



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: February 18th, 2025

TITLE: PUBLIC HEARING regarding a Subdivision Permit & Plat for Pee-Wee Ponderosa Subdivision, Located in a Portion of the NW¹/₄ of Section 29, Township 15 North, Range 63 West of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying, on behalf of Mary Lee Sutherland, has submitted a Subdivision Permit and Plat application to plat a portion of this 80-acre property addressed at 1679 Road 143, Hillsdale, WY 82060 and generally located in the NW ¹/₄ of Section 29, Township 15 North, Range 63 West of the 6th P.M., Laramie County, WY. The application proposes to subdivide forty (40) acres of the parcel into four (4) lots, leaving an unplatted 40-acre remainder parcel to the east.

BACKGROUND

The current use of the property is vacant residential land and is situated in the LU – Land Use Zone District. The current parcel is accessed from a private access easement coming off of Road 143. Under the proposed plat, Tract 1 would access from Road 143, Tracts 2 and 3 would access via a shared easement originating from Road 143, and Tract 4 would utilize an existing 80' access easement. The existing private access easement would continue to serve the remainder lot to the east as well as the neighbors to the south and east. Finally, the plat would clarify dedication of ROW for Road 143 on the west side.

Pertinent Statutes and Regulations include:

W.S. § 18-5-301 thru 18-5-306.

LCLUR Section 2-1-101(a) thru (e), governing criteria for a Subdivision Permit and Plat.

LCLUR Section 4-2-112, governing the LU – Land Use Zone District.

DISCUSSION

The subject property is located within the LU – Land Use Zone District. The applicant’s intent is to create four (4) residential lots of approximately ten (9.85) acres each. A new access easement would serve Tracts 2 and 3 on a shared basis, while Tracts 1 and 4 would access from Road 143. The remainder eastern lot would continue to be served by the existing private access easement. The proposed sewage and water system for the subdivision is individual wells and septic systems constructed to the standards of the Wyoming State Engineer’s office and the Cheyenne/Laramie County Environmental Health Department, respectively.

The Laramie County Comprehensive Plan identifies the area as AGR – Ag and Range Land. The Ag and Range Land are outlying areas of the County. These areas are far removed from the providers of public services and have relatively lower levels of road access. Primary uses are agricultural crop and livestock production and associated residential uses. Freestanding residential uses, not associated with agricultural purposes, should be discouraged. Some areas with existing development may be appropriate for expansion, identified as Rural Centers. For example, the Harriman Road area in Southwestern Laramie County may be appropriate for additional residential uses and/or neighborhood services, keeping in mind that access to water may be difficult and expensive. This proposed subdivision is near the unincorporated community of Hillsdale, which does have a limited level of existing community services. The area is not within the range of the PlanCheyenne community plan, and as such has no designation under that plan.

Certified letters were mailed to neighboring property owners, and a legal ad was printed in the Wyoming Tribune Eagle. Staff received two (2) public comments regarding the proposed subdivision, both of which are attached to this report. A FEMA 100-year floodplain exists to the south of the proposed plat, and concerns have been raised by neighbors with respect to drainage. These concerns are proposed to be alleviated via a condition that would require all access permits for the subdivision to be evaluated by and receive approval by an engineer licensed by the State of Wyoming. Installation of a culvert on the existing easement to alleviate existing drainage issues is also requested. Given that Public Works wishes to request conditioning approval upon the building of the easement to County standards, this would likely happen in any event.

Agency reviews have addressed correcting the legal owner of the subdivision, some confusion and clarification of ROW dedication for Road 143 along the plat, and concerns with the spacing of access points along Road 143, which has a posted speed limit of 55mph. All major concerns have been addressed with the most recent version of the plat.

RECOMMENDATION AND FINDINGS

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

- a. This application is in conformance with section 4-2-112 governing the LU – Land Use zone district.

