



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Sonny M. Keen, Associate Planner

DATE: January 21st, 2025

TITLE: PUBLIC HEARING: Board Approval of a dog boarding kennel located on Tract 8, Stearns Subdivision.

EXECUTIVE SUMMARY

Steil Surveying Services LLC, on behalf of Louis Hurbis, has submitted a Board Approval and Site Plan application for a dog boarding kennel located at 6912 Christensen Rd.

BACKGROUND

The existing 9.85 acres is zone A1 – Agricultural and Rural Residential which requires Board approval for the use he is requesting; a dog boarding kennel.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

- Section 1-2-100 governing the Board Approval process.
- Section 4-2-101(b)(iv) governing the A1 – Agricultural Rural Residential Zone District.
- Section 1-2-104 governing public notice.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI), which is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services. The property is currently served by South Cheyenne Water & Sewer District.

The subject property is bordered by A1 – Agricultural and Residential zone district and A2 – Agricultural zone district, with adjacent properties being residential. The facility will be accessed from Christensen Road.

A preliminary site plan map is attached for reference. Agency comments were received, and much emphasis was noted regarding waste containment for the boarded dogs, which for the time being, will be hauled to the waste transfer station until a commercial vendor can be

retained. Agency comments were also concerned about the buffering standards for this type of facility and the distance from the building along with the building itself will be adequate buffering.

A development sign was posted, and adjacent property owners were notified via certified mail. Public comments were received and copies attached to this report.

Section 1-2-100 (a) of the Laramie County Land Use Regulations requires that the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i. The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
- ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii. There is no defined negative impact to the community.

Staff believes this application is in conformance with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-101(b)(iv) of the Laramie County Land Use Regulations governing the A1 – Agricultural Rural Residential Zone District.

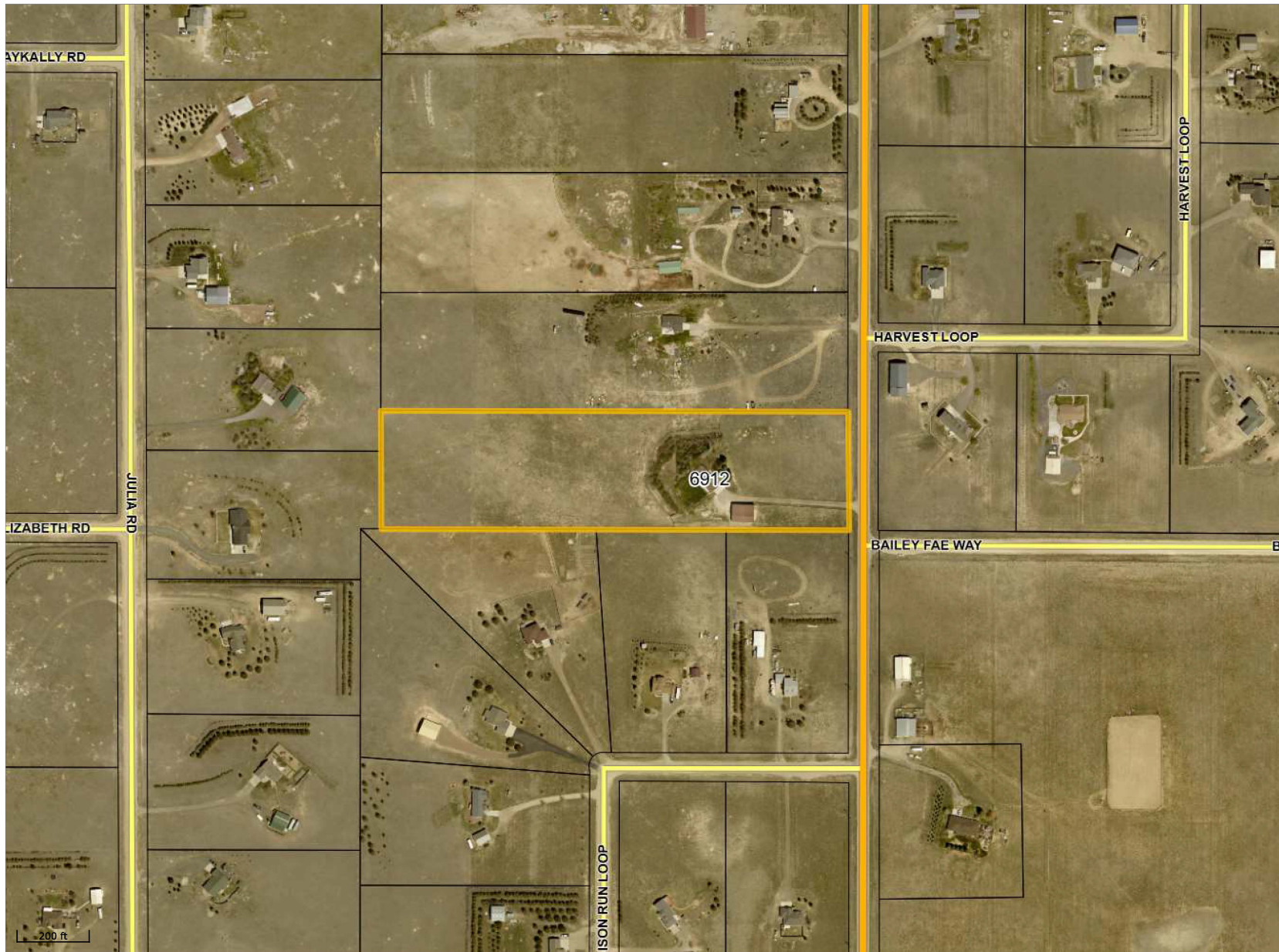
and that the Board may approve the dog boarding kennel with no conditions.

