



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Mason Schuricht, Associate Planner

**DATE:** September 6, 2022

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for Red Roan Ranches, located on a portion of the E1/2 of Section 3, Township 16N., Range 67W., of the 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying, on behalf of Hannah Frauendienst and Luke Preston, has submitted a Subdivision Permit and Plat application for Red Roan Ranches, located off Road 124 next to Interstate 25 and west of R Bar H Ranchettes. The application has been submitted for the purpose of subdividing the property into (5) residential lots.

### BACKGROUND

The subject property is approximately 45 acres and is a part of a larger parcel of 469 acres. This property is severed by the I-25 corridor. This property is vacant with no structures affiliated.

### **Pertinent Regulations**

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

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Ag and Range Land (AGR). These areas are considered outlying areas of Laramie County. Most public services are non-accessible from this area and have lower levels of road access. Within this area, there are high levels of crop and livestock production, with some residential uses. Freestanding residential uses, not associated with agricultural purposes, should be discouraged. Comprehensive plans are used only for guidance in Wyoming as indicated by State Statute. Rural centers are encouraged if there is already existing development. Access to water may be difficult and expensive. Any new development in this area should take into consideration water availability, public lands access, cultural resource preservation, and road connectivity.

The subject property is located outside of the county zoned boundary, and outside of the PlanCheyenne use district. The neighboring properties are residential to the north, south, and east. The property is classified as being agricultural due to being tied to its larger parcel just across the I-25 corridor.

According to the Order of the State Engineer for the Laramie County Control Area dated April 1, 2015, this property lies within the Conservation Area, in which the well spacing requirements for new permits are indicated at one (1) well for domestic use per each lawfully subdivided lot or one (1) per each ten (10 acres of any other legal parcel of land.

According to the AMEC Memo dated January 31, 2014, the property lies within Zone 4 of the study area. Development 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 letter requesting waiver of traffic and drainage studies was submitted by the applicant, a copy of which is attached. The County Engineer has concurred with this request based on the justification provided in the letter. Agency comments pertained to minor surveying corrections such as curve table and correct labeling of bearing and azimuth. A revised plat was submitted on July 25, 2022 which has addressed agency comments regarding plat corrections.

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

Staff finds this application is in conformance with the plans and policies of Laramie County. The attached resolution shall serve as the subdivision permit upon approval by the Board.

## **RECOMMENDATION and FINDINGS**

**Based on evidence provided, Planning Commission and Staff find that:**

- a.** This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

and that the Board approve of the Subdivision Permit and Plat for Red Roan Ranches with no conditions.

## **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for Red Roan Ranches located on a portion of the E1/2 of Section 3, Township 16N., Range 67W., of the 6<sup>th</sup> P.M., Laramie County, WY., and adopt the findings of fact a of the staff report.**

