



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: July 18th, 2023

TITLE: PUBLIC HEARING on a Subdivision Permit and Plat for Blue Roan Ranches, situated in all that portion East of I-25 R/W in the S½SE¼ of Section 27, Township 17 North, Range 67 West of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying, on behalf Leaning Tree Homes, Inc, has submitted a Subdivision Permit and Plat application for a parcel of land located on the Service Road on the east side of Interstate 25 and at the interchange for County Road 228. The application has been submitted to subdivide the 60.25 acre property into ten (10) residential lots of roughly six (6) acres each.

BACKGROUND

The current use of the property is residential vacant land, and it is situated in the LU – Land Use Zone District. It is currently unplatted. The proposed development is accessed by the Interstate 25 Service Road and by County Road 228.

Pertinent Statutes and Regulations include:

W.S. § 18-5-201 thru 18-5-318.

W.S. § 34-12-101 thru 34-12-115.

LCLUR Section 1-2-100, governing the Board Approval Process.

LCLUR Section 1-2-104, governing Public Notice.

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

LCLUR Section 4-2-114, governing the LU Zoning District.

DISCUSSION

The subject property is located within the LU – Land Use zone district. The applicant’s intent is to create ten (10) single family residence tracts of roughly six (6) acres each. The overall subdivision shall be serviced by the I-25 Service Road for access, and interior lots shall be serviced by new interior access easements denoted as Drifter Lane, Two Jacks Road, and Roan Trail.

Per section 2-1-100 of the Land Use Regulations, a Preliminary Development Plan was submitted to the Laramie County Planning Commission concurrently with a Subdivision Permit and Plat. A letter requesting waiver of the drainage study was received with the Subdivision Permit and Plat application, in which the County Engineer has concurred. An Environment and Services Impact Report and Traffic Impact Study was submitted as part of the Preliminary Development Plan application package.

In accordance with W.S. 18-5-306 (c) a WDEQ/WQD application was submitted, and a non-adverse recommendation was issued by DEQ on June 15. The proposed sewage system is the use of individual on-site septic tanks and leach fields permitted and constructed to WDEQ/WQD Rules and Regulations and the standards established by the Cheyenne/Laramie County Environmental Health Division. The proposed water system is the use of individual water supply wells completed on each lot. Each well must be permitted by and constructed to the Wyoming State Engineer’s Office standards. The State Engineer has provided commentary to Staff that there is a test well located onsite initially drilled for the Red Roan Ranches project that was leaking. The well has since been capped off according to the owner.

The Laramie County Comprehensive Plan identifies the area as Ag & Range Land (AGR). This area is intended to comprise primarily agricultural uses and agricultural-associated residential uses, and discourages freestanding residential uses not associated with agricultural purposes. However, it also contemplates areas of existing development that may be appropriate for expansion, which are identified as “Rural Centers” (RCs). An RC is intended to be an area where limited commercial and public services are available in outlying areas of the County. The proposed is adjacent to an RC on the opposite side of Interstate 25, and the proposed development could present an opportunity for expansion of that RC. RC development is expected to be at a scale appropriate to road access and water and sewer services where accessible. Here, the scale in question is ten lots total; Staff does not take issue with the scale proposed.

Certified letters were mailed to neighboring property owners on May 2nd, 2023. A legal ad was printed in the Wyoming Tribune Eagle on May 5th, 2023. Staff received one (1) comment from the public about the proposal from an adjacent landowner to the east regarding access which is attached to this report.

Agency review comments received addressed minor plat corrections, the usage of a pre-existing SEO test well on a proposed lot with some leakage observed, the issue of underground versus above-ground utilities, and the maintenance of the internal roads and Road 228. The plat was originally submitted as “Red Roan Ranches II.” Given that this plat is not a second filing of Red Roan Ranches, the name was deemed too similar and was changed during the review process.

Other issues regarding public road dedication, road maintenance, and underground utilities have been subsequently resolved with the most recent plat revision and Staff believes no conditions are necessary at present.

RECOMMENDATION and FINDINGS

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

- a. This application is in conformance with section 4-2-114 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 Blue Roan Ranches.

PROPOSED MOTION FOR THE SUBDIVISION PERMIT & PLAT

I move to adopt findings of fact a and b of the staff report and to approve the Subdivision Permit and Plat for Blue Roan Ranches.

ATTACHMENTS

- Attachment 1: Project Map**
- Attachment 2: Applicant Narrative**
- Attachment 3: Blue Roan Ranches Preliminary Development Plan**
- Attachment 4: Traffic & Drainage Waiver Request**
- Attachment 5: Environmental and Services Impact Report**
- Attachment 6: Agency Review Comments With Applicant Responses**
- Attachment 7: Power Plan for Blue Roan Ranches**
- Attachment 8: Owner Commentary on Review Issues with Staff Responses**
- Attachment 9: Public Comment received 6/15/2023**
- Attachment 10: Non-Adverse DEQ Chapter 23 Recommendation**
- Attachment 11: Blue Roan Ranches Plat, last revised 6/21/2023**
- Attachment 12: Resolution**



Laramie County Wyoming MapServer

PZ-23-00061

Blue Roan Ranches

Subdivision Permit & Plat

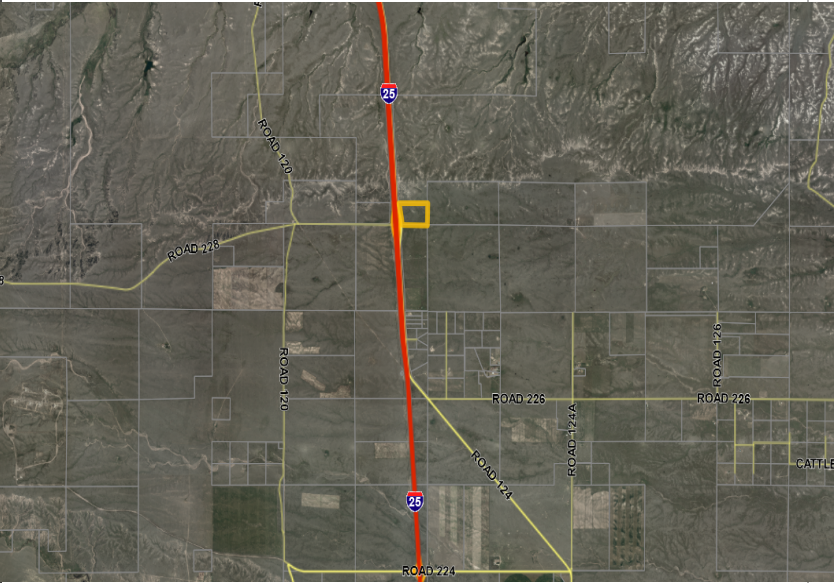
Summary:
60.25 Acres
10 Residential Lots
Average lot size 6.02 Acres
Located at I-25 Service Road and County Rd 228

Zoning:
LU - Land Use

Water & Sewer:
Individual Well & Septic Systems

Fire District:
Laramie County Fire Authority

County Comprehensive Plan:
AGR - Ag & Range Land





April 27, 2023

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

InRe: LETTER OF JUSTIFICATION – RED ROAN RANCHES II

Steil Surveying Services, agent for the owner, intends to subdivide a tract of land situate in the S½SE¼ of Section 27, Township 17 North, Range 67 West of the 6th P.M., Laramie County, WY (±59.67 acres) in to 10 tracts of greater than 5.25 acres. Creating TEN (10) buildable lots for residential development.

The overall density of the subdivision is 59.67 acres. The Proposed subdivision will consist of TEN (10) tracts of greater than 5.25 acres.

