



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: June 2, 2026 – Postponed from May 19, 2026

TITLE: PUBLIC HEARING regarding the approval of the Small Subdivision Permit and Plat for Lafond Pasture, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of John J. and Anita R. Lafond, has submitted a Small Subdivision Permit and Plat application for LaFond Pasture, located at Tract 2, K2 Ranch Estates, 3rd Filing Record of Survey, Laramie County, WY. The subject property is located at 597 Road 138, Cheyenne, WY. The subdivision divides the 35.47 acre parcel into two tracts. Tract 1 will be a 25.30 acre tract that includes the existing residence. Tract 2 will be a 10.17 acre tract.

BACKGROUND

The subject property is currently assessed as residential land and located in the LU-Land Use zone district. The surrounding area consists of Land Use (LU) zone district and bordered by residential subdivisions. Lot sizes are consistent with the surrounding area.

Pertinent Statutes and 2025 Laramie County Land Use Regulations Include:

Wyoming Statutes § 34-12-101 thru 34-12-15.

Section 2-4-104 governing the LU – Land Use Zone District.

Section 4-5-100(i) governing Subdivision Permit and Plat Requirements.

Section 4-5-102(c) governing Small Subdivisions.

DISCUSSION

The existing residential access and the new access will be via Road 138.

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI), where rural residential uses are primarily anticipated in these areas. The parcel lies outside the PlanCheyenne area.

An individual well and septic system provides water and sanitary services to the existing residence in Tract 1. The subdivision lies within the AMEC Zone 2 area and meets all lot size requirements.

Public notice was completed per section 1-2-104 and two comments were received with concerns that the proposed subdivision violates the covenants on the property. Laramie County does not verify the veracity of this contention nor does it enforce protective covenants as they are a civil contract amongst stakeholders of lands to which they apply.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This applications meets the criteria for a Small Subdivision Permit and Plat pursuant to Section 4-5-102(c) of the 2025 Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

and the Board of County Commissioners may approve the Small Subdivision Permit and Plat for Lafond Pasture with no conditions and adopt the finding of facts a and b of the staff report.

PROPOSED MOTION

I move to approve the Small Subdivision Permit and Plat for Lafond Pasture, located at Tract 2, K2 Ranch Estates, 3rd Filing Record of Survey, with no conditions and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Pre-Application Meeting Notes**
- Attachment 4: Agency Review Comments and Applicant Response**
- Attachment 5: Transportation Worksheet**
- Attachment 6: DEQ Non-Adverse Acknowledgement**
- Attachment 7: Perimeter Fence Acknowledgement**
- Attachment 8: CFF & PSF Acknowledgement**
- Attachment 9: Public Comments**
- Attachment 10: Resolution**
- Attachment 11: Lafond Pasture Plat Revised 5.18.26**



**LaFond Pasture
Subdivision
597 Road 138
Cheyenne, Wyoming**

PZ-26-00028

**Land Use
Zone District**

NORTH





Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
 Cheyenne, WY 82009
 (307) 633-4303
 www.laramiecountywy.gov
 planning@laramiecountywy.gov

PERMIT

PA-26-00032

PRE-APPLICATION MEETINGS

SITE ADDRESS: UNKNOWN LARAMIE COUNTY
PRIMARY PARCEL: 13642120000200
PROJECT NAME: SMALL SUBDIVISION

ISSUED: 03/11/2026
EXPIRES: 09/07/2026

APPLICANT: Steil Surveying Services, LLC
 1102 W. 19th Street
 CHEYENNE, WY 82001
 (307) 630-6035

OWNER: LAFOND, JOHN J ET UX
 597 ROAD 138
 CHEYENNE, WY 82007

Detail Name	Detail Value
Meeting Date	03/11/2026
MEETING AM OR PM	AM
Application Types	Subdivision Permit and Plat
Attendees	Online (Teams Meeting)
Property Interest	Owner
Detailed Project Narrative	Owner would like to subdivide the lot into two new lots.
Staff Attending	JA CC CS
Development Action	Small Subdivision (2-5 lots)
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Traffic Study	Transportation Assessment Worksheet
Roadway Maintenance Plan	No
Drainage Study	Letter of Waiver
Drainage Plans	TBD
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Road/Easement Use Agreement	No
Perimeter Fence Construction per W.S.S. 18-5-319	Letter of Consent
Environmental and Services Impact Report	No



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Community Facility Fees Acknowledgement Letter	Yes
Public Safety Fees Acknowledgement Letter	Yes
Application Fees	Yes
Environmental Health Review/Approval	Yes
Engineer Review - Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Public Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Floodplain Development Permit	No
GESC Permit	No
Right-of-Way Construction Permit	No
Miscellaneous Notes	Shane Hansen, agent for applicant joined us virtual. Owner wants to divide this into two parcels. Fence by the arena and intent is to take that fence line east and maybe north to create 10 acre parcel. Access off Road 138. Wants to break off to have a pasture for his horses. Public Works said that the approaches would need to be paved. Small subdivision permit with Public Hearing before Planning Commission. Community facility and public safety fees will be required. No building is anticipated on the new tract, just used for pasture.