## **ATTACHMENTS**

**Attachment 1: Location Map**

**Aerial Map**

**Comprehensive Plan Map**

**PlanCheyenne Map**

**Zoning Map**

**Attachment 2: Applicant Traffic/Drainage Study Waiver Request**

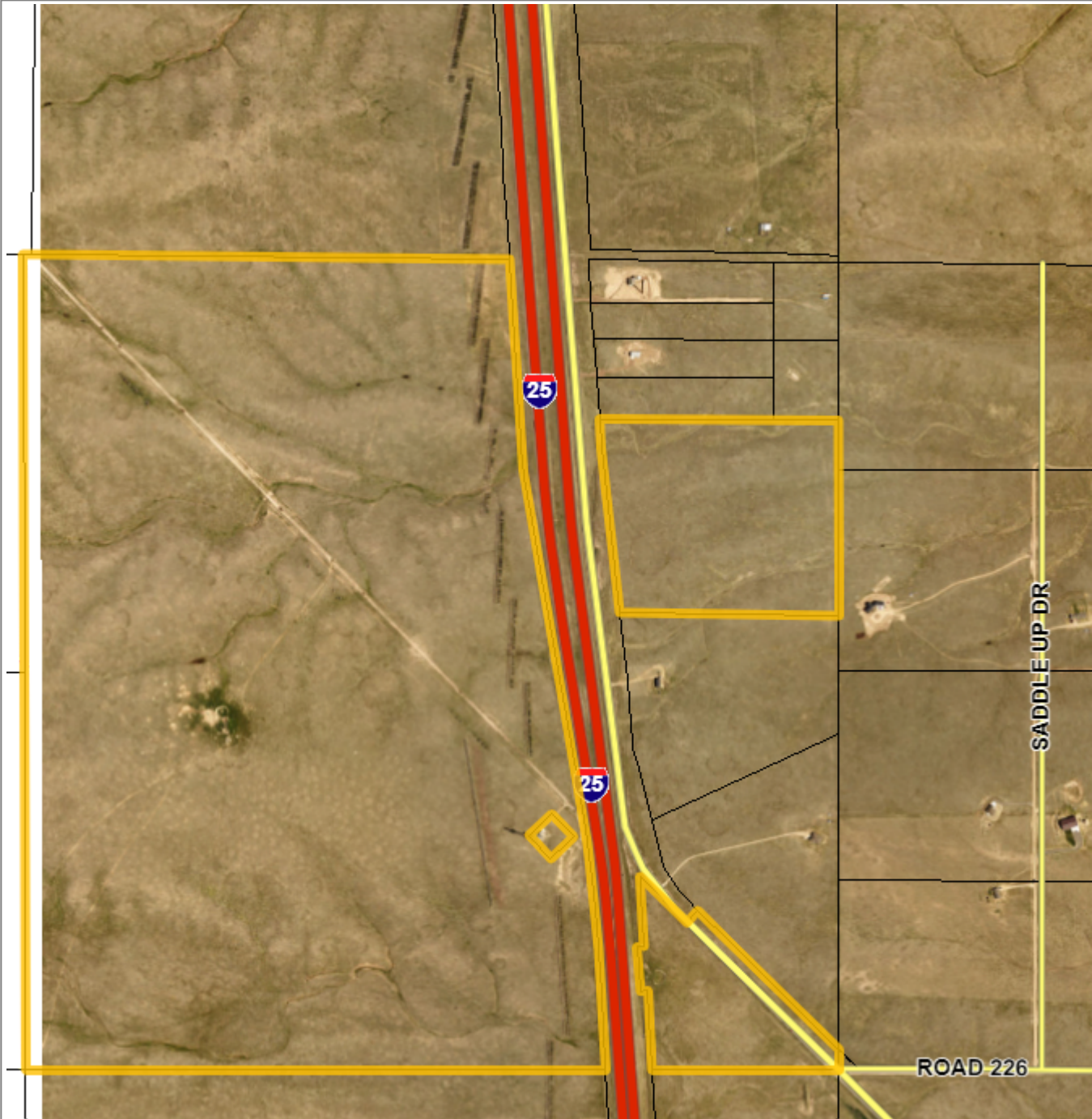
**Attachment 3: Community Facilities Fee Letter**

**Attachment 4: Justification Letter**

**Attachment 5: Agency Comments Report**

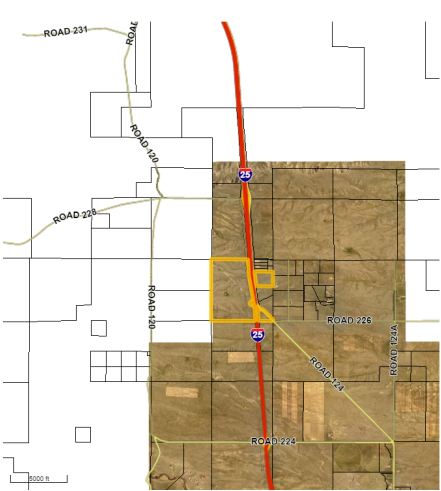
**Attachment 6: Draft Resolution**

**Attachment 7: Plat – Revised July 25, 2022**



**Attachment 1: Location  
and Aerial Map**

Zoning- Unzoned  
AMEC MEMO- Zone 4  
Comprehensive Plan- AGR  
Protected by the Laramie County Fire  
Authority  
Located within the SEO Control Area  
Located outside of the PlanCheyenne