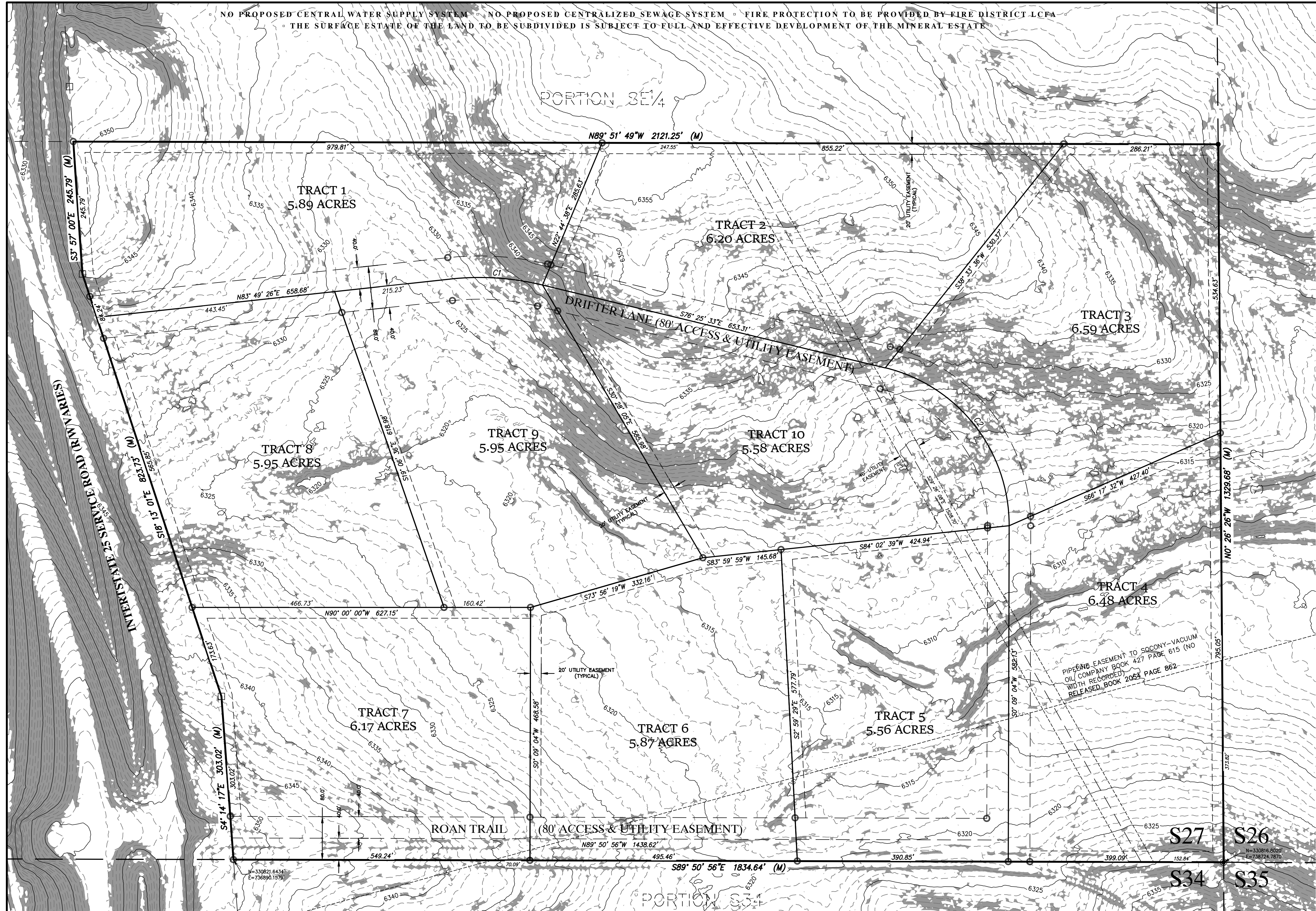
Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue 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



LAND ANALYSIS

THIS DEVELOPMENT PLAN IS PREDICATED UPON SINGLE-FAMILY DEVELOPMENT ONLY. ANY MULTI-FAMILY OR COMMERCIAL DEVELOPMENT OR IMPERVIOUS AREAS SIGNIFICANTLY IN EXCESS OF THOSE ANTICIPATED BELOW WILL REQUIRE FURTHER STUDY AND MAY REQUIRE OFF-SITE IMPROVEMENTS.

BUILDABLE AREA* [XXX ACRES]

The portion of a lot or site, exclusive of easements, within which a structure may be built.

Only one principal building and its customary accessory building(s) may be erected on any one (1) division of land, with the exemption of agricultural buildings and uses as defined by the Laramie County Land Use Regulations.

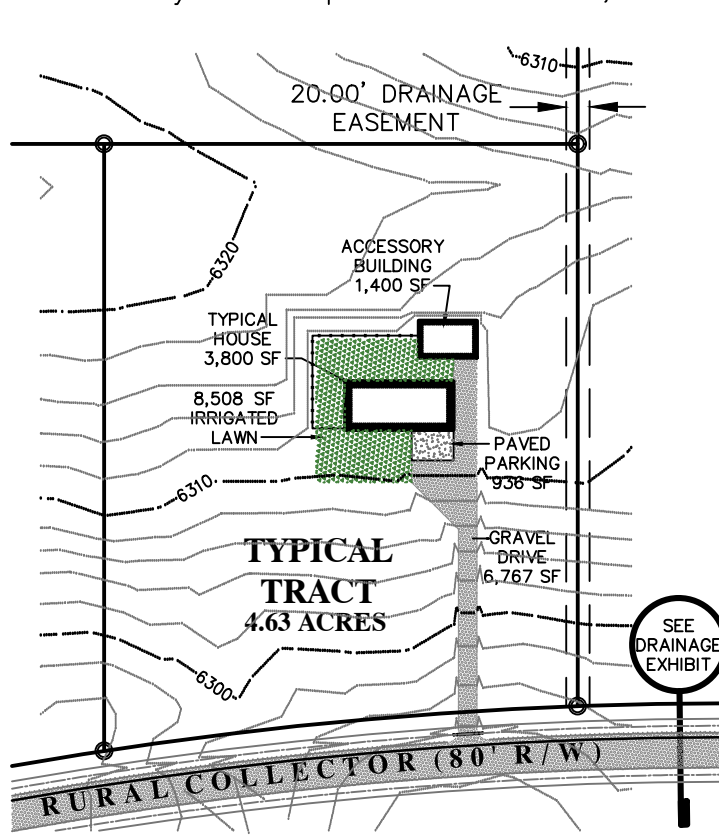
*Buildable areas are calculated pursuant to section 2-1-100.k(ii) of the Laramie County Land Use Regulations.

TOPOGRAPHIC INFORMATION

ALL ELEVATIONS SHOWN ARE PROJECTED FROM ACTUAL SURVEY DATA AND ARE BASED ON NAD83 DATUM, US SURVEY FEET, REFERENCED FROM CITY OF CHEYENNE CONTROL POINTS.

ANTICIPATED DEVELOPED AREA BY LOT

Irrigated lawn & garden area ±0.25 ac
Building and other impervious surfaces ±6,200 sf
Gravel driveway and semi-pervious areas ±6,800 sf

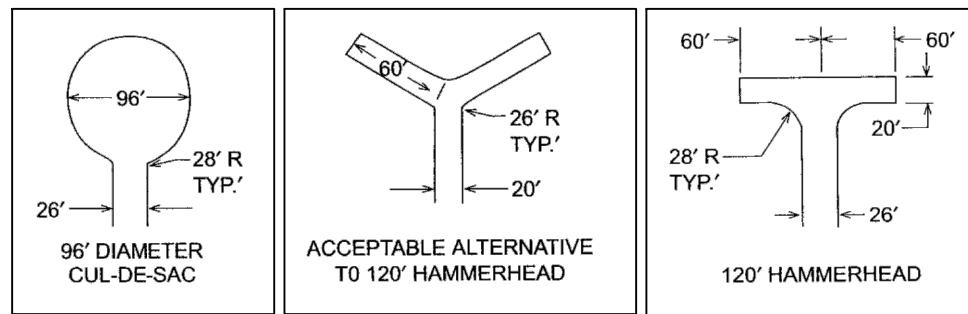


DETAIL A
TYPICAL LOT COVERAGE
N.T.S.