CONDITIONS

* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.

* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.



Laramie County, WY

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* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.

* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.

Agency Review #1
 Agency Review #2
 Agency Review #3
 Agency Review #4

Permit Notes

Permit Number: PZ-26-00028

Parcel Number: 13642120000200

Submitted: 03/23/2026

Applicant: HANSEN, MICHEAL SHANE

Site Address: UNKNOWN

Technically Complete: 03/24/2026

Owner: LAFOND, JOHN J ET UX

Laramie County, WY 00000

Approved: 04/08/2026

Project Description: 2 TRACT SUBDIVISION. HORSE PASTURES.

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>
03/24/2026		Application	PZ-26-00028	GENERAL	BOCC Hearing 5.19.26, Letters Sent 3.24.26, Ad Published 3.27.26	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
03/24/2026		Application	PZ-26-00028	GENERAL	No concerns noted at this time.	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
03/25/2026		Application	PZ-26-00028	GENERAL	No concerns with this proposal.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
03/26/2026	04/08/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	Lafond is spelled Lafon in the Dedication area. Otherwise, no comments.	RACHEL.TRUDEAU@LARAMIECOUNTY.WY.GOV
03/27/2026		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
03/30/2026		Application	PZ-26-00028	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
04/01/2026		Application	PZ-26-00028	GENERAL	1. Records indicate P159312.0W may fall within the proposed subdivision. Our office requests that the subdivider provide the updated legal location description including the subdivision name and appropriate lot number for the well location, and the legal location description including subdivision name and lot numbers for where these uses occur. GPS coordinates for the well would be appreciated. This permit represents a monitoring well and does not afford a beneficial use appropriation. 2. The proposed subdivision is located within the Conservation Area identified under the 2015 State Engineer's Order for the Laramie County Control Area. Well spacing requirements will be assessed to any well permit applications received by our office as defined within the Order. 3. An approved permit from the State Engineer's Office is required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available. 4. If any new wells are proposed, they must be constructed in accordance with the State Engineer's Office	SUE.KINSLEY@LARAMIECOUNTY.WY.GOV

Permit Notes

Rules and Regulations, Part III, Water Well Minimum Construction Standards. 5. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor. 6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations. 7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control. Complete review letter is attached.

04/02/2026	Application	PZ-26-00028	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTYWY.GOV
04/06/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>1st Review Engineers Comments: 1. In the last paragraph of the Dedication, the name of the subdivision is incorrectly shown as "Lafon" instead of "Lafond". 2. Along the northern property line for Tract 2, on the west end, there is a distance measurement that is overwritten/obscured by the bearing label S0 degrees 00' 00"E. The distance measurement is for the bearing S89 degrees 13' 39"E.</p> <p>Surveyors Comments: 1. No additional comments beyond the Engineers comments above.</p>	SCOTT.LARSON@LARAMIECOUNTYWY.GOV
04/07/2026	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. floodplains. Signed final plat must be submitted to Environmental Health Office prior to application for permits.	JAMES.JONES@LARAMIECOUNTYWY.GOV
04/07/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately. 2. A separate Public Works Access permit will be required for legal access from Road 138. Any proposed and/or existing accesses for the site must meet the standards for access as described in the Laramie County Land Use Regulations. Please apply for our Public Works permit on the Smartgov permit portal. If you have questions or need assistance, please call Public Works at 307-633-4302. 2a. The approaches are to be paved with concrete or smooth asphalt over the entirety of the improvement per the Laramie County Land Use Regulations. Applicant to schedule final approach inspection when complete, prior to final building department inspections.</p>	MOLLY.BENNETT@LARAMIECOUNTYWY.GOV
04/13/2026	Application	PZ-26-00028	GENERAL	Primary documents	SONNY.HOOPS@LARAMIECOUNTYWY.GOV

Permit Notes

04/27/2026		Workflow	ENGINEERS REVIEW	GENERAL	2nd Review - Previous comments have been adequately addressed on the revised/update plat map. No further comments at this time.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
04/27/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	Per MC 4.27.26 all comments have been acknowledged and/or addressed. No further comments.	PERMITS@LARAM IECOUNTYWY.GO V
05/05/2026		Application	PZ-26-00028	GENERAL	Review Comments have been addressed. No further comments.	SUE.KINSLEY@LA RAMIECOUNTYWY .GOV
05/19/2026		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	Correction looks good	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV
05/19/2026	05/19/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV
05/22/2026		Application	PZ-26-00028	GENERAL	Applicant revised configuration of parcel. Sent out for review by engineer, real estate, and public works.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
05/22/2026		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV
05/22/2026		Workflow	ENGINEERS REVIEW	GENERAL	3rd Review - I would recommend the 20' Access be changed to 30' or 40' wide since the minimum width for the access road for residential is required to be 20' and that doesn't leave any room for maintenance of the edges, shoulders, etc. without encroaching onto adjacent property.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
05/26/2026		Workflow	ENGINEERS REVIEW	GENERAL	4th Review - Previous comments have been adequately addressed on the revised/updated plat drawing. No further comments at this time.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
05/26/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. no additional comments	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV

AGENCY REVIEW #1

Permit Notes

APPLICANT RESPONSE

Permit Number: PZ-26-00028

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Applicant: HANSEN, MICHEAL SHANE

Site Address: UNKNOWN

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03/27/2026		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
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- 1. no well on subject property
- 2. ack
- 3. ack
- 4. ack

Permit Notes

Rules and Regulations, Part III, Water Well Minimum Construction Standards. 5. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor. 6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations. 7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control. Complete review letter is attached.

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04/06/2026 1. corrected 2. corrected	Workflow	ENGINEERS REVIEW	GENERAL	<p>1st Review Engineers Comments: 1. In the last paragraph of the Dedication, the name of the subdivision is incorrectly shown as "Lafon" instead of "Lafond". 2. Along the northern property line for Tract 2, on the west end, there is a distance measurement that is overwritten/obscured by the bearing label S0 degrees 00' 00"E. The distance measurement is for the bearing S89 degrees 13' 39"E.</p> <p>Surveyors Comments: 1. No additional comments beyond the Engineers comments above.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
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04/07/2026 1. ack 2. ack 3. ack	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately. 2. A separate Public Works Access permit will be required for legal access from Road 138. Any proposed and/or existing accesses for the site must meet the standards for access as described in the Laramie County Land Use Regulations. Please apply for our Public Works permit on the Smartgov permit portal. If you have questions or need assistance, please call Public Works at 307-633-4302. 2a. The approaches are to be paved with concrete or smooth asphalt over the entirety of the improvement per the Laramie County Land Use Regulations. Applicant to schedule final approach inspection when complete, prior to final building department inspections.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

Applicant Response #3

 Outlook

Re[2]: PZ-26-00028 Review #2 & Public Comments

From Shane Hansen <shansen@steilsurvey.com>

Date Fri 5/22/2026 11:03 AM

To Catherine Cundall <catherine.cundall@laramiecountywy.gov>

 3 attachments (3 MB)

40icutvu.gif; image001.gif; 26158 LAFOND PASTURE-FINAL REVISION.pdf;

Made it 30' Cate!

Respectfully,

Shane Hansen, CST

Director Planning and Development

STEIL SURVEYING SERVICES, LLC

LAND | CONSTRUCTION | ALTA | SITE PLANNING

1102 West 19th Street | Cheyenne, Wyoming 82001

Office: 307.634.7273

Cell: 307.630.6035





Sent from eM Client | www.emclient.com

----- Original Message -----

From "Catherine Cundall" <catherine.cundall@laramiecountywy.gov>

To "Shane Hansen" <shansen@steilsurvey.com>

Date 5/22/2026 10:36:01 AM

Subject RE: PZ-26-00028 Review #2 & Public Comments

Shane.....real estate has no problems with the new layout, but Scott had the following comments.

3rd Review -

I would recommend the 20' Access be changed to 30' or 40' wide since the minimum width for the access road for residential is required to be 20' and that doesn't leave any room for maintenance of the edges, shoulders, etc. without encroaching onto adjacent property.



LARAMIE COUNTY LAND USE REGULATIONS

Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Lafond Pasture By: Kelly Hafner, PE

Date: 3-19-2026 Contact: kelly.hafner@civilworxeng.com

Owner/Developer: John and Anita Lafond Phone: 307.514.1012

Property Address or Legal Description (lot, block, subdivision): 597 ROAD 138

Legal Description: Replat of Tract 2 K2 Ranch Estates 3rd Filing

Existing Zoning: LU Change to:

Existing Land Use: Proposed:

Applicant email: shansen@steilsurvey.com

Above changes if applicable.

All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
 - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
 - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
Ag	h/a	Ag	0		2	1	2

Total:

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
Residential	210	Res	2	Weekday	9.4	1	19*

Total:

New Land Use: Trips/Day

Increase (+)/Decrease (-): 28

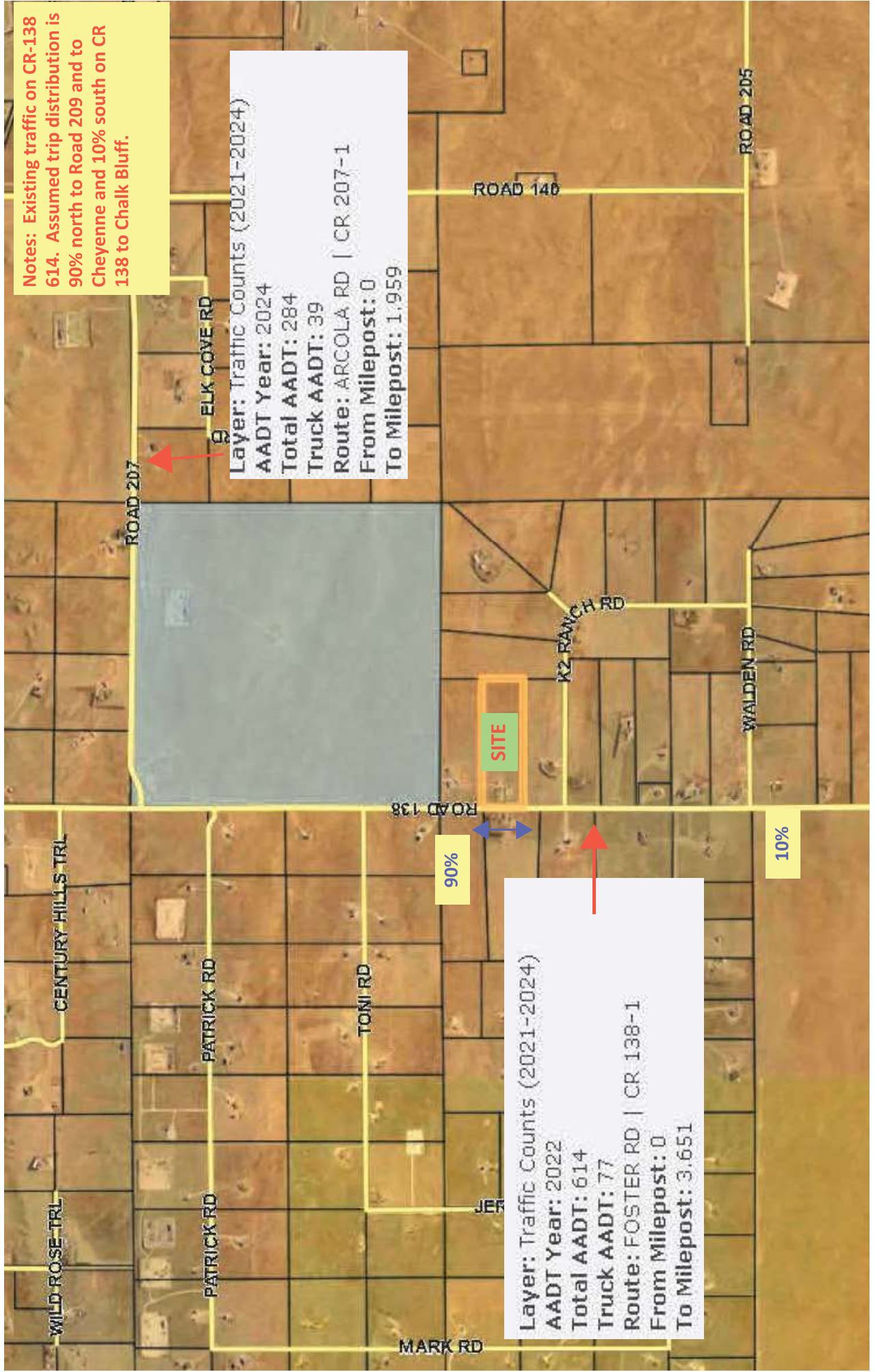
1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

***Notes: Two proposed residences. Note ITE does not have a rural residential setting and location and this falls outside the correlated data range. The proximity to an urban area suggests the actual traffic generated is likely lower than the urban/suburban generation rate.**

b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

AVAILABLE TRAFFIC COUNTS (DATA SOURCE, WYOMING DEPARTMENT OF TRANSPORTATION)



DATA SOURCE: Trip Generation Manual, 11th Ed ▼
New data edition is available. [Update now.](#)

SEARCH BY LAND USE CODE:

LAND USE GROUP: (200-299) Residential ▼

LAND USE: 210 - Single-Family Detached Housing ▼

LAND USE SUBCATEGORY: All Sites ▼

SETTING/LOCATION: General Urban/Suburban ▼

INDEPENDENT VARIABLE (IV): Dwelling Units ▼

TIME PERIOD: Weekday ▼

TRIP TYPE: Vehicle ▼

ENTER IV VALUE TO CALCULATE TRIPS:

Land Use: Single-Family Detached Housing (210) [Click for Description and Data Plot](#)

