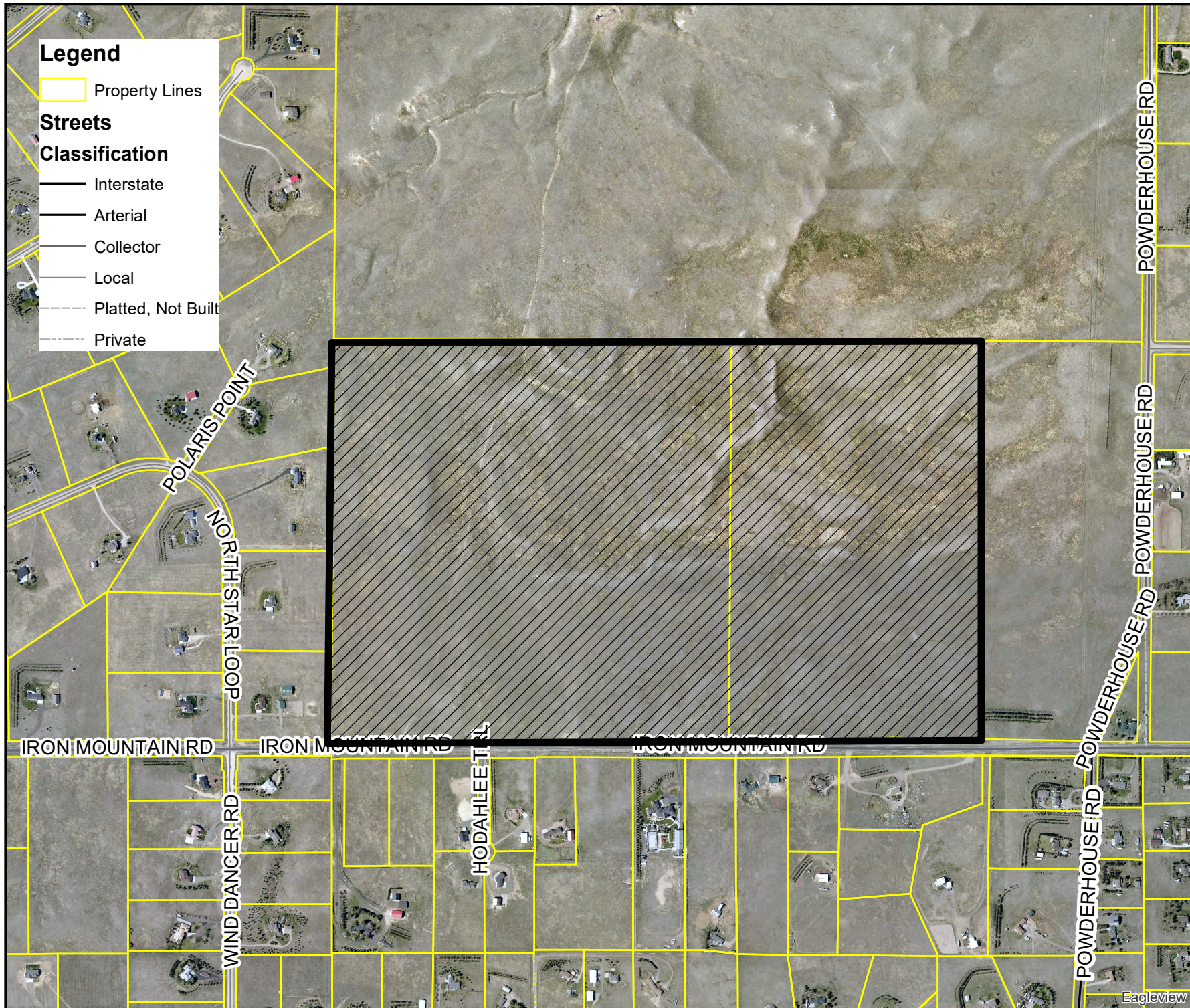
Arterial

Collector

Local

Platted, Not Built

Private



Laramie County, Wyoming



Lucky Star Ranch Subdivision

Zone Change, PDP, Subdivision Permit & Plat

PZ-22-16(17)(18)

Comprehensive Plan Map

Subject Property



February 2022



0 500 1,000
Feet

Eagleview

Legend

Property Lines

Future Land Use Districts

OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)