GROUNDWATER AND AQUIFER RECHARGE ASSUMPTIONS AND CALCULATIONS*
SEE DEQ STUDY

DEAD-END EASEMENT TURNAROUND DETAIL(S)

ACCEPTABLE DESIGN ALTERNATIVES FOR REQUIRED EMERGENCY VEHICLE TURNAROUND(S)
ACCORDING TO INTERNATIONAL FIRE CODE (IFC) FIGURE D103.1 ARE AS FOLLOWS:



*SHOULDER & DRAINAGE DESIGN(S) TO BE DETERMINED BY CIVIL ENGINEER

LAND ANALYSIS

	NET	GROSS
TOTAL PDP AREA	59.67 ACRES	59.67
EXISTING PUBLIC RIGHT-OF-WAY	0 ACRES	-
PRIVATE RIGHT-OF-WAY EASEMENTS	7.17 ACRES	-
DRIFTER LANE (80' R/W)	4.53 ACRES	-
ROAN TRAIL (80' R/W)	2.64 ACRES	-
EXISTING SLOPE > 10%	see slope table	-
LOT AND DENSITY CALCULATIONS		
# OF TRACTS	10	
# OF RESIDENTIAL TRACTS	10	
AVERAGE RESIDENTIAL TRACT SIZE	5.97 ACRES	
DWELLING UNITS PER ACRE	0.15 DU	

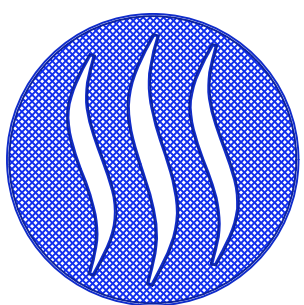
LAND USE

EXISTING LAND USE = AGRICULTURAL
PROPOSED LAND USE = RESIDENTIAL

LAND ANALYSIS
AND
PRELIMINARY
DEVELOPMENT
PLAN
FOR
RED ROAN
RANCHES II

A SUBDIVISION OF A PORTION OF THE
S½ SE¼ SECTION 27,
TOWNSHIP 17 NORTH, RANGE 67 WEST OF
THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED AUGUST, 2022



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

SURVEYOR:

STEIL SURVEYING SERVICES, LLC.
1102 WEST 19th STREET
CHEYENNE, WY. 82001
307-634-7273

CIVIL ENGINEER:

SUMMIT ENGINEERING
5907 TOWNSEND PLACE
CHEYENNE, WY. 82009
(307) 637-0861

GROUNDWATER/
SOILS ENGINEER:

WESTON ENGINEERING
Laramie, Wyoming Office
1050 North 3rd Street, Suite E
Laramie, Wyoming 82072
307.745.6118 | phone
307.745.6408 | fax

APPLICANT:

SHANE HANSEN - AGENT
STEIL SURVEYING SERVICES, LLC.
1102 WEST 19th STREET
CHEYENNE, WY. 82001
307-634-7273
Email: shansen@steilsurvey.com

OWNERS:

LEANING TREE HOMES INC.
1740 H. Dell Range Blvd. #423
Cheyenne, Wyoming 82009
Phone: 307-778-1856
Email: LTH307@outlook.com

BASIS OF BEARINGS:
WYOMING STATE PLANE COORDINATES,
EAST ZONE, NAD83-2011,
US SURVEY FEET, DISTANCES ARE GRID
DISTANCES.
COMBINATION FACTOR = 0.9996615955
ELEVATIONS:
NAVDS8, BASED ON BENCHMARK C-90.

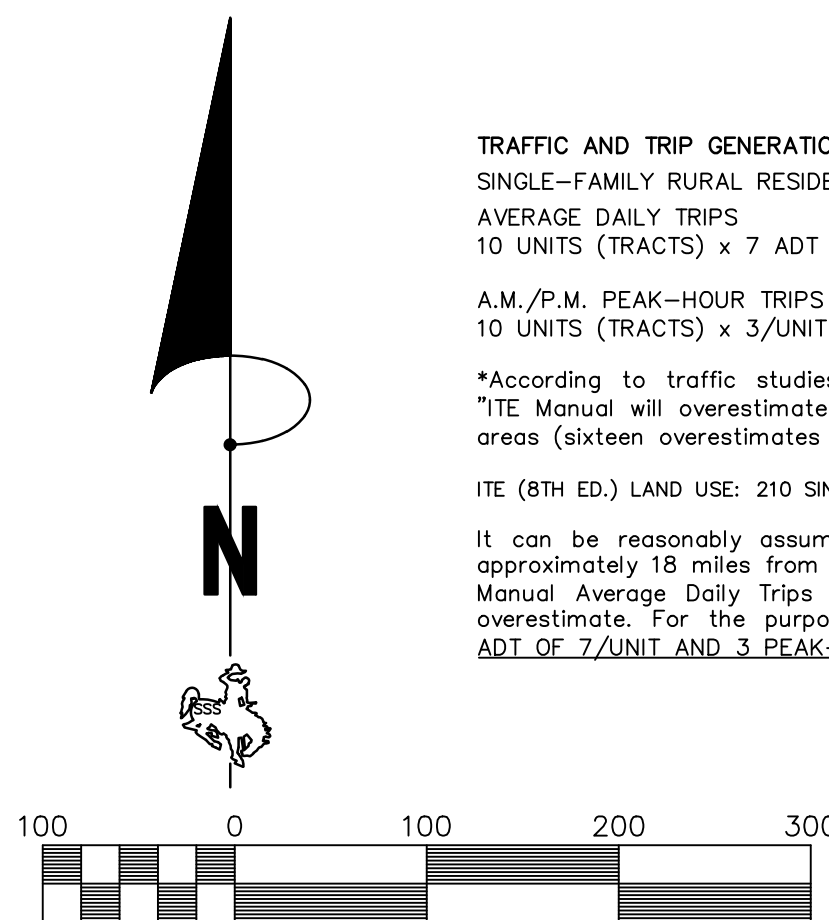
GENERAL NOTES:

- ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" REBAR.
- PLATTED DRAINAGE EASEMENT(S) AND FEMA SPECIAL FLOOD HAZARD AREA DESIGNATION(S) AND BOUNDARIES DO NOT WARRANT OR GUARANTEE THE NATURAL FLOW OF ANY STREAM OR DRAINAGE CHANNEL WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.
- FURTHERMORE, WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING NEAR SAID STREAM OR RIVER.
- CONSTRUCTION OF STRUCTURES, WELLS AND SEPTIC SYSTEMS SHALL BE LIMITED TO AREAS OUTSIDE OF THE FLOOD HAZARD AREA.
- WATER SERVICE TO EACH LOT TO BE PROVIDED BY SEPARATE WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT, NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 80' MUTUAL INGRESS/ EGRESS, UTILITY & DRAINAGE EASEMENTS CREATED HEREON FOR THE MUTUAL AND EXCLUSIVE USE OF THE LANDOWNERS.
- UNLESS OTHERWISE NOTED, "UTILITY EASEMENT(S)" HEREON ARE GRANTED TO FRANCHISED UTILITIES PROVIDERS, INCLUDING, BUT NOT LIMITED TO: SPECTRUM, CENTURY LINK, HIGH WEST ENERGY AND/OR CHEYENNE LIGHT, FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
- ACCESS TO ALL LOTS CREATED HEREON SHALL BE FROM INTERNAL RIGHTS-OF-WAY ONLY. NO INDIVIDUAL/ DIRECT TRACT ACCESS(ES) SHALL BE ALLOWED ONTO THE I-25 SERVICE ROAD.
- CWPP NOTE - THE SUBJECT PARCEL FALLS IN THE CWPP - LOW - CWPP FUEL LOADS MAP B
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #56021C0550P, DATED JANUARY 17, 2007.
- ALL INTERIOR UTILITY EASEMENTS ARE 20' IN WIDTH.

Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	10.00%	99999900.00%	1738650.80	

FILING RECORD



REVISED: 8/29/2022

J:\2022 DWG\22281 - LEANING TREE 27-17-67 RED ROAN II\3. DWG\22281 - RED ROAN RANCHES II PDP.DWG



April 27, 2023

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

InRe: Request for waiver of the Traffic Study and Drainage Study requirements for County Final Subdivision, to be known as RED ROAN RANCHES II, situate in the S½SE¼ of Section 27, Township 17 North, Range 67 West of the 6th P.M., Laramie County, WY (±59.67 acres)

Steil Surveying Services, agent for the owner, intends to subdivide the above-noted property tract of land; no Zone Change is required.

The proposed tracts will have access to I-80 SERVICE ROAD OFF OF INTERNAL ROADS.

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 2-1-100.b, 3-1-105, 3-5-105 of the Laramie County Land Use Regulations.

The overall density of the subdivision is 59.67 acres. The Proposed subdivision will consist of TEN (10) tracts of greater than 5.25 acres.

Given limited surface runoff increases, and/or potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

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

RED ROAN RANCHES II



ENVIRONMENT AND SERVICES IMPACT REPORT

For

RED ROAN RANCHES II

Cheyenne, Wyoming



Steil
Surveying
Services, LLC
Registered Land Surveyors

Prepared for

LEANING TREE HOMES INC

1740 DELL RANGE BLVD, SUITE H

Cheyenne, Wyoming 82009

Prepared by

MSH

STEIL SURVEYING SERVICES

1102 West 19th Street

Cheyenne, WY 82009

(307) 634-7273

August 10, 2022

RED ROAN RANCHES II

RED ROAN RANCHES II Environment and Services Impact Report

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RED ROAN RANCHES II

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APPENDIX A - Exhibits

I. Introduction

1. Location

The project site is the ALL THAT PORTION EAST OF I-25 R/W IN THE S1/2 SE1/4 SEC 27, T17N, R67W of the 6th P.M., County of Laramie, State of Wyoming.