Independent Variable: Dwelling Units

Time Period: Weekday

Setting/Location: General Urban/Suburban

Trip Type: Vehicle

Number of Studies: 174

Avg. Num. of Dwelling Units: 246

Average Rate: 9.43

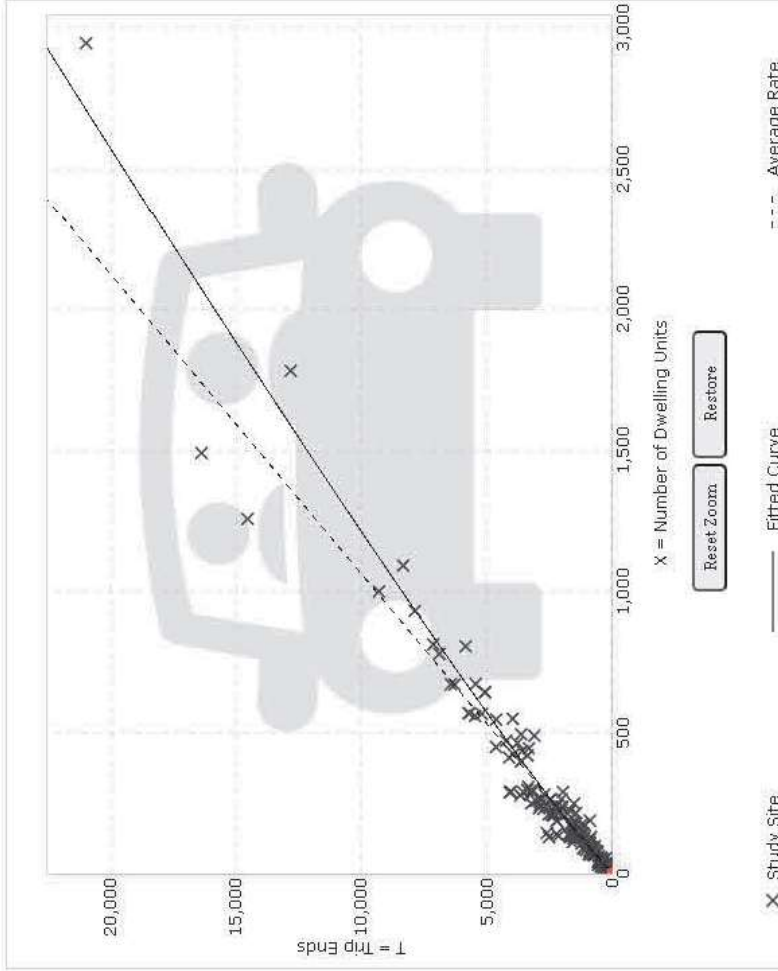
Range of Rates: 4.45 - 22.61

Standard Deviation: 2.13

Fitted Curve Equation: $\ln(T) = 0.92 \ln(X) + 2.68$

R²: 0.95

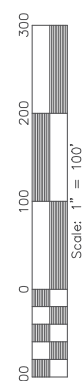
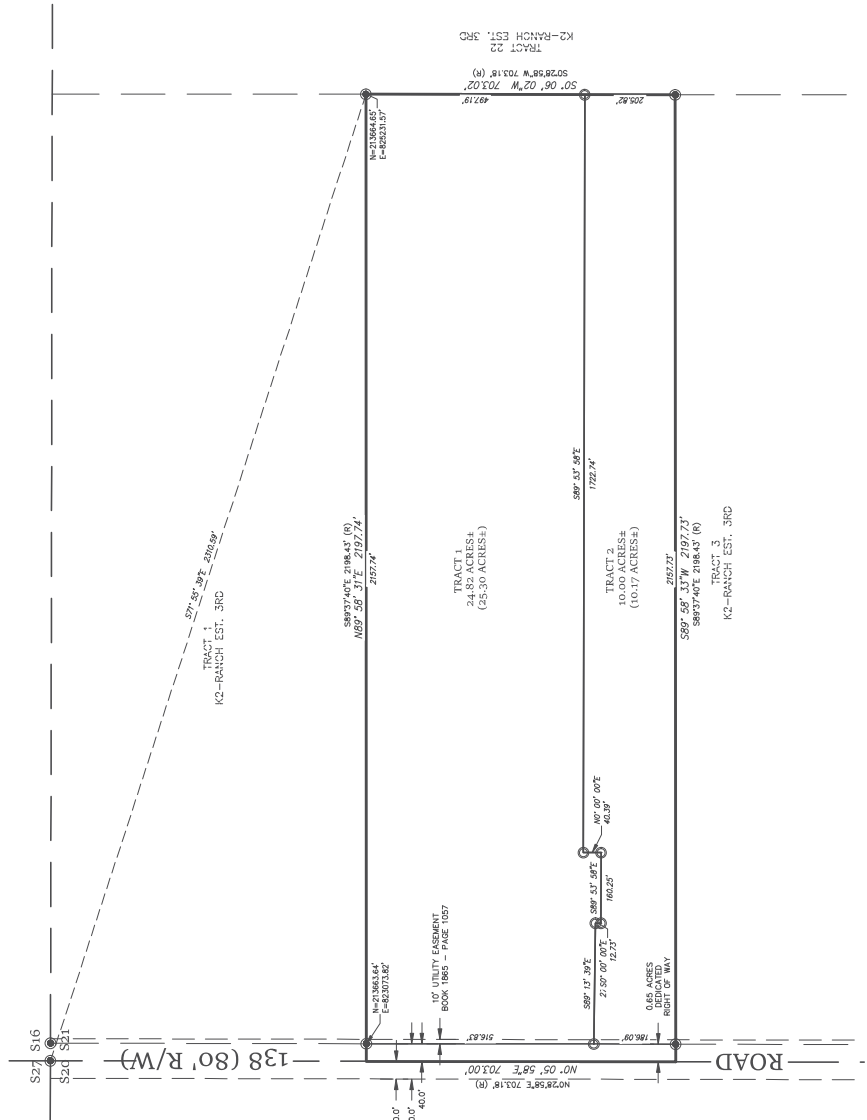
Directional Distribution: 50% entering, 50% exiting