Streets

Classification

Interstate

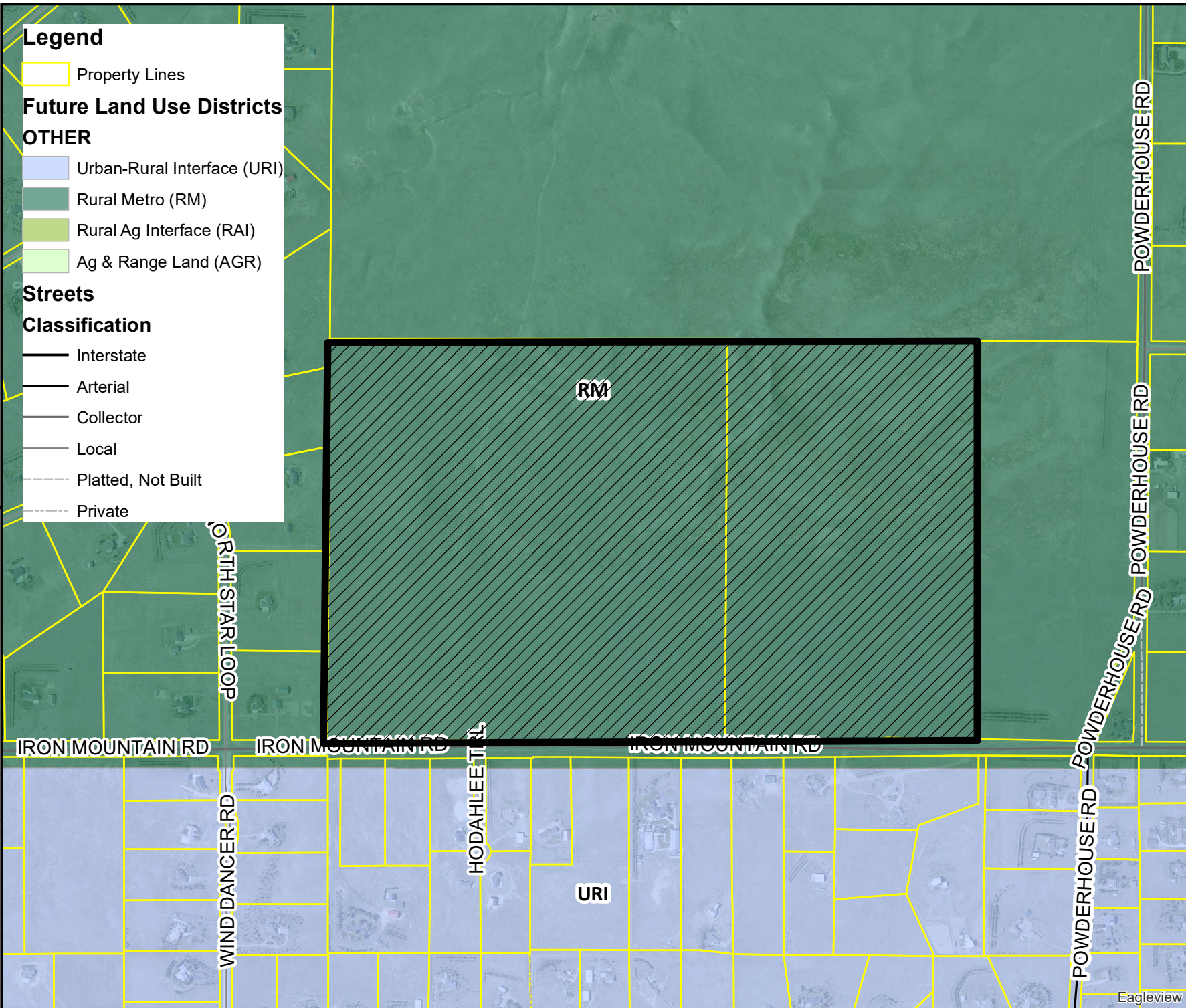
Arterial

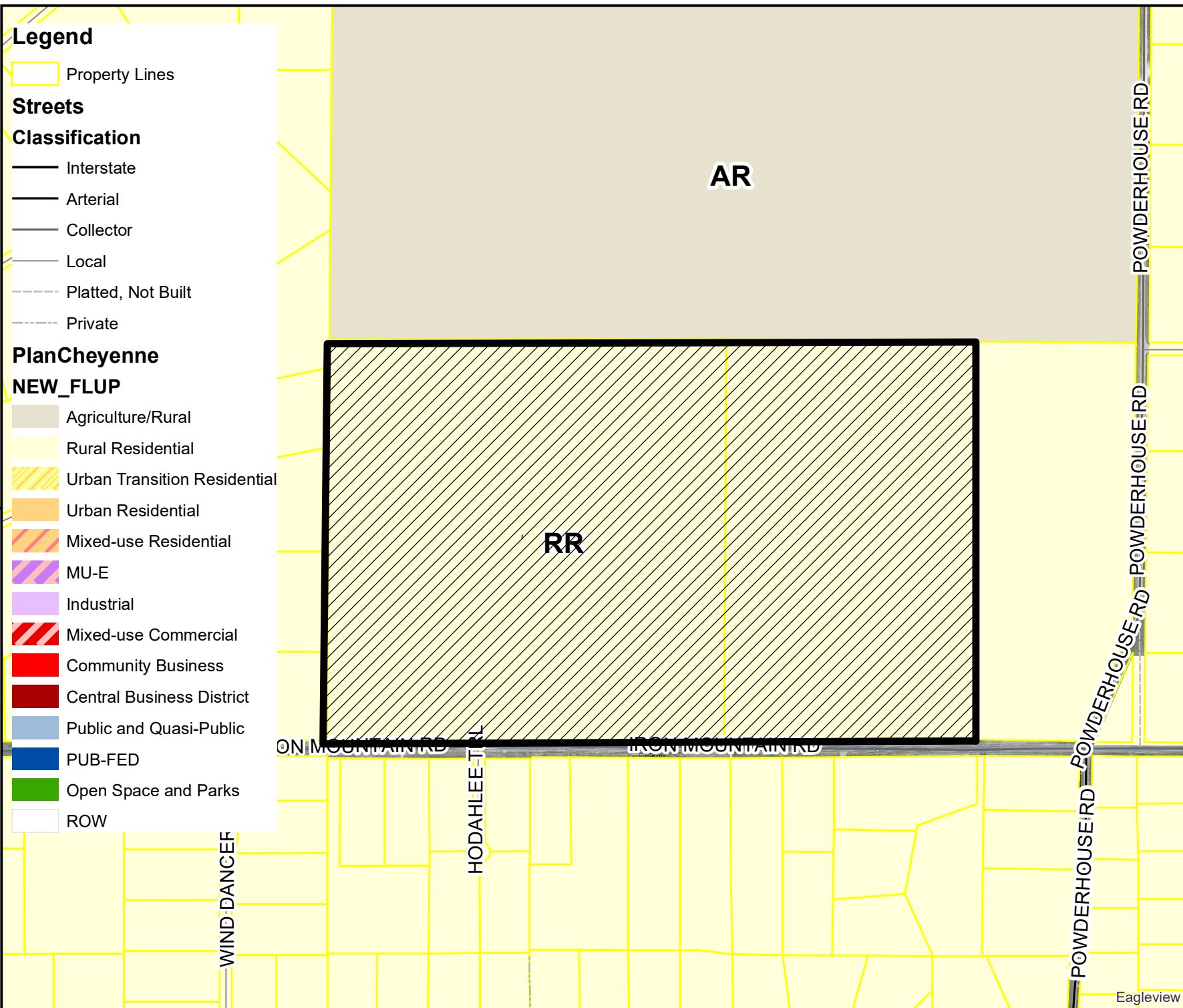
Collector

Local

Platted, Not Built

Private





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



**Lucky Star Ranch
Subdivision**

**Zone Change,
PDP,
Subdivision
Permit & Plat**

PZ-22-16(17)(18)