The rural residential development project, Red Roan Ranches II, (Refer to Appendix A, Vicinity Map) is bound along the west property line by Interstate 25 ROW. The North property line is adjacent to Nimmo Ranch Company, agricultural use. The East Side of the property abuts Holmes Herefords INC, agricultural use. The south side of the project abuts Holmes Herefords INC, agricultural use. The overall Red Roan Ranches II site is 59.67 acres more or less.

The Project is intended to provide new single family residential lots to Laramie County. The lots provided are intended for Manufactured Housing and New Construction.

2. Existing Conditions

Existing vegetation consists of native grasses and weeds. The land is undeveloped and is being used as agricultural.

The topography of the site is rolling hills.

The existing road that will service the site is I-25 Service Road. Drifter Lane, and Roan Trail will be built to County Road standards and allow for the movement of traffic thru the Project.

II. Project Environmental Impacts

1. Water Source

RED ROAN RANCHES II

There will be private wells serving each lot in the Red Roan Ranches II development.

2. Sanitary Sewer System

There will be private septic systems serving each lot in the Red Roan Ranches II development.

3. Wildlife and Vegetation

The site does not appear to provide any habitat for any of the recognized endangered or rare species of plants or animals. Additionally, the site is not a major migratory route for any animals. The site however did previously support grazing.

4. Hazardous Materials

This is a residential development so there should be no hazardous materials stored on the site.

III. Project Service Impacts

1. Hospital Care

The project is located approximately 19 miles from the Cheyenne Regional Medical Center. The proposed project should not have an impact on the availability of Hospital services.

2. Schools

The project is in the Laramie County School District #1 boundary area. The site is approximately 13 miles from Prairie Wind Elementary, where students that live in this area would go. The elementary school is not at max capacity; therefore the Red Roan Ranches II development should not have an adverse effect on the elementary school enrollment.

RED ROAN RANCHES II

The Red Roan Ranches II development will be served by McCormick Junior High and Central High School. Both are located approximately 16.5 miles from the site.

The development of 10 lots is unlikely to produce more than a couple of kids at any grade level; therefore, this development should not have a negative impact on any of the mentioned schools.

3. Parks/Trails

N/A

4. Crime Control

The project will be served by the Laramie County Sheriff's department. The surrounding areas and subdivisions are currently patrolled by the Sheriff's office.

5. Fire Protection

The project will be served by LCFA.

6. Road Impact

As the development is 19 miles North of Cheyenne, traffic impacts will be minimal.

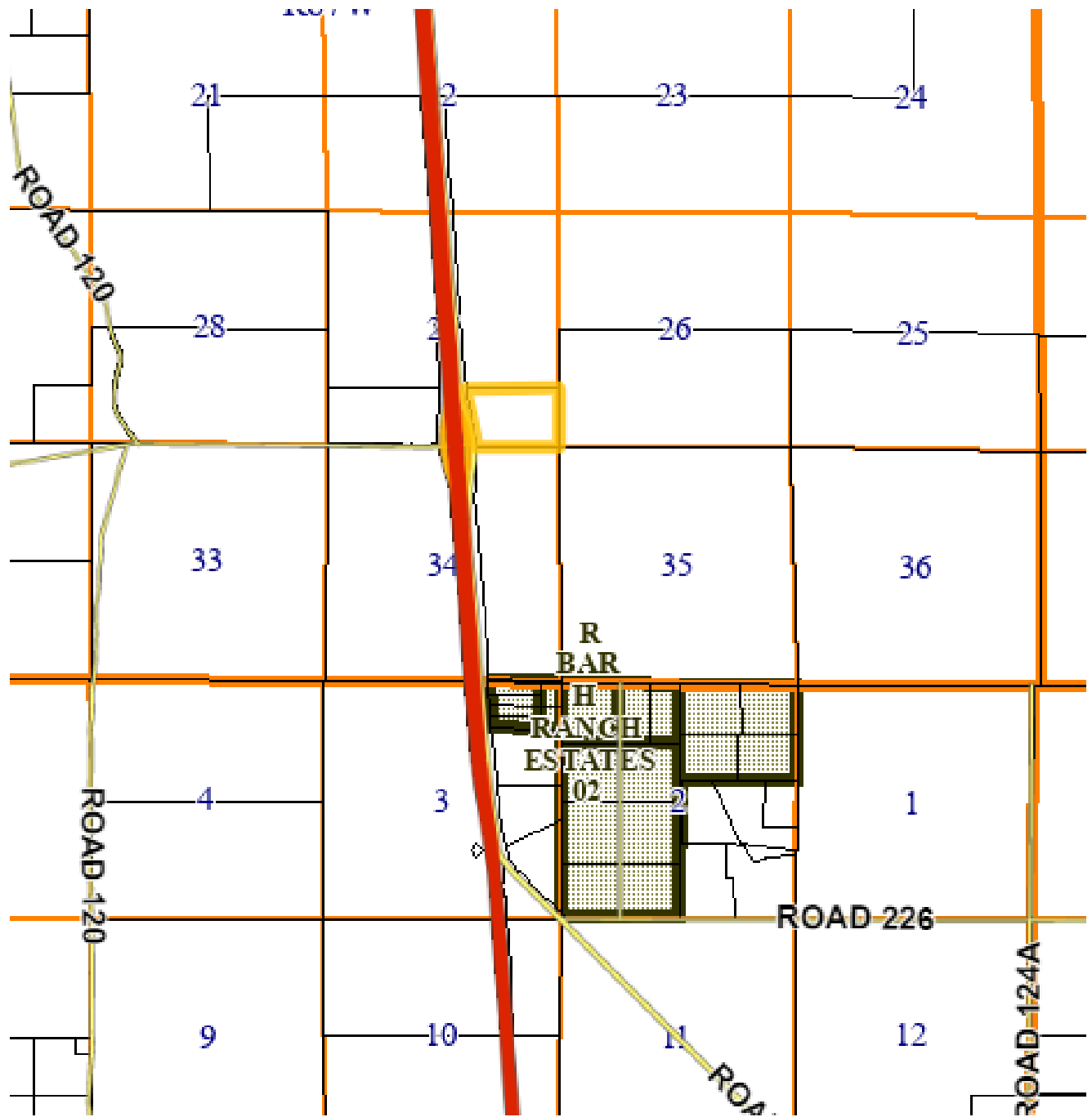
IV. Conclusions

This environmental assessment provides sufficient information and analysis to conclude that the proposed project will not result in any significant, adverse environment or service impacts.

Much effort and attention to design regarding road placement, view corridors, and drainage patterns have gone into the creation of the proposed plat.

RED ROAN RANCHES II

APENDIX A



PZ-23-00060 RED ROAN RANCHES II PDP
Preliminary Development Plan

Building Dept.: Building Dept., Daniel Peters Comments Attached 05/11/2023
Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319.

Fire apparatus access roads required per IFC 2021 Section 503.

Building permits shall be required for all new building construction.

Laramie County has adopted the 2021 I-codes and the 2020 NEC.

County Attorney: County Attorney, LC Attorney's Office Comments Attached 05/16/2023

As several other individuals have commented, I believe that this subdivision too closely resembles the name of an existing subdivision per the LCLUR. **BLUE ROAN**

County Engineer: County Engineer, Scott Larson Comments Attached 05/15/2023

1. There is no curve data shown for C1 and C2. **ADDED TO FINAL**
2. All utilities (i.e., gas, power, etc.) shall be located underground per LCLUR. No waiver will be issued for above ground utilities. **AS DISCUSSED AT THE RED ROAN MEETING, THE DEVELOPER ALREADY HAS POWER PLANNED AS A COMBINATION OF ABOVE AND BELOW GROUND BASED ON AVAILABILITY OF MATERIALS FROM BHP&L**
3. I believe Roan Trail should be named Road 228 since it lines up and ties to it on the west side and it is on the section line. This should also be changed to dedicated ROW and not an easement. In addition, the ROW needs to be extended to the furthest eastern property line so that county road 228 can be extended for the potential for future developments to the east. By having it dedicated ROW, it will also allow others to the east to tie into the county road without issues related to easements. Drifter Lane can remain as an easement. **SEE FINAL PLAT**
4. Minimum items needed with the Construction Plans for the roadways when the ROW permit application is submitted to the County:
 - A. Cover Page including signature block for Laramie County Public Works.
 - B. Copy of approved plat.
 - C. General notes on the plans need to include the following at a minimum:
 - 1) All work shown on these civil drawings, whether public or private improvements, shall comply with the Laramie County specifications and the project specifications. If conflicts exist between the project specifications and/or drawings and Laramie County specifications the project specifications and or drawings shall be reviewed, and the more stringent or conservative specifications shall prevail as determined by the county

public works director.