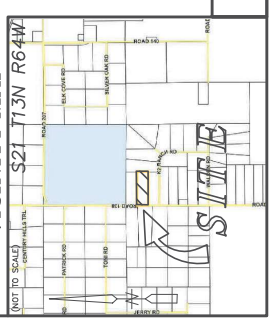
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FD # 4
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

LEGEND

- SET 3/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP
- (R) DENOTES RECORD DATA
- BOUNDARY LINE
- LOT LINE
- PROPERTY LINE
- EXISTING EASEMENT



VICINITY MAP



NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83--2011, US SURVEY FEET, GRID DISTANCES, COMBINATION FACTOR **0.99996630578**.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" SET 3/8" X 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #5602C1425F 1-17-2007.
4. CMPF - SUBJECT PARCEL DOES NOT FALL WITHIN THE CMPF.
5. NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/ACCESS EASEMENTS.

FILING RECORD

STEELE SURVEYING SERVICES, LLC
 1108 WEST 19th ST. CHEYENNE, WY. 82001
 (307) 634-7878
 www.SteelSurvey.com info@SteelSurvey.com

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: John J. Lafond and Anita R. Lafond, husband and wife, of the County of Laramie, State of Wyoming, do hereby dedicate to the public use of the County of Laramie, Wyoming, more particularly described as follows:

Commencing at the northwest corner of said Section 21; thence S.0029256"W, along the west line of said Section 21, a distance of 82.22 feet to a monument of beginning; thence S.8937401"E, along said west line, a distance of 2198.43 feet to the west line of said Section 21; thence N.0072958"E, along said west line, a distance of 703.18 feet to the point of beginning. Containing 35.489 acres more or less.

Also known as Tract 2, K-2 Ranch Estates 3rd Filing.

Subject to County Road right-of-way over the West 40 feet thereof. Subject to easements, covenants, restrictions and encumbrances legally acquired. Hereby declared, the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires.

John J. Lafond

Anita R. Lafond

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)
 COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this _____ day of _____ 2026, by John J. Lafond and Anita R. Lafond, husband and wife.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this _____ day of _____ 2026.

Chairman _____
 ATTEST: _____
 County Clerk

LAFOND PASTURE

A SMALL SUBDIVISION OF TRACT 2, RECORD OF SURVEY FOR K2 RANCH ESTATES, 3RD FILING, SITUATE IN SECTION 21, T13N, R64W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING
 PREPARED FEBRUARY 2026

STEELE SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
 1108 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7878
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 383-8789
 www.SteelSurvey.com • info@SteelSurvey.com

REVISED: 3/18/2026
 26158 LAFOND PASTURE.DWG



March 23, 2026

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

DEQ ACKNOWLEDGEMENT

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming the owner acknowledges that a non adverse DEQ letter is not required.

Sincerely,

A handwritten signature in blue ink that reads "Michael S. Hansen". The signature is written in a cursive style with a large initial "M".

Shane Hansen CST

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

307.634.7273



**Steil
Surveying
Services,**
Professional Land Surveyors

March 23, 2026

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

FENCE ACKNOWLEDGEMENT

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner acknowledges that this parcel of land is already bounded by a fence line.

Sincerely,

Shane Hansen CST

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

307.634.7273



March 23, 2026

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

COMMUNITY FACILITY FEES & PUBLIC SAFETY FEES

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) and the owner intends to pay the appropriate Public Safety Fee(s) (PSFs) at the appropriate time to the proper authority, pursuant to 1-2-102(e) of the Laramie County Land Use Regulations.

Sincerely,

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

Shane Hansen CST

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

307.634.7273

Catherine Cundall

From: Cheri New <cherilnew@gmail.com>
Sent: Friday, May 1, 2026 8:49 PM
To: Planning
Subject: Tract 2, K 2 Ranch Estates, 3rd filing record of survey, Laramie County, WY located south of 597 Road 138, Cheyenne, WY

Categories: CATE

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Commissioners,

This goes against most of the covenants of the K 2 Ranch subdivision.