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

and that the Board approve the Subdivision Permit and Plat for Pee-Wee Ponderosa Subdivision with two (2) conditions:

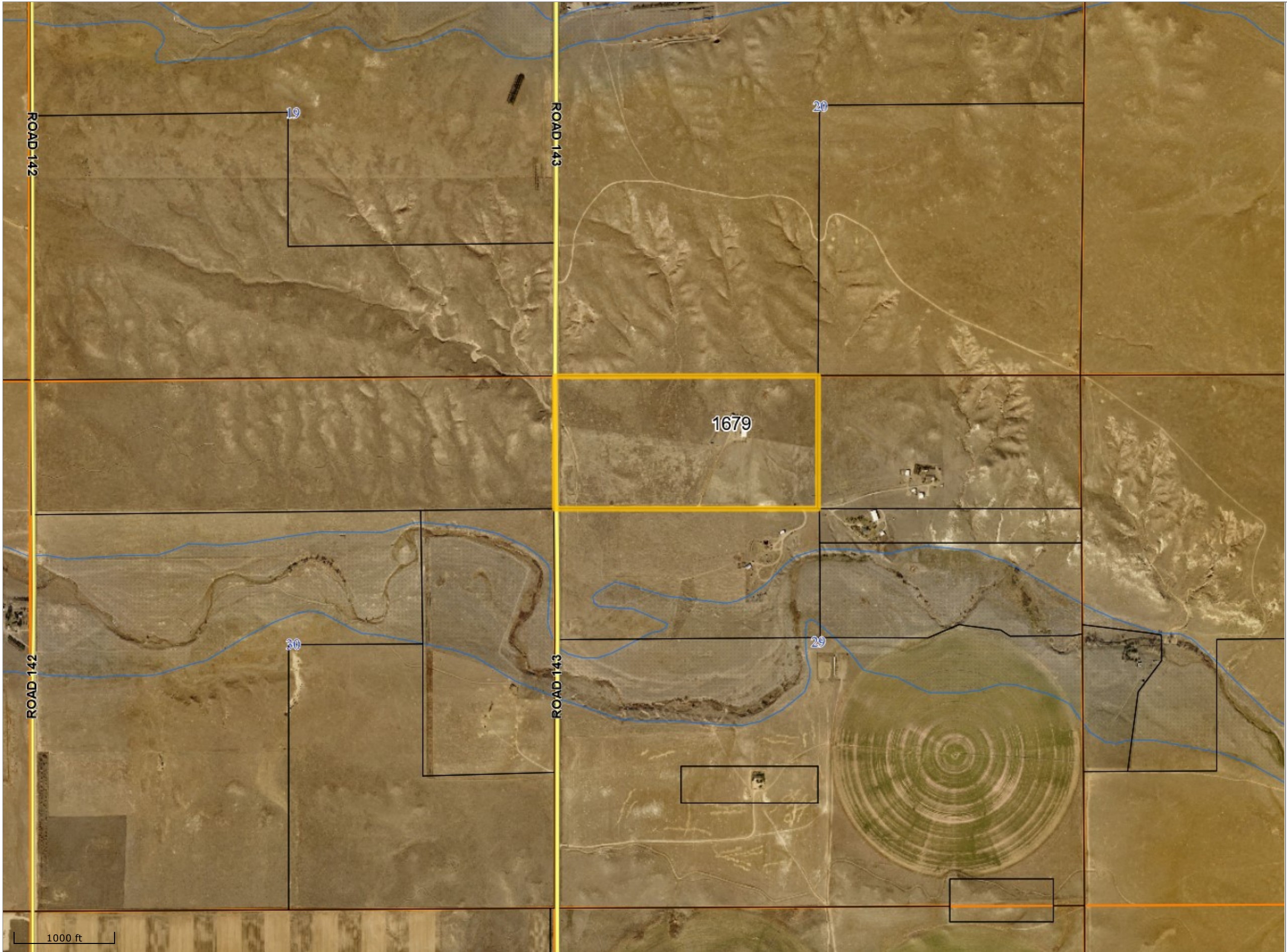
1. The existing easement servicing Lot 4 and the remainder parcel shall be brought to applicable County standards for the roadway classification.
2. Due to drainage concerns, all requests for access permits shall be evaluated by and receive approval from an engineer licensed by the State of Wyoming.

PROPOSED MOTION

I move to adopt findings of fact a and b of the staff report and to approve the Subdivision Permit and Plat for Pee-Wee Ponderosa Subdivision with the two conditions outlined in the staff report.