2) Work in right-of-way or access easements shall conform to Laramie County construction specifications and the construction plans in their entirety.

3) All work in the right-of-way or in access easements requires a Right-of-way Construction Permit and a Grading Permit unless they were combined into one. No work within the right-of-way or access easements shall begin until a ROW permit and Grading Permit (unless they were combined into one permit) has been approved, signed, and issued by the County.

4) The contractor shall be responsible for shaping of street crown, scarifying and compacting subgrade to 95% ASTM D698 and moisture content within -4% to +2% optimum, proof rolling subgrade with 25 ton loaded dump truck or fully loaded water truck, nuclear density and moisture content tests at a frequency no greater than 250 LF within the travel lanes for all fill areas. Said proof roll and testing must be completed prior to placement of crushed base. Proof roll vehicle shall not travel at speeds greater than 3 MPH. Any area deemed deficient or substandard and exhibits excessive pumping or deformation shall be reworked by the contractor to the satisfaction of the engineer. All proof rolls shall be performed in the presence of the county inspector.

5) The contractor shall be responsible for performing compaction tests of the base material and performing a proof roll of the base material in the presence of the county inspector.

6) The contractor shall be responsible for performing compaction tests on all culvert trench backfill in accordance with the current edition of the Wyoming Public Works Standard Specifications.

7) Contractors shall hire an independent reputable material testing company for materials testing soils compaction and provide copies of all tests to the owner, engineer and county.

8) Prior to the beginning of construction, the Contractor shall notify Laramie County public works department (307-633-4302) to coordinate inspections and required documentation. During and following construction the contractor shall supply the county following information: a. compaction tests results for all fill areas, backfill around and over culverts, base material, and asphalt (if included), b. proof rolls for subgrade and base materials, c. summary of weigh tickets for base and asphalt material along with calculations showing that the proper amount of material was delivered and placed for all roadways for the quantities indicated on these plans, and d. seed tickets showing the seed mixture used for revegetation of disturbed areas, the application rate used, and the total amount of seed placed.

9) The Contractor shall be responsible for contacting the county to perform, at a minimum, the culvert installation inspections, proof roll tests for subgrade and base, and final inspection upon completion of all work.

10) The contractor is responsible for the proper installation of all BMPs, continuous stormwater and BMP management, sediment, erosion control and full rehabilitation of all damaged improvements, including culverts to original or better condition.

D. Design Data (i.e. design speed, roadway classification, maximum grades, etc.)

E. Table of Estimated Quantities to include at a minimum but not limited to: Grading "W" Base material, culverts (type, sizes, lengths), signs (number/quantity and type), asphalt paving (if applicable). These quantities will be used to verify the quantities delivered to

the site.

F. Typical roadway sections (existing/proposed)

G. Signage Plan (including "Privately Maintained Roadway" signs) including a note that all signs, posts, and installation shall meet the current edition of the MUTCD Manual.

H. Overall Grading Plan -- this should represent what is outlined in the Drainage Study

I. Plan & Profile sheets (for roadway and proposed culverts)

J. Mailbox Turnout Locations, Designs, and Grading

K. Cross Sections

L. Other details as necessary (i.e., riprap, culvert installation, signage, paving of the tie ins for any proposed roads that tie into existing paved roadways or highways).

M. If applying for a combined ROW and Grading permit, the plans also need to include a SWPPP showing where the BMPs are to be located and what BMPs are to be installed. In addition, details for the installation/construction of the BMPs.

County Public Works Department: County Public Works Department, Molly Bennett
Comments Attached 05/17/2023

1. To address Engineer Comment number 3, see below:

1a. Roan trail shall be dedicated as an 80 foot right-of-way along the entire length of the plat boundary. The road shall be Road 228. **DEDICATED**

3. A note shall be added to the plat indicating maintenance of all roads will be done privately. **DEVELOPER IS REQUESTING COUNTY MAINTENANCE OF ROAD 228 AS THEY ARE BEING REQUIRE TO BUILD AN EXTRA 500 FEET OF ROAD. THEY WANT BUY IN FROM THE COUNTY**

4. All other comments (minus number 3) from the review engineer and surveyor shall be resolved and addressed appropriately.

5. All comments provided on the subdivision permit and plat (PZ-23-00061) shall be addressed with this preliminary development plan. **SEE FINAL PLAT**

6. The subdivision name shall be changed as this development is not adjacent to or a second filling of "Red Roan". **BLUE ROAN**

County Treasurer: County Treasurer, Tammy Deisch Comments Attached 05/09/2023
As of 05/09/23 2022 taxes paid in full

Environmental Health: Environmental Health Department, Tiffany Gaertner Comments
Attached 05/17/2023

Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water. Also, keep

wastewater systems out of easements and away from pipeline. A DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits. **ACKNOWLEDGED**

Intraoffice: Planners, Cambia McCollom Comments Attached 05/10/2023

This development is over a mile from existing Red Roan Ranch, with another subdivision and unplatted land lying in between. Having a second filing so disjointed from the first may be confusing. **BLUE ROAN**

Typically in Laramie County, roadways on the Section Line have been given a Road number, to conform and reinforce the existing addressing grid. It also greatly assists emergency services in locating things quickly. The easement designated as Roan Trl runs along/north of the section line. It also appears to access the I-25 service RD where Road 228 has an interchange on I-25. It might be in the public's interest if this extension was named Road 228 instead of Roan Trl. **DEDICATED**
(Laramie County Land Use Regulations 3-5-113 C.v.D)

Change of orientation along Drifter LN.
(Laramie County Land Use Regulations 3-5-113 C.v.I)

High West Energy: High West Energy, David Golden Comments Attached 05/03/2023
Not in High West Energy territory.



State Engineer's Office

HERSCHLER BUILDING, 2 WEST
CHEYENNE, WYOMING 82002
(307) 777-6150

MARK GORDON
GOVERNOR

BRANDON GEBHART, P.E.
STATE ENGINEER

May 17, 2023

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82007
planning@laramiecounty.com

RE: Red Roan Ranches II (PZ-23-00061)

To Whom It May Concern:

The proposed subdivision is to be located in the S/2 SE/4 of Section 27, T17N, R67W, Laramie County, Wyoming. It consists of one 59.67 acre parcel to be divided into 10 tracts of at least 5.25 acres each, located within the Laramie County Control Area and the Conservation Area under the State Engineer's Order. Based upon the review of both the subdivision application and a preliminary search of the agency's water rights database, the State Engineer's Office offers the following:

1. The water right search revealed that there are no subject existing water rights of record that attach to the subdivision lands. Given this, further action on the part of the subdivider or his agent in addressing Wyoming Statute 18-5-306 (a) (xi) is not required.

Additional Comments:

2. The water right search revealed that P217980.0W, Red Roan Ranches Test well, is the only existing well in the proposed subdivision area. Our office recommends that the subdivider provide GPS coordinates for the well and the legal location description including subdivision name and lot number via the submission of the required UW6 form (Statement of Completion), for this well. This is necessary to allow this well to be permitted for domestic use by the owner of the associated subdivision lot.

3. An approved permit from the Wyoming State Engineer's Office is required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet the proposed needs, and is no guarantee that any water will be physically available.

4. The proposed subdivision is located within the Conservation Area identified under the 2015 State Engineer's Order for the Laramie County Control Area. Well spacing requirements will be assessed to any well permit applications received by our office as defined within the order.

5. If any new wells are proposed, they must be constructed in accordance with the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards.

6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.

7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.

In all correspondence regarding this application, please reference "State Engineer Subdivision Review Number 2023-8-2."

If you have any questions, please feel free to contact me at (307) 777-2975, or if you prefer email, at sue.kinsley@wyo.gov . Thank you for the opportunity to comment on the subdivision application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sue Kinsley", positioned below a horizontal line.