You can't subdivide unless there is a primary residence, of which there is not on this lot. No tract may be subdivided without the express written consent of all tract owners.

Dwelling location will be set back one hundred feet from any property line, road or easement. That is impossible as the lot is only 200 feet at the widest.

Will the new landowner abide by a dwelling size of no less than 1,200 feet. Stick built or factory built Modular's are permitted, but mobile homes and relocated homes are not permitted. Modular homes must be no less than 24 feet wide and must be permanently affixed to a poured concrete foundation, a concrete block foundation or a concrete slab on grade foundation, which extends around the entire perimeter of the structure with a crawl space or basement. Any modular homes must have a pitched roof of no less than 4/12. This is what all the other homeowners in this subdivision have built.

Sincerely,

Douglas and Cheri New

From: Levi Gerber <lgerber91@gmail.com>
Sent: Tuesday, May 5, 2026 7:45 PM
To: Planning
Subject: Project PZ-26-00028

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Just in case this didn't come through properly this morning.

Laramie County Planning & Development Team,

I've reviewed the proposed subdivision application in relation to the **recorded protective covenants for K-2 Ranch Estates – 3rd Filing** (recorded March 15, 2005), and I want to outline several covenant-related issues that appear to make the application non-compliant as submitted.

These items are separate from county code compliance and would remain applicable regardless of whether the proposal otherwise meets Laramie County subdivision standards.

Covenant Issues Identified

1. Subdivision Restrictions (Covenant #13)

The covenants state that no tract may be subdivided or replatted without the **express written consent of all tract owners**, and that no tract may be divided into more than two lots.

The current application proposes a subdivision/reconfiguration within the covenant area but does not include:

- Written consent from all affected tract owners, or
- A recorded amendment to the covenants authorizing the subdivision.

As submitted, this appears to be a direct conflict with the recorded covenants.

2. Required 100-Foot Setbacks (Covenant #4)

The covenants require all improvements—including dwellings, outbuildings, wells, and septic systems—to be set back at least **100 feet from property lines, roads, and easements**.

The application materials do not demonstrate that these setback requirements can be met. County setback allowances would not override the more restrictive covenant standard.

3. Water Well Setbacks (Covenant #9)

Water wells must be located a minimum of **75 feet from property lines**.

No well locations or notes addressing this requirement are shown in the submittal.

4. Septic System Restrictions (Covenant #10)

Septic tanks and leach fields are required to be at least **100 feet from lot lines**, unless specific approval is granted. Septic locations and covenant compliance are not addressed in the application.

5. Building Type and Use Limitations (Covenant #2)

The covenants limit use to ranch and rural residential purposes and prohibit mobile or relocated homes. The subdivision materials do not include plat notes or other mechanisms to ensure these restrictions are carried forward to future lots.

6. Easement Access Requirements (Covenant #7)

Easements are required to remain open, accessible, and unfenced. The proposed reconfiguration may affect easement function, but the application does not include covenant protection language.

Summary

Based on the above, the application appears **non-compliant with the recorded K-2 Ranch Estates covenants**. Without a recorded covenant amendment or documented unanimous consent from tract owners, these issues would remain regardless of county approval and could expose the project to enforcement or legal challenge by tract owners.

Kind Regards,
Levi Gerber
LGerber91@gmail.com
307-287-2889

RESOLUTION # _____

A RESOLUTION TO APPROVE A SMALL SUBDIVISION LOCATED AT TRACT 2, K2 RANCH ESTATES, 3RD FILING, RECORD OF SURVEY, LARAMIE COUNTY, WY, AND APPROVE THE SUBDIVISION PERMIT AND PLAT FOR LAFOND PASTURE, LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §§ 18-5-201 to 18-5-208, 18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners adopted the 2025 Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 4-5-100 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 is the subdivision permit for Lafond Pasture.

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 4-5-100 of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

And the Board approves Subdivision Permit and Plat located at Tract 2, K2 Ranch Estates, 3rd Filing, Record of Survey, Laramie County, and approve the Small Subdivision Permit and Plat for Lafond Pasture, Laramie County, WY.

PRESENTED, READ, AND ADOPTED this _____ day of _____, 2026.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