**AMEC Memo
Map**

**Subject
Property**



February 2022



0 500 1,000
Feet

Eagleview

Legend

Property Lines

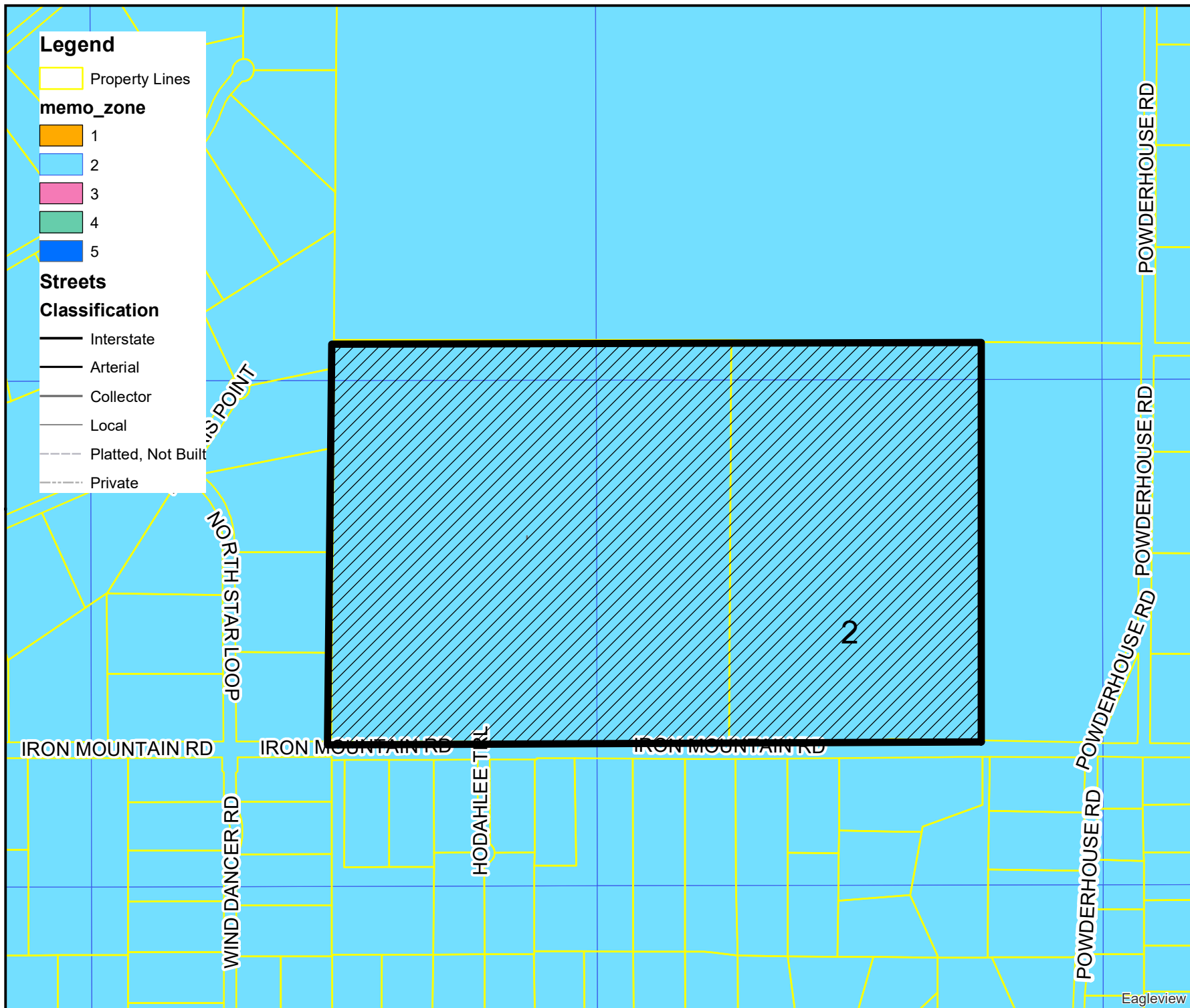
memo_zone

- 1
- 2
- 3
- 4
- 5

Streets

Classification

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



Laramie County, Wyoming



Lucky Star Ranch Subdivision

Zone Change, PDP, Subdivision Permit & Plat

PZ-22-16(17)(18)

Current Zoning Map

Subject Property



February 2022



0 500 1,000
Feet

Eagleview

Legend

- Property Lines
- 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)

Streets

Classification

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

IRON MOUNTAIN RD

IRON MOUNTAIN RD

IRON MOUNTAIN RD

POWDERHOUSE RD

AGRICULTURAL

AGRICULTURAL AND RURAL RESIDENTIAL

AGRICULTURAL RESIDENTIAL

AGRICULTURAL RESIDENTIAL

AGRICULTURAL RESIDENTIAL

January 13, 2022
4533.21

Marissa Pomerleau, Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: Lucky Star Ranch Subdivision Preliminary Development Plan - Drainage Study Waiver Request

Dear Ms. Pomerleau,

We would like to request a waiver for providing a drainage study at this time. The proposed development will be single-family rural residential. Impacts to the existing terrain will be minimal, with most of the grading to occur for the residential structures, associated structures and driveways. As the project progresses through the County process, a drainage plan will be submitted as required.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,



Connor Koch

A.V.I. PROFESSIONAL CORPORATION

h:\4533_pegasus ranch subdivision\4533 pdp waiver request letter.docx



Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Mark Gordon, Governor

Todd Parfitt, Director

March 3, 2022

Laramie County Board of Commissioners
309 West 20th Street
Cheyenne, WY 82001
Via Email: office@laramiecountyclerk.com

RE: **Non-Adverse Recommendation,**
Lucky Star Ranch Subdivision, Laramie County
WDEQ/WQD Application #2022-003

Dear Commissioners:

The Wyoming Department of Environmental Quality has completed the review of the proposed Lucky Star Ranch Subdivision located in Section 32, T15, R66W, 6th P.M., in Laramie County, Wyoming. Lucky Star Ranch Subdivision will create 39 lots out of approximately 236.49 acres. The information was submitted by Green Acres LLC, Ed Murray manger, signed by, Jerry Hunt, PE a Wyoming Licensed Engineer and Ben Jordan, PG a Wyoming Licensed Geologist. This letter represents the recommendations of the Wyoming Department of Environmental Quality as required by W.S. 18-5-306(c).

Findings as to the safety and adequacy of the proposed sewage system:

The proposed sewage system is the use of individual on-site septic systems. These systems will be permitted by the Cheyenne – Laramie County Environmental Health Department and constructed to Wyoming Department of Environmental Quality Water Quality Rules and Regulations. WDEQ recommends enhanced septic systems for the subdivision due to the density of subdivision development and range of calculated nitrate loading values. The information submitted addresses the safety and adequacy of the proposed sewage system, provided the statements indicated in the “**Notes required to be added to the final plat**” are adhered to.

Findings as to the safety and adequacy of the proposed water system:

The proposed water system is the use of individual water supply wells completed on each lot. Each well must be permitted by and constructed to the Wyoming State Engineer’s Office Standards. The information submitted addresses the safety and adequacy of the proposed water system, provided compliance with the statements indicated in the “**Notes required to be added to the final plat and other pertinent documents**” is maintained.

Laramie County Board of Commissioners
March 3, 2022
Page 2

Notes required to be added to the final plat, and other pertinent documents:

“Septic Systems are to be constructed as nitrate reducing enhanced systems”

Conclusions:

The Department of Environmental Quality has “No Adverse” recommendations applicable to Lucky Star Ranch Subdivision.

