



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Sonny M. Pourchot, Associate Planner

DATE: January 20th, 2025

TITLE: PUBLIC HEARING: Subdivision Permit and Plat for The Life, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of landowners, Patrick and Robert Blythe, has submitted a Subdivision Permit and Plat application for The Life subdivision, located at 1760 I-25 Service Road. The application has been submitted for the purpose of subdividing the property into four (4) residential lots, with each lot averaging 11.51 acres.

BACKGROUND

The property consists of 57.53 acres, is designated LU – Land Use zone district and is currently residential vacant land. The surrounding area consists of further properties zoned LU – Land Use zone district, residential and agricultural.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

- Section 1-3-100 governing public notice.
- Section 2-4-104 governing the LU – Land Use zone district.
- Section 4-5-100 governing the criteria for a subdivision permit and plat.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface, (RAI). Rural residential uses are primarily anticipated in these areas with limited commercial service and retail uses being anticipated at major intersections.

Letters requesting waiver of traffic and drainage studies were submitted by the applicant, copies of which are attached. The County Engineer has concurred with the drainage waiver and requested a Transportation worksheet be submitted to confirm the waiver of the traffic study, which the applicant did prepare and provide.

According to the adopted AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. The memo states that lots within this zone shall be a minimum of 5 acres in order to sufficiently recharge groundwater after withdrawal from a pumping well. Development design standards contained within Section 2-1-104 of the Land Use Regulations dictate that minimum acreage within Zone 2 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways. The proposal outlines water being provided by individual wells.

Public notice was provided as required and no comments were received. At the time of this report, agency comments were still being reviewed and/or corrected by the applicant.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board find that:

- a. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.
- b. This application meets the criteria for a subdivision permit and plat pursuant to section 4-5-100 of the Laramie County Land Use Regulations.

and the Board approves the Subdivision Permit and Plat for The Life, Laramie County, WY, with the following condition:

- 1) All agency comments will be addressed and/or corrected prior to recordation.

PROPOSED MOTION

I move to adopt the findings of fact a and b of the staff report and to approve the Subdivision Permit and Plat for The Life, Laramie County, WY, with the following condition:

- 1) All agency comments will be addressed and/or corrected prior to recordation.

ATTACHMENTS

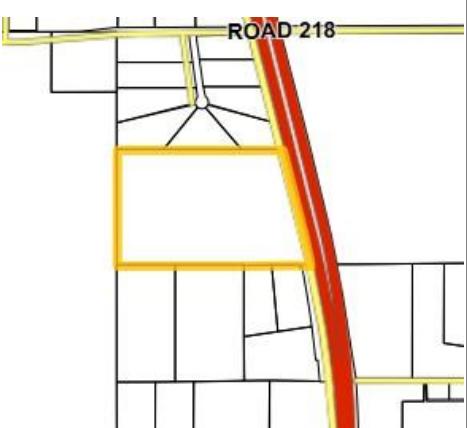
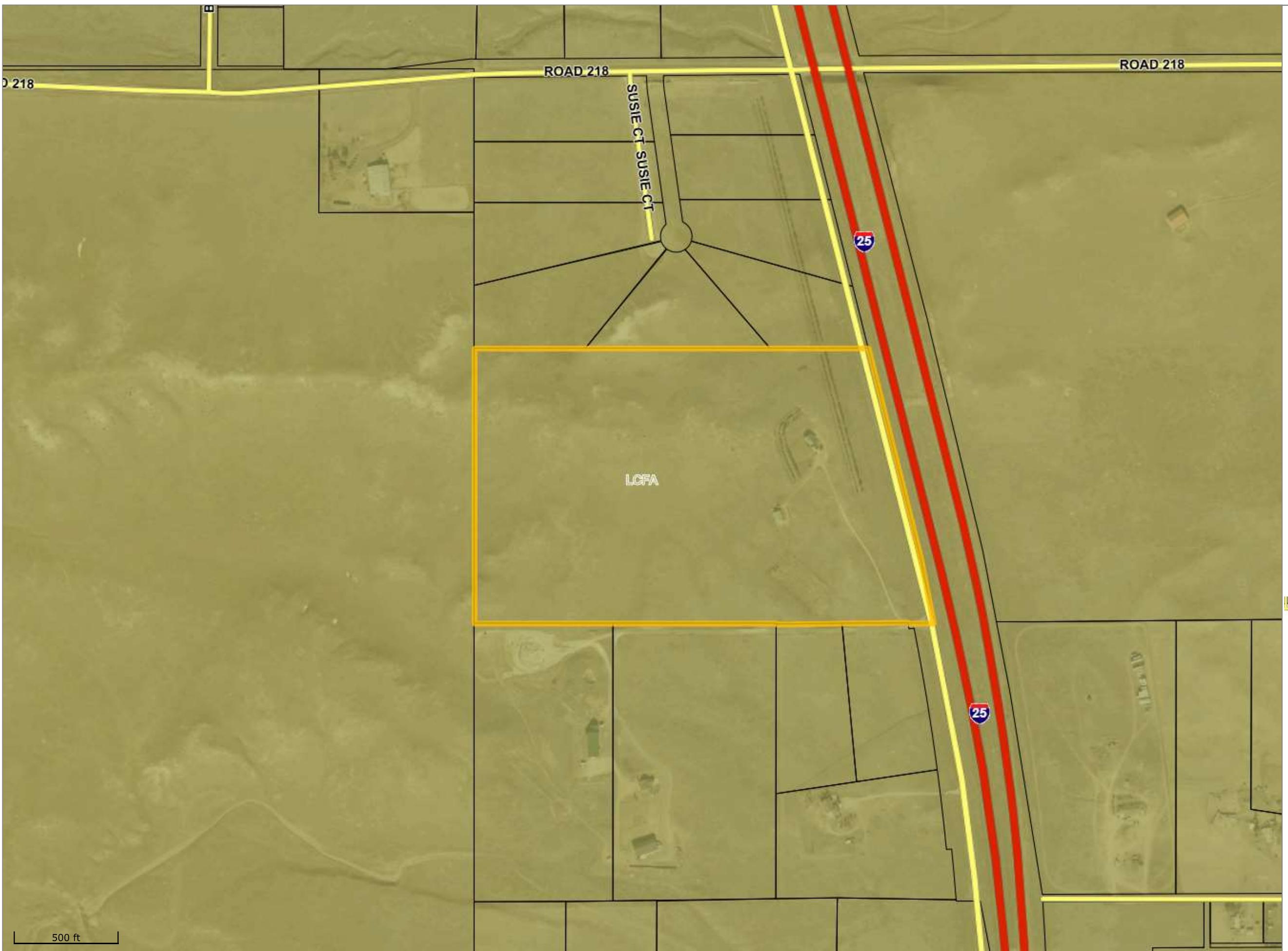
- Attachment 1: Location Map
- Attachment 2: Pre-App Meeting Notes
- Attachment 3: Project Narrative
- Attachment 4: Agency Review Comments and Applicant Responses
- Attachment 5: Traffic Waiver and Transportation Worksheet
- Attachment 6: Drainage Waiver
- Attachment 6: CFF & PSF Acknowledgement
- Attachment 7: Draft Resolution
- Attachment 8: The Life plat