PROPOSED MOTION

I move to grant the Board Approval for a dog boarding kennel and adopt the findings of facts a and b of the staff report.

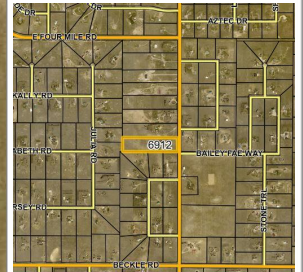
ATTACHMENTS

- Attachment 1: Location and Jurisdiction Map**
- Attachment 2: Project Narrative**
- Attachment 3: Agency Comments Report with Applicant Responses**
- Attachment 4: Public Comments**
- Attachment 5: Preliminary Application Notes**
- Attachment 6: Traffic and Drainage Waiver Request**
- Attachment 7: Board Approval Resolution**
- Attachment 8: Resolution 'Exhibit A' – Proposed Site Plan**



**Laramie County
Wyoming MapServer**

Hurbis Board Approval and Site Plan
 6912 Christensen Road
 PZ-24-00105
 Laramie County Fire Authority
 Laramie County School Dist. 1



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.
 printed 12/23/2024



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

November 25, 2024

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

**InRe: LETTER OF JUSTIFICATION – HUBRIS SITE PLAN OF TRACT 8,
STEARNS SUBDIVISION**

Steil Surveying Services, agent for the owner, intends to do a site plan to bring the use of this property as a business into compliance with Laramie County regulations. The business is to be a dog boarding and training facility.

The overall density of the site is 9.85 acres. The total disturbed area is less than 2 acres. Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

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

Review Comment Responses #1

Permit Notes

Permit Number: PZ-24-00105

Parcel Number: 14661310100900

Submitted: 11/25/2024

Applicant: HANSEN, MICHEAL SHANE
Owner: HURBIS, LOUIS M JR ET AL
Project Description: DOG BOARDING FACILITY

Site Address: 6912 CHRISTENSEN RD
 Cheyenne, WY 82009

Technically Complete: 11/25/2024
Approved:
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>
11/26/2024	11/26/2024	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	LAURA.PATE@LARAMIECOUNTYWY.GOV
11/27/2024	TBD	Application	PZ-24-00105	GENERAL	1.How many dogs will be boarded at this facility over a typical day or week?	CHRISTOPHER.YA NEY@LARAMIECOUNTYWY.GOV
12/03/2024		Workflow	WYOMING STATE FIRE MARSHALL'S OFFICE	GENERAL	No Fire/Life Safety Permit required.	ANTHONY.FRIESEN@LARAMIECOUNTYWY.GOV
12/03/2024	12/03/2024	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	Title Box: this is in Section 13, T14N, R66W, not Sec 15	CANDICE.MCCART@LARAMIECOUNTYWY.GOV
12/05/2024		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	If septic system is installed for business restroom, a commercial wastewater permit is required. If septic system is installed for I dog waste, a DEQ permit is required. For questions, contact Environmental Health (307) 633-4090.	TIFFANY.GAERTNER@LARAMIECOUNTYWY.GOV
12/09/2024		Application	PZ-24-00105	GENERAL	No Comment	MANUEL.MUZQUIZ@LARAMIECOUNTYWY.GOV
12/10/2024		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All comments from the review engineer shall be addressed. 2. Any internal roadways on the site shall comply with the needs of emergency services. 3. It is understood the residence and commercial facility will share the existing access.	MOLLY.BENNETT@LARAMIECOUNTYWY.GOV