Disclaimer:

The Non-Adverse recommendation provided above has nothing to do with, nor has any bearing on the water rights associated with Lucky Star Ranch Subdivision. Any questions or concerns about the water rights for Lucky Star Ranch Subdivision should be directed to the State Engineer’s Office.

Nothing in Department of Environmental Quality recommendations or comments regarding the proposal for Lucky Star Ranch Subdivision shall be construed to relieve Green Acres, LLC or Ed Murray of the obligation to obtain any permits or additional approval from any local, state or federal agencies as required by law, rules, regulations, or ordinances. Nothing in these recommendations commits the Department of Environmental Quality or Laramie County to the issuance of required permits for construction, operation, or modification of water supply or sewage systems.

Sincerely,



Dennis Lewis, PE.
Southeast District Engineer
Water & Wastewater Program, Water Quality Division

DL/

Cc: Ed Murray, Manger, Green Acres, LLC, ecl@murraywyo.com
Jerry Hunt, PE, Weston Engineering, Inc., laramieoffice@westonengineering.com
Ben Jordan, PG, Weston Engineering, Inc., laramieoffice@westonengineering.com
Markus Malessa, SEO, markus.malessa@.wyo.gov

Planners: Planners, Marissa Pomerleau Comments Attached 02/11/2022

1. Are there no proposed easements within the subdivision (i.e. drainage and utility)? If there are they must be shown on the plat and will change the buildable area calculations as well.
2. Why are the floodways and flood plains and easements listed in the total buildable area table, but the other items in the land analysis with no impact are not?
3. The name and address of the owner is missing from the map.
4. There is no curve and line table provided on the map.
5. The topography and elevations information is missing its sources of NAVD88 and USGS. See LCLUR Section 2-1-100 (j)(iii)(J).
6. Present and proposed land uses for each tract are missing from the map.
7. Fire protection must be changed to Laramie County Fire Authority.
8. The zone change map is required to show all existing and proposed accesses.
9. As a note, while the Chapter 23 Study has been submitted to DEQ, A non-adverse recommendation is required prior to recordation of the subdivision plat.
10. Please add a revision date with any changes made to the map.

AGENCIES WITH NO COMMENT

County Assessor, County Attorney, County Real Estate Office, Intraoffice

AGENCIES WITH NO RESPONSE

County Clerk, County Treasurer

Building Dept.: Building Dept., Daniel Peters Comments Attached 02/08/2022

Premises identification shall be in accordance with 2018 IFC section 505 and 2018 IRC section 319.

Building permits shall be required for all new building construction.

Laramie County has adopted the 2021 I-codes and the 2020 NEC.

Cheyenne MPO: Cheyenne MPO, Christopher Yaney Comments Attached 01/27/2022

1. Would like to see this site match right-of-way width from the west subdivision next to this site on Iron Mountain Rd.
2. Lucky Star Rd needs to be shifted to Hodahlee Trl. This will eliminate the t-intersections at close proximity to each other.
3. Rising Star Rd needs to be shifted to the east to align with the driveway on the south side of Iron Mountain Rd. This will eliminate driveways to close to the new intersection.
4. Please create an internal east/west local road to accommodate Tracts 20, 21, and 22. Iron Mountain Rd is a Major Collector with limited access and the new development shall develop the site for all Tracts serviced by internal roads.
5. The road connection at Lucky Star Rd and Hidden Star Dr has created a sharp turn for vehicles and needs to be adjusted to a 90-degree angle. This will allow improved vehicle flow and turning maneuvers.
6. The road connection at Rising Star Rd and Hidden Star Dr has created a sharp turn for vehicles and needs to be adjusted to a 90-degree angle. This will allow improved vehicle flow and turning maneuvers.
7. Traffic Study: Would like to see Lucky Star directional distribution of trip ends by percentage be adjusted. The traffic study shows the site having 65% heading west and 35% heading east. Would like to see this changed to 53% heading West and 48% heading East. The percentage distribution at the intersection of Yellowstone Rd & Horse Creek Rd/Iron Mountain Rd show 12% North, 33% West and 20% South. Would like to see this changed to 10% North, 20% West and 23% South. The percentage distribution at the intersection of Iron Mountain Rd & Powderhouse Rd show 1% North, 3% East and 31% South. Would like to see this changed to 1% North, 3% East and 44% South. After these adjustments, please recalculate distribution and LOS at all intersections.
8. Traffic Study: Please make sure volumes include Hodahlee Trl volumes with the realignment of the intersection of Lucky Star Rd/Hodahlee Trl & Iron Mountain Rd. Please make sure volumes include driveway south of Iron Mountain Rd volumes with the realignment of the intersection of Rising Star Rd/Driveway Access & Iron Mountain Rd.
9. Traffic Study: Please perform an analysis on Tracts 20, 21, and 22 for access onto Iron Mountain Rd to demonstrate that direct access to the Major Collector would promote improved traffic operations and/or safety to Iron Mountain Rd.

County Assessor: County Assessor, Kaycee Eisele Comments Attached 01/28/2022
As of January 1, 2022 the owner of record is Pegasus Ranch LLC. So a representative for Pegasus Ranch LLC must have a member sign of on plat. Or transfers to Green Acres LLC must be recorded prior to plat.

County Attorney: County Attorney, Joe Chenchar Comments Attached 02/07/2022
FD 2 merged with FD 8 and is now the Laramie County Fire Authority.

County Engineer: County Engineer, Scott Larson Comments Attached 02/08/2022
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study at this time. One will need to be completed and submitted with the roadway designs.
2. The County GIS indicates that this property is still owned by the Pegasus Ranch LLC, but the application and plat lists the owner as Green Acres LLC. This needs to be corrected or clarified.
3. Since Iron Mountain Road is a major collector street, it is imperative that the County attempt to limit and control access onto this roadway. With that, from a safety and operational perspective, it would be best to align Lucky Star Road with Hodahlee Trail, Rising Start Road with the existing shared access/roadway (this shared access serves 5 tracts) on the south side of Iron Mountain road. In addition, the access for Tract 22 shall align with the existing access on the south side of Iron Mountain Road, the access for Tracts 20 and 21 shall be a shared access that aligns with the existing access on the south side of Iron Mountain Road that is extremely close to aligning with the Tract line between Tracts 20 and 21. The plat should include an access easement for these to Tracts and notes added regarding the alignment of the accesses with existing accesses for these three Tracts.
4. Under the "Approvals" and "Acknowledgements", it shows the year as 2021.
5. Per State Statute 18-5-306 (d), plats are required to include the note "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE".
6. There needs to be a note indicating if any portion of the platted area falls within a FEMA Special Hazard Area and note the FIRM panel number and date.
7. The Traffic Study submitted adequately addresses traffic characteristics for this proposed development.