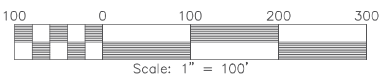
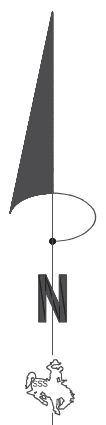
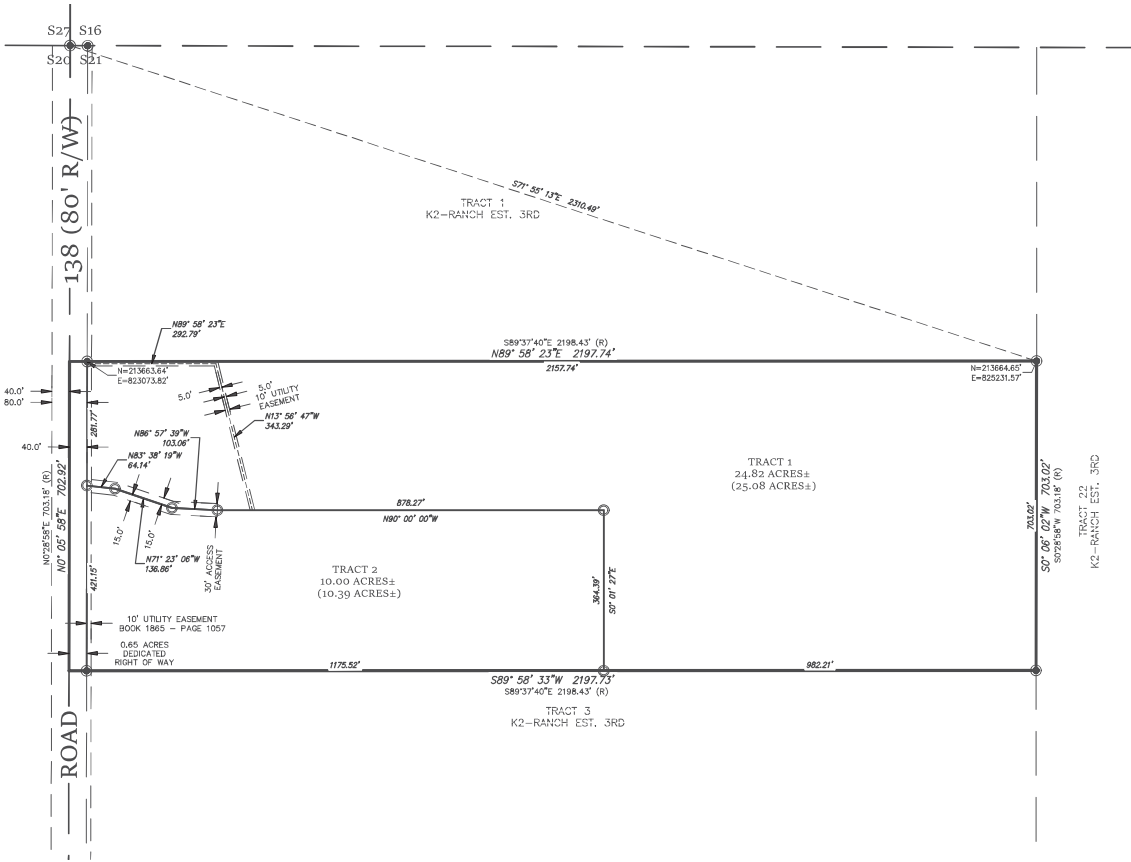


Laramie County Attorney's Office

◻ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◻ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◻ FIRE PROTECTION TO BE PROVIDED BY FD # 4 ◻
 ◻ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◻

LEGEND

- SET 3/4" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP
- (R) DENOTES RECORD DATA
- 24.82 AC DENOTES NET AREA
- (25.30 AC) DENOTES GROSS AREA WITH ADJACENT R/W
- BOUNDARY LINE
- LOT LINE
- PROPERTY LINE
- - - - EXISTING EASEMENT



VICINITY MAP



NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES, COMBINATION FACTOR 0.9996951372.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 3/4" x 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.J.R.M. PANEL #56021C1425F 1-17-2007.
4. CWPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWPP.
5. NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/ACCESS EASEMENTS.

FILING RECORD

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: John J. Lafond and Anita R. Lafond, husband and wife, owners in fee simple of a tract of land situated in a portion of the Northwest Quarter (NW¼) of Section 21, Township 13 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the northwest corner of said Section 21; thence S.00°29'58"W, along the west line of said Section 21, a distance of 718.22 feet to the point of beginning; thence S.89°37'40"E, a distance of 2198.43 feet; thence S.00°29'58"W, a distance of 703.18 feet; thence N.89°37'40"W, a distance of 2198.43 feet to the west line of said Section 21; thence N.00°29'58"E, along said west line, a distance of 703.18 feet to the point of beginning. Containing 35.489 acres more or less.

Also known as Tract 2, K-2 Ranch Estates 3rd Filing.
 Subject to County Road right-of-way over the West 40 feet thereof. Subject to easements, covenants, restrictions and encumbrances legally acquired.

Have caused the same to be subdivided and known as: LAFOND PASTURE, 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.

John J. Lafond Anita R. Lafond

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by John J. Lafond and Anita R. Lafond, husband and wife.

 Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this ____ day of _____, 2026.

 Chairman
 ATTEST:

 County Clerk

LAFOND PASTURE

A SMALL SUBDIVISION OF TRACT 2, RECORD OF SURVEY FOR K2 RANCH ESTATES, 3RD FILING, SITUATE IN SECTION 21, T13N, R64W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING
 PREPARED FEBRUARY 2026

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