ATTACHMENTS

- Attachment 1: Project Map**
- Attachment 2: Applicant Narrative**
- Attachment 3: Agency Review Comments With Applicant Responses**
- Attachment 4: Office of State Lands and Investments commentary**
- Attachment 5: Pee-Wee Ponderosa Subdivision, revised 1/23/25**
- Attachment 6: Public Comment, Amy Lounsbury**
- Attachment 7: Public Comment, Bonnie Bath**
- Attachment 8: Resolution**



**Laramie County
Wyoming MapServer**

PZ-24-00106
 Pee-Wee Ponderosa Subdivision
 Subdivision Permit & Plat

 Laramie County Fire Authority
 AGR - Ag & Range Land County
 Comprehensive Plan
 LU - Land Use Zone District
 AMEC Zone 2

- Township Line
- City/Cnty 100YR Floodplain
- FEMA 100YR Floodplain
- FEMA 500YR Floodplain
- FEMA Floodway
- Interstate
- Major Road
- imps only



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 1/23/2025

1000 ft



October 21, 2024

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

InRe: LETTER OF JUSTIFICATION – PEE-WEE PONDEROSA

Steil Surveying Services, agent for the owner, intends to SUBDIVIDE the W $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 29, T15N, R63W, of the 6th P.M., Laramie County, Wyoming. . A zone change is not required.

The overall density of the subdivision is 40 acres. The proposed subdivision will consist of FOUR (4) tracts of greater than 5.25 acres. The parcel falls within AMEX Zone 2.

Please contact me with any questions or concerns.

A handwritten signature in blue ink that reads "Michael S. Hansen".

Shane Hansen

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

Permit Notes

Permit Number: PZ-24-00106

Parcel Number: 15632920000200

Submitted: 11/25/2024

Site Address: 1679 ROAD 143

Technically Complete: 11/25/2024

Applicant: HANSEN, MICHEAL SHANE
Owner: SUTHERLAND, RONALD G ET UX

Burns, WY 82053

Approved:
Issued:

Project Description: RESIDENTIAL SUBDIVISION

<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>
12/03/2024		Application	PZ-24-00106	GENERAL	LCPC 1/23/25, BOCC 2/18/25	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
12/04/2024		Application	PZ-24-00106	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV
12/04/2024 corrected	12/17/2024	Workflow	COUNTY ASSESSOR REVIEW	DEFICIENCY	Dedication should read: Mary Lee Sutherland (sole owner per BK 2869 PG 1046, RECP #870116). Parcel boundary data appear to be in order. No further comments on plat drawing.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
12/04/2024 corrected	12/17/2024	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	Ronald G Sutherland passed away on January 12, 2024. Mary recorded an affidavit on 02/26/24 book 2869 page 1046 putting the land in just her name so please remove Ronald's name from the dedication, signature and notary. Mary recorded a Transfer on Death Deed in book 2869 page 1046 in February. I believe she will need to revoke this deed after the plat is recorded as the legal on the TODD will no longer be valid.	LAURA.PATE@LARAMIECOUNTY.WY.GOV
12/11/2024		Application	PZ-24-00106	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
12/11/2024		Workflow	PLAN REVIEW BY BUILDING	GENERAL	Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319, and 2021 IBC section 502.1. Building permits shall be required for all new building construction. Laramie County has adopted the 2021 I-codes and the 2023 NEC.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
12/17/2024	12/17/2024	Application	PZ-24-00106	GENERAL	Engineer Review 1.I agree that a Drainage Study and Traffic Study is not warranted for this plat application. 2.Per the LCLUR Section 3-5-107 c.iii.B, accesses need to be spaced at a minimum of 550 along Road 143. The individual Tracts are only approximately 329 which does not meet the minimum requirement. Therefore, the Tracts will not be able to access directly to Road 143 and will need to access 143 via the 80 access and utility easement. An access roadway with an easement (or dedicated) within Tracts 2, 3, and 4	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

- 1. ack
- 2. the lots will access 143 using shared access. that way they meet the lclur.

Permit Notes

should be created to allow the Tracts to go south, tie into the existing 80 access easement and then access Road 143.
 3.Any and all access utilized to gain access to this subdivision (i.e., like using the existing 80 access easement) shall be paved to the ROW line of Road 143 at a minimum.
 4. Just an FYI, the year shown for all approvals and acknowledgements on the plat drawing may need to be changed to 2025 if all signatures are not obtained prior to December 31, 2024.

Surveyor Review
 1. Is the 80 ACCESS AND UTILITY EASEMENT along the south boundary of TRACT 4 (BOOK 1469 PAGE 963) dedicated to the public?
 2. Is ROAD 143 an official Laramie County Road created according to statutory requirements? If so, including the PETITION NUMBER for the road on the plat would clarify its status.

- 3. ack
- 4. changed

- 1. it doesn't appear to be
- 2. question for laramie county.