**July 1, 2022**

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

**In Re: Request for waiver of the Traffic Study and Drainage Study requirements for a Subdivision, to be known as RED ROAN RANCHES, situate in a portion of the E½ of Section 3, T17N, R67W, Laramie County, WY (±44.85 acres)**

Steil Surveying Services, agent for the owner, intends to subdivide the above-noted property/tract of land; a Vacation and Zone Change are 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 44.85 acres. The Proposed subdivision will consist of five (5) tracts of greater than 5.25 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](mailto:shansen@steilsurvey.com)



**July 1, 2022**

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82009  
(307) 633-4303

**InRe: Final Plat, to be known as RED ROAN RANCHES, situated in a portion of the E½ of Section 3, T17N, R67W, Laramie County, WY (±44.85acres)**

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner intends to pay the appropriate Community Facility Fee(s) (CFFs) at the appropriate time to the proper authority, pursuant to §§1-1-106 of the Laramie County Land Use Regulations.

Sincerely,

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)



**July 1, 2022**

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

**In Re: LETTER OF JUSTIFICATION – RED ROAN RANCHES**

Steil Surveying Services, agent for the owner, intends to subdivide a portion of the E½ of Section 3, T17N, R67W, Laramie County, WY, into five (5) tracts of greater than 5.25 acres. Creating five (5) tracts for residential development.

The overall density of the subdivision is 44.85 acres. The Proposed subdivision will consist of five (5) tracts of greater than 5.25 acres.

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



**PZ-22-00222**  
**Subdivision Permit**

**NO COMMENTS**

County Assessor  
County Real Estate Office  
High West Energy  
Intraoffice  
WYDOT

**NO RESPONSE**

County Attorney:  
County Clerk  
County Conservation District  
County Public Works Department:  
County Treasurer:  
Emergency Management

Laramie County Fire Authority

Laramie County Weed & Pest

RT Communications

Sheriff's Office  
US Post Office  
WY State Engineer's Office  
Wyoming DEQ  
Wyoming Game & Fish Dept

**County Engineer:** County Engineer, Scott Larson Comments Attached 07/15/2022  
Engineer Review

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.
2. There is no curve data/information or Curve Table for the curves shown on the plat (i.e. C1 -- C5).
3. The access is labeled as an "80' access and utility easement" and it also shows an additional 20' utility easement which would result in a total of 120' utility easement. Is that entire width needed for a utility easement?

Surveyor Review

1. The bearing of the tie to the NE CORNER OF SECTION 3 is shown as S0°03'56"E (or N0°03'56"W), however the bearing of the east boundary of the subdivision is shown as N0°04'19"W. I assume they are both identifying the east boundary of Section 3.
2. East of the east boundary of the subdivision there is a bearing and distance label of N0°07'37"E 2590.71'. What does the 2590.71' represent?
3. In the VICINITY MAP the label "S3 T16N R67W" is actually placed in Section 2.



**Environmental Health:** Environmental Health Department, Tiffany Gaertner Comments  
Attached 07/15/2022  
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 and intermittent bodies of water i.e. floodplains. Septic systems are not allowed on greater than 15 percent slope. Signed final plat must be submitted to Environmental Health Office prior to application for permits.

**Planners:** Planners, Mason Schuricht Comments Attached 07/18/2022

1. Remove "County" from road 124, for the adjoining road on the west.
2. Note: Any current easements need to be labeled with book and page number

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
A PORTION OF THE E1/2 OF SECTION 3, TOWNSHIP 16N., RANGE 67W., OF  
THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY., TO BE PLATTED AND KNOWN  
AS "RED ROAN RANCHES".**

**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**, this resolution is the subdivision permit for Red Roan Ranches.

