



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Bryce Hamilton, Associate Planner

DATE: September 19th, 2023

TITLE: Review and Action on a Subdivision Permit and Plat for Eagle Ranch, Situated in a Portion of the East Half of Section 10, Township 13 North, Range 60 West of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying, on behalf Mickey Edmond, has submitted a Subdivision Permit and Plat application for this property located on the west side of County Road 164, about four (4) miles south of the City of Pine Bluffs. The application has been submitted to subdivide the 311.62 acre property into twenty-four (24) residential lots of roughly twenty-two (22) acres each on the north side, and five and a quarter (5.25) acres each on the south side.

BACKGROUND

The current use of the property is residential vacant land and is situated in the LU – Land Use Zone District. It is currently described by a record of survey but is not a platted subdivision. The proposed development is accessed by County Road 164.

Pertinent Statutes and Regulations include:

W.S. § 18-5-201 thru 18-5-318.

W.S. § 34-12-101 thru 34-12-115.

LCLUR Section 1-2-104, governing Public Notice.

LCLUR Section 2-1-101(a) thru (e), governing criteria for a Subdivision Permit and Plat.

LCLUR Section 4-2-114, governing the LU Zoning District.

DISCUSSION

This project was recommended for approval by the Planning Commission on August 24th as the second iteration of a Preliminary Development Plan known as Eagle Ranch. The subject property

is located within the LU – Land Use zone district. The applicant's intent is to create twenty-four (24) single family residential tracts of roughly twenty-two (22) acres each on the north end of the plat, and five and a quarter (5.25) acres each on the south end of the plat. The overall subdivision shall be serviced by the County Road 164 for access, and interior lots shall be serviced by new private rights-of-way denoted as Raptor Road, Golden Eagle Road, Milky Way, and Sunset Boulevard.

The parcels being platted are in two different AMEC zones with two different minimum density requirements. The northern roughly two-thirds of the plat is in Zone 3, allowing for a minimum of twenty-two (22) acres. The southern roughly one-third portion is in Zone 2, where the allowable density increases to 5.25 acres. In the original submission, the plat averaged the two zones to achieve a fifteen and one-half (15.5) acre average across the entire plat rather than physically creating the zone line across the plat. In agency review, this was determined not to be allowable under the LCLUR, and the plat was revised to its current form as presented.

Per section 2-1-100 of the Land Use Regulations, a Preliminary Development Plan was submitted concurrently with the Subdivision Permit and Plat application. A letter requesting waiver of the traffic and drainage studies was received with the applications, in which the County Engineer has concurred. An Environment and Services Impact Report was submitted as part of the application packages.

In accordance with W.S. § 18-5-306(c) a WDEQ/WQD application was submitted, and a non-adverse recommendation is still pending as of the date of this report. The proposed sewage system is the use of individual on-site septic tanks and leach fields permitted and constructed to WDEQ/WQD Rules and Regulations and the standards established by the Cheyenne/Laramie County Environmental Health Division. 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 Laramie County Comprehensive Plan identifies the area as Ag & Range Land (AGR). This area is intended to comprise primarily agricultural uses and agricultural-associated residential uses, and discourages freestanding residential uses not associated with agricultural purposes. The proposed development is residential, but the lots proposed will still support smaller scale agricultural use, which is permissible by right in the LU Zone District.

Certified letters were mailed to neighboring property owners on July 20th, 2023. A legal ad was printed in the Pine Bluffs Post on July 27th, 2023. Staff received one (1) comment from the public about the proposal, who spoke at Planning Commission's hearing. Major concerns outlined by the resident were related to the density and resulting water usage of some lots proposed on the plat.

Agency review comments received addressed minor plat corrections, the potential dedication of 40 feet of right-of-way along the northern section line, and the interpretation of the rules regarding averaging across AMEC zones as discussed above. Planning does not believe it necessary to require dedication along the section line to extend Road 208 in the future given the

very rural nature and unlikelihood of dense development in the area, but traditionally that has been the policy and the Board may choose to condition approval of the plat on such a dedication.

RECOMMENDATION AND FINDINGS

Based on evidence provided for the Subdivision Permit and Plat, staff recommends the Board of County Commissioners find that:

- a. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.
- b. This application requires a non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality, which has not been received as of the date of this hearing.
- c. This application otherwise 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 of the Subdivision Permit and Plat for Eagle Ranch on the condition that a non-adverse Chapter 23 recommendation is received from DEQ by the County Planning Department prior to plat recordation.

PROPOSED MOTION

I move to adopt finding of facts a, b, and c of the staff report and to approve of the Subdivision Permit and Plat for Eagle Ranch on the condition that a non-adverse Chapter 23 recommendation is received from DEQ by the County Planning Department prior to plat recordation.

ATTACHMENTS

- Attachment 1: Project Map**
- Attachment 2: Applicant Narrative**
- Attachment 3: Existing Record of Survey for Eagle Ranch**
- Attachment 4: Eagle Ranch Preliminary Development Plan**
- Attachment 5: Traffic & Drainage Waiver Request**
- Attachment 6: Environmental and Services Impact Report**
- Attachment 7: Agency Review Comments With Applicant Responses**
- Attachment 8: Eagle Ranch Plat, revised 9/11/2023**
- Attachment 9: Approved Resolution**



May 15, 2023

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

InRe: LETTER OF JUSTIFICATION – EAGLE RANCH

Steil Surveying Services, agent for the owner, intends to subdivide a portion of the E½ of Section 10, T13N, R60W, of the 6th P.M., Laramie County, Wyoming, for residential use. Current use is agricultural.

The overall density of the subdivision is 311.62 acres. The Proposed subdivision will consist of TWENTY (20) tracts. The tracts average 15.58 acres per tract.

Please contact me with any questions or concerns.

Sincerely,

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

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

CLERK OF LARAMIE COUNTY
CERTIFICATE OF OVERSIZED DOCUMENT

I hereby certify that the following Real Estate Recording(s), was/were too large for filing.