12/18/2024	Application	PZ-24-00106	GENERAL	<p>1) If Ronald Sutherland is deceased, we will need some proof that he is deceased for the record. This shouldn't require a new deed. 2) The dedication will need only her name on it.</p>	LARAMIECOUNTY ATTORNEY@LARAMIECOUNTY.WY.GOV
12/18/2024	Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	<p>Each lot requires a small wastewater permit. Septic systems must be kept 50 ft from property lines and 50 ft from drainage. Easements are less than property setback requirements so should not cause issues. Signed final plat must be submitted to Environmental Health prior to application for permits.</p>	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
12/19/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and surveyor shall be addressed. 2. It appears the access easement on the south side of this subdivision is within the boundaries of this plat. Should it be? 3. Access for these lots needs to be confirmed as requested by the review engineer. Any publicly dedicated access easements (outside of Road 143) shall be built to the Laramie County Land Use Regulations. 4. Public Works had a resident within close proximity stop by our office to provide feedback and express her concerns. I do not see that in the record yet, but we did encourage her to send an email and make a formal comment. 4a. Her concerns were related to drainage. Looking at the aerial picture I can see where there could be a concern on how the water will flow through the properties. There is no designated flood zone, however, I could see value in getting information for the culvert under 143 adjacent to these tracts. 5. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

- 1. ack
- 2. corrected

ack

- 1. ack
- 2. yes
- 3. see response to engineer
- 4. ack
- 5. ack

Permit Notes

12/23/2024	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	Planning review 1: 1. Please address all agency comments.	BRYCE.HAMILTON @LARAMIECOUNT YWY.GOV
------------	----------	--	---------	--	--

Permit Notes

01/16/2025		Application	PZ-24-00106	GENERAL	2nd review Prior comments were addressed, and other agency's noted the location of the recorded affidavit putting the land in her name. No further comments.	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
01/16/2025		Application	PZ-24-00106	GENERAL	[Mark and Brad] - Suggest subrogation of easement rights prior to dedication of the road to the County. The decision to accept it should consider the neighbors down the road and notice is likely the best route and this decision should be made by the commissioners. Please pull the easement for our review.	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
01/16/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. The 80 foot access and utility easement along the southern boundary of tract 4 shall be built to the current Laramie County Land Use Regulation road standards. 2. The proposed shared access easement between Tract 3 and 4 does not meet the Laramie County Land Use Regulation spacing and will not be granted as proposed.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
01/23/2025		Application	PZ-24-00106	GENERAL	3rd round reviews assigned to Engineer, Public Works. Responses and revision in submittals. Molly, did you want to request dedication of the section line on this plat? Not sure if that was intentional or overlooked.	BRYCE.HAMILTON @LARAMIECOUNT YWY.GOV
01/23/2025	01/23/2025	Application	PZ-24-00106	GENERAL	3rd Review - The Access Note on the revised plat along with the shared access easement adequately addresses my previous comment. No further comments at this time.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
02/04/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. The entirety of the access along the southern boundary of this plat shall be designed and constructed to meet the Laramie County Land Use Regulations. Permit applications through Public Works will be required. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
02/10/2025	02/10/2025	Application	PZ-24-00106	GENERAL	4th Review - Each lot/tract shall have an engineer perform an analysis to determine the correct size and type of culvert that will be needed for each access road. The engineer shall submit their analysis to the County with the access permit for review and approval. There is a natural drainage that crosses all lots (north to south) that will need to be accounted for when designing/developing the access roads.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

WYOMING OFFICE OF STATE LANDS AND INVESTMENTS

122 West 25th Street
Cheyenne, WY 82002
Phone: 307-777-7331
Fax: 307-777-2980
slfmail@wyo.gov



MARK GORDON
Governor

JASON CROWDER
Interim Director

12/9/2024

Laramie County Planning & Development Department
Bryce Hamilton
3966 Archer Pkwy
Cheyenne, WY 82009

RE: PZ-24-00106

Bryce,

Thank you for contacting the Office of State Lands and Investments (OSLI) regarding **PZ-24-00106 an application for approval of a Subdivision Permit for Pee-Wee Ponderosa Subdivision** located in Laramie County (NW, Section 29, Township 15 North, Range 63 West).

Based on the information provided, Ronald and Mary Lee Sutherland, have submitted an application for approval of a subdivision Permit for Pee-Wee Ponderosa Subdivision in Laramie County, Wyoming. The area of use is adjacent to state-owned lands to the west; however, the subdivision proposed is unlikely to have a negative impact on State Trust Lands. **We note any organized activities, access across or work performed on state lands will require prior authorization from the state.** Apart from that, we have no further comment as the lands under consideration are not owned by the state.