Sue Kinsley
Natural Resources Analyst

Cc: Lisa Lindemann, Administrator, Ground Water Division
Jed Rockweiler, Administrator, Surface Water Division
Cheryl Timm, Administrator, Board of Control Division
Cory Rinehart, Superintendent, Water Division I
Kasey Kiel, Hydrographer/Commissioner, Water Division I, District 1



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Cory Rinehart, Superintendent, Water Division I
Kasey Kiel, Hydrographer/Commissioner, Water Division I, District 1

PZ-23-00061 RED ROAN RANCHES II PERMIT & PLAT

Subdivision Permit (25 Lots or Less) County Attorney: County Attorney, LC

Attorney's Office Comments Attached

05/16/2023

As several other individuals have commented, I believe that this subdivision too closely resembles the name of an existing subdivision per the LCLUR. **BLUE ROAN RANCHES**

County Engineer: County Engineer, Scott Larson Comments Attached 05/15/2023

Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both. **THANK YOU**
2. Under the Owner Acknowledgement and Approvals, the year is listed as 2022 and should be 2023. **CORRECTED**
3. There is no curve data for C1 and C2 shown on the plat. **ADDED**
4. I believe Roan Trail should be named Road 228 since it lines up and ties to it on the west side and it is on the section line. This should also be changed to dedicated ROW and not an easement. In addition, the ROW needs to be extended to the furthest eastern property line so that county road 228 can be extended for the potential for future developments to the east. By having it dedicated ROW, it will also allow others to the east to tie into the county road without issues related to easements. Drifter Lane can remain as an easement. Drifter Lane can remain as an easement. **WE WILL COMPLY**
5. A ROW permit for all roadways and a Grading permit will need to be submitted and approved prior to construction. **DEVELOPER WILL COMPLY**

Surveyor Review

1. Regarding the 84.24' distance-label along the west boundary of Drifter Lane, is the label positioned correctly? The label positioning implies it's the distance between the Drifter Lane easement corners, but if that is indeed the case, how do you locate the beginning of the easement along the west subdivision boundary with the information that has been provided (i.e. without reproducing a portion of the south subdivision boundary and the entirety of the Drifter Lane centerline and using that info to back-trace to the northwest)? Instead, I believe the 84.24 feet is in fact the distance from the northerly ROW monument down to the centerline/POB of Drifter Lane. If I'm correct that answers my question about locating the easement with the info provided. Additionally, if you scale the 565.86' along the West Boundary of Tract 8, the scaling also works correctly if you go from Southwest lot corner to the easement centerline, where the scaling doesn't work if you measure between the monuments that are shown on the plat. Plus the internal lot boundary distances (173.63, 565.85 and 84.24) would now add up to match the external subdivision boundary distance (823.73) to within 0.01' (which difference is probably the result of a rounding-error introduced by AutoCAD). **YOU ARE CORRECT. THE TAG HAS BEEN MOVED.**
2. Since this is a different subdivision from Red Roan I'm concerned where the line is on "too closely resembling the name of an existing subdivision" per the LCLUR. **BLUE ROAN RANCHES**

County Public Works Department: County Public Works Department, Molly Bennett

Comments Attached 05/17/2023

1. To address Engineer Comment number 3, see below:

1a. Roan trail shall be dedicated as an 80 foot right-of-way along the entire length of the plat boundary. The road shall be Road 228. **CONFIRMED**

3. A note shall be added to the plat indicating maintenance of all roads will be done privately. **DEVELOPER IS REQUESTING COUNTY MAINTENANCE OF ROAD 228 AS THEY ARE BEING ASKED TO BUILD 500 MORE FEET OF ROAD TO COUNTY STANDARDS**

4. All other comments (minus number 3) from the review engineer and surveyor shall be resolved and addressed appropriately.

5. All comments provided on the preliminary development plan (PZ-23-00060) shall be addressed with this subdivision permit and plat. **ALL CORRECTIONS ADDED TO FINAL PLAT**

6. The subdivision name shall be changed as this development is not adjacent to or a second filing of "Red Roan". **BLUE ROAN RANCHES**

County Treasurer: County Treasurer, Tammy Deisch Comments Attached 05/09/2023

As of 05/09/23 2022 taxes paid in full

Environmental Health: Environmental Health Department, Tiffany Gaertner Comments Attached 05/17/2023

Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water. Also, keep wastewater systems out of easements and away from pipeline. A DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.

Intraoffice: Planners, Cambia McCollom Comments Attached 05/10/2023

This development is over a mile from existing Red Roan Ranch, with another subdivision and unplatted land lying in between. Having a second filing so disjointed from the first may be confusing. **BLUE ROAN RANCHES**

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(Laramie County Land Use Regulations 3-5-113 C.v.I)

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Not in High West Energy area.



State Engineer's Office

HERSCHLER BUILDING, 2 WEST
CHEYENNE, WYOMING 82002
(307) 777-6150

MARK GORDON
GOVERNOR

BRANDON GEBHART, P.E.
STATE ENGINEER

May 17, 2023

Laramie County Planning & Development Office
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Cheyenne, WY 82007
planning@laramiecounty.com

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In all correspondence regarding this application, please reference "State Engineer Subdivision Review Number 2023-8-2."

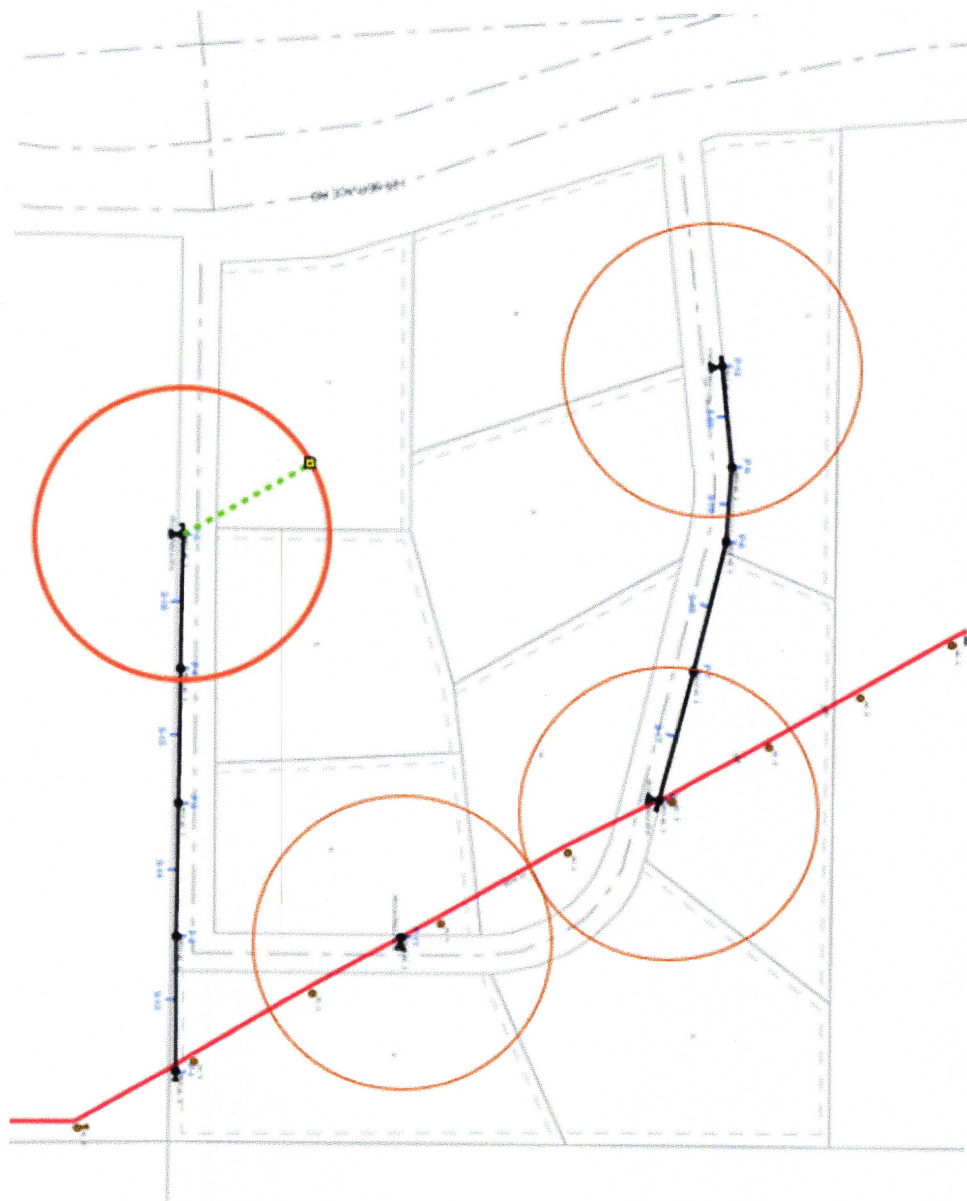
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Natural Resources Analyst