The original document is located in Survey Drawer # 7 at slot # 90

Grantor: JEFFREY B JONES

Grantee: PUBLIC, TO THE

Document Date: 5 / 1 / 2021

The following is a brief description of the document:

E2 SEC10 T13N R60W
AKA PARCELS 1-8 EAGLE RANCH ESTATES


Debra K Lee
Laramie County Clerk

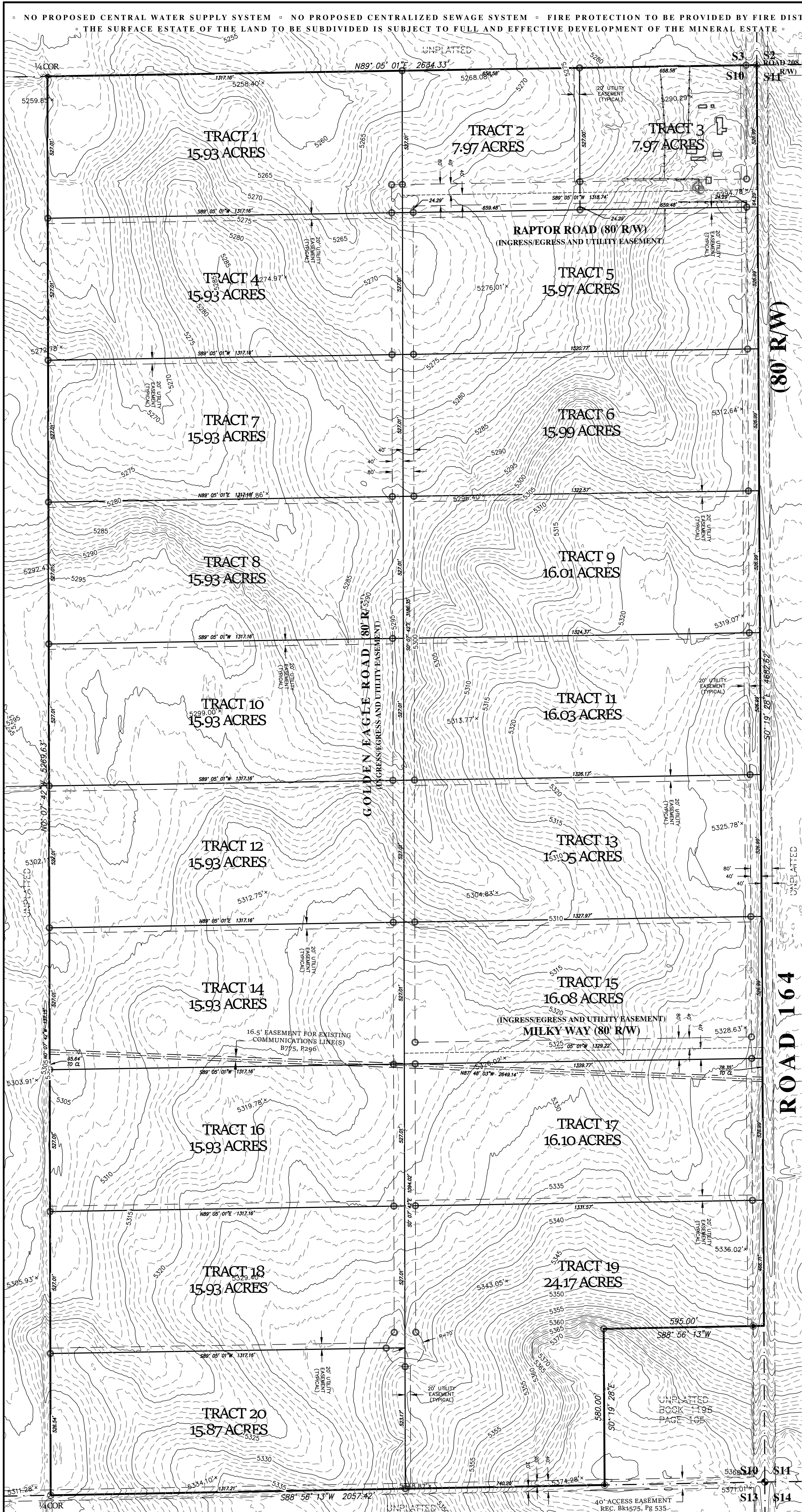
LAURA P

By:

Deputy County Clerk
Commission expires January 7, 2023

020-072 (R/06/16)

 RECP #: 809519
RECORDED 5/11/2021 AT 9:23 AM BK# 2734 PG# 1868
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1



GENERAL NOTES:

- ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4"x24" REBAR.
- WATER SERVICE TO EACH LOT TO BE PROVIDED BY SEPARATE WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT. NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 80' MUTUAL INGRESS/EGRESS & UTILITY EASEMENTS CREATED HEREON FOR THE MUTUAL AND EXCLUSIVE USE OF THE LANDOWNERS. NO COUNTY MAINTENANCE.
- UNLESS OTHERWISE NOTED, "UTILITY EASEMENT(S)" HEREON ARE GRANTED TO FRANCHISED UTILITIES PROVIDERS, INCLUDING, BUT NOT LIMITED TO: SPECTRUM, CENTURY LINK, HIGH WEST ENERGY AND/OR CHEYENNE LIGHT, FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
- CWPP NOTE – THE SUBJECT PARCEL DOES NOT FALL IN THE CWPP.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #56021C1525F, DATED JANUARY 17, 2007.
- ALL INTERIOR UTILITY EASEMENTS ARE 20' IN WIDTH.

TRAFFIC AND TRIP GENERATION BY USE*

SINGLE-FAMILY RURAL RESIDENTIAL
AVERAGE DAILY TRIPS
20 UNITS (TRACTS) x 9.5 ADT = 190 AVERAGE DAILY TRIPS (ADT)
A.M./P.M. PEAK-HOUR TRIPS
20 UNITS (TRACTS) x 3/UNIT = 60 PEAK TRIPS

*According to traffic studies in similar areas and anecdotal evidence: "ITE Manual will overestimate Trip Generation ... in rural and small urban areas (sixteen overestimates in twenty statistically significant instances)."
ITE (8TH ED.) LAND USE: 210 SINGLE-FAMILY DETACHED HOUSING

LAND ANALYSIS

THIS DEVELOPMENT PLAN IS PREDICATED UPON SINGLE-FAMILY DEVELOPMENT ONLY. ANY MULTI-FAMILY OR COMMERCIAL DEVELOPMENT OR IMPERVIOUS AREAS SIGNIFICANTLY IN EXCESS OF THOSE ANTICIPATED BELOW WILL REQUIRE FURTHER STUDY AND MAY REQUIRE OFF-SITE IMPROVEMENTS.