**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.

**And the Board approves the Subdivision Permit and Plat for Red Roan Ranches with no conditions.**

**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

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM. NO PROPOSED CENTRALIZED SEWAGE SYSTEM. FIRE PROTECTION TO BE PROVIDED BY LCFA. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: HANNAH FRAUENFELDT and LUKE PRESTON, owners in fee simple of a portion of the E½, Section 3, T16N, R67W, 6th P.M., Laramie County, Wyoming. Being more particularly described as follows:

A portion of the East Half (E $\frac{1}{2}$ ) of Section 3, Township 16 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point the East line of said Section 3, from which the Northeast corner said Section 3 bears N.00°07'37"E., a distance of 1057.71 feet; thence S.00° 07' 37"W, along the East line of Section 3, a distance of 1310.63 feet; thence N.89° 26' 23"W, a distance of 1443.57 feet to a point on the Eastern line of Old Yellowstone Highway/—25 Service Road; thence N.04° 00' 55"W, along said Eastern line, a distance of 1314.78 feet; thence S.89° 26' 23"E, a distance of 1538.24 feet to the Point of Beginning, containing 44.86 acres, more or less and subject to easement, covenants or restriction of record.

How caused the same to be surveyed, platted and known as RED ROAN RANCHES and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do furthermore dedicate the easements as shown hereon for the purposes indicated.

## HANNAH FRAUENDIENST

LUKE PRESTON

## OWNER ACKNOWLEDGEMENT

STATE OF WYOMING )  
 ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_, 2022 by HANNAH FRAUENDIENST and LUKE PRESTON.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

## APPROVALS

Approved by the Laramie County Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**Chairman**

Approved by the Board of Commissioners of Laramie County,  
Wyoming this \_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman \_\_\_\_\_

ATTEST: \_\_\_\_\_

County Clerk \_\_\_\_\_

CURVE TABLE			
CURVE #	DELTA	RADIUS	ARC LENGTH
C11	48° 19' 45"	2869.67	2271.28'
C12	62° 12' 11"	2700.00'	2351.25'
C13	55° 33' 45"	2700.00'	2516.93'
C14	62° 14' 04"	2700.00'	2790.67'
C15	48° 11' 23"	2700.00'	2270.89'

# CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was 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 and that the monuments found or set are as shown.