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Jed Rockweiler, Administrator, Surface Water Division
Cheryl Timm, Administrator, Board of Control Division
Cory Rinehart, Superintendent, Water Division I
Kasey Kiel, Hydrographer/Commissioner, Water Division I, District 1





June 8, 2023

Items of Concern:

1. Power-Wherever practical

Staff has agreed with owner on this compromise, excepting that lead time being practical for the western lots. The utilities shall be underground on the western lots irrespective of the timeframe. -GBH, planner

- a. We were informed by Black Hills Energy, on several different occasions, that there would be at least a one-year lead time to get the material needed for underground electricity. Any long lead times for product availability is a practical concern for any business in construction.
- b. Our planners at BHE are Carlos Ortiz, Walter Fees, Travis DeWeese, Jeff McMann, and Damian Parks. All of these gentlemen told us the 1-year lead time. Please see attached. Additionally, who did Scott Larson talk to? Apparently, we are getting different information than you are.
- c. We request partial overhead because overhead already exists and the rest will be underground. Lots 5,4,3,2, and 10 have over head available and it is practical to use the existing lines. The over head that is existing will not be removed as it feeds other locations. It is Practical to leave it and use it.
- d. We are willing to compromise and use the underground, for the remaining lots if the lead time is practical. Lots 1,6,7,8 and 9

2. Road Maintenance-If we are required by the County to build a "County Road" to County specs, then we want the County to maintain it.

Road maintenance and dedication issues have been resolved through a change in plat configuration, an additional plat note, and a dedication of a 40' public ROW along the south end of the parcel. -GBH, planner

- a. From what we understand, It is used as an unofficial easement for several Ranchers and Companies. This would be more upkeep for the residence and us to pay for.
- b. It would be a public used road, the county should maintain it, since it is a future follow through for the land behind us and is an extension of a preexisting county maintained road 228.
- c. If you make us build it to county specs and add 500' but not maintain it, we will gate the community and give the code to local services and residence only.
- d. We are concerned that the county road will affect the quiet neighborhood and the privacy of our future residence.
- e. We do not want an abundance of traffic and we do not want to pay for access permits.

3. Safety First

- a. What is the purpose of the planning department and Public Works, but to keep the community safe and to maintain our infrastructure and growth in our communities? There is nothing unsafe about the items we are doing in this subdivision. Both applications of power are safe and practical. We have the right as the consumer to choose, in our free market on our private land. The planning department and public works are paid by the community and therefore work for the community. We will not be forced to follow loose policies and opinions. We will follow the law.

. *Utilities*

*All utility facilities, **wherever practical**, including but not limited to gas, electrical power, telephone and CATV cables, shall be located underground throughout the subdivision/development. As far as possible, all utilities shall be placed in the public street or road rights-of-way. Easements shall be provided for all public utilities if utilities cannot be placed in public street or road rights-of-way. If an easement is necessary, the developer shall provide written evidence detailing why utilities cannot be placed in the right-of-way.*

John Ciz, called in 6-15-2023

I own the parcel to the east and I want to ensure that I maintain access to that parcel. We have had access through the parcel being developed since 1937. We just want to ensure that that is maintained, and we have been in discussions with Leaning Tree to ensure that it continues.



Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Mark Gordon, Governor

Todd Parfitt, Director

June 15, 2023

Laramie County Board of Commissioners
309 West 20th Street
Cheyenne, WY 82001

RE: **Non-Adverse Recommendation,**
Red Roan Ranches II Subdivision, Laramie County
WDEQ-WQD Application # 2023 - 109

Dear Commissioners:

The Wyoming Department of Environmental Quality - Water Quality Division (WDEQ-WQD) has completed the review of the proposed Red Roan Ranches II Subdivision located in these SE ¼ Section 27, T17N, R67W, 6th P.M., in Laramie County, Wyoming. The Red Roan Ranches II Subdivision will create 10 lots out of approximately 60 acres. The information was submitted by James Frauendiens, President/Owner of Leaning Tree Homes, Inc, and was signed by Jerry Hunt, PE, and Levi Hime, PG, a Wyoming Licensed Engineer and Wyoming Professional Geologist. This letter represents the recommendations of the Wyoming Department of Environmental Quality as required by W.S. 18-5-306(c).

The subdivision review consisted of (i) review of the proposed sewage system, (ii) review of the proposed water system, and (iii) groundwater review of the proposed sewage system. The conclusion of WDEQ-WQD's subdivision review results in either a "Non-Adverse" or "Adverse" recommendation.

- **Non-Adverse** - - the proposed subdivision meets the safety and adequacy requirements of WDEQ Chapter 23 Rules
- **Adverse** - - the proposed subdivision does not meet the safety and adequacy requirements of WDEQ Chapter 23 Rules
- **Notes Required to be Added to the Final Plat** - - an Adverse recommendation will result in comments to address water or wastewater concerns with specific "Notes Required to be Added to the Final Plat."

PROPOSED SEWAGE SYSTEM REVIEW:

The proposed sewage system consists of individual on-site septic tanks and leach fields, constructed to standards established in WDEQ Water Quality Rules (WQR) and standards established by the Cheyenne Laramie County Environmental Health Department.

- The information submitted addresses the safety and adequacy of the proposed sewage system.
- The information submitted addresses the safety and adequacy of the proposed sewage system, provided the statements indicated in the "**Notes Required to be Added to the Final Plat**" are adhered to.

PROPOSED WATER SYSTEM REVIEW:

The subdivision's proposed water system consists of individual on-lot water supply wells. Each well must be permitted by and constructed to the Wyoming State Engineer's Office standards.

200 West 17th Street, Cheyenne, WY 82002 · <http://deq.wyoming.gov> · Fax (307)635-1784

ADMIN/OUTREACH
(307) 777-7937

ABANDONED MINES
(307) 777-6145

AIR QUALITY
(307) 777-7391

INDUSTRIAL SITING
(307) 777-7369

LAND QUALITY
(307) 777-7756

SOLID & HAZ. WASTE
(307) 777-7752

WATER QUALITY
(307) 777-7781

- The information submitted addresses the safety and adequacy of the proposed water system.
- The information submitted addresses the safety and adequacy of the proposed water system, provided compliance with the statements indicated in the “**Notes Required to be Added to the Final Plat**” are adhered to.

PROPOSED SEWAGE SYSTEM GROUNDWATER REVIEW:

The proposed sewage system consists of individual on-site septic tanks and leach fields constructed to standards established in WQR and standards established by the Cheyenne Laramie County Environmental Health Department. The sub-division does not overlie an unconfined Class I groundwater as defined by WQR Chapter 8 Rules.

- The information submitted addresses the safety and adequacy of the proposed sewage system.
- The information submitted addresses the safety and adequacy of the proposed sewage system, provided the statements indicated in the “**Notes required to be added to the final plat**” are adhered to.

Per WQR Chapter 23 Section 7(d)(viii)(A)(I), WDEQ requires that subdivision applications demonstrate that nitrates from on-lot sewage systems will not exceed 10 mg/L at the downgradient property boundary.

Please refer to Appendix A, Groundwater Loading Model analysis located at the end of this letter for additional information.

NOTES REQUIRED TO BE ADDED TO THE FINAL PLAT:

- **NONE**

CONCLUSIONS:

Based on the materials and information presently submitted for this Chapter 23 subdivision application, the WDEQ is issuing a “**Non-Adverse**” recommendation applicable to the Red Roan Ranches II Subdivision.

- Please refer to Appendix A, Groundwater Loading Model analysis located at the end of this letter for additional information.
- After domestic well installation and prior to use, the WDEQ WQD suggests that homeowners have their well sampled for chemical Ar, Fe, N, TDS, and Total Coliform. In addition, the WQD suggests homeowners have their well tested for chemical on a semi-regular schedule.

Disclaimer:

The Non-Adverse recommendation provided above has nothing to do with, nor has any bearing on the water rights associated with the Red Roan Ranches II Subdivision. Any questions or concerns about the water rights for the Red Roan Ranches II Subdivision should be directed to the State Engineer’s Office.

Nothing in Department of Environmental Quality recommendations or comments regarding the proposal for the Red Roan Ranches II Subdivision shall be construed to relieve James Frauendeins, or Leaning Tree Homes, Inc of the obligation to obtain any permits or additional approval from any local, state or federal agencies as required by law, rules, regulations, or ordinances. Nothing in these recommendations commits the Department of Environmental Quality or Laramie County to the issuance of required permits for construction, operation, or modification of water

supply or sewage systems.