As always, do not hesitate to contact me with further questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Caley Faulkner'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Caley Faulkner
Real Estate Analyst
307-777-6630
Caley.Faulkner@wyo.gov

◦ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◦ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◦ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6 ◦
 ◦ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◦

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Mary Lee Sutherland, owner in fee simple of:
 The $W\frac{1}{2}N\frac{1}{2}NW\frac{1}{4}$ OF Section 29, Township 15 North, Range 63 West, of the 6th P.M., Laramie County, Wyoming.
 Has caused the same to be surveyed, platted and known as: PEE-WEE PONDEROSA, and does 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.

Mary Lee Sutherland

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
 COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this ___ day of _____, 2025 by Mary Lee Sutherland.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

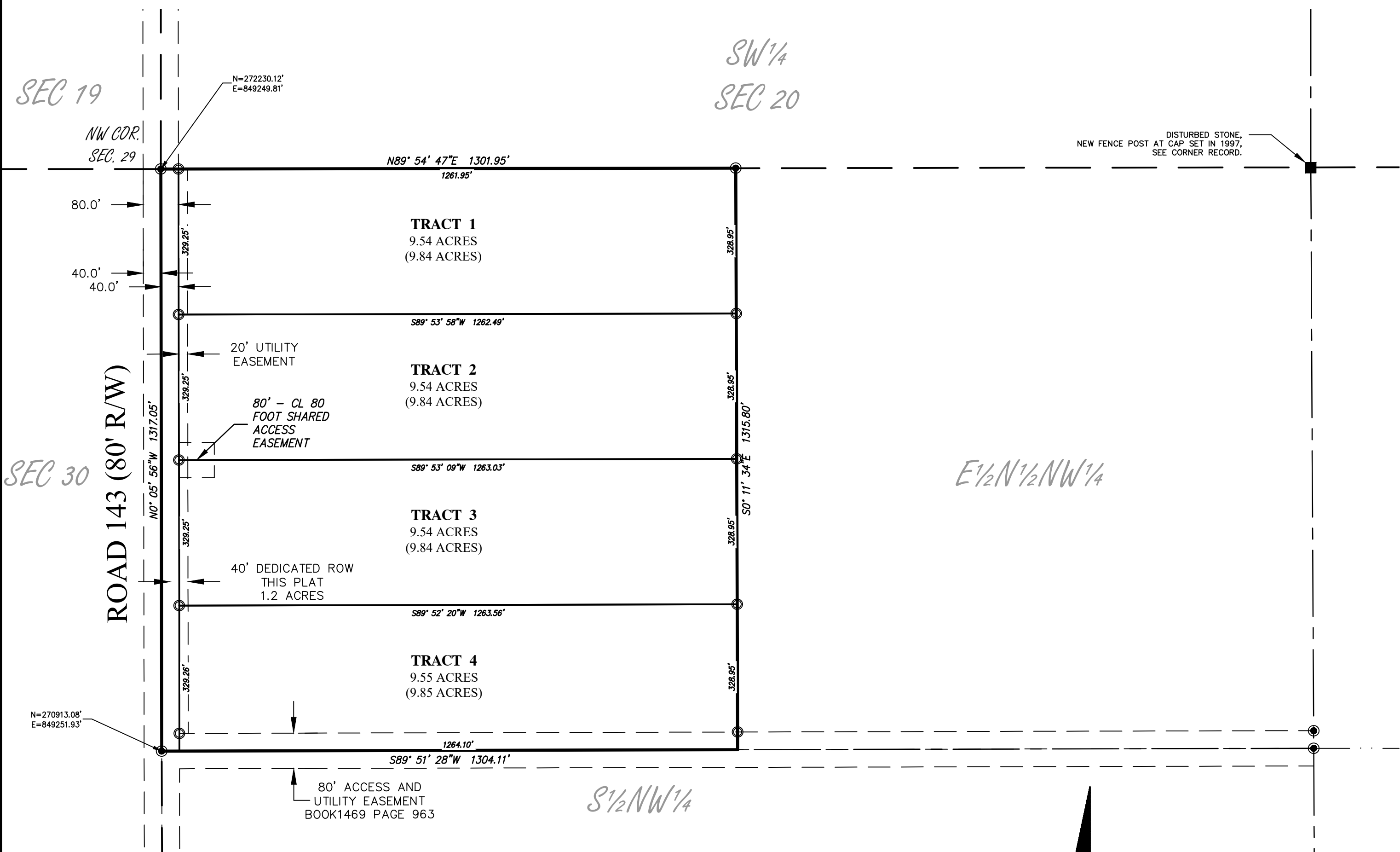
APPROVALS

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

Chairman

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

ATTEST: _____
 Chairman County Clerk



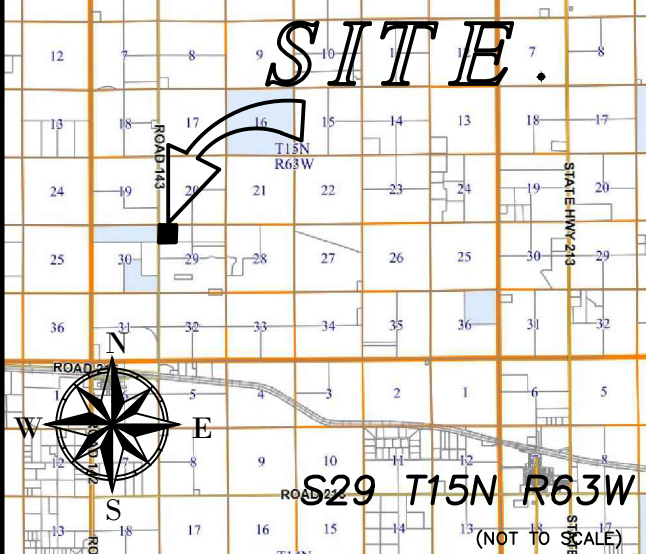
LEGEND

- SET 3/8" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP

ACCESS NOTE:

- TRACT 4 WILL BE ACCESSED FROM THE 80' ACCESS EASEMENT ALONG THE SOUTH SUBDIVISION LINE.
- TRACT 3 AND 2, WILL BE ACCESSED VIA SHARED ACCESS EASEMENT AS SHOWN.
- TRACT 1 WILL BE ACCESSED ALONG THE NORTH SUBDIVISION LINE TO MAINTAIN SIGHT DISTANCE.

VICINITY MAP



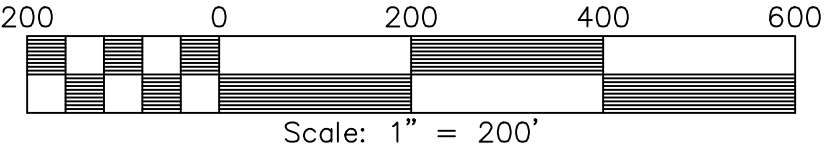
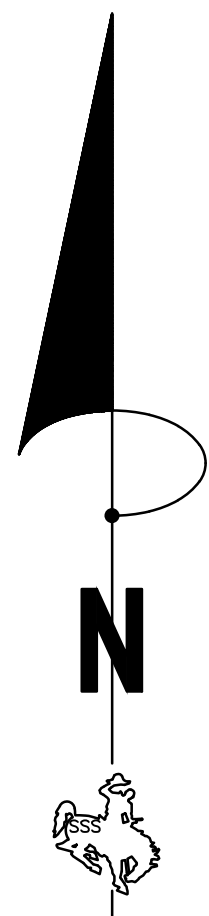
CERTIFICATE OF SURVEYOR

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.

NOTES

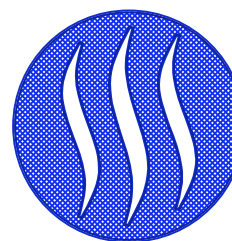
- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.9997152218.
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 3/8" X 24" REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #56021C1155F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- CWPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWPP.
- NO PUBLIC MAINTENANCE OF INTERNAL ROADS

FILING RECORD



PEE-WEE PONDEROSA

A SUBDIVISION OF A THE
 $W\frac{1}{2}N\frac{1}{2}NW\frac{1}{4}$ OF SECTION 29,
 T15N, R63W, 6TH P.M.,
 LARAMIE COUNTY, WYOMING.
 PREPARED AUGUST, 2024



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

REVISED: 1/23/2025 MSH
 24384 29-15-63.DWG

Bryce Hamilton

From: Amy Elle <lounsbury98@gmail.com>
Sent: Thursday, December 26, 2024 4:08 PM
To: Planning
Subject: Proposed Plat for Pee Wee Ponderosa PZ-24-00106

Categories: BRYCE

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.