PZ-25-00064

THE LIFE
SUBDIVISION

LCFA

LCSD 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 10/29/2025



Laramie County, WY
Laramie County Planning and Development Office

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

PERMIT

PA-25-00070

PRE-APPLICATION MEETINGS

SITE ADDRESS: 1760 I-25 SERVICE RD CHEYENNE
PRIMARY PARCEL: 15672420000400
PROJECT NAME: SMALL SUBDIVISION, 5 LOTS

ISSUED: 08/27/2025
EXPIRES: 02/23/2026

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

OWNER: DENNY, ANGELA AND SCOTT LIVING TR
PO BOX 2714
CHEYENNE, WY 82003

Detail Name	Detail Value
Meeting Date	08/27/2025
MEETING AM OR PM	AM
Application Types	Subdivision Permit and Plat
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	Shane would like to meet to discuss subdividing the 587 acre parcel into five lots.
Staff Attending	JA SP CC CS JP
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Small Subdivision (2-5 lots)
Drainage Plans	No
Drainage Study	Letter of Waiver
Traffic Study	Letter of Waiver
Public Safety Fees Acknowledgement Letter	Yes
Community Facility Fees Acknowledgement Letter	Yes
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No



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Roadway Maintenance Plan	No
Road/Easement Use Agreement	No
Right-of-Way Construction Permit	Upon Construction
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	Yes
Environmental and Services Impact Report	No
GESC Permit	No
Floodplain Development Permit	No
Perimeter Fence Construction per W.S.S. 18-5-319	Yes
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	<p>Shane: Five tract small subdivision. Access will be on south of subdivision. Potential access points to the north as well for WYDOT spacing requirements, they will be met.</p> <p>WYDOT: This is a rural collector so the space is 440'. This type of subdivision is normally accessed by one access point per WYDOT rules, section will be provided by Taylor.</p> <p>The tracts 1-4 can be accessed off the new road that is being created. Tract 5 can potentially be accessed from the service road, but will be determined by WYDOT. Additional 40' feet will be dedicated as an access easement to add on to the existing access easement on the south of subdivision.</p> <p>John: There will need to be a turnaround for fire apparatus at the end of the access road. Under the assumption that the lots will be sold, the road will need to be built to county standards. This will go straight to BOCC for a hearing.</p> <p>No DEQ.</p> <p>Justin: Put clarification that once the lots are sold is when the road will be built.</p>

CONDITIONS



Laramie County, WY

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* 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.

* 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.



September 16, 2025

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

InRe: LETTER OF JUSTIFICATION – THE LIFE a subdivision of a portion of Section 24, Township 15 North, Range 67 West, 6th P.M., Laramie County Wyoming.

Steil Surveying Services, agent for the owner, intends to subdivide a portion of Section 24, Township 15 North, Range 667West, 6th P.M., Laramie County Wyoming Laramie County, Wyoming.

The overall density of the subdivision is 57.53 acres. The Proposed subdivision will consist of FIVE (5) tracts. The tracts average 11.51 acres. The parcel falls in AMEC Zone 2 which requires 5.25 acres per tract. The subdivision is for residential use.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

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

Permit Notes

Permit Number: PZ-25-00064

Parcel Number: 15672420000400

Submitted: 09/16/2025

Applicant: HANSEN, MICHEAL SHANE
 Owner: DENNY, ANGELA AND SCOTT LIVING TR
 Project Description: RESIDENTIAL SUBDIVISION

Site Address: 1760 I-25 SERVICE RD
 Cheyenne, WY 82009

Technically Complete: 09/17/2025
 Approved: Issued:

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
09/17/2025		Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No issues with the limited information presented. Veldheer-C4	AARON.VELDHEER@LARAMIECOUNTY.WY.GOV
09/17/2025	09/17/2025	Application	PZ-25-00064	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
09/18/2025	09/18/2025	Application	PZ-25-00064	GENERAL	No concerns noted	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
09/18/2025	09/18/2025	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments following review of the plat drawing and associated parcel data. Ownership changes recorded in 2025 will be reflected on the 2026 assessment roll.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
09/24/2025		Application	PZ-25-00064	GENERAL	No Comment	CHRISTOPHER.YANEY@LARAMIECOUNTY.WY.GOV
09/25/2025		Application	PZ-25-00064	GENERAL	Please see SEO Review Letter.	SUE.KINSLEY@LARAMIECOUNTY.WY.GOV
09/29/2025		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
09/30/2025		Application	PZ-25-00064	GENERAL	1st Review Engineer Comments 1.A Preliminary Drainage Report is required to be submitted with the plat per 5-2-106. There are no waivers for a Drainage Report if an applicant meets the criteria requiring a Drainage Report. There are potential administrative adjustments to a Drainage Report that can be made; however, an engineer must show it complies with all the items in 1-5-101.e. 2.A Transportation Worksheet needs to be submitted per 5-6-103. 3.Per 4-5-103.General Standards.vii.B. Subdivisions with four or more tracts with proposed roadways shall be within rights-of-way that are dedicated to the public and access easement shall not be allowed. The existing 80' access easement will	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

need to be platted as an 80' publicly dedicated ROW or a different publicly dedicated ROW will need to be established for these tracts. Additionally, per 4-5-103.General Standards.vii.E. if the subdivision ties into existing roadways that do not meet the current standards (i.e., dedicated ROW, construction/design standards, etc.), it shall be the responsibility of the developer to make the necessary modifications to the existing roads to bring them up to current standards.