Surveyor Review

1. There are several 10' UTILITY AND 16' DRAINAGE EASEMENTS shown on the plat. At the scale of the plat it is difficult to distinguish between them and the legend shows them as the same line type. They should all be labeled.
2. The South 1/4 Corner of Section 32 is referenced in the legal description and should be labeled on the plat.

Environmental Health: Environmental Health Department, Tiffany Gaertner Comments Attached 02/08/2022

Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines. Also, keep wastewater systems out of easements. A DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.

Intraoffice: Planners, Cambia McCollom Comments Attached 01/26/2022
It is now Laramie County Fire Authority, not Laramie County Fire District #2.

The name "Rising Star" is not unique to our road system. The name "Five Star DR" is extremely similar to the existing Fire Star DR. Please consider alternative names for these 2 roadways.

Planners: Planners, Marissa Pomerleau Comments Attached 02/11/2022

1. Green Acres, LLC doesn't appear to be the current owner of the property. The plat and subdivision application must be updated.
2. Approval dates must be updated to 2022.
3. The bearings portion does not reference NAD 1983.
4. Is there any difference between the recorded measurements that border the property to the west and what was measured for this plat? If so measured and recorded numbers must be included.
5. Fire District #2 must be updated to the Laramie County Fire Authority.
7. FEMA Panel is not included on the plat.
8. The surrounding property detail is extremely faint and difficult to read.
9. Please add a revision date with any changes made to the map.
10. As a note, while the Chapter 23 Study has been submitted to DEQ, A non-adverse recommendation is required prior to recordation of the plat.
11. ROW permits will be required for the construction of the new ROW's.

AGENCIES WITH COMMENTS

Combined Communications Center, County Real Estate Office, Laramie County Fire Authority, Wyoming Game & Fish Dept

AGENCIES WITH NO RESPONSE

Black Hills Energy, CenturyLink, County Conservation District, County Public Works Department, County Treasurer, Emergency Management, Laramie Co School Dist No 1, Laramie Co School Dist No 2, Laramie County Weed & Pest, Sheriff's Office, US Post Office, WY State Engineer's Office, WYDOT, Wyoming DEQ

PZ-22-00016(17)(18) Public Comment – Norman Lutter 1/28/22




Fri 1/28/2022 7:26 PM

Norm Lutter <normlutter@gmail.com>

Lucky Star Ranch Sub. Plot Size

To Planning

 You replied to this message on 2/2/2022 4:05 PM.

To Laramie Co. Planning Department:

I ask that the current proposal for the Lucky Star Ranch Subdivision be modified to require a minimum of 10 acres per building site. This would require the parcels to be at least 10 acres in area in order to be allowed to drill a well and install a septic system. It appears there is in excess of 30% of the proposed tracts that are less than 5 acres in size.

The current condition of our aquifers require the citizens of Laramie County, Wyoming (that includes the commissioners) to be vigilant in the usage of the limited water resources at our disposal. The commissioners are in a position to exercise diligence in the use of our natural resources and as such must exercise prudent use of these limited resources.

I am concerned that Laramie County Wyoming Commissioners are acting irresponsible with our limited natural resources and must be held accountable for their decisions. County residents are also responsible to elect those who are knowledgeable, accountable, and prudent in the proper use of our natural resources.

Please revisit the parcel acreage and require a minimum of 10 acres.

Sincerely,

Norman Lutter
1500 North Star Loop
Cheyenne, WY 82009



Mon 3/7/2022 9:52 AM

Cindy BRADEN <bradjim97@msn.com>

Lucky Star Ranch.

To Planning

You replied to this message on 3/7/2022 4:23 PM.



PZ-22-00017(18) Traffic Impact Study.pdf
17 MB



Open PDFs in Adobe Acrobat

Your attachments have been security checked by Mimecast Attachment Protection. Files where no threat or malware was detected are attached.

Good Morning,

My Name is Cindy Braden. I attended the public meeting on Lucky Star Ranch. Several of my neighbors had concerns about water, septic, etc in the area. I had a concern about the Traffic Study that was presented for this project. The Gentleman that gave the presentation said the traffic study was conducted in 2022. I found that not right as we were just in the second month of 2022 when the meeting was conducted. The Traffic study that was available for review was from November 2019. I am attaching this report for your review. I once again pose my concern of the traffic due to all the new construction that has happened out north with Jordan pasture and then further east of this project. I truly hope that more current statistics will be reviewed.

Thank you for your review.

Cindy Braden

11119 Empire Drive

Cheyenne Wy 82009

Sent from [Mail](#) for Windows

PZ-22-00017(18) Public Comment Letter – 3/08/22




Tue 3/8/2022 2:25 PM

JEFF DONNA ROSE <jdrose124@msn.com>

Development Plan and Subdivision Permit for Lucky Star Ranch Subdivision located at Iron Mountain Road ATTN: Marissa Pomerleau, Associate Planner

To Planning

 You replied to this message on 3/9/2022 8:13 AM.

I, Jeff Rose, adjacent landowner at 2135 Iron Mountain Road, do not approve of the proposed subdivision for the following reasons:

1. I do not believe that the water study by the DEQ is correct in saying 39 additional wells north of my property will not affect my existing well.
2. As for the access to said subdivision on the East road named, "Rising Star Road", they are proposing to tie in across from my existing private road which will cause additional traffic issues. I do not want my private road considered a through road. A road can be placed further to the west which will be safer.