BUILDABLE AREA*

The portion of a lot or site, exclusive of easements, within which a structure may be built.
Only one principal building and its customary accessory building(s) may be erected on any one (1) division of land, with the exemption of agricultural buildings and uses as defined by the Laramie County Land Use Regulations.

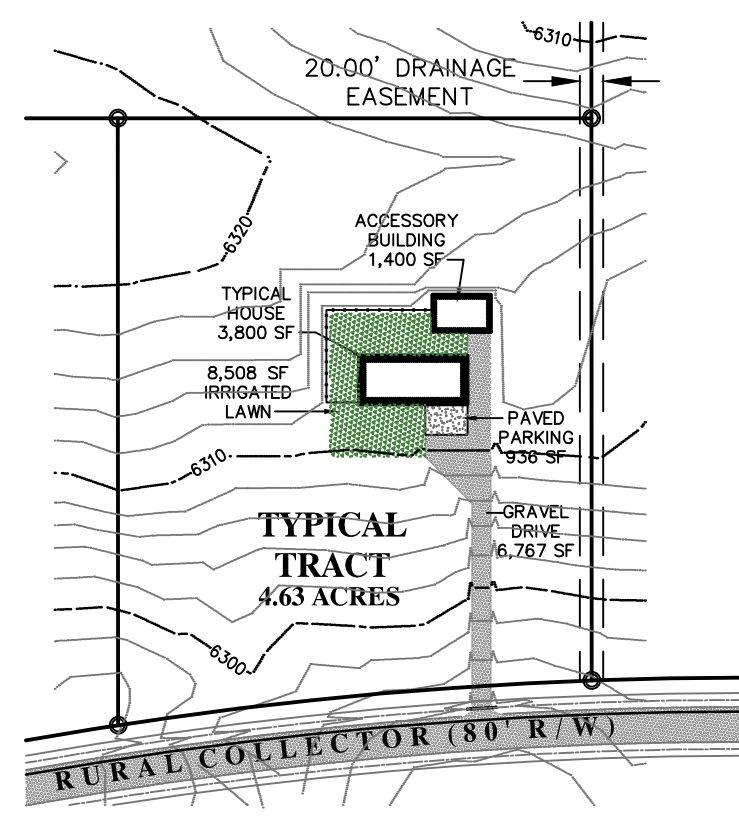
*Buildable areas are calculated pursuant to section 2-1-100.k(ii) of the Laramie County Land Use Regulations.

TOPOGRAPHIC INFORMATION

ALL ELEVATIONS SHOWN ARE FROM ACTUAL SURVEY DATA AND ARE BASED ON NAD83 DATUM, US SURVEY FEET.

ANTICIPATED DEVELOPED AREA BY LOT

Irrigated lawn & garden area ±0.25 ac
Building and other impervious surfaces ±6,200 sf
Gravel driveway and semi-pervious areas ±6,800 sf

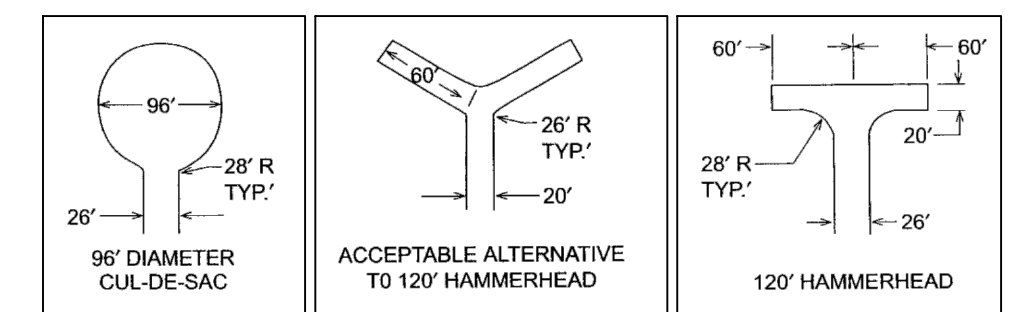


DETAIL A
TYPICAL LOT COVERAGE N.T.S.

GROUNDWATER AND AQUIFER RECHARGE ASSUMPTIONS AND CALCULATIONS*
SEE DEQ STUDY

DEAD-END EASEMENT TURNAROUND DETAIL(S)

ACCEPTABLE DESIGN ALTERNATIVES FOR REQUIRED EMERGENCY VEHICLE TURNAROUND(S) ACCORDING TO INTERNATIONAL FIRE CODE (IFC) FIGURE D103.1 ARE AS FOLLOWS:



* SHOULDER & DRAINAGE DESIGN(S) TO BE DETERMINED BY CIVIL ENGINEER

LAND ANALYSIS

	NET	GROSS
TOTAL PDP AREA	311.62 ACRES	311.62
EXISTING PUBLIC RIGHT-OF-WAY	0 ACRES	-
INTERNAL RIGHT-OF-WAY EASEMENTS	12.74 ACRES	-
EXTERNAL PUBLIC RIGHT-OF-WAY EASEMENT	4.29 ACRES	-
EXISTING SLOPE > 10%	NO SLOPES OF GREATER THAN 10%	-
LOT AND DENSITY CALCULATIONS		
# OF TRACTS	20	-
# OF RESIDENTIAL TRACTS	20	-
AVERAGE RESIDENTIAL TRACT SIZE	15.58 ACRES	-
DWELLING UNITS PER ACRE	0.64 DU	-



