



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: July 1, 2025

TITLE: PUBLIC HEARING regarding the Star Gardens Subdivision Permit and Plat located in a portion of Section 25, T14N, R69W, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of the Hugh Ray Trust, has submitted an application for approval of the Star Gardens Subdivision Permit and Plat located in a portion of the E1/2 E1/2 NW1/4 of Section 25, Township 14 North, Range 69 West. The subject parcel is located at the northwest corner of Happy Jack Road and McDonald Road, Cheyenne, WY. The proposed subdivision will create three (3) residential tracts from the 22.00-acre parcel.

BACKGROUND

The subject parcel lies in the Land Use (LU) zone district and is vacant residential land. The tracts will average 7.8-acres each.

Pertinent Statutes and Regulations include:

Wyoming State Statute Section 18-5-301 thru 18-5-306 and 34-12-101 thru 34-12-115.
Section 2-1-101 governing the requirements for submittal of a Subdivision Permit and Plat.
Section 4-2-114 governing the Land Use zone district (LU).

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural and Ag Interface (RAI). Rural residential use is primarily anticipated in these areas. Limited service commercial and retail uses are anticipated at major intersections. The subject property does not lie within the Plan Cheyenne boundary.

Tracts 2 and 3 of the subdivision will be accessed via McDonald Road. Access for Tract 1 will be off either Cole Road or McDonald Road. There will be no public maintenance of McDonald Road. There is an existing 30-foot access and utility easement located on the eastern edge of the tracts. Traffic and drainage study waivers were approved by the engineer since impacts will be minimal.

The property lies within Zone 4 of the Amec Memo study area. Development design standards contained within the Land Use Regulations dictate that minimum acreage within Zone 4 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways. The proposal outlines water being provided by individual wells. Individual septic systems will provide sanitary services.

Agency comments have been addressed and corrections made to the plat. Public notice was completed per section 1-2-104 and no comments were received.

On June 12 ,2025, The Laramie County Planning Commission held a public hearing on this application and voted (4-0) to recommend approval.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Star Gardens Subdivision located in a portion of Section 25, T14N, R69W, Laramie County, WY, with no conditions, and adopt the findings of fact a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Pre-App Meeting Notes**
- Attachment 4: Agency Comment Reports and Applicant Responses**
- Attachment 5: CFF & PSF Acknowledgement**
- Attachment 6: Drainage Study Waiver Request**
- Attachment 7: Traffic Study Waiver Request**
- Attachment 8: Exterior Fence Acknowledgement**
- Attachment 9: Resolution**
- Attachment 10: Star Gardens Subdivision Plat Rev 5.27.25**



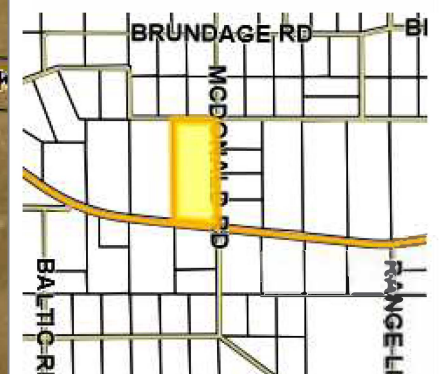
**Star Gardens Subdivision
PZ-25-00029**

Land Use Zone District

AMEC Zone 4

**Laramie County
Fire Authority**

**Rural and Interface
Comprehensive Plan**





April 22, 2025

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

InRe: LETTER OF JUSTIFICATION – STAR GARDENS a subdivision of a portion of Section 25, Township 14 North, Range 69 West, 6th P.M., Laramie County Wyoming.

Steil Surveying Services, agent for the owner, intends to subdivide a portion of Section 25, Township 14 North, Range 66 West, 6th P.M., Laramie County Wyoming Laramie County, Wyoming.

The overall density of the plat is 22 acres. The proposed plat will consist of THREE (3) tracts for residential use.

Please contact me with any questions or concerns.

Sincerely,

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

Shane Hansen

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



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

3966 Archer Plwy
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: 3/26/25 Staff: JH, BH, CC, TM (w/BOC), MB (w/), SK, TE (w/), Property Owner: Rny		
Project Description: 2 lot admin & 4 lot subdivision		
Project Location/Address: 1300 Happy Track		R #: 0034765 + 67
ATTENDEES/AGENTS/PARTIES		
Applicant: Renee Bollinger	Phone: 630-1126	Email: dodgexgirl7w00@yahoo.com
Other:	Phone:	Email:
Other:	Phone:	Email:
APPLICATION TYPE(S)		
<input checked="" type="checkbox"/> Administrative Plat (Vacation? Y(N)) <input type="checkbox"/> Appeal <input type="checkbox"/> Board Approval <input type="checkbox"/> Home Occupation <input type="checkbox"/> Family Exemption <input type="checkbox"/> Preliminary Development Plan <input type="checkbox"/> Public Hearing – No Approval Required (Xmission lines, O&G)	<input type="checkbox"/> Site Plan <input type="checkbox"/> Site Plan – Amendment <input type="checkbox"/> Site Plan – For Records <input type="checkbox"/> Subdivision Exemption – Other <input checked="" type="checkbox"/> Subdivision Permit & Plat <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change	
APPLICATION GUIDANCE		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees:	
<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 / Site Plan / 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:	