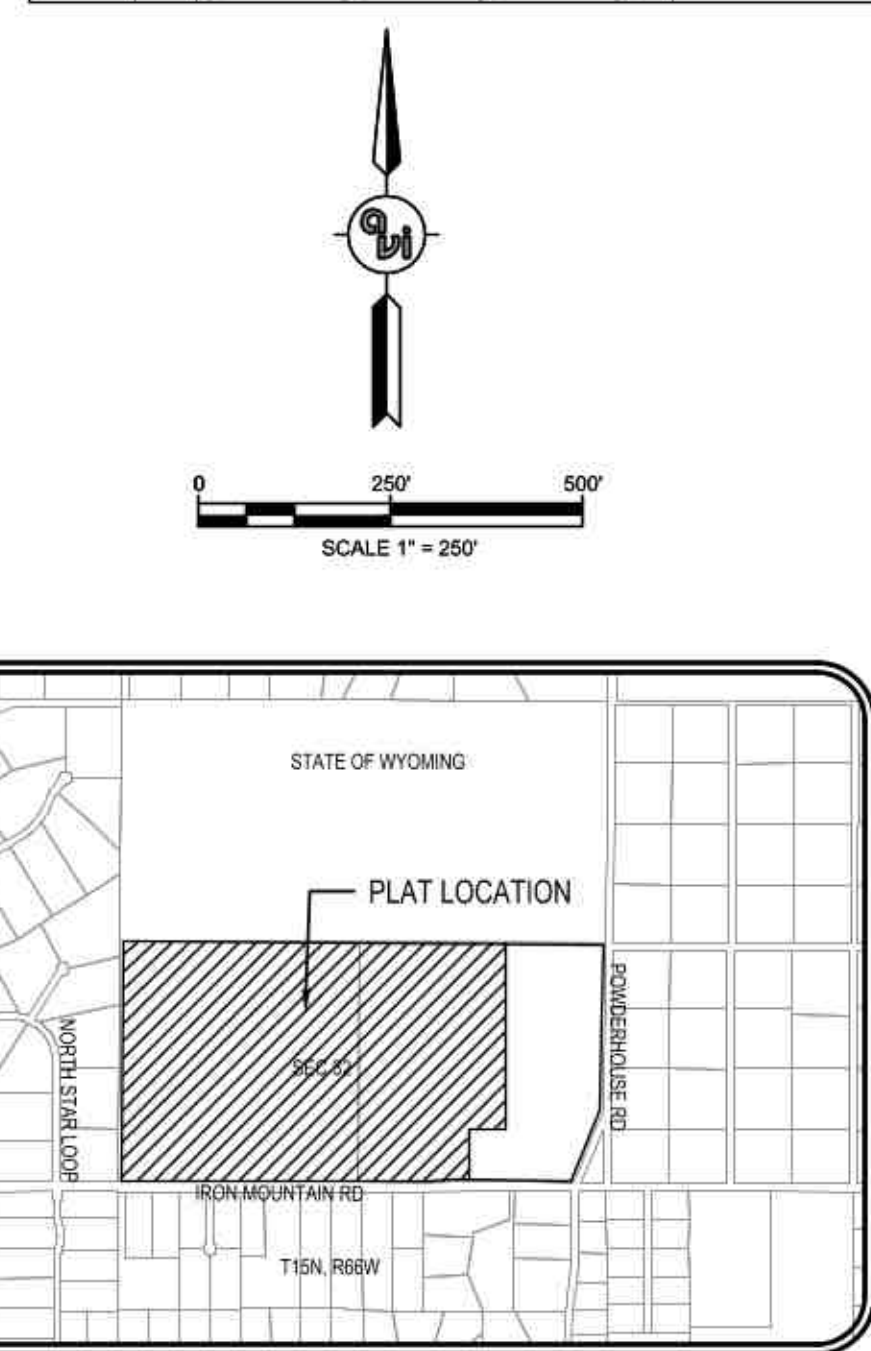
The above 2 items are my primary concerns.

I would like some proof that the 231.43 acres getting rezoned from A2 to AR was not always a "State" Section and when the changes were made.

I am willing to work with someone on changing location of the "Rising Star Road" to satisfy access without tying into my road.

In closing, by the Plot Plan Tract 20,21, and 22 have no access.

Jeff Rose
2135 Iron Mountain Road
307-221-7679



**ZONE CHANGE MAP
FOR
LUCKY STAR RANCH SUBDIVISION**
BEING SITUATED IN A PORTION OF THE
SOUTH $\frac{1}{4}$ SECTION 32, T15N, R66W,
OF THE 6TH PRINCIPAL MERIDIAN,
LARAMIE COUNTY, WYOMING
PREPARED FEBRUARY 2022

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT
FROM A2 - AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL
FOR A PORTION OF THE S1/2 SEC. 32, T.15N., R.66W., OF THE 6TH P.M.,
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 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 4-2-100 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 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 4-2-100 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from A2 – Agricultural to AR – Agricultural Residential for a portion of Sec. 32, T.15N., R.66W., of the 6th P.M., Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

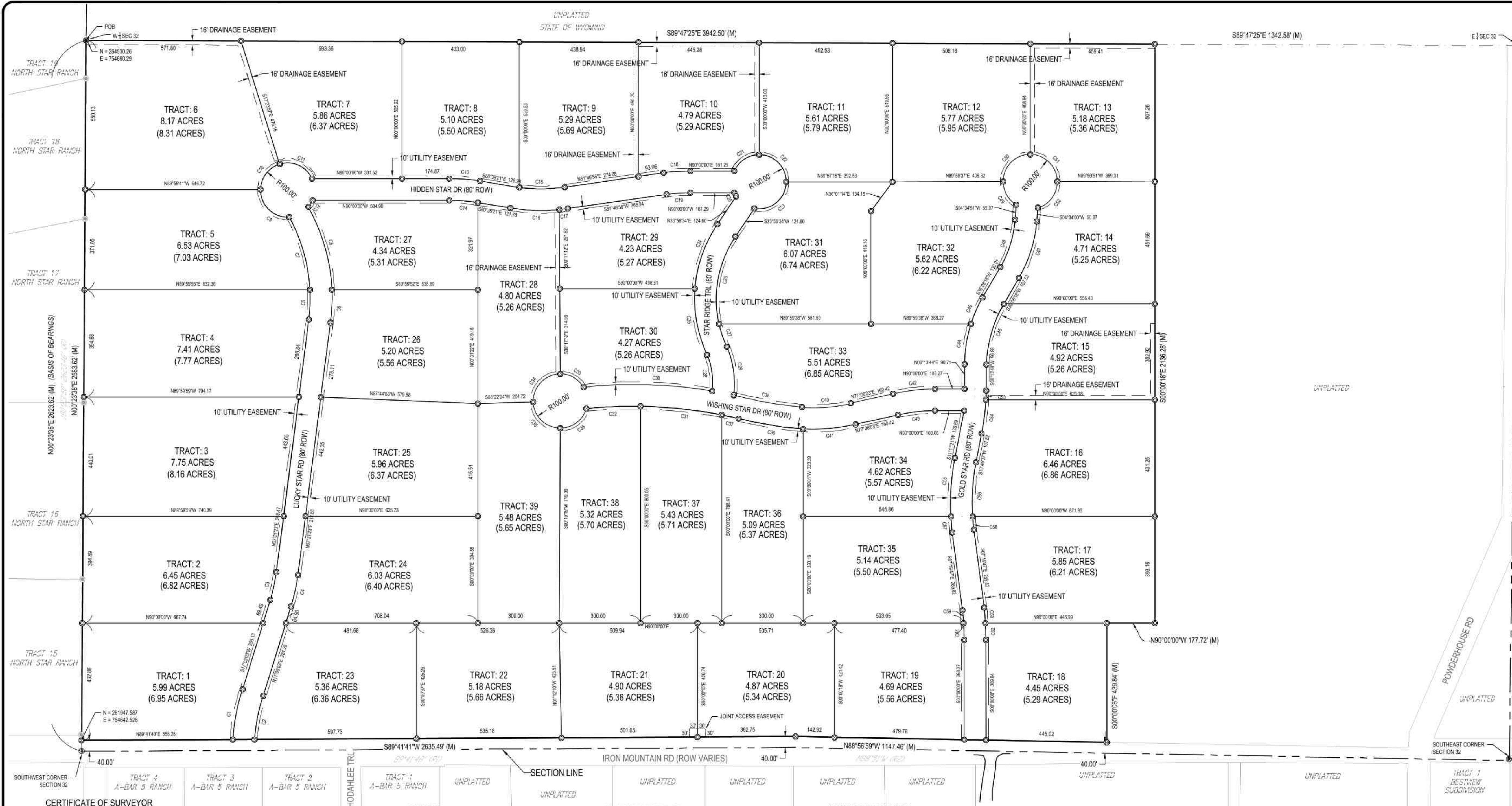
Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office