LAND ANALYSIS & PDP
EAGLE RANCH

FOR A PORTION OF THE
EAST HALF (E½) SECTION 10,
T.13N., R.60W., OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED June, 2023

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.SteilSurvey.com • info@SteilSurvey.com

LAND USE

EXISTING LAND USE = AGRICULTURAL
PROPOSED LAND USE = RESIDENTIAL

LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 3/4" x 24" REBAR
- FOUND 3/4" ALUMINUM CAP STAMPED L510838 & APPROPRIATE DATA
- SET 3/4" x 24" LONG REBAR WITH 2 1/4" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1 1/2" ALUMINUM CAP
- FOUND 2 1/2" BRASS CAP
- FOUND 2 1/2" ALUMINUM CAP

SURVEYOR:

STEIL SURVEYING SERVICES, LLC.
1102 WEST 19th STREET
CHEYENNE, WY 82001
307-634-7273

CIVIL ENGINEER:

SUMMIT ENGINEERING
5907 TOWNSEND PLACE
CHEYENNE, WY 82009
(307) 637-0861

GROUNDWATER/
SOILS ENGINEER:

WESTON ENGINEERING
Laramie, Wyoming Office
1050 North 3rd Street, Suite E
Laramie, Wyoming 82072
307.745.6118 | phone
307.745.6408 | fax

APPLICANT:

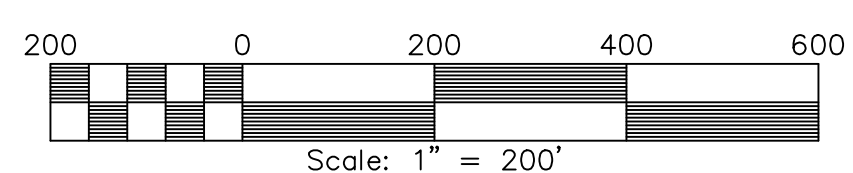
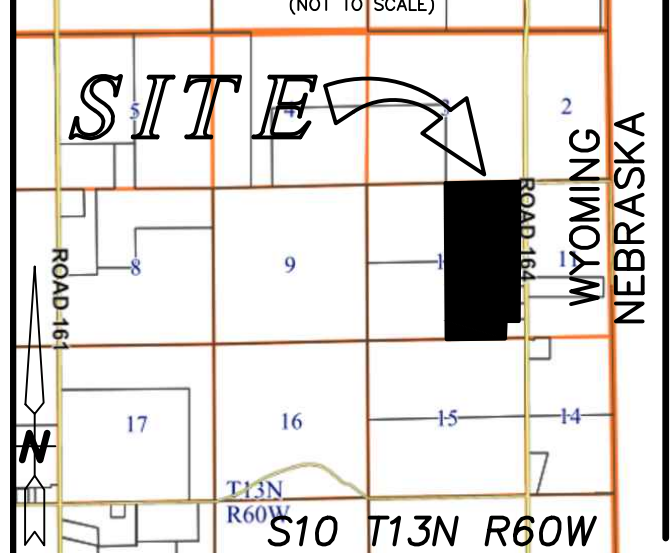
SHANE HANSEN – AGENT
STEIL SURVEYING SERVICES, LLC.
1102 WEST 19th STREET
CHEYENNE, WY 82001
307-634-7273
Email: shansen@steilsurvey.com

OWNERS:

MIKEY EDMOND
1750 30TH ST UNIT 222
BOULDER, CO 80301
Phone: XXX-XXX-XXXX
Email: 215taft@gmail.com

REVISED: 06/20/2023
MOND S10-13-60\3. DWG\23173 EAGLE RANCH PDP.dwg

VICINITY MAP





May 15, 2023

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

InRe: Request for waiver of the Traffic Study and Drainage Study requirements for a Subdivision, to be known as EAGLE RANCH, situate in a portion of the E½ of Section 10, T13N, R60W, of the 6th P.M., Laramie County, WY (±311.62 acres)

Steil Surveying Services, agent for the owner, intends to subdivide the above-noted property/tract of land; a Zone Change is not required.

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study and Drainage Study pursuant to Sections 2-1-100.b, 3-1-105, 3-5-105 of the Laramie County Land Use Regulations.

The overall density of the subdivision is 311.62 acres. The Proposed subdivision will consist of TWENTY (20) tracts. The tracts average 15.58 acres.

Given limited surface runoff increases, and/or potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

EAGLE RANCH



ENVIRONMENT AND SERVICES IMPACT REPORT

For

EAGLE RANCH

Pine Bluffs, Wyoming

Prepared for

MICKEY EDMOND

1750 30TH STREET, UNIT 222

BOULDER, CO 80301

Prepared by

Shane Hansen – Director of Planning and Development

STEIL SURVEYING SERVICES

1102 West 19th Street

Cheyenne, WY 82009

(307) 634-7273

May 3, 2023

EAGLE RANCH

EAGLE RANCH

Environment and Services Impact Report

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APPENDIX A - Exhibits

EAGLE RANCH

I. Introduction

1. Location

The project site is A PORTION OF THE E½ SEC 10, T13N, R60W of the 6th P.M., County of Laramie, State of Wyoming.

The rural residential development project, Eagle Ranch, (Refer to Appendix A, Vicinity Map) is bound along the west property line by un-platted land, agricultural use. The North property line is adjacent to un-platted land, agricultural use. The East Side of the property abuts Road 164. The south side of the project abuts un-platted land, agricultural use. The overall Eagle Ranch site is 311.62 acres more or less.

The Project is intended to provide new single family residential lots to Laramie County. The lots provided are intended for Manufactured Housing and New Construction.

2. Existing Conditions

The land is undeveloped and is being used as agricultural.

The topography of the site is basically flat.

The existing road that will service the site is Road 164. Edmond Pass, Mickey Way and Pinery Trail, will be built to County Road standards and allow for the movement of traffic through the Project.

II. Project Environmental Impacts

1. Water Source

There will be private wells serving each lot in the Eagle Ranch development.

EAGLE RANCH

2. Sanitary Sewer System

There will be private septic systems serving each lot in the Eagle Ranch development.