Sincerely,



Dennis Lewis, PE
SE District Engineer
Water & Wastewater Section, Water Quality Division



Nicole Twing, PG
SE Project Geologist
Groundwater Section, Water Quality Division

cc: James Frauendeins, President Owner, PTH307@yahoo.com
Jerry Hunt, PE, Engineer, hunt@westoneng.com
Levi Hime, PG, Geologist, hime@westoneng.com
Laramie County Planning & Development Office, 3966 Archer Pkwy, Cheyenne, Wyoming 82009
Cheyenne/Laramie County Environmental Health Division, 100 Central Avenue Cheyenne, Wyoming 82007
Markus Malessa, SEO via email, markus.malessa@wyo.gov

Appendix A Ground Water Loading Analysis

Wastewater System Discharges to same aquifer that supplies a public water supply and are located within Zone 1 or Zone 2

- Determination = NO

Chapter 23 Appendix A – Nitrate Loading Analysis

Nitrate Loading – Co

Number of Bedrooms	Consultant Analysis	DEQ Analysis*
3 Bedrooms	2.4 mg/L	2.91 mg/L
4 Bedrooms	3.0 mg/L	4.23 mg/L
5 Bedrooms	3.7 mg/L	4.46 mg/L

*using the revised K value

Chapter 23 Appendix B – Minimum Isolation Distances Analysis

Vertical Travel Time – t_1

Number of Bedrooms	Consultant Analysis	DEQ Analysis*
3 Bedrooms	1,092 days	4,366 days
4 Bedrooms	1,092 days	4,366 days
5 Bedrooms	1,092 days	4,366 days

Horizontal Travel Time – t_2

Number of Bedrooms	Consultant Analysis	DEQ Analysis*
3 Bedrooms	100 ft	9.96 years
4 Bedrooms	100 ft	9.96 years
5 Bedrooms	100 ft	9.96 years

Chapter 23 Appendix C – Public Water Supply Analysis

Nitrate Loading – Cp

Number of Bedrooms	Consultant Analysis	DEQ Analysis
3 Bedrooms	NA	NA
4 Bedrooms	NA	NA
5 Bedrooms	NA	NA

Nitrate Loading – Cwell

Number of Bedrooms	Consultant Analysis	DEQ Analysis
3 Bedrooms	NA	NA
4 Bedrooms	NA	NA
5 Bedrooms	NA	NA

Comments to Analysis:

- Differences in analysis were due to:
 - Hydraulic conductivity value from percolation tests was used by the contractor. GPC modeled using a range of Ogallala values from HR Ranch 3rd filing of 5 ft/day, as a lower K value is more conservative. There is low concern as this aquifer area is currently under artesian conditions.

DEDICATION

That portion of the S½SE¼ lying East of Interstate 25 of Section 27, Township 17 North, Range 67 West of 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Have caused the same to be surveyed, platted and known as BLUE ROAN RANCHES 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 furthermore dedicate the easements as shown hereon for the purposes indicated.

RACHEL FRAUENDIENST, Member, Leaning Tree Homes Inc., a Wyoming corporation

OWNER ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this day of _____, 2023 by RACHEL FRAUENDIENT, Member, Leaning Tree Homes Inc, a Wyoming corporation.

My Commission Expires: _____

APPROVALS

Chairman

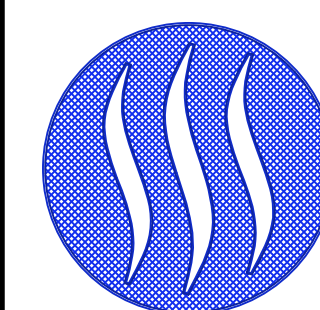
Chairman

ATTEST: _____
County Clerk



BLUE ROAN RANCHES

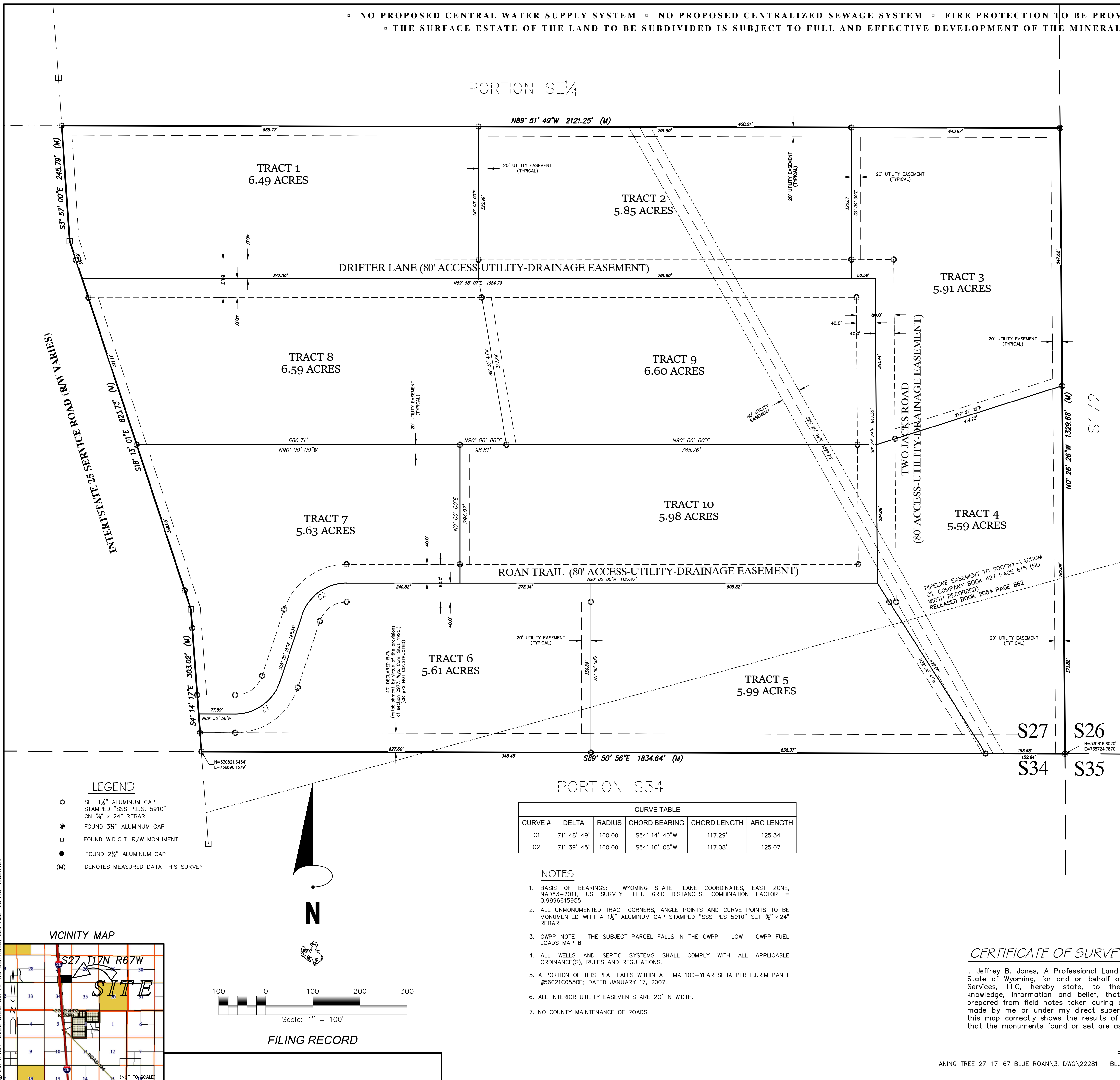
PREPARED June, 2023



1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789

REVISÉ: 06/15/2023

ANING TREE 27-17-67 BLUE ROAN\3. DWG\22281 - BLUE ROAN RANCHES.dwg



RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR ALL
THAT PORTION EAST OF I-25 R/W IN THE SE1/2SE1/4 OF SECTION 27,
TOWNSHIP 17 NORTH, RANGE 67 WEST OF THE 6TH P.M., LARAMIE COUNTY,
WY, TO BE PLATTED AND KNOWN AS
“BLUE ROAN RANCHES”.**

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 district; and

WHEREAS, this resolution concerns the subdivision permit application for Blue Roan Ranches.

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.
- b. This application is in conformance with section 4-2-104 governing the LU - Land Use zone district.

And the Board approves the Subdivision Permit and Plat for Blue Roan Ranches.

**PRESENTED, READ AND ADOPTED THIS _____ DAY OF
_____, 2023.**


LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office