4.Per 4-5-103.General Standards.vii.C. and per 5-6-109.c.v., Roadways shall be fully constructed to the furthest subdivision boundary line for all ROW established or shown on the plat.

5.It appears, based on WYDOTs spacing criteria, that only Tract 5 could possibly have an access off the I25 Service Road and all other Tracts shall access via a new dedicated ROW. Tract 5 also appears to be for the existing residence that currently is using an access road that goes through Tract 4. Is it intended to create a new access road for Tract 5 off the Service Road?

6.Per 4-5-102.c. the plat drawing shall include the following items: 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.). How was the I-25 Service Road established? 21.) A legend that defines all the various symbols, line types, shading/hatching, etc. used in the drawing. The legend shown on the plat only defines symbols, but not line types.

7.The Tract numbers for Tracts 2 and 3 of the Southfork Ranches should be labeled on the plat drawing.

8.Per 4-5-108, a road maintenance plan shall be submitted for the roadway that serves this subdivision.

9.The sections outlined in the letters for traffic and drainage study waivers reference the old regulations and need to reference the proper sections in the new regulations. Also please note that Administrative Adjustments (no longer referred to as waivers) are restricted to specific items that the Planning Director and Public Works Director can allow. All other items would require a variance which would have to go through the Planning Commission for review and approval. Please refer to 1-5-100 and 7-1-100.

Surveyor Comments

1.Per 4-5-102.c. the plat drawing shall include the following items: 4.) Dedication and acknowledgment statements must be executed by all owners of legal and equitable interests in the property being subdivided/developed. The acknowledgement shall be located near the dedication on the plat. The dedication of right of ways and easements is mentioned in the DEDICATION, however it does not define if

Permit Notes

they are dedicated to the public or for any other purpose. 10.) For subdivisions in the County, survey tie(s) by bearing/azimuth and the distance to the nearest public land survey system monument shall be accurately described on the plat. In addition, for the purposes of enhancing the City and County GIS Program framework, all public land survey corners on or within the subdivision boundary shall have field observation coordinates provided on the plat. These coordinates shall reference Wyoming State Plane Coordinate System, East Zone, U.S. Survey foot, NAD 1983(CORS96). The coordinates shall be observed and verified at the time of the plat survey. There are no Wyoming State Plane field observation coordinates shown on the plat. 16.) Where applicable, curve data showing the radius, central angle, arc length, chord bearing/azimuth and distance and any notation of non-tangent curves. The location of points of curvatures and intersections shall be shown. The point of curvature for the curve on the east boundary of the subdivision should be shown. 18.) The right-of-way lines, widths and names of all streets, roads, and easements within and adjacent to the proposed subdivision/development. What is the width of the I-25 SERVICE ROAD portion of I-25?

09/30/2025	09/30/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
10/01/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	Public Works Review #1 under Regs adopted 8.5.25: 1. All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/01/2025		Workflow	WYDOT REVIEW	GENERAL	<p>1. Note that the WYDOT Access Manual states: "Subdivisions should be allowed no more than one (two maximum, if justified) direct access onto a State highway. All WY.WY.GOV sites or residences within the subdivision shall be directly accessed from an internal road system." In general, developers should utilize internal roadway networks whenever possible. That being said, low volume subdivisions that meet WYDOT spacing requirements at times may be permitted. Each subdivision is evaluated on a case by case basis.</p> <p>Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Maintain existing drainage patterns so that stormwater is not concentrated and diverted from locations where it currently crosses WYDOT R/W. Please submit all access documentation to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118).</p> <p>To obtain an access permit application (Access application (M-3A)) see the following link:</p>	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV

Permit Notes

https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html

2. Developers and landowners should be aware that any work or presence in the right of way created by development/construction for this project will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits (except for access permits) and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123). Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre-development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

3. Please note that there are snow fences within the subdivision and all agreement requirements should be reviewed and followed.

10/02/2025	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Perc tests and small wastewater permits required on all lots before installation of small wastewater system. All proper setbacks to drainages, property lines, neighboring wells and septic systems must be met. Call Environmental Health at 307-633-4090 with any questions.	JENNIFER.ESCOBEDO@LARAMIECOUNTY.WY.GOV
10/06/2025	Application	PZ-25-00064	GENERAL	2nd Review 1.A Preliminary Drainage Report is required to be submitted with the plat per 5-2-106. There are no waivers for a Drainage Report if an applicant meets the criteria requiring a Drainage Report. There are potential administrative adjustments to the actual Drainage Report that can be made; however, an engineer must show it complies with all the items in 1-5-101.e, which needs to be submitted by a licensed engineer. 2.A Transportation Worksheet needs to be submitted per 5-6-103. An administrative adjustment can only be made to modify the requirements within a Traffic Impact Study, but not for the submittal of a Transportation Worksheet. A variance of a Transportation Worksheet would need to be approved by the Planning Commission. 3.Per 4-5-103.General Standards.vii.B. Subdivisions with four or more tracts with proposed roadways shall be within rights-of-way that are dedicated to the public, and access easement	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

shall not be allowed. The existing 80 access easement will need to be platted as an 80 publicly dedicated ROW or a different publicly dedicated ROW will need to be established for these tracts. Additionally, per 4-5-103.General Standards.vii.E. if the subdivision ties into existing roadways that do not meet the current standards (i.e., dedicated ROW, construction/design standards, etc.), it shall be the responsibility of the developer to make the necessary modifications to the existing roads to bring them up to current standards. The applicant needs to obtain 80 of dedicated ROW or utilize a different roadway for access if they cannot get the adjacent 40 platted as publicly dedicated ROW.