3. Wildlife and Vegetation

The site does not appear to provide any habitat for any of the recognized endangered or rare species of plants or animals. Additionally, the site is not a major migratory route for any animals. The site currently supports crop production.

4. Hazardous Materials

This is a residential development so there should be no hazardous materials stored on the site.

III. Project Service Impacts

1. Hospital Care

The project is located approximately 4.5 miles from the Pine Bluffs Health Clinic. The proposed project should not have an impact on the availability of Health Services.

2. Schools

The project is in the Laramie County School District #2 boundary area. The site is approximately 4.5 miles from Pine Bluffs Elementary, where students that live in this area would go. The elementary school is not at max capacity; therefore the Eagle Ranch development should not have an adverse effect on the elementary school enrollment.

The Eagle Ranch development will be served by Pine Bluffs Junior High School and Pine Bluffs High School. Both are located approximately 4.5 miles from the site.

The development of 20 lots is unlikely to produce more than a few kids at any grade level; therefore, this development should not have a negative impact on any of the mentioned schools.

EAGLE RANCH

3. Parks/Trails

N/A

4. Crime Control

The project will be served by the Laramie County Sheriff's department. The surrounding areas and subdivisions are currently patrolled by the Sheriff's office.

5. Fire Protection

The project will be served by LCFD #5.

6. Road Impact

As the development is 4.5 miles South of Pine Bluffs, traffic impacts will be minimal.

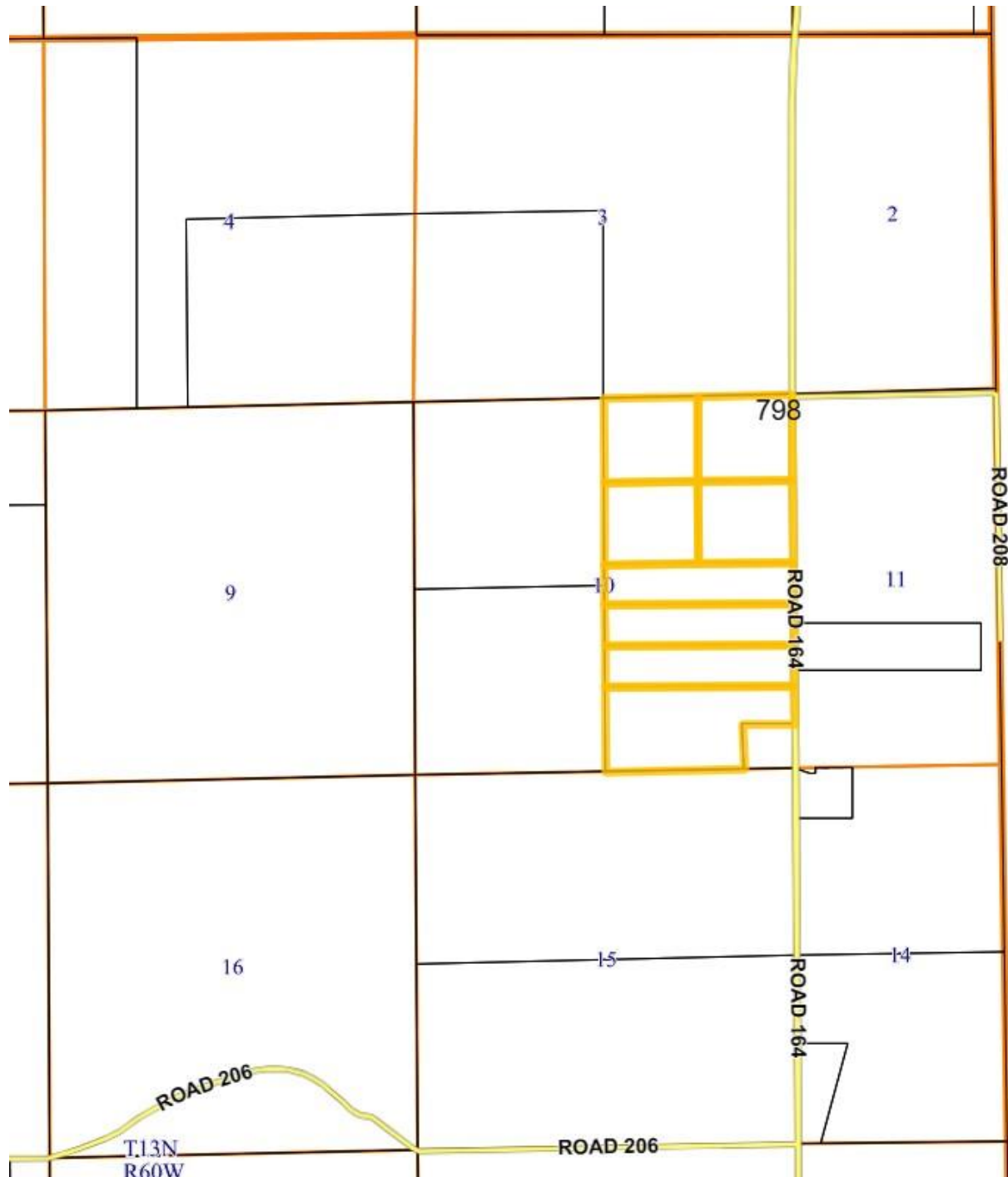
IV. Conclusions

This environmental assessment provides sufficient information and analysis to conclude that the proposed project will not result in any significant, adverse environment or service impacts.

Much effort and attention to design regarding road placement, view corridors, and drainage patterns have gone into the creation of the proposed plat.