Permit Notes

12/10/2024	12/10/2024	Application	PZ-24-00105	GENERAL	<p>1.I agree that a Drainage Study and Traffic Study is not warranted for this development.</p> <p>2.The Title Block indicates this is located in Section 15. However, It should be changed to Section 13.</p> <p>3.A rural commercial development requires the access road to be 24 wide. Currently the roadway varies between 10 and 13.</p> <p>4.Please include labels for the radii for the access road to verify they are between 15 and 50 per the LCLUR.</p> <p>5.Will there be a trash container included and, if so, where will it be located?</p> <p>6.Per the LCLUR, the parking stalls shall be 20 in length unless the walkway in front of the stalls is widened to 6 and concrete wheel stops are added to each of the parking stalls/spaces.</p>	<p>SCOTT.LARSON@LARAMIECOUNTY.WY.GOV</p>
<p>1. ACK</p> <p>2. CORRECTED</p> <p>3. PLEASE SEE PRE APP NOTES WHERE PUBLIC WORKS APPROVED THE ACCESS AS IS</p> <p>4. PLEASE SEE PRE APP NOTES WHERE PUBLIC WORKS APPROVED THE ACCESS AS IS</p> <p>5. NO</p> <p>6. CORRECTED</p>						
12/11/2024		Application	PZ-24-00105	GENERAL	<p>(1)Commercial Kennels will need BOCC approval.</p> <p>(2)Does the site plan conform with the buffering standards for this type of land use intensity and proximity to adjacent land use?</p> <p>(3)What is the proposed location and type of trash containment for animal waste? Is the proposed type of trash containment sufficient to hold the anticipated amount of waste and control the smell?</p>	<p>LARAMIECOUNTY ATTORNEY@LARAMIECOUNTY.WY.GOV</p>
<p>1. ACK</p> <p>2. YES</p> <p>3. PLEASE SEE PRE APP NOTES WHERE ENV HEALTH STATES ANIMAL WASTE CAN GO TO GROUND THEN BE PICKED UP.</p>						

Review Comment Responses #2

Permit Notes

Permit Number: PZ-24-00105

Parcel Number: 14661310100900

Submitted: 11/25/2024

Applicant: HANSEN, MICHEAL SHANE
Owner: HURBIS, LOUIS M JR ET AL
Project Description: DOG BOARDING FACILITY

Site Address: 6912 CHRISTENSEN RD
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12/13/2024	12/13/2024	Application	PZ-24-00105	GENERAL	<p>2nd Review -</p> <p>1.If there are no trash containers, what happens to the trash for the residence and where will the trash and waste from the kennels go?</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
12/16/2024		Application	PZ-24-00105	GENERAL	<p>1. ACREAGE AND SPACE ALONG WITH THE BUILDING THAT HOUSES THE ANIMALS SUFFICE FOR BUFFERING.</p> <p>2. TRASH AND WASTE ARE CURRENTLY HAULED TO THE TRANSFER STATION - FUTURE PLAN WILL BE PLACE WASTE AND TRASH IN A DUMPSTER TO BE REMOVED BY A COMMERCIAL TRASH VENDOR.</p>	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
12/17/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	The deficiency has been corrected.	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV

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12/16/2024		Application	PZ-24-00105	GENERAL	<p>2nd Review:</p> <p>(1) The LCLUR requires buffering when a more intense land use is located adjacent to a less intensive land use, or urban zoning district. It also lists how wide, and the types of buffering allowed. So, how does the site plan conform with the buffering standards for this type of land use intensity and proximity to adjacent land use?</p> <p>(2) Answer about the proposed location and type of trash containment is non-responsive. Once picked up, where is the location of the trash container the waste is going to be put into, and what is the type of container that will be used to put the waste into? Is there not going to be any container used, and if so, what is the plan to pick up the waste and what is going to be done with the waste after it is picked up? Please be specific.</p>	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
12/17/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	The deficiency has been corrected.	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV
12/20/2024		Application	PZ-24-00105	GENERAL	Previous comments have been addressed. No further comment.	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV

Permit Notes

12/20/2024	12/20/2024	Application	PZ-24-00105	GENERAL	3rd Review - Previous comments have been addressed. No further comments at this time.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
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Ignore
 Delete
 Archive
 Reply
 Reply All
 Forward
 More
 Meeting
 All Apps
 Move
 Send to OneNote
 Actions
 Mark Unread
 Categorize
 Follow Up
 Find
 Related
 Select
 Read Aloud
 Immersive Reader
 Translate
 Zoom

FW: Reference 6912 Christensen Rd.



Catherine Cundall
To Sonny Keen

Reply
 Reply All
 Forward
 ...

Thu 12/26/2024 7:10 AM

You replied to this message on 12/26/2024 7:19 AM.

From: C WOLF <wolfcop14@msn.com>
Sent: Thursday, December 26, 2024 6:51 AM
To: Planning <planning@laramiecountyywy.gov>
Subject: Reference 6912 Christensen Rd.

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.

We have visited with our neighbors about this proposal and we support it. We have no issues with their plans for a dog boarding facility.

Feel free to contact us if you have any questions.

Sincerely,
 Chris and Sally Wolf
 6718 Bison Run Loop
 Cheyenne, WY 82009
 970-219-4479



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

Disclaimer: These notes 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 the 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. § 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.

Date: 9-25-24 Staff: J.L. C.C. R.L. D.P. T.G. Property Owner: HERBIE S	
Project Description: Dog Boarding Facility	
Project Location/Address: 6912 CHRISTENSEN ROAD R #: 0011920	
ATTENDEES/AGENTS/PARTIES	
Applicant LOUIS HERBIE S	Phone 607-768-3442 Email lherbie@gmail.com
Other MEREDITH	Phone Email
Other	Phone Email
APPLICATION TYPE(S)	
<input type="checkbox"/> Administrative Plat (Vacation? Y/N)	<input checked="" type="checkbox"/> Site Plan - <u>BCC APPROVE</u>
<input type="checkbox"/> Appeal	<input type="checkbox"/> Site Plan - Amendment
<input type="checkbox"/> Board Approval	<input type="checkbox"/> Site Plan - For Records
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Subdivision Exemption - Other
<input type="checkbox"/> Family Exemption	<input type="checkbox"/> Subdivision Permit & Plat
<input type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Variance
<input type="checkbox"/> Public Hearing - No Approval Required (Xmission lines, O&G)	<input type="checkbox"/> Zone Change
APPLICATION GUIDANCE	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees: \$750.00
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Plat / <u>Site Plan</u> / Plot Plan / Record of Survey / Preliminary Dev. Plan / Route Map / Zone Change Map:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Drainage Plans:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy
 Cheyenne, WY 82009 planning@laramiecounty.com
 Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	ROW Construction Permit:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant: <i>ACTUAL COST</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval: <i>\$200.00</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit: <i>FOR CONSTRUCTION ONLY</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319:

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>\$26.00 EACH x 1</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>ACTUAL COST</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant: <i>ADJACENT NEIGHBORS ONLY</i> <i>ACTUAL COST</i>



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

Miscellaneous Notes:

KEEP BARN FOR POSSIBLE FUTURE HORSE BOARDING.
BUILD A NEW FACILITY FOR DOG BOARDING. POSSIBLY A
35x100' or 85' POLE BARN FOR BOARDING.

CURRENT ZONING ALLOWS FOR KENNELS WITH
APPROVAL BY COUNTY COMMISSIONERS. APPLICANT
WILL SUBMIT SITE PLAN APPLICATION AND
AGENCIES REVIEW THEN APPROVAL BY
COMMISSIONERS.

ENVIRONMENTAL HEALTH - IF SEPTIC SYSTEM IS PART
OF THE PROJECT JUST FOR ANIMALS THE APPROVAL
WILL BE D.E.Q. OR JUST ENVIRONMENTAL HEALTH.
DRAINS IN KENNELS CAN GO ONTO GROUND IF
WANT. CONTACT TERRANY AT ENVIR. HEALTH AT
307-633-4090.

PUBLIC WORKS SAID ACCESS IS SUFFICIENT
FOR PROPOSED USE.