4.Per 4-5-102.c. the plat drawing shall include the following items: 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.). How was the I-25 Service Road established?

5.Per 4-5-108, a road maintenance plan shall be submitted for the roadway that serves this subdivision. The road maintenance plan shall be submitted with this plat application, reviewed and approved with this plat.

10/23/2025	Application	PZ-25-00064	GENERAL	<p>3rd Review</p> <p>1.Since the subdivision has been reduced to 4 tracts, a Preliminary Drainage Report is not required per 5-2-106.</p> <p>2.A Transportation Worksheet needs to be submitted per 5-6-103.</p> <p>3.Section 4-5-108 states, "All roads not accepted for maintenance by the County shall require a plan and funding source for road maintenance. The plan shall include yearly costs for maintenance (blading, snow removal, etc.) as well as other scheduled maintenance (i.e., chip seal every 8 - 10 years if paved roadways, etc.) and document how much each lot will be required to pay each year (or monthly to a road maintenance organization). The plan shall name and establish a legal organization which is responsible for road maintenance. The written plan shall be submitted with the subdivision permit and plat application. Documentation of the formal formation of the organization and showing how each lot will be responsible for the associated costs shall be a part of the plan provided by the subdivider for any small, minor or major subdivision".</p> <p>4.The access road within the existing easement shall be designed and constructed to meet the requirements of the LCLUR for a Local County Road, Rural Subdivision (Buildout Volume less than 350 ADT), refer to Figure 5-6-13, since this roadway will be used to access a total of 7 tracts (4 existing and 3 proposed). Plans shall be submitted to the County for review and approval prior to construction. As stated, and acknowledged in previous comments, the roadway shall be designed and constructed to the furthest point of the</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
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Permit Notes

subdivision to the west (4-5-103.General Standards.vii.C. and 5-6-109.c.v.).

5. Per WYDOTs comments and per the County (i.e., in general developers should utilize internal roadway networks whenever possible and in this case there is no reason Tract 1 would need access off the service road), Note 6 needs to be changed to indicate Tracts 1, 2 and 3 shall be accessed off the roadway in the easement and only Tract 4 shall access from I25 Service Road.

Permit Notes

Permit Number: PZ-25-00064

Parcel Number: 15672420000400

Submitted: 09/16/2025

Applicant: HANSEN, MICHEAL SHANE
 Owner: DENNY, ANGELA AND SCOTT LIVING TR
 Project Description: RESIDENTIAL SUBDIVISION

Site Address: 1760 I-25 SERVICE RD
 Cheyenne, WY 82009

Technically Complete: 09/17/2025
 Approved: Issued:

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
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Permit Notes

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4.Per 4-5-103.General Standards.vii.C. and per 5-6-109.c.v., Roadways shall be fully constructed to the furthest subdivision boundary line for all ROW established or shown on the plat.

5.It appears, based on WYDOTs spacing criteria, that only Tract 5 could possibly have an access off the I25 Service Road and all other Tracts shall access via a new dedicated ROW. Tract 5 also appears to be for the existing residence that currently is using an access road that goes through Tract 4. Is it intended to create a new access road for Tract 5 off the Service Road?

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8.Per 4-5-108, a road maintenance plan shall be submitted for the roadway that serves this subdivision.

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Surveyor Comments

1.Per 4-5-102.c. the plat drawing shall include the following items: 4.) Dedication and acknowledgment statements must be executed by all owners of legal and equitable interests in the property being subdivided/developed. The acknowledgement shall be located near the dedication on the plat. The dedication of right of ways and easements is mentioned in the DEDICATION, however it does not define if

Permit Notes

they are dedicated to the public or for any other purpose. 10.) For subdivisions in the County, survey tie(s) by bearing/azimuth and the distance to the nearest public land survey system monument shall be accurately described on the plat. In addition, for the purposes of enhancing the City and County GIS Program framework, all public land survey corners on or within the subdivision boundary shall have field observation coordinates provided on the plat. These coordinates shall reference Wyoming State Plane Coordinate System, East Zone, U.S. Survey foot, NAD 1983(CORS96). The coordinates shall be observed and verified at the time of the plat survey. There are no Wyoming State Plane field observation coordinates shown on the plat. 16.) Where applicable, curve data showing the radius, central angle, arc length, chord bearing/azimuth and distance and any notation of non-tangent curves. The location of points of curvatures and intersections shall be shown. The point of curvature for the curve on the east boundary of the subdivision should be shown. 18.) The right-of-way lines, widths and names of all streets, roads, and easements within and adjacent to the proposed subdivision/development. What is the width of the I-25 SERVICE ROAD portion of I-25?

09/30/2025	09/30/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
10/01/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	Public Works Review #1 under Regs adopted 8.5.25: 1. All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/01/2025		Workflow	WYDOT REVIEW	GENERAL	<p>1. Note that the WYDOT Access Manual states: "Subdivisions should be allowed no more than one (two maximum, if justified) direct access onto a State highway. All WY.WY.GOV sites or residences within the subdivision shall be directly accessed from an internal road system." In general, developers should utilize internal roadway networks whenever possible. That being said, low volume subdivisions that meet WYDOT spacing requirements at times may be permitted. Each subdivision is evaluated on a case by case basis.</p> <p>Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Maintain existing drainage patterns so that stormwater is not concentrated and diverted from locations where it currently crosses WYDOT R/W. Please submit all access documentation to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118).</p> <p>To obtain an access permit application (Access application (M-3A)) see the following link:</p>	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV

Permit Notes

https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html

2. Developers and landowners should be aware that any work or presence in the right of way created by development/construction for this project will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits (except for access permits) and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123). Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre-development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

3. Please note that there are snow fences within the subdivision and all agreement requirements should be reviewed and followed.