EAGLE RANCH

APENDIX A



Permit Notes

Permit Number: PZ-23-00089

Parcel Number: 13601010000200

Submitted: 06/20/2023

Applicant: HANSEN, MICHEAL SHANE
Owner: EDMOND, MICKEY
Project Description: RESIDENTIAL SUBDIVISION

Site Address: 798 ROAD 164

Pine Bluffs, WY 82082

Technically Complete: 06/22/2023

Approved: 08/17/2023

Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
06/22/2023	06/22/2023	Application	PZ-23-00089	GENERAL	LCPC 8/24/23, BOCC 9/19/23	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
06/30/2023		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Wastewater permits are required for each lot. All small wastewater systems must have a 50 setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. 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.	JOSIE.PRINCE@LARAMIECOUNTY.WY.GOV
07/20/2023	07/20/2023	Workflow	UTILITIES REVIEW	GENERAL	Surveyor contacted to revise Plat to incorporate 20' easement along both sides of access roads within development.	DAVID.GOLDEN@LARAMIECOUNTY.WY.GOV
07/24/2023		Workflow	PLAN REVIEW BY BUILDING	GENERAL	<p>Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319.</p> <p>2021 IFC requires water supplies to be within 400' of all new buildings.</p> <p>Fire apparatus access roads required per IFC 2021 Section 503.</p> <p>Building permits shall be required for all new building construction.</p> <p>Laramie County has adopted the 2021 I-codes and the 2020 NEC.</p>	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
07/24/2023	07/24/2023	Application	PZ-23-00089	GENERAL	<p>Concerns remain regarding lot size. North side of the subdivision is AMEC Zone 3 - where the minimum lot size is 22 acres. Southern is Zone 2 - which is 5.25. We don't have a rule or statute allowing averaging between these two zones. The small lots in this subdivision are on the north side - not the south. Also prior staff report recommended a water study to justify lot sizes due to the subdivision crossing two AMEC zones.</p>	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
07/25/2023	07/25/2023	Application	PZ-23-00089	GENERAL	WAPA has no conflicts with this project	ROGERS@LARAMIECOUNTY.WY.GOV

Permit Notes

07/25/2023	07/25/2023	Application	PZ-23-00089	GENERAL	<p>1. ALL OTHER AGENCY COMMENTS TO BE ADDRESSED. BRYCE.HAMILTON</p> <p>2. CONDITION TO BE PLACED ON BOARD RESOLUTION (OR PLAT NOTE, AT DISCRETION OF BOARD) THAT NO FURTHER SUBDIVISION ACTIONS ARE ALLOWED IN THIS PLATTED SUBDIVISION PER AMEC DENSITY REQUIREMENTS.</p>	<p>@LARAMIECOUNT</p> <p>YWY.GOV</p>
<p style="text-align: center;">ACKNOWLEDGED</p>						
07/31/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. Due to the internal roads being dedicated to the public, access permit applications through Public Works will be required for each tract. Call (307-633-4302) or email (permits@laramiecountyywy.gov) Public Works for more information.</p> <p>2. This development will require a right-of-way/grading permit.</p> <p>3. All roadways shall be designed and constructed to LCLUR, and the design plans shall be submitted to the County for review and approval.</p> <p>4. If the roadways will be constructed in phases, please show the phasing plan on the PDP.</p> <p>5. The subdivision permit and plat flowchart (attached) will apply to this project.</p> <p>6. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."</p> <p>7. All comments from the review engineer shall be resolved appropriately.</p> <p>8. For reference the PDP file is PZ-23-00088.</p>	<p>MOLLY.BENNETT</p> <p>@LARAMIECOUNT</p> <p>YWY.GOV</p>
<p style="text-align: center;">1 THROUGH 8 - ACKNOWLEDGED</p>						
07/31/2023	07/31/2023	Application	PZ-23-00089	GENERAL	<p>Engineer Review</p> <p>1.I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both. Even though the anticipated traffic volume is slightly over 200 vpd, the existing volumes on Road 164 are relatively low and this development will have minimal impact.</p> <p>2.Per the LCLUR, the distance between roadway accesses for the speed on this roadway is 550 feet. Therefore, Raptor Road needs to be a minimum of 550 feet from Road 208.</p> <p>3.Since the northern property line is on a Section line and Road 208 exists to the east, this plat should include dedicating 40 of ROW for Road 208 to extend to the west and for future development.</p> <p>4.All roadways shall be designed and constructed to the LCLUR. Designs shall be submitted to the County for review and approval prior to construction.</p> <p>5.All roadways shall be paved from Road 164 to a minimum distance out to the Road 164 ROW line.</p> <p>Surveyor Review</p> <p>1.With reference to the cul-de-sac at the south end of GOLDEN EAGLE ROAD, I assume that the radius point for the cul-de-sac is the northeast corner of TRACT 20. If so, it should be clearly labeled as such to enable the correct layout of the remainder of the corners needing to be identified on the</p>	<p>SCOTT.LARSON@</p> <p>LARAMIECOUNTY</p> <p>WY.GOV</p>
<p>1. THANK YOU</p> <p>2. ACKNOWLEDGED - WILL MOVE TO COMPLY ON FINAL PLAT</p> <p>3. AS 208 ONLY RUNS EAST FROM HERE AND THE FACT THAT RD 208 TO THE WEST IS A MINIMUM OF 15 MILES WEST BEFORE IT EXISTS AGAIN - WE DON'T FEEL THIS IS NEEDED</p> <p>4. ACKNOWLEDGED</p> <p>5. ACKNOWLEDGED</p>						

Permit Notes

boundary of the cul-de-sac.
2. There are several dashed line types on the plat. It would be helpful and useful, especially to the lay public, if there were a LINE TYPE LEGEND on the plat to help identify the various uses of the various specific line types.

08/01/2023	08/03/2023	Application	PZ-23-00089	GENERAL	Ensure proper ingress and egress for emergency services.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
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- 1. RADIUS IS SHOWN WITH AN ARROW TO THE CORNER OF THE LOT
- 2. LINE TYPES ARE ALL DIFFERENT.