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Pre-Application Meeting Notes

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter: <i>if 6+ total lots</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	ROW Construction Permit:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report: <i>if 6+</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319: <i>if subdivision</i>

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>x3</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>for subdivision only</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant:



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Pre-Application Meeting Notes

Miscellaneous Notes:

Admin

Subdivision

- 2 lots for west, 3-4 for east

- Planning: if 6+, Chap 23, involves DEQ

- can do 1 application if desired, or admin + sub

PW: - McDonald is dedicated ROW, (one plat)
must pull access permits to build

- if ~~any~~ road dedicated, must build to county standards

WYDOT: - Access spacing would likely only be approved
at eastern property line

- Residential approaches are 9 or less residences

- must permit existing approach removal separately

EH: Septic must be 200ft away from school well
on west lots

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.

1200
250
24
1476

PSE \$5000 + \$6000
CPF \$2150

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.

AGENCY REVIEW #2**AGENCY REVIEW #1****Permit Notes****APPLICANT RESPONSE**

Permit Number: PZ-25-00029

Parcel Number: 14692520000100

Submitted: 04/22/2025

Site Address: UNKNOWN

Technically Complete: 04/22/2025

Applicant: HANSEN, MICHEAL SHANE

Laramie County, WY 00000

Owner: RAY, HUGH TRUST

Approved:

Project Description: 3 TRACT PLAT FOR RESIDENTIAL USE

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>
04/22/2025		Application	PZ-25-00029	GENERAL	Public Hearing Dates are June 12, 2025 for Planning Commission and July 1, 2025 for BOCC. Letters mailed 4.22.25 and legal ad published 4.24.25. Public comments accepted until 5.27.25	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
04/22/2025		Application	PZ-25-00029	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
04/22/2025	05/22/2025	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	1st Review 1. Ownership data appears in order. 2. We are assessing 22.00 acres; the plat shows 23.40 acres; please identify the additional parcel area derived from. 3. If this an administrative plat, please update title block.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
04/22/2025 corrected	05/22/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	This plat must be an Administrative plat or have the Clerk signature and seal.	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
04/25/2025		Application	PZ-25-00029	GENERAL	property taxes need to be paid current before split - 2024 property taxes paid in full - 2025 bill mailed September 2025	TAMMY.DEISCH@LARAMIECOUNTY.WY.GOV
05/02/2025		Workflow	PLAN REVIEW BY BUILDING	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1. Building permits shall be required for all new building construction. Laramie County has adopted the 2024 I-codes and the 2023 NEC.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
05/02/2025 added	05/29/2025	Workflow	GIS REVIEW	DEFICIENCY	The 30' Public Access and Utility Easement that was depicted on that the Happy Jack Ranchette Survey isn't labeled as such on the proposed subdivision.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
05/06/2025		Application	PZ-25-00029	GENERAL	1st review [JB] No comments	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV

Permit Notes

05/06/2025	Application	PZ-25-00029	GENERAL	<p>1st Review - Engineer Review</p> <p>1.The 60 easement shown along the east end of the subdivision needs to be labeled as McDonald Road 60 Public Access and Utility Easement (per the original plat).</p> <p>2.I do not believe this is an administrative plat, therefore, the approvals need to be changed to account for the Clerk, etc. to sign.</p> <p>3.I agree that a detailed Traffic Study and Drainage Study is not warranted for this plat.</p> <p>Surveyor Review</p> <p>1.Both right-of-way boundaries of HAPPY JACK ROAD should be shown on the plat or the north right-of-way boundary should be labeled as such on the plat.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
05/06/2025	Application	PZ-25-00029	GENERAL	No comments	MANUEL.MUZQUIZ @LARAMIECOUNT YWY.GOV
05/06/2025	Workflow	PLAN REVIEW BY ENVIRONMENTA L HEALTH	GENERAL	A Small wastewater permit is required for lot. A small wastewater system must have 50' setback from property lines and intermittent bodies of water i.e. drainages. Provide careful consideration for lot with slope. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. A signed final plat must be submitted to this office prior to application for any permits.	JAMES.JONES@L ARAMIECOUNTYW Y.GOV
05/06/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately.</p> <p>2. McDonald Road shall be designed and built to the current Laramie County Land Use Regulations. The design/construction plans shall be submitted to Public Works for review and approval.</p> <p>3. The McDonald Road access point will be off a road under the jurisdiction of WYDOT. Any access changes shall be coordinated through WYDOT.</p> <p>4. A separate access permit application through Public Works will be required for each Tract. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountyywy.gov) Public Works with any questions.</p> <p>5. Any internal roadways on the site shall comply with the needs of emergency services.</p> <p>6. A note shall be added to the plat indicating "There will be no public maintenance of McDonald Road and any internal roadways/access easements."</p> <p>7. A note shall be added to the plat indicating "Access for Tract 2 and 3 shall be off McDonald Road only. No other access points will be granted through Laramie County. "</p> <p>8. A note shall be added to the plat indicating "Access for Tract 1 shall be off either McDonald Road or Cole Road. "</p>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV

1. corrected
2. corrected
3. ack

1. ack
2. existing road already built and maintained privately
3. ack
4. ack
5. ack
6. added
7. added
8. added

Permit Notes

05/14/2025		Application	PZ-25-00029	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTY.WY.GOV
05/14/2025		Workflow	WYDOT REVIEW	GENERAL	<p>Developers 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. 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. Please contact Michael Elliot (Michael.Elliott@wyo.gov 307.745.2123) for utility permit information.</p>	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
No development of state right of way						
05/22/2025		Application	PZ-25-00029	GENERAL	Agency comments need to be addressed and corrections made to the plat.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
05/27/2025		Workflow	WYDOT REVIEW	GENERAL	No additional comments.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
05/28/2025	05/28/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	Changes look good	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
05/29/2025		Workflow	GIS REVIEW	GENERAL	Concerns addressed.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
06/02/2025		Application	PZ-25-00029	GENERAL	<p>2nd Review - Previous comments have been adequately addressed on the revised/updated plat drawing. No further comments at this time.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
06/02/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>PW review #2 -</p> <p>1. It is understood that McDonald Road is an existing road. With this development action shall be designed and built to the current Laramie County Land Use Regulations. A separate permit application through Public Works will be required for this tract. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountywyo.gov) Public Works with any questions.</p> <p>2. All other comments have been acknowledged and or addressed.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV



April 22, 2025

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

**InRe: Plat to be known as STAR GARDENS a SUBDIVISION of
a portion Section 25, Township 14 North, Range 69 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 'Michael L. Hansen'. The signature is written in a cursive, flowing style.

Shane Hansen

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



April 22, 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 STAR GARDENS a SUBDIVISION of a portion of Section 25, Township 14 North, Range 69 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 22 acres. The Proposed subdivision will consist of THREE (3) tracts. The 3 tracts average 7.8 acres a piece. 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



April 22, 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 STAR GARDENS a SUBDIVISION of a portion of Section 25, Township 14 North, Range 69 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 Traffic Study pursuant to Section 2-1-100.b, of the Laramie County Land Use Regulations.

The overall density of the subdivision is 22 acres. The Proposed subdivision will consist of THREE (3) tracts.

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.

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

Shane Hansen

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



**Steil
Surveying
Services,**
Professional Land Surveyors

April 22, 2025

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

**InRe: Plat to be known as STAR GARDENS a SUBDIVISION of a
portion of Section 25, Township 14 North, Range 69 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 acknowledges that THIS PARCEL IS ALREADY
FENCED.

Sincerely,

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 A
PORTION OF SECTION 25, T14N, R69W, LARAMIE COUNTY, WYOMING, TO BE
PLATTED AND KNOWN AS
"STAR GARDENS SUBDIVISION"**

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

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

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, the application is in conformance with the LU – Land Use zone districts; and

WHEREAS, this resolution is the subdivision permit for Star Gardens Subdivision.

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE
COUNTY, WYOMING**, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations governing Subdivision.
- b. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.

**And the Board approves the Subdivision Permit and Plat for Star Gardens
Subdivision, Laramie County, WY.**

**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 as to form:

Laramie County Attorney's Office

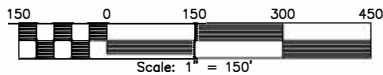
- ◻ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◻ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◻ FIRE PROTECTION TO BE PROVIDED BY LCFA ◻
◻ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◻

NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES.
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 3/8" x 24" REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #56021C1040F; DATED 1-17-07.
- CMPP - SUBJECT PARCEL FALLS WITHIN THE CMPP - MAP PANEL C - LOW.