EXHIBIT A

Laramie County Planning and Development Fee Schedule					
Application and sign fees shall be paid at the time of application submittal. Other fees will be billed to the applicant.					
Application	Fee	Sign (per sign)	Legal Ad (per ad)	Engineer Review	Mailing
Preliminary Development Plan	\$1000.00	\$26.00	N/A	Actual Cost	Actual Cost
Low Impact GESC	\$250.00	N/A	N/A	Actual Cost	N/A
Standard GESC	\$500.00	N/A	N/A	Actual Cost	N/A
Board Approval	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Variance	\$600.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Temporary Use	\$100.00	N/A	N/A	N/A	N/A
Address – New Oil & Gas Facility	\$200.00	N/A	N/A	N/A	N/A
Address – Existing Oil & Gas Facility	\$100.00	N/A	N/A	N/A	N/A
Floodplain Development Permit	\$200.00	N/A	N/A	Actual Cost	N/A
Site Plan, New and Major Amendments	\$750.00	\$26.00	Actual Cost – if applicable	Actual Cost	Actual Cost
Site Plan, Minor Amendments	\$250.00	\$26.00	N/A	Actual Cost	Actual Cost
Zone Change	\$500.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Wireless Tower	\$250.00	\$26.00 - if applicable	Actual Cost – if applicable	Actual Cost	Actual Cost
Family Child Care Home	\$100.00	N/A	N/A	N/A	N/A
Subdivision Permit (25 lots or less)	\$1,200.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Subdivision Permit (26 lots or more)	\$1,800.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Administrative Plat	\$750.00	\$26.00	Actual Cost	Actual Cost	Actual Cost
Road/Easement Naming	\$200.00	\$26.00	N/A	N/A	Actual Cost
Environmental Health Fee **See Note**	\$200.00 with public sewer. \$200 plus \$10.00 per lot without public sewer (not to exceed \$500.00)				
Community Facility Fees	Land within a water/sewer district or serviced by a district: \$500.00 per acre, rounded to the nearest .1 acre. Minimum \$250.00				
Community Facility Fees	Land outside a water/sewer district with no public water/sewer services: \$50.00 per acre, rounded to the nearest .1 acre. Minimum \$25.00				
Public Safety Fees	Land within any water and/or sewer district or serviced by a public water system shall be assessed a \$200.00 per lot public safety fee				
Public Safety Fees	Land outside of a water and/or sewer district shall be assessed a \$1,000.00 per lot public safety fee				

**Note: Health Dept. fee increase relating to subdivision permit/plat process approved by Laramie County Board of Commissioners on June 2, 2015, and Board of Health on June 16, 2015.

Traffic Study Waiver Request Criteria

3-5-105a. Requirements

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.

Drainage Study Waiver Request Criteria

3-1-105 Drainage Report Waiver

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.



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

November 25, 2024

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 site plan of Tract 8, Stearns Subdivision.

Steil Surveying Services, agent for the owner, intends to do a site plan of 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 site plan is 9.85 acres. The disturbed site area is less than 2 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

RESOLUTION # _____

A RESOLUTION FOR BOARD APPROVAL FOR A DOG BOARDING KENNEL FACILITY USE, LOCATED ON TRACT 8, STEARNS SUBDIVISION, SITUATED IN THE E ½ NE ¼, SECTION 15, T14N, R66W, OF THE 6TH P.M., LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §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 have adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to section 1-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with section 4-2-101 governing the A1 – Agricultural and Rural Residential Zone District.

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 meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-101 of the Laramie County Land Use Regulations governing the A1 – Agricultural and Rural Residential Zone District.

And the Board approves the dog boarding kennel facility use located on Tract 8, Stearns Subdivision, Situated in the E ½ NE ¼, Section 15, T14N,, R66W, of the 6th P.M., Laramie County, WY, as shown on the attached 'Exhibit A' – Site Plan Map.

PRESENTED, READ, PASSED, this 21 day of Jan, 2025.