# REID ROAN RAINCHIES

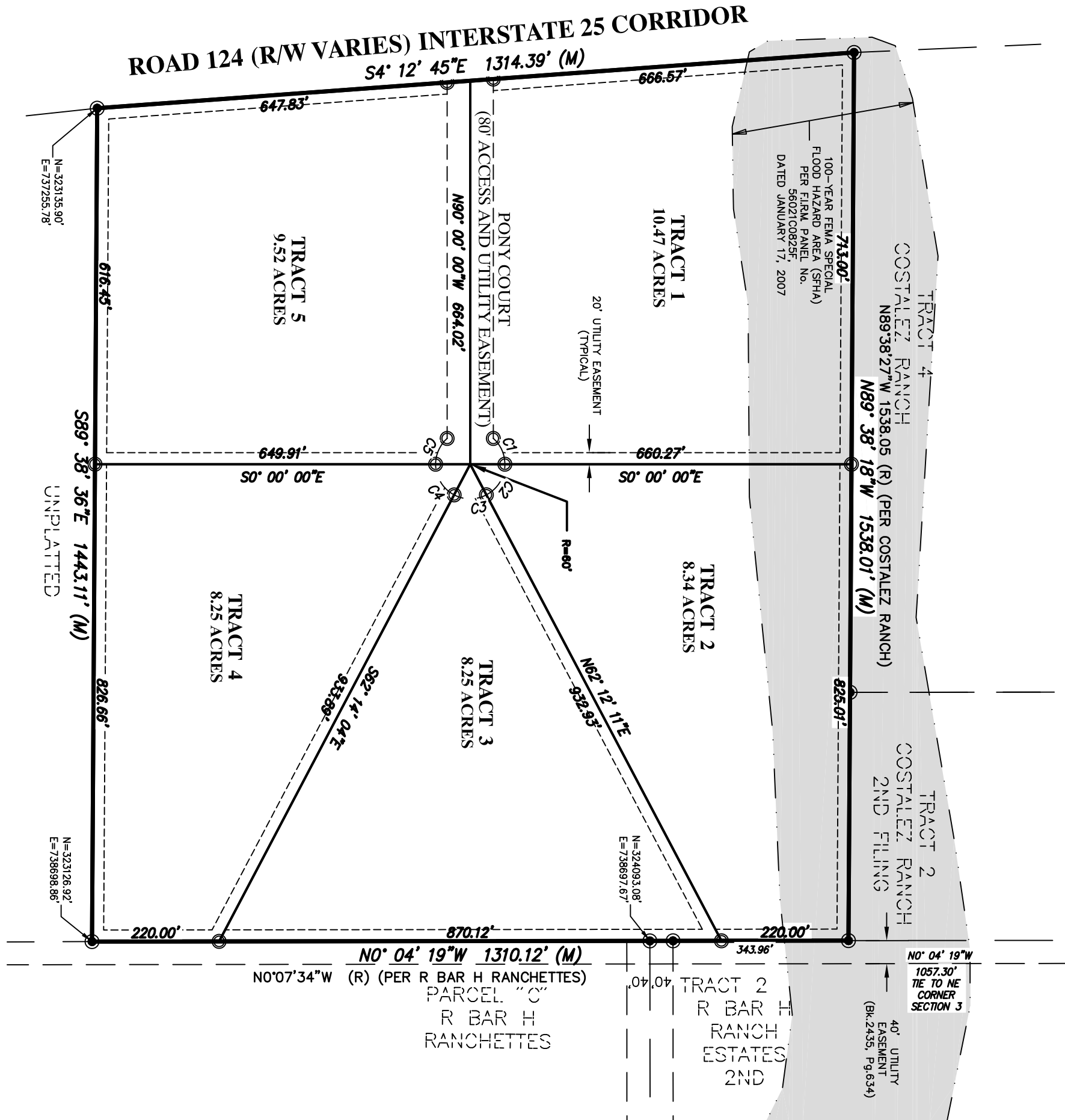
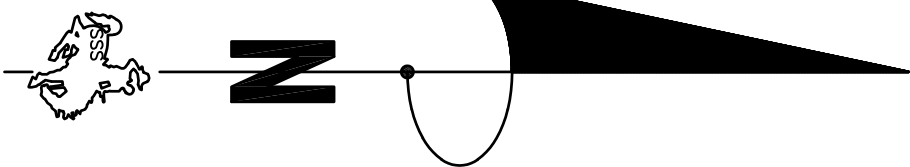
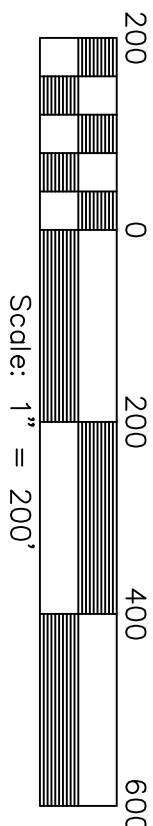
A SUBDIVISION  
OF A PORTION OF THE E½  
SECTION 3, T.16 N., R.67 W. OF THE 6th  
P.M. LARAMIE COUNTY, WYOMING  
PREPARED MAY, 2022

**STEEL SURVEYING SERVICES, LLC**

## PLANNING & DEVELOPMENT SPECIALISTS

1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789

[www.SteilsSurvey.com](http://www.SteilsSurvey.com) • [info@SteilsSurvey.com](mailto:info@SteilsSurvey.com)



## LEGEND

- (M) SET 1½" ALUMINUM CAP  
 STAMPED "SSS P.L.S. 5910"  
 ON ¾" x 24" REBAR  
 (M) FOUND 1½" ALUMINUM CAP  
 STAMPED "SSS P.L.S. 5910"  
 (R) DENOTES MEASURED DATA THIS SURVEY  
 (R) DENOTES RECORD

## NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.9999445987
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" SET %" x .24" REBAR.
3. CWPB NOTE - THE SUBJECT PARCEL FALLS IN THE CWPB. LOW - CWPB FUEL LOADS MAP B
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
5. A PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #6602IC0825F, DATED JANUARY 17, 2007.
6. ALL INTERIOR UTILITY EASEMENTS ARE 20' IN WIDTH.

## FILING RECORD