Permit Notes

Permit Number: PZ-23-00089

Parcel Number: 13601010000200

Submitted: 06/20/2023

Applicant: HANSEN, MICHEAL SHANE
Owner: EDMOND, MICKEY
Project Description: RESIDENTIAL SUBDIVISION

Site Address: 798 ROAD 164

Pine Bluffs, WY 82082

Technically 06/22/2023

Complete:

Approved: 08/17/2023

Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
06/22/2023	06/22/2023	Application	PZ-23-00089	GENERAL	LCPC 8/24/23, BOCC 9/19/23	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
06/30/2023		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Wastewater permits are required for each lot. All small wastewater systems must have a 50 setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. 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.	JOSIE.PRINCE@LARAMIECOUNTY.WY.GOV
07/20/2023	07/20/2023	Workflow	UTILITIES REVIEW	GENERAL	Surveyor contacted to revise Plat to incorporate 20' easement along both sides of access roads within development.	DAVID.GOLDEN@LARAMIECOUNTY.WY.GOV
07/24/2023		Workflow	PLAN REVIEW BY BUILDING	GENERAL	<p>Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319.</p> <p>2021 IFC requires water supplies to be within 400' of all new buildings.</p> <p>Fire apparatus access roads required per IFC 2021 Section 503.</p> <p>Building permits shall be required for all new building construction.</p> <p>Laramie County has adopted the 2021 I-codes and the 2020 NEC.</p>	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
07/24/2023	07/24/2023	Application	PZ-23-00089	GENERAL	<p>Concerns remain regarding lot size. North side of the subdivision is AMEC Zone 3 - where the minimum lot size is 22 acres. Southern is Zone 2 - which is 5.25. We don't have a rule or statute allowing averaging between these two zones. The small lots in this subdivision are on the north side - not the south. Also prior staff report recommended a water study to justify lot sizes due to the subdivision crossing two AMEC zones.</p>	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
07/25/2023	07/25/2023	Application	PZ-23-00089	GENERAL	WAPA has no conflicts with this project	ROGERS@LARAMIECOUNTY.WY.GOV

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07/25/2023	07/25/2023	Application	PZ-23-00089	GENERAL	<p>1. ALL OTHER AGENCY COMMENTS TO BE ADDRESSED. BRYCE.HAMILTON</p> <p>2. CONDITION TO BE PLACED ON BOARD RESOLUTION (OR PLAT NOTE, AT DISCRETION OF BOARD) THAT NO FURTHER SUBDIVISION ACTIONS ARE ALLOWED IN THIS PLATTED SUBDIVISION PER AMEC DENSITY REQUIREMENTS. @LARAMIECOUNT YWY.GOV</p>
07/31/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. Due to the internal roads being dedicated to the public, access permit applications through Public Works will be required for each tract. Call (307-633-4302) or email (permits@laramiecountyywy.gov) Public Works for more information. MOLLY.BENNETT @LARAMIECOUNT YWY.GOV</p> <p>2. This development will require a right-of-way/grading permit.</p> <p>3. All roadways shall be designed and constructed to LCLUR, and the design plans shall be submitted to the County for review and approval.</p> <p>4. If the roadways will be constructed in phases, please show the phasing plan on the PDP.</p> <p>5. The subdivision permit and plat flowchart (attached) will apply to this project.</p> <p>6. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."</p> <p>7. All comments from the review engineer shall be resolved appropriately.</p> <p>8. For reference the PDP file is PZ-23-00088.</p>
07/31/2023	07/31/2023	Application	PZ-23-00089	GENERAL	<p>Engineer Review SCOTT.LARSON@ LARAMIECOUNTY WY.GOV</p> <p>1.I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both. Even though the anticipated traffic volume is slightly over 200 vpd, the existing volumes on Road 164 are relatively low and this development will have minimal impact.</p> <p>2.Per the LCLUR, the distance between roadway accesses for the speed on this roadway is 550 feet. Therefore, Raptor Road needs to be a minimum of 550 feet from Road 208.</p> <p>3.Since the northern property line is on a Section line and Road 208 exists to the east, this plat should include dedicating 40 of ROW for Road 208 to extend to the west and for future development.</p> <p>4.All roadways shall be designed and constructed to the LCLUR. Designs shall be submitted to the County for review and approval prior to construction.</p> <p>5.All roadways shall be paved from Road 164 to a minimum distance out to the Road 164 ROW line.</p> <p>Surveyor Review</p> <p>1.With reference to the cul-de-sac at the south end of GOLDEN EAGLE ROAD, I assume that the radius point for the cul-de-sac is the northeast corner of TRACT 20. If so, it should be clearly labeled as such to enable the correct layout of the remainder of the corners needing to be identified on the</p>

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boundary of the cul-de-sac.
2. There are several dashed line types on the plat. It would be helpful and useful, especially to the lay public, if there were a LINE TYPE LEGEND on the plat to help identify the various uses of the various specific line types.

08/01/2023	08/03/2023	Application	PZ-23-00089	GENERAL	Ensure proper ingress and egress for emergency services.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
09/05/2023		Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Wastewater permits are required for each lot. All small wastewater systems must have a 50 setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. Keep septic 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.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV

ACKNOWLEDGED

1. OWNER DOES NOT WISH TO DEDICATE ROW. 208 DOESN'T EXIST AGAIN TO THE WEST FOR 10 MILES. FUTURE DEVELOPMENT OF THIS ROAD IS HIGHLY UNLIKELY.

review #2:

1. Since the northern property line is on a Section line and Road 208 exists to the east, this plat should include dedicating 40 of ROW for Road 208 to extend to the west and for future development.
2. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."