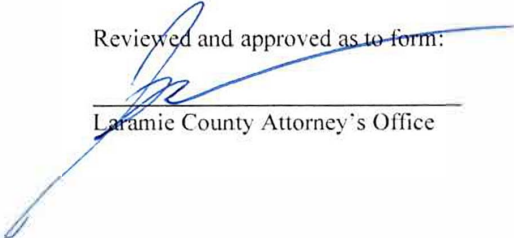
LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

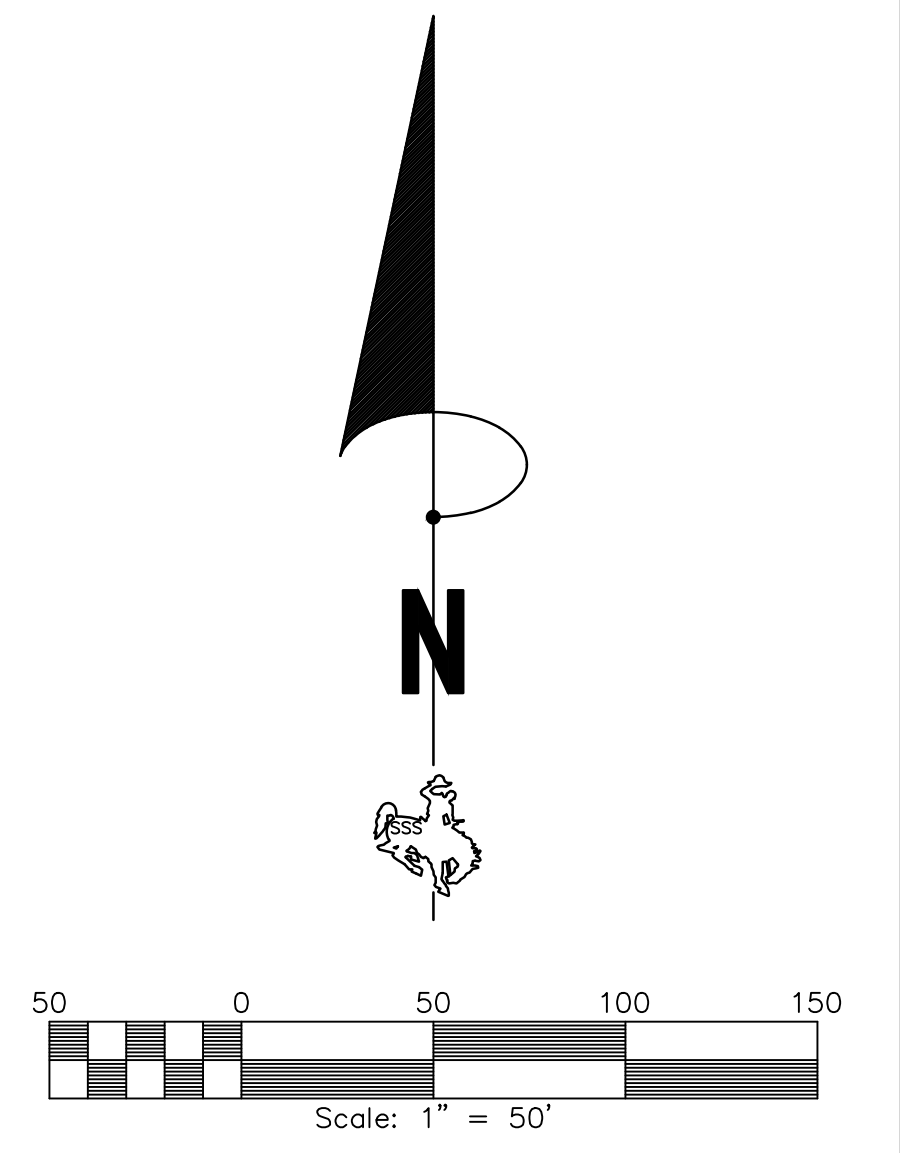
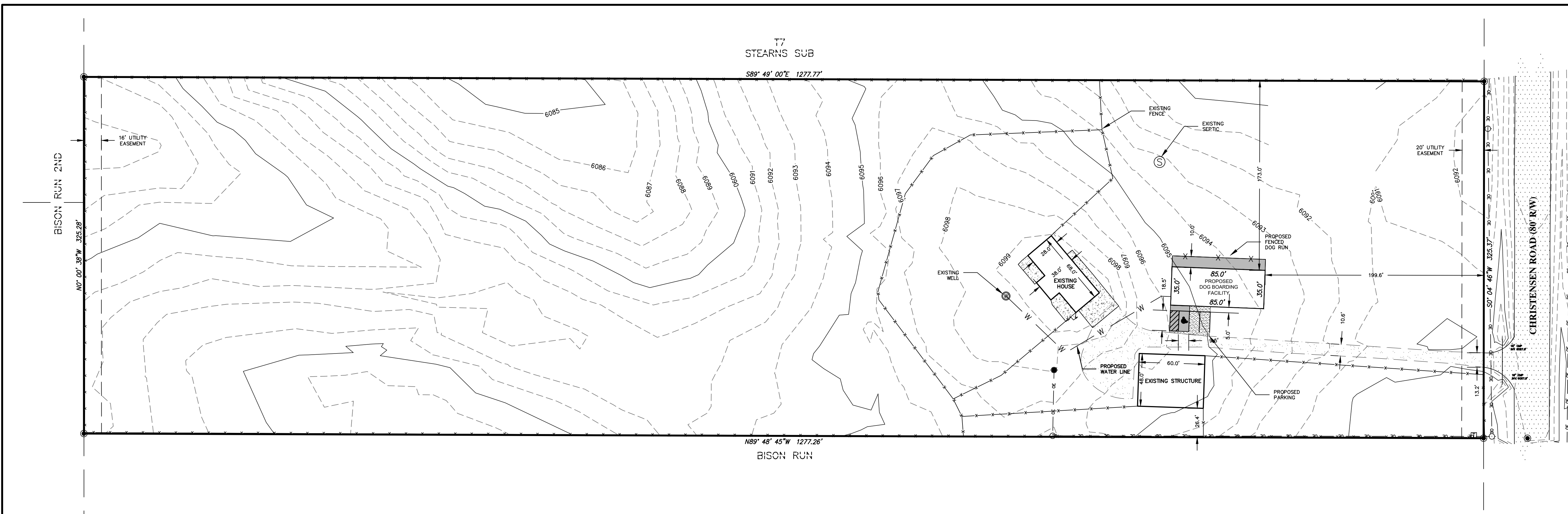
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