TO : Laramie County Planning

From: Amy Lounsbury
1671 CR 143
Hillsdale, Wy 82060
307-631-1427

Date: December 26th, 2024

Re: Concerns regarding proposed Subdivision Permit at 1679 CR 143, Hillsdale, Wy 82060

Greetings. I have been notified via registered letter of the proposal to permit Steil Surveying and/ or Mary Lee Sutherland to divide property adjacent to my property. There are many obvious concerns I have about this ridiculous proposal, but there are many other concerns that may not be as obvious, and I implore the planning department to take a serious look at the following information prior to making a decision.

The property involved is an 80 acre parcel that is rectangular in shape that borders my property to the north. Our properties are identically sized at 80 acres. We share the responsibility of a shared easement that runs between the property lines from west to east for approximately a half mile, allowing access to only the properties behind us, owned by the Keiter's and the Waufle's. The easement specifies that those are the only properties that must be allowed access. Because of this, for the 20 plus years that we have all shared the easement, which is a private driveway, we have shared the responsibility of maintaining the road. Ron Sutherland assumed responsibility for blading the road for several years to keep the washboarding at bay, and during heavy snows, he plowed it. As he aged, Brad Waufle and I purchased equipment and assumed responsibility for the road maintenance. During bad snow storms, Dave Keiter has a larger tractor, and digs us out to the county road so that we can all get out.

This cooperative effort is not cheap, not for the cost of equipment nor the cost of fuel and the time invested.

I bring this to your attention because the proposal of four additional properties at the west end of Sutherland's property introduces access issues to their properties. All of the proposed properties would run lengthwise, west to east with access either from the county road, or from an, as of now non existent, easement on the east end of their properties. Accessing that easement would have to be accomplished from either the north side of tract 1, requiring an easement between tract 1 and the property owned by the Epler's on the north side, or access to the east side easement via our maintained driveway which is my owned easement to the rear of my property to the Keiter's and Waufle's.

It is already quite the job to maintain this road with just four property owners using the driveway. We have to be opportunistic after rain or snow to take advantage of the softer pack of the dirt to get the washboards off. This can be difficult during times of drought. Adding four more homeowners to this traffic is unacceptable. Nor am I inclined to

grant an easement from my side of the road, which is exactly half, to the new occupants. Which brings us to the next concern.

The surveyor has noted that the proposed properties are not in a flood plain. One only has to be present during one of Wyoming's classic downpours to know that there is a great concern about the flooding that happens on the very properties proposed, particularly tracts 3 and 4 in the proposal. Across from the proposed land on the other side of County Road 143 is state property and property owned by the Eplers. There are high spots on the north and south sides of these properties with a deep gully that runs from west to east and diverts LARGE amounts of water during these storms. Several large culverts divert this water under the county road to the Sutherland's pasture, evidenced by the large trench that has occurred naturally over millions of years. Accessing the proposed properties from the county road would require culverts across the trench to be able to drive across. You don't have to be an engineer to realize that adding more culverts in this area, if it's not done correctly, could possibly squeeze those large amounts of water through culverts, spitting it out at great force on the south end. It would most likely wash out our driveway on the west end. My request at this point would be, if the homeowners are accessing from the county road, that they be required to add culverts that are engineered to handle the proper amount of water, AND that a culvert be installed under our easement/driveway paid for by the builders of the subdivision to prevent subsequent property damage to my property and the driveway itself.

Finally, along the lines of access, exiting from proposed tract 1 presents a very dangerous action, as traffic traveling as fast as 90 miles an hour (because there is no speed enforcement as a rule here and nobody goes the speed limit) approaches from the north over the top of the hill. Someone is going to get hurt or killed doing that. Truck traffic on CR 143 is still heavy, even as oilfield traffic has dwindled.

Next, of great concern is the prevention of property owners placing cheaply built mobile homes on these parcels. The four of us have spent nearly a quarter century trying to increase the value of our properties by planting trees, building attractive fencing, gating, and housing. Until now, we have been cognizant of how and what we did would affect the other home owners. This sudden money grab has not taken into consideration any of that to the three land owners affected directly by this proposal. If they were proposing dividing the 80 acres into a new 40 acre homesite, we would not be having this discussion. We could handle that. But this is a ridiculous proposal to make tiny, less than 10 acre properties with four new families, pets, children and property. I would request that if this ridiculousness is approved, that the land owners be required to build a stick built home or at the very least, a high quality modular home that matches similarly to what has already been built on the adjacent properties.