10/02/2025	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Perc tests and small wastewater permits required on all lots before installation of small wastewater system. All proper setbacks to drainages, property lines, neighboring wells and septic systems must be met. Call Environmental Health at 307-633-4090 with any questions.	JENNIFER.ESCOBEDO@LARAMIECOUNTY.WY.GOV
10/06/2025	Application	PZ-25-00064	GENERAL	2nd Review 1.A Preliminary Drainage Report is required to be submitted with the plat per 5-2-106. There are no waivers for a Drainage Report if an applicant meets the criteria requiring a Drainage Report. There are potential administrative adjustments to the actual Drainage Report that can be made; however, an engineer must show it complies with all the items in 1-5-101.e, which needs to be submitted by a licensed engineer. 2.A Transportation Worksheet needs to be submitted per 5-6-103. An administrative adjustment can only be made to modify the requirements within a Traffic Impact Study, but not for the submittal of a Transportation Worksheet. A variance of a Transportation Worksheet would need to be approved by the Planning Commission. 3.Per 4-5-103.General Standards.vii.B. Subdivisions with four or more tracts with proposed roadways shall be within rights-of-way that are dedicated to the public, and access easement	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

shall not be allowed. The existing 80 access easement will need to be platted as an 80 publicly dedicated ROW or a different publicly dedicated ROW will need to be established for these tracts. Additionally, per 4-5-103.General Standards.vii.E. if the subdivision ties into existing roadways that do not meet the current standards (i.e., dedicated ROW, construction/design standards, etc.), it shall be the responsibility of the developer to make the necessary modifications to the existing roads to bring them up to current standards. The applicant needs to obtain 80 of dedicated ROW or utilize a different roadway for access if they cannot get the adjacent 40 platted as publicly dedicated ROW.

4.Per 4-5-102.c. the plat drawing shall include the following items: 14.) Plats that show adjacent or internal existing roadways and rights of way shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.). How was the I-25 Service Road established?

5.Per 4-5-108, a road maintenance plan shall be submitted for the roadway that serves this subdivision. The road maintenance plan shall be submitted with this plat application, reviewed and approved with this plat.

10/23/2025	Application	PZ-25-00064	GENERAL	<p>3rd Review</p> <p>1.Since the subdivision has been reduced to 4 tracts, a Preliminary Drainage Report is not required per 5-2-106.</p> <p>2.A Transportation Worksheet needs to be submitted per 5-6-103.</p> <p>3.Section 4-5-108 states, "All roads not accepted for maintenance by the County shall require a plan and funding source for road maintenance. The plan shall include yearly costs for maintenance (blading, snow removal, etc.) as well as other scheduled maintenance (i.e., chip seal every 8 - 10 years if paved roadways, etc.) and document how much each lot will be required to pay each year (or monthly to a road maintenance organization). The plan shall name and establish a legal organization which is responsible for road maintenance. The written plan shall be submitted with the subdivision permit and plat application. Documentation of the formal formation of the organization and showing how each lot will be responsible for the associated costs shall be a part of the plan provided by the subdivider for any small, minor or major subdivision".</p> <p>4.The access road within the existing easement shall be designed and constructed to meet the requirements of the LCLUR for a Local County Road, Rural Subdivision (Buildout Volume less than 350 ADT), refer to Figure 5-6-13, since this roadway will be used to access a total of 7 tracts (4 existing and 3 proposed). Plans shall be submitted to the County for review and approval prior to construction. As stated, and acknowledged in previous comments, the roadway shall be designed and constructed to the furthest point of the</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
				<p>1. ack</p> <p>2. ack</p> <p>3. ack</p> <p>4. ack</p> <p>5. the note will remain as is. We have wydot approval per taylor mccort.</p>	

Permit Notes

subdivision to the west (4-5-103.General Standards.vii.C. and 5-6-109.c.v.).

5. Per WYDOTs comments and per the County (i.e., in general developers should utilize internal roadway networks whenever possible and in this case there is no reason Tract 1 would need access off the service road), Note 6 needs to be changed to indicate Tracts 1, 2 and 3 shall be accessed off the roadway in the easement and only Tract 4 shall access from I25 Service Road.



September 16, 2025

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

InRe: Request for waiver of the Traffic Study requirements for a subdivision to be known as THE LIFE, situate in a portion of Section 24, T15N, R67W, of the 6th P.M., Laramie County, Wyoming.

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

The overall density of the subdivision is 57.53 acres. The Proposed subdivision will consist of FIVE (5) tracts. The tracts average 11.51 acres. The parcel falls in AMEC Zone 2 which requires 5.25 acres per tract. Given limited 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.

Shane Hansen

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



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

October 2, 2025

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

**InRe: Request for a waiver of the Transportation Worksheet requirements
for a Subdivision, to be known as The Life, Laramie County, WY.**

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 Transportation Worksheet, Per 5-6-103.a.ii.

Given limited 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



LARAMIE COUNTY LAND USE REGULATIONS

Transportation Assessment Worksheet

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

Project: _____ By: _____

Date: _____ Contact: _____

Owner/Developer: _____ Phone: _____

Property Address or Legal Description (lot, block, subdivision): _____

Legal Description: _____

Existing Zoning: _____ Change to: _____
Existing Land Use: _____ Proposed: _____

Above changes if applicable.

Applicant email: _____

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

Total:

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

Notes: Weekday Trips

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day

Total:

New Land Use: _____ Trips/Day

Increase (+)/Decrease (-): _____

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: ITE does not have a rural residential location dataset, actual weekday range is anticipated in the 4-6 trips per day per unit.