CERTIFICATE OF SURVEYOR

I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



LEGEND

- FOUND ALUMINUM CAP
- ⊙ FOUND IRON ROD
- SET 2" ALUMINUM CAP AVI PC PLCS 12045
- PROPERTY LINE
- SECTION LINE
- 10' UTILITY EASEMENTS AND 16' DRAINAGE EASEMENTS
- NET TRACT AREA
- GROSS TRACT AREA
- MEASURED DATA THIS PLAT
- RECORD DATA FROM NORTH STAR RANCH
- RECORD DATA FROM A-BAR 5 RANCH
- RECORD DATA FROM BESTVIEW

NOTES:

- LUCKY STAR RANCH SUBDIVISION CONTAINS 231.43 ACRES ±
- LUCKY STAR RANCH SUBDIVISION - 39 TRACTS
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
- NO PORTION OF THE PLATTED AREA FALLS WITHIN A FEMA SPECIAL HAZARD AREA.
- THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED.
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY.
- ALL ROADWAYS WILL BE PRIVATELY MAINTAINED. ROADWAYS WILL BE CONSTRUCTED TO COUNTY STANDARDS. ROADWAY RIGHT OF WAYS WILL BE DEDICATED TO THE PUBLIC.
- GROUNDWATER DEVELOPMENT POTENTIAL HAS NOT BEEN PROVEN. CHAPTER 23 STUDY WILL BE COMPLETED.
- CUL-DE-SAC RADIUS IS 100 FT UNLESS OTHERWISE NOTED.
- TRACT 22 APPROACH SHALL ALIGN WITH EXISTING APPROACH SOUTH OF IRON MOUNTAIN ROAD.
- SHARED APPROACH FOR TRACT 20 AND TRACT 21 SHALL ALIGN WITH EXISTING APPROACH SOUTH OF IRON MOUNTAIN ROAD.

BASIS OF BEARINGS

COORDINATES ARE GROUND COORDINATES BASED ON WYOMING STATE PLANE NAD 1983, EAST FIP ZONE 4901. TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 300,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999956297
EXAMPLE POINT POB
GROUND NORTHING = 164621.21
GROUND EASTING = 454919.76
N = (164621.21 + 100000)/SF = 264530.259
E = (454919.76 + 300000)/SF = 754660.292
STATE PLANE NORTHING = 264530.259
STATE PLANE EASTING = 754660.292

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT EDWARD F. MURRAY III, REPRESENTING MEMBER OF GREEN ACRES, L.L.C. OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "LUCKY STAR RANCH" DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

EDWARD F. MURRAY III, REPRESENTING MEMBER GREEN ACRES, L.L.C.

ACKNOWLEDGEMENTS

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY EDWARD F. MURRAY III, REPRESENTING MEMBER OF GREEN ACRES, L.L.C., THIS _____ DAY OF _____, 2022, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, _____, WYOMING

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN THE SOUTH ONE-HALF OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

CONSIDERING THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32 BEING MONUMENTED BY A FOUND IRON ROD AT THE SOUTHWEST CORNER AND A FOUND ALUMINUM CAP AT THE WEST ONE-QUARTER CORNER OF SECTION 32, SAID LINE BEARS N00°23'38"E AT A DISTANCE OF 2,623.62 FEET WITH ALL BEARINGS HEREON RELATIVE THERETO.

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 32, THENCE ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SECTION 32, S89°47'25"E A DISTANCE OF 3,942.50 FEET TO A POINT; THENCE S00°00'18"E A DISTANCE OF 2,136.28 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 177.72 FEET TO A POINT; THENCE S00°00'06"E A DISTANCE OF 439.84 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF IRON MOUNTAIN ROAD AND BEING 40 FEET NORTH OF THE SECTION LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY N88°56'59"W A DISTANCE OF 1,147.46 FEET TO A POINT BEING 40 FEET NORTH OF THE SOUTH 1/4 OF SAID SECTION LINE; THENCE S89°41'41"W A DISTANCE OF 2,635.49 FEET TO A POINT ON THE WEST LINE OF SECTION 32 AND BEING 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SECTION 32 N00°23'38"E A DISTANCE OF 2,583.62 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 231.43 ACRES MORE OR LESS.

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____, 2022.

CHAIRMAN

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2022.