Additionally, it really makes no sense to propose such tiny tracts in an area that has such large properties. The four existing 80 acre properties are four of the smallest in the whole area, and in saying that, I'm talking about the entire ten square mile area. Why would folks want to come here and live right on top of each other on ten acre tracts? If they are wanting to live in the country and enjoy the peace that comes along with that, what sense does this make? It doesn't. There are proposed subdivisions that will make that possible closer to Cheyenne, that won't affect adjacent property owners as severely as this would. It simply makes zero sense.

For the past several years, Casey Epler and I have worked with the the US Fish and Wildlife Service (Mindy Meade) to protect Lodgepole Creek and the adjacent banks from damage due to livestock and hopefully reintroduce rare and common species of fish, shellfish, crawdads and other species to the creek again. The water level to the creek has continuously dropped significantly every year to the point where I haven't seen it run now for many years. The fish are gone, so are the raccoons, birds, ducks, etc. Casey has fenced off a portion of his land to allow the banks and the water to be undisturbed by his cattle, and I have stopped using the pasture that the creek runs through completely for two years to avoid the horses from running down the banks with their hooves during crossings. The change in natural vegetation has been amazing and when it does start raining regularly again, I have high hopes that the animal life will return. This stewardship takes a lot of sacrifice on the part of landowners. Everyone benefits in the area and in the state. This shows our dedication to our land and the creek. Will added land owners be as cognizant?

Finally, what makes where we live so enjoyable is the privacy. Seeing this proposal is just disappointing. It affects the five adjacent land owners greatly and the Sutherland's can walk away with cash in their pocket and their middle finger in the air. Deal with it, basically is what they are saying. Who cares what you have to deal with as long as we are getting as much money as possible. I'm all for the freedom to do as you want with your land, but this is too much. There are so many other areas where dividing property in this manner makes more sense. If Laramie County really cares about their residents and how stewardship of the land, its surrounding areas and waterways is affected, then why are they even considering this? I believe that I count too and my property and how it's affected by this should be considered with as much weight as anything else.

Please, if Mrs. Sutherland wants to divide her land and sell it, please limit it to a 40 acre tract. It makes so much more sense to all involved. She walks away with her profit and we will welcome a new neighbor. Let us enjoy our land in peace, the way we have for two decades. Let people who want to live right on top of each other do that somewhere else. This is not the place for that.

Thank you in advance for your consideration.

Amy Lounsbury

,

Bryce Hamilton

From: Bonnie Bath <bkbath50@hotmail.com>
Sent: Friday, January 17, 2025 1:37 PM
To: Planning
Subject: Request for more vetting for PZ-24-00106

Categories: BRYCE

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.

Planning and Zoning Commission. I ask that you review the 2007 FEMA flood plan for 100 year flood plan as conditions have changed from the time of 2007 as there were no houses present in the area.

Issues to be addressed by applicant include but are not limited to:

1. Where is the aquifer located
2. Elevation certificates for proposed plat and elevation certificates for the drainage areas which drain into the proposed site by a professional land surveyor.
3. Professional land surveyor to map and provide the number of acres which will be draining into proposed development
4. Photographs of the steepness of the drainage draws which will be reaching the proposed Pee Wee Ponderosa project
5. Wydot assessment of feasible entry and exit to County Road 143 for the 4 proposed tracts.

Thank you for your consideration
Bonnie Bath Epler

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR A PORTION OF THE NW ¼ OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 64 WEST OF THE 6TH P.M., LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS “PEE-WEE PONDEROSA 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 (LCLUR); 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 district; and

WHEREAS, this resolution shall constitute the subdivision permit application for Pee-Wee Ponderosa 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. The application is in conformance with section 2-1-101 (a-e) governing the criteria for a subdivision permit & plat.
- b. The application is in conformance with section 4-2-112 governing the LU – Land Use Zone District.

and that the Board approves the Subdivision Permit and Plat for Pee-Wee Ponderosa Subdivision with the following conditions:

- 1. The existing easement servicing Lot 4 and the remainder parcel shall be brought to applicable County standards for the roadway classification.
- 2. Due to drainage concerns, all requests for access permits shall be evaluated by and receive approval from an engineer licensed by the State of Wyoming.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form: _____

Laramie County Attorney's Office