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)



Graph Look Up

Query

DATA SOURCE:
Trip Generation Manual, 11th Ed

New data edition is available. [Upgrade now.](#)

SEARCH BY LAND USE CODE:
210

LAND USE GROUP:
(200-299) Residential

LAND USE:
210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

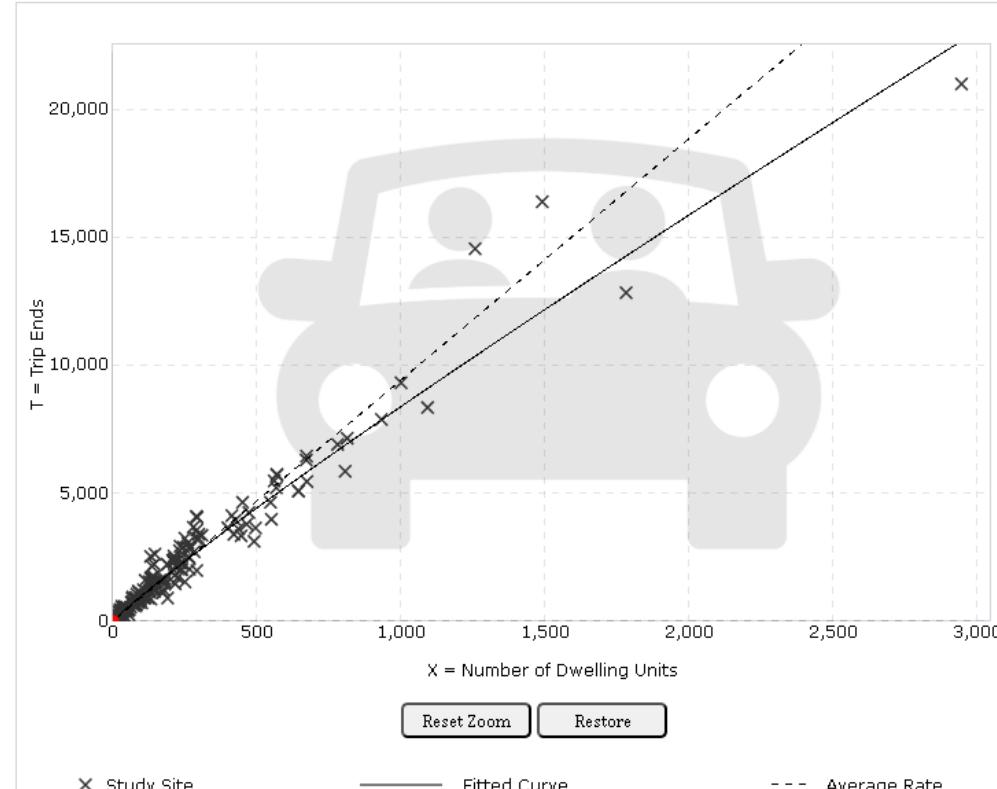
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
4 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:	Single-Family Detached Housing (210) Click for Description and Data Plots
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
Calculated Trip Ends:	Average Rate: 38 (Total), 19 (Entry), 19 (Exit) Fitted Curve: 52 (Total), 26 (Entry), 26 (Exit)

Query Filter

DATA SOURCE:
Trip Generation Manual, 11th Ed

New data edition is available. [Upgrade now](#).

SEARCH BY LAND USE CODE:
210 

LAND USE GROUP:
(200-299) Residential

LAND USE:
210 - Single-Family Detached Housing

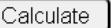
LAND USE SUBCATEGORY:
All Sites

SETTING/LOCATION:
General Urban/Suburban

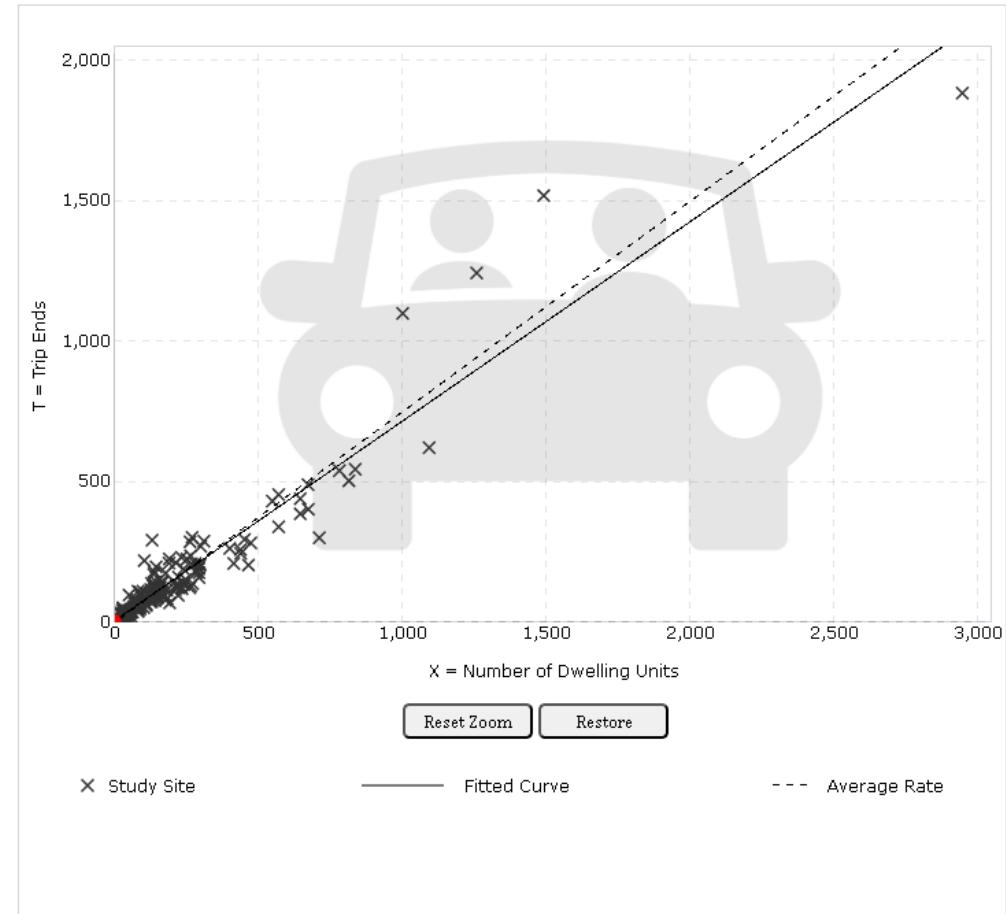
INDEPENDENT VARIABLE (IV):
Dwelling Units