CHAIRMAN

COUNTY CLERK

DEVELOPER:

GREEN ACRES, LLC
P.O. BOX 1204
CHEYENNE, WY 82003

FILING RECORD

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	190.37	695.00	15° 41' 38"	S11° 18' 20"W	189.77
C2	164.54	615.00	15° 19' 45"	S11° 36' 50"W	164.05
C3	105.13	615.00	9° 47' 40"	S12° 15' 13"W	105.00
C4	118.81	695.00	9° 47' 40"	N12° 15' 13"E	118.66
C5	110.44	615.00	10° 17' 21"	N2° 10' 19"E	110.29
C6	120.72	685.00	10° 05' 50"	S2° 22' 24"W	120.56
C7	282.19	630.00	25° 39' 51"	N15° 55' 57"W	279.84
C8	321.09	710.00	25° 54' 41"	S15° 42' 39"E	318.36
C9	165.46	100.00	94° 47' 56"	N46° 12' 40"W	147.22
C10	125.86	100.00	72° 06' 50"	S37° 14' 42"W	117.72
C11	142.81	100.00	81° 49' 22"	S65° 47' 12"E	130.98
C12	28.94	100.00	16° 34' 44"	S31° 52' 04"W	28.83
C13	113.35	695.00	9° 20' 39"	S85° 19' 40"E	113.22
C14	105.42	615.00	9° 49' 16"	N85° 05' 38"W	105.29
C15	168.00	615.00	15° 39' 04"	N89° 37' 14"E	167.47
C16	181.23	680.00	15° 16' 13"	S88° 08' 10"E	180.70
C17	31.51	695.00	2° 35' 52"	S83° 04' 59"W	31.51
C18	99.68	695.00	8° 13' 04"	S85° 53' 28"W	99.60
C19	88.21	615.00	8° 13' 04"	S85° 53' 28"W	88.13
C20	15.53	100.00	8° 54' 03"	N28° 01' 43"W	15.52
C21	115.93	100.00	66° 25' 19"	S56° 47' 21"W	109.54
C22	157.08	100.00	90° 00' 00"	S45° 00' 00"E	141.42
C23	175.17	100.00	100° 21' 53"	N50° 10' 56"E	153.62
C24	254.27	495.00	29° 25' 52"	N19° 11' 51"E	251.48
C25	337.37	415.00	46° 34' 40"	N10° 36' 19"E	328.16
C26	251.58	495.00	29° 07' 13"	N10° 17' 31"W	248.88
C27	88.52	445.00	11° 23' 51"	S19° 18' 49"E	88.38
C28	136.35	265.00	29° 28' 52"	N8° 27' 36"W	134.85
C29	183.92	350.00	30° 06' 30"	S8° 04' 24"E	181.81
C30	476.79	1755.00	15° 33' 57"	S88° 12' 31"E	475.33
C31	302.07	1685.00	10° 16' 17"	N83° 58' 43"W	301.66
C32	199.64	1685.00	6° 47' 16"	S87° 29' 17"W	199.52
C33	103.36	100.00	59° 13' 08"	S60° 39' 39"E	98.82
C34	159.43	100.00	91° 20' 44"	S44° 02' 26"W	143.07
C35	153.67	100.00	88° 02' 45"	N45° 39' 19"W	138.99
C36	129.51	100.00	74° 12' 03"	S53° 13' 17"W	120.64
C37	64.61	1685.00	2° 11' 50"	N77° 44' 31"W	64.61
C38	255.50	1675.00	8° 44' 23"	S80° 04' 59"E	255.25
C39	230.50	1505.00	8° 46' 31"	N80° 37' 13"W	230.27
C40	181.01	615.00	16° 51' 50"	N85° 32' 48"E	180.36
C41	194.91	695.00	16° 04' 06"	N85° 08' 48"E	194.27
C42	156.47	695.00	12° 53' 57"	N83° 33' 02"E	156.14
C43	138.46	615.00	12° 53' 57"	N83° 33' 02"E	138.16
C44	151.78	455.00	19° 06' 47"	N9° 01' 29"E	151.08
C45	234.43	475.00	28° 16' 37"	S18° 23' 34"W	232.05
C46	106.20	495.00	12° 17' 34"	S23° 58' 46"W	106.00
C47	220.92	495.00	25° 34' 18"	S17° 21' 09"W	219.09
C48	184.76	415.00	25° 30' 32"	S17° 21' 09"W	183.24
C49	103.03	100.00	59° 01' 45"	S29° 28' 17"E	98.53
C50	156.86	100.00	89° 52' 29"	N44° 58' 50"E	141.27
C51	157.21	100.00	90° 04' 24"	N45° 02' 44"W	141.51
C52	128.83	100.00	73° 48' 48"	S36° 53' 52"W	120.10
C53	33.33	855.00	2° 14' 01"	S11° 20' 49"W	33.33
C54	126.05	855.00	8° 26' 50"	N7° 02' 36"E	125.94
C55	216.95	855.00	14° 32' 19"	S3° 54' 40"W	216.37
C56	201.32	785.00	14° 41' 39"	N3° 44' 13"E	200.77
C57	59.07	890.00	3° 48' 10"	N5° 20' 54"W	59.06
C58	48.83	740.00	3° 46' 51"	S5° 31' 21"E	48.82
C59	47.35	805.00	3° 22' 13"	N5° 44' 29"W	47.34
C60	57.59	980.00	3° 22' 02"	S5° 33' 48"E	57.58
C61	61.90	855.00	4° 08' 54"	N2° 04' 36"W	61.89
C62	61.89	935.00	3° 47' 34"	N1° 53' 54"W	61.88

FINAL PLAT
FOR
LUCKY STAR RANCH SUBDIVISION
BEING SITUATED IN A PORTION OF THE
SOUTH 1/2 SECTION 32, T15N, R66W,
OF THE 6TH PRINCIPAL MERIDIAN,
LARAMIE COUNTY, WYOMING
PREPARED FEBRUARY 2022

DATE	2/21/22
REVISION	FINAL PLAT REVISIONS
NO.	1
PREPARED FOR:	GREEN ACRES LLC P.O. BOX 1204 CHEYENNE, WY 82003
PROJECT:	LUCKY STAR RANCH SUBDIVISION
DRAWING TITLE:	FINAL PLAT
DATE:	Feb 21, 2022
DRAWN BY:	CK
DESIGNED BY:	CK
CHECKED BY:	AD / BP
JOB NO.:	4533
DRAWING NO.	1 OF 1

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
LOCATED IN A PORTION OF THE S1/2 OF SEC. 32, T.15N., R.66W.,
OF THE 6TH P.M., LARAMIE COUNTY, WY.,
TO BE PLATTED AND KNOWN AS “LUCKY STAR RANCH 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 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 Residential zone district; and

WHEREAS, this resolution is the subdivision permit for Lucky Star Ranch Subdivision.

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

The Laramie County Board of Commissioners find 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 4-2-100 governing the AR – Agricultural Residential zone district.

And the Board approves the Subdivision Permit and Plat for Lucky Star Ranch Subdivision with the following conditions:

1. All clerical errors on the preliminary development plan including incorrect or missing information, access, spelling errors and graphic errors shall be addressed prior to recordation of the plat.
2. The remaining two comments regarding adding one note and removing another shall be addressed prior to recordation of the plat.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office