LEGEND

- SET 3/8" x 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS PLS. 5910"
- FOUND ALUMINUM CAP
- ⊙ FOUND 5/8" IRON REBAR
- ⊙ FOUND BRASS CAP
- FOUND W.D.O.T. R/W MONUMENT
- (R) DENOTES RECORD DATA



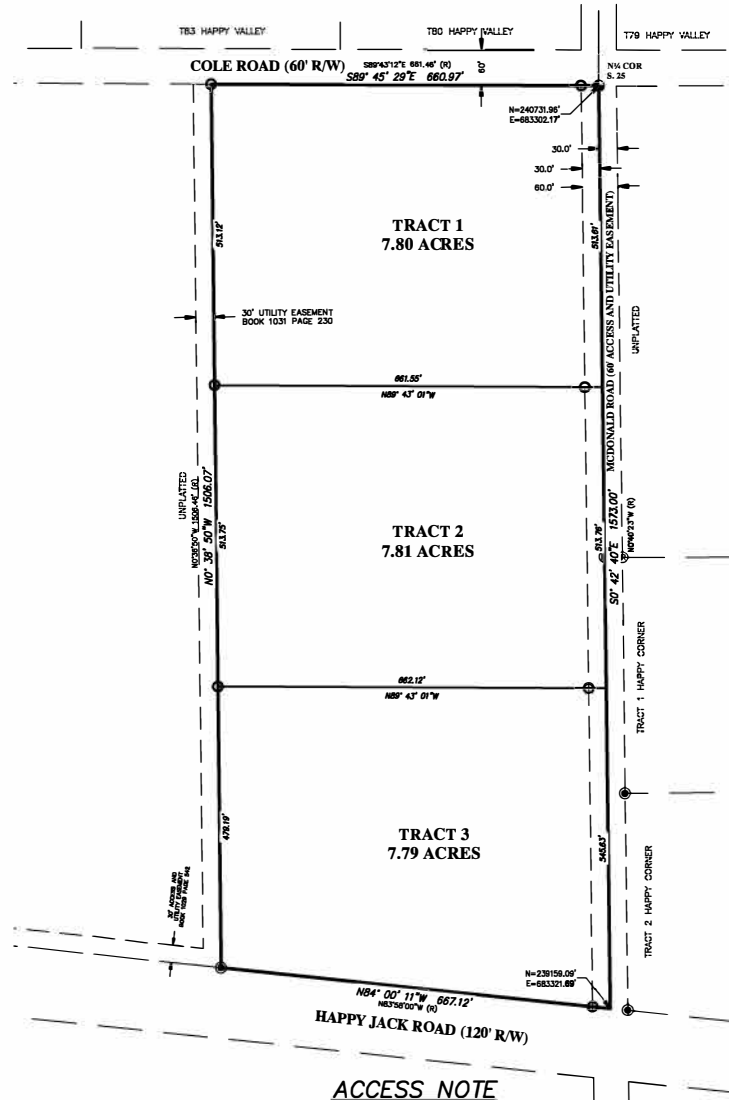
CERTIFICATE OF SURVEYOR

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

VICINITY MAP



FILING RECORD



ACCESS NOTE

- NO PUBLIC MAINTENANCE OF MCDONALD ROAD OR ANY INTERNAL ROADWAYS/ACCESS EASEMENTS.
- ACCESS FOR TRACT 2 AND 3 SHALL BE OFF MCDONALD ROAD ONLY.
- ACCESS FOR TRACT 1 SHALL BE OFF EITHER MCDONALD ROAD OR COLE ROAD.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: The Hugh Ray Trust dated August 22, 2023, owner in fee simple of a portion of Section 25, Township 14 North, Range 69 West, 6th P.M., Laramie County, Wyoming. Being more particularly described as follows:

All that portion of the E1/4 of the E1/4 of the NW1/4 of Section 25, T. 14 N., R. 69 W., 6th P.M., Laramie County, Wyoming lying north of State Highway 210, Wyoming Highway Department project no. S- 0107, also known as Happyjack Road.

Have caused the same to be surveyed, subdivided and known as: Star Gardens, and do hereby declare the subdivision of said land as it appears on this plat, to be it's free act and deed and in accordance with it's desires.

Hugh R. Ray, Trustee, Hugh Ray Trust dated August 22, 2023.

OWNER ACKNOWLEDGEMENT

STATE OF _____ } SS
COUNTY OF _____ }

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Hugh R. Ray, Trustee, Hugh Ray Trust dated August 22, 2023.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Laramie County Planning Commission, this _____ day of _____, 2025.

Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this _____ day of _____, 2025.

Chairman ATTEST: County Clerk

STAR GARDENS

A SUBDIVISION
OF A PORTION OF SECTION 25,
T14N, R69W OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED APRIL 2025



STELL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

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756 GILCHRIST ST. WHEATLAND, WY. 82201 ◻ (307) 322-9789
www.StellSurvey.com ◻ info@StellSurvey.com

REVISED: 5/27/2025
25188 FINAL PLAT.DWG