TIME PERIOD:
Weekday, AM Peak Hour of Generator

TRIP TYPE:
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:
4 

Data Plot and Equation



DATA STATISTICS

Land Use:	Single-Family Detached Housing (210) Click for Description and Data Plots
Independent Variable:	Dwelling Units
Time Period:	Weekday
Setting/Location:	AM Peak Hour of Generator
Trip Type:	General Urban/Suburban
Number of Studies:	Vehicle
Avg. Num. of Dwelling Units:	169
Average Rate:	217
Range of Rates:	0.75
Standard Deviation:	0.34 - 2.27
Fitted Curve Equation:	0.25
R²:	T = 0.71[X] + 7.23
Directional Distribution:	0.91
Calculated Trip Ends:	26% entering, 74% exiting
	Average Rate: 3 (Total), 1 (Entry), 2 (Exit)
	Fitted Curve: 10 (Total), 3 (Entry), 7 (Exit)



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

September 16, 2025

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

**InRe: Request for waiver of the Drainage Study requirements for a
subdivision to be known as THE LIFE a SUBDIVISION of a portion of Section 24,
Township 15 North, Range 67 West, 6th P.M., Laramie County Wyoming.**

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

The overall density of the subdivision is 57.53 acres. The Proposed subdivision will consist of FIVE (5) tracts. The tracts average 11.51 acres. The parcel falls in AMEC Zone 2 which requires 5.25 acres per tract.

Given limited surface runoff increases, 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



September 16, 2025

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

**InRe: Plat to be known as THE LIFE a SUBDIVISION of a
portion Section 24, Township 15 North, Range 67 West, 6th P.M.,
Laramie County Wyoming.**

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 §§1-1-106 of the Laramie County Land Use Regulations.

Sincerely,

A handwritten signature in blue ink that reads "Shane Hansen". The signature is fluid and cursive, with "Shane" on the top line and "Hansen" on the bottom line.

Shane Hansen

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

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
THE LIFE, LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "THE LIFE".**

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 The Life.

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 the Subdivision Permit and Plat for The Life, Laramie County, WY, with the following condition:

- 1) All agency comments will be addressed and/or corrected prior to recordation.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF

_____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

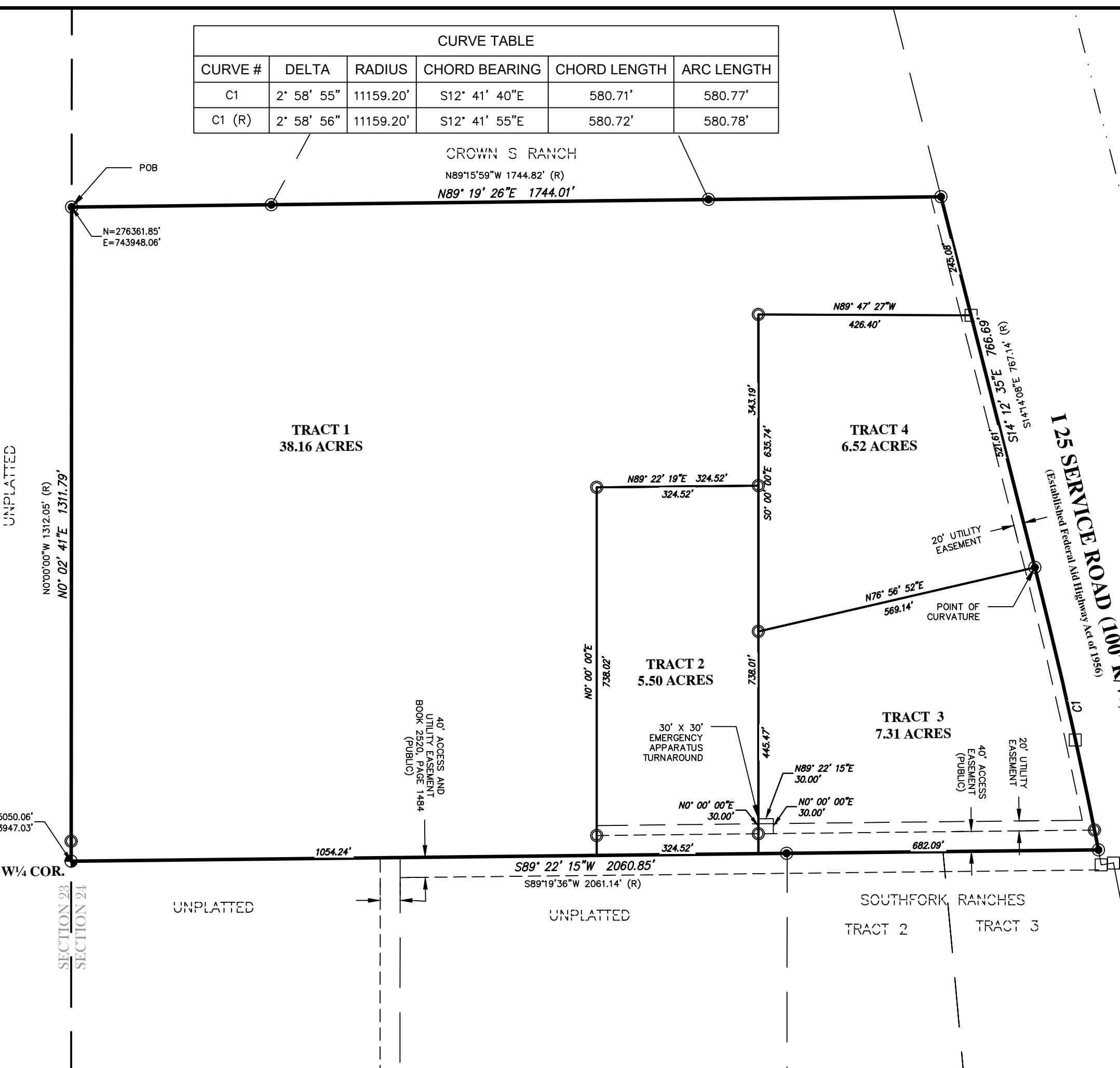
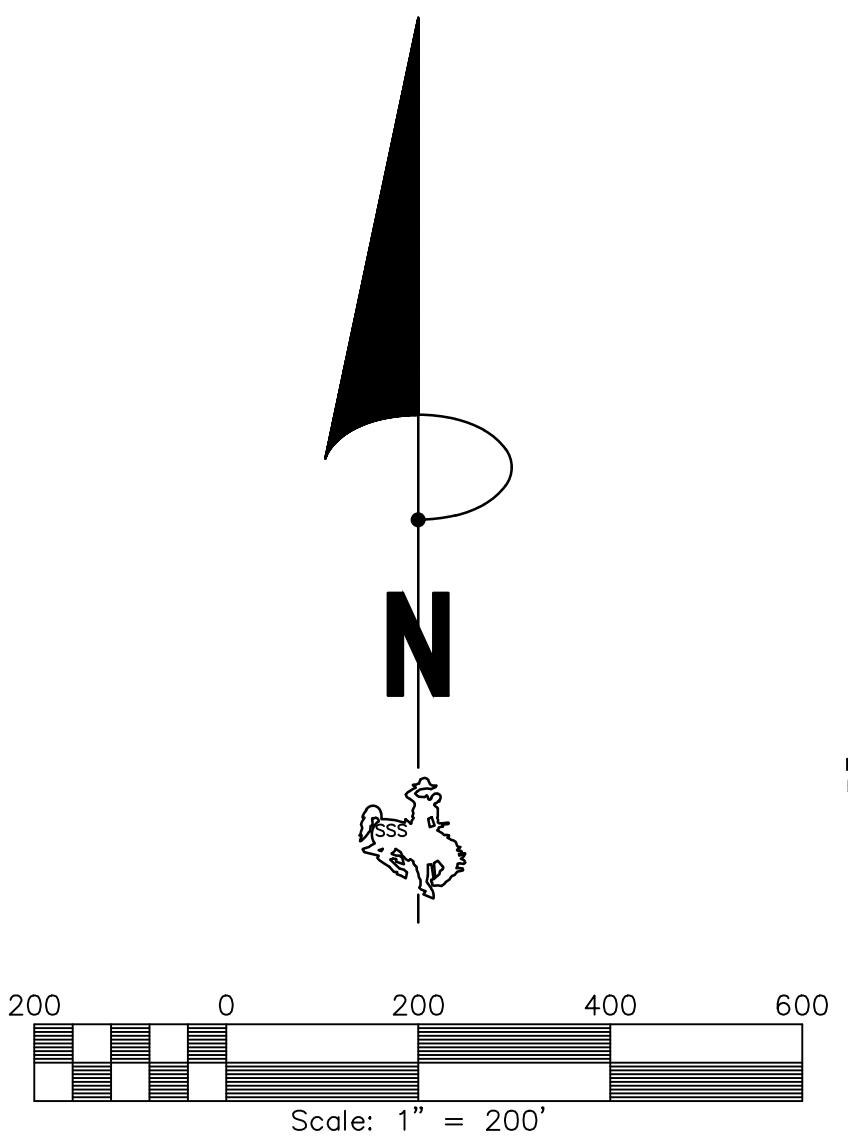
Debra K. Lee, Laramie County Clerk

Reviewed and approved resolution only as to form:

K. Lee
Laramie County Attorney's Office

LEGEND

- SET $\frac{5}{8}$ " X 24" LONG REBAR WITH 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 5/8" IRON REBAR
- FOUND ALUMINUM CAP
- FOUND GLO STONE
- FOUND ROW MONUMENT
- FOUND BRASS CAP
- (R) DENOTES RECORD DATA
- BOUNDARY LINE
- LOT LINE
- PROPERTY LINE
- EXISTING EASEMENT



VICINITY MAP



FILING RECORD

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.

REVISED: 1/7/2026

25326 THE LIFE FINAL PLAT.DWG

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Scott Denny and Angela Denny, owners in fee simple of a portion of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 24, Township 15 North, Range 67 West, 6th P.M., Laramie County, Wyoming. More particularly described as follows:

Beginning at a point on the West line of said Section 24, said point lying South 0°00'00" East, a distance of 1325.83 feet from the Northwest corner of said Section 24; thence North 89°15'59" East, a distance of 1744.82 feet to the Westerly Right-of-Way of Interstate 25; thence South 14°14'08" East, along the said Westerly Right-of-Way, a distance of 767.14 feet to the point of beginning of a curve; thence along a curve concave to the West, said curve having a Radius of 11159.20 feet, a Delta of 2°58'56" and whose chord bears South 12°41'55" East, a chord distance of 580.78 feet to a point on the South line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 24; Thence South 89°19'36" West, along the said South line of the S $\frac{1}{2}$ NW $\frac{1}{4}$, a distance of 2061.14 feet to the West $\frac{1}{4}$ corner of said Section 24; thence North 0°0'0" West, along the West line of said Section 24, a distance of 1312.05 feet to the Point of Beginning. County of Laramie, State of Wyoming.

Have caused the same to be surveyed, subdivided and known as: THE LIFE, 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 hereby dedicate the easements for the purposes indicated hereon.

SCOTT DENNY

ANGELA DENNY

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Scott Denny and Angela Denny.

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



THE LIFE

A SUBDIVISION OF A PORTION OF THE S $\frac{1}{2}$ NW $\frac{1}{4}$ OF SECTION 24, T15N, R67W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED AUGUST 2025

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