EXHIBIT A



SITE INFORMATION

TOTAL SITE AREA 9.85 ACRES

GENERAL NOTES

1. ZONING: A-1.
2. NO PROPOSED LANDSCAPING.

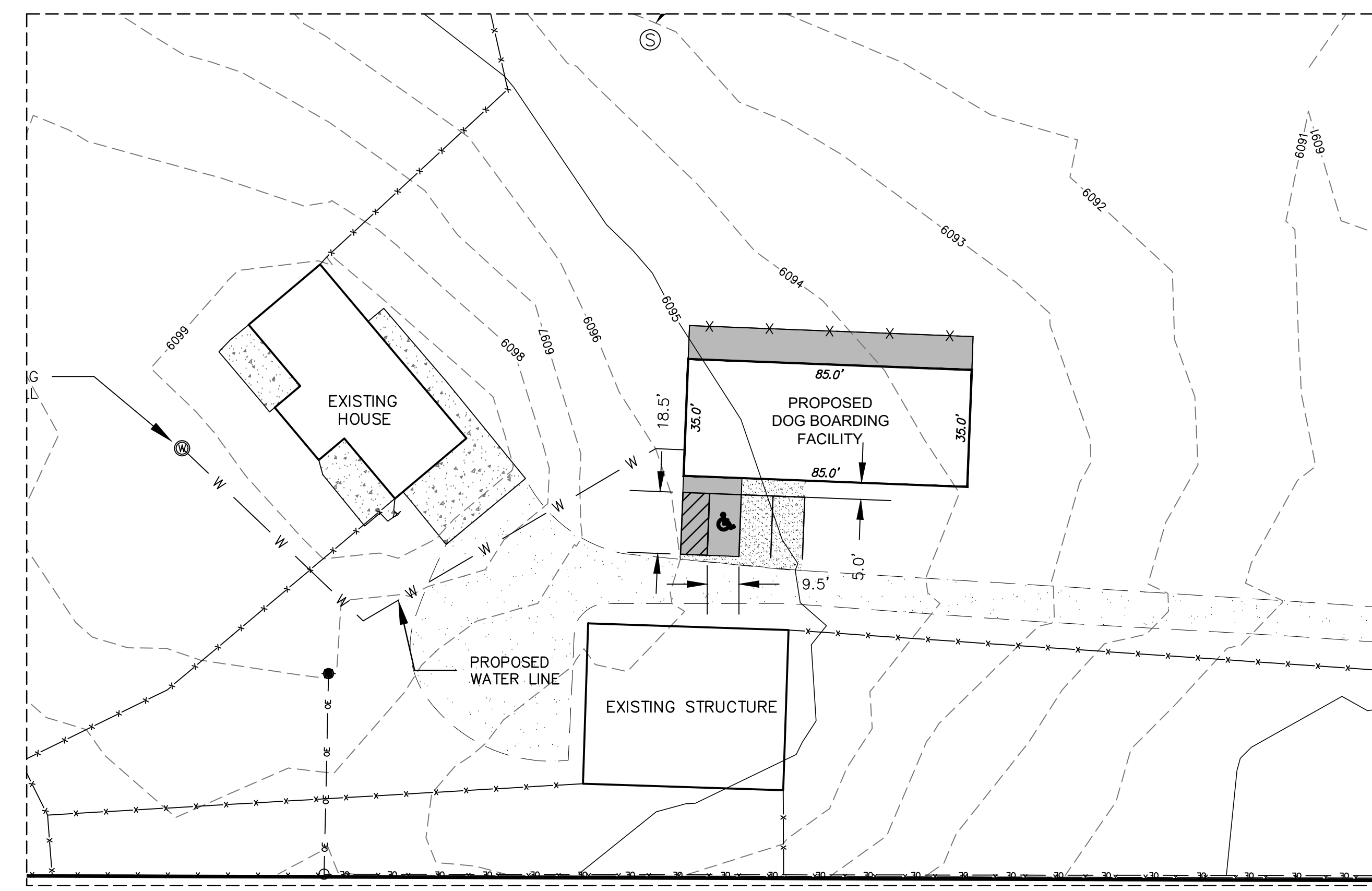
ANIMAL WASTE NOTE:

- CLEANING KENNELS BY SPRAYING WASTE OUT ONTO THE GROUND AND DISPOSING OF IT BY TRASH

LEGEND

- EXISTING ELECTRIC BOX
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINES
- x— EXISTING FENCE LINE
- FOUND ALUMINUM CAP
- ⊙ EXISTING WELL
- ⊙ EXISTING SEPTIC
- ⊙ EXISTING TELEPHONE PEDESTAL
- ▨ EXISTING BITUMINOUS SURFACE
- ▨ EXISTING CONCRETE SURFACE
- ▨ EXISTING/PROPOSED GRAVEL SURFACE
- PROPOSED CONCRETE SURFACE

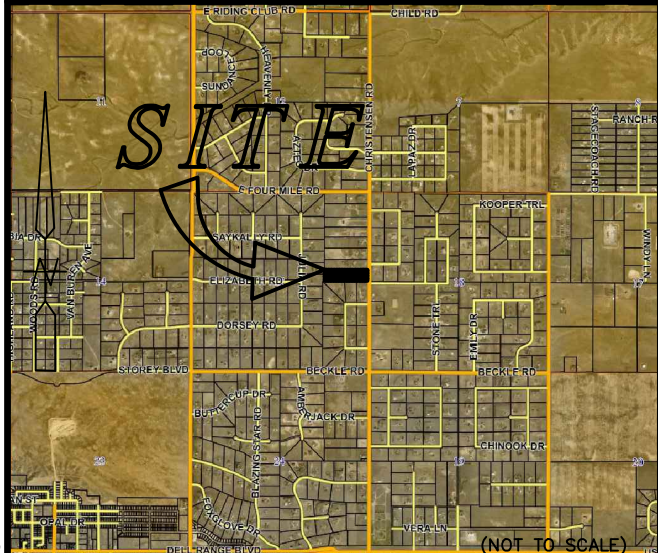
DETAIL



SITE PLAN FOR LOUIS HURBIS

OF TRACT 8, STEARNS SUBDIVISION,
SITUATE IN THE E½NE¼,
SECTION 15, T.14N., R.66W., OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING
PREPARED MAY, 2023

VICINITY MAP



**FOR AGENCY
REVIEW ONLY
NOT FOR
CONSTRUCTION**

BASIS OF BEARINGS:
WYOMING STATE PLANE COORDINATES,
EAST ZONE, NAD83-2011.
US SURVEY FEET, DISTANCES ARE GRID
DISTANCES.
ELEVATIONS:
NAVD88, BASED ON BENCHMARK C-90.

USER: SHANS
REVISED: 11/26/2024
24374 TR 8 STEARNS SUBDIVISION BNDY.DWG

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 ◦ (307) 634-7273
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