2. ACKNOWLEDGED

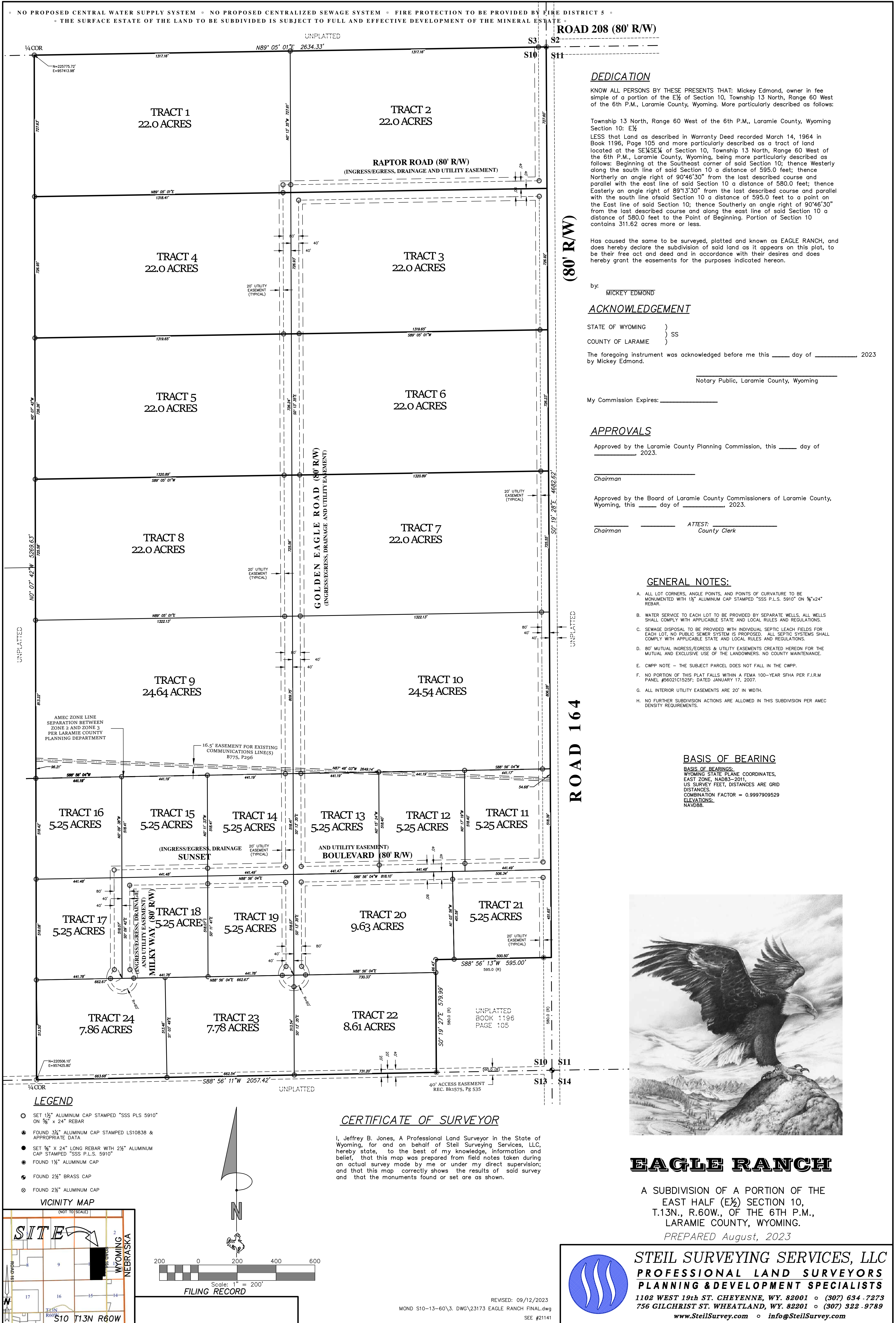
09/05/2023	09/05/2023	Application	PZ-23-00089	GENERAL	Second Review 1. Per the LCLUR, the distance between roadway accesses for the speed on this roadway is 550 feet. Therefore, Raptor Road needs to be a minimum of 550 feet from Road 208. The response indicated it will move to comply on Final Plat but I do not see that it was moved on the revised Final Plat. 2. My original comment indicated Since the northern property line is on a Section line and Road 208 exists to the east, this plat should include dedicating 40 of ROW for Road 208 to extend to the west and for future development. Between 180 and the Wyoming/Colorado state line, there is only one existing east/west roadway that connects Road 161 and Road 164 which is Road 206. The Planning Commission and County Commissioners will need to determine if it is good transportation planning to plan on allowing Road 208 to extend to the west to potentially tie into Road 161. By doing this, it allows for more east/west connections instead of relying on just the one that exists now. It also would minimize the potential of landlocking potential developable property that lies between Road 161 and Road 164. There are 3 miles of property between Road 161 and Road 164 that could have difficulty with access if property adjacent to Road 161 and Road 164 is developed with internal roadways only. 3. The original comment stated There are several dashed line types on the plat. It would be helpful and useful, especially to the lay public, if there were a LINE TYPE LEGEND on the	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
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1. RAPTOR ROAD IS 730 FEET FROM RD 208
2. OWNER DOES NOT WISH TO DEDICATE ROW. 208 DOESN'T EXIST AGAIN TO THE WEST FOR 10 MILES. FUTURE DEVELOPMENT OF THIS ROAD IS HIGHLY UNLIKELY.
3. ALL LINE TYPES ARE DIFFERENT

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plat to help identify the various uses of the various specific line types. The response stated that line types are all different. However, the same line type used for the utility easements is used for the ingress/egress and drainage easements and the dedicated ROW for Road 164 and Road 208, which are three completely different types of easements/ROW and should be distinguished by three different types of line types.

09/05/2023	09/08/2023	Application	PZ-23-00089	POP-UP	Second round reviews assigned to Atty, EH, Engineer, and PW. Revised plat is in REVISED ADDITIONAL DOCUMENTS in Submittals tab. Please find time to complete review before COB Friday 9/8.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
09/08/2023		Application	PZ-23-00089	GENERAL	Updated Plat dated 8-30-23 appears to be in compliance with AMEC and applicable law should the planning commission wish to approve it.	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV



RESOLUTION NO. _____

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR A PORTION OF THE EAST HALF OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 60 WEST, LARAMIE COUNTY, WYOMING, TO BE PLATTED AND KNOWN AS “EAGLE RANCH”

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 LU – Land Use zone district; and

WHEREAS, this resolution concerns the subdivision permit application for Eagle Ranch; and

WHEREAS, the application for Eagle Ranch has not received a non-adverse Chapter 23 recommendation from the Wyoming Department of Environmental Quality as of the date of this resolution.

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 4-2-104 governing the LU - Land Use zone district.
- c. This application requires a non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality, which has not been received as of the date of this Resolution.

And the Board approves the Subdivision Permit and Plat for Eagle Ranch on the condition that a non-adverse Chapter 23 DEQ recommendation is received by the County Planning Department prior to plat recordation.

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