



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of County Commissioners

**FROM:** Cate Cundall, Associate Planner

**DATE:** June 6, 2023

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for Prairie Stone Estates, 2<sup>nd</sup> Filing, a subdivision located in Tract 2, Prairie Stone Estates, Laramie County, WY.

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### EXECUTIVE SUMMARY

Shane Hansen, Steil Surveying Service, LLC, on behalf of C and A Good Holdings, LLC, has submitted a Subdivision Permit and Plat application for Prairie Stone Estates, 2<sup>nd</sup> Filing. The property is located on the east side of Road 141, approximately one-half mile south of the intersection of Road 141 and Road 213. The project will subdivide Tract 2, Prairie Stone Estates into six (6) tracts of greater than 5.25-acres each.

### BACKGROUND

This property, designated LU-Land Use zone district, is approximately 33.88-acres and is vacant residential land. The surrounding area consists of vacant land and small subdivisions.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

W.S. § 18-5-301 thru 18-5-315.

Section 1-2-104 governing public notice.

Section 2-1-101 (a-e) governing the criteria for a subdivision permit and plat.

Section 4-2-114 governing the LU – Land Use zone district.

### DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily associated in these areas.

This property lies outside of a water and sewer district, individual wells and septic systems will provide water and sewage disposal. The proposed subdivision is located within AMEC Zone 2

and tract sizes meet development standards. Approved permits from the WY State Engineer's Office will be required prior to drilling of any water well. A non-adverse Chapter 23 DEQ recommendation must be submitted prior to plat recordation.

A letter requesting waiver of traffic and drainage studies/or traffic study was submitted by the applicant, a copy of which is attached. The County Engineer has concurred with this request based on the justification provided in the letter.

Access to all tracts will be via Road 141 onto an 80' dedicated right of way.

Public notice was provided as required. No public comment was received. Agency comments have been addressed and are attached.

Staff finds this application is in conformance with the pertinent provision of the Laramie County Land Use Regulations. The attached resolution shall serve as the subdivision permit upon approval by the Board.

The Laramie County Planning Commission held a public hearing on this proposal on May 11, 2023. No public comments were made. The Planning Commission voted 5 – 0 to recommend approval of the subdivision permit and plat to the Board of Commissioners with one (1) condition.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided for the Subdivision Permit and Plat, staff recommends the Board of County Commissioners find 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.

**and that the Board of County Commissioners approve the Subdivision Permit and Plat for Prairie Stone Estates, 2<sup>nd</sup> Filing with the following condition:**

- 1. Prior to recordation of the approved Subdivision Permit and Plat the applicant must provide the non-adverse recommendation from the Department of Environmental Quality for the Chapter 23 Report.**

### **PROPOSED MOTION**

**I move to recommend approval of the Subdivision Permit and Plat for Prairie Stone Estates, 2<sup>nd</sup> Filing and adopt the finding of facts a and b of the staff report with one condition.**

## **ATTACHMENTS**

- Attachment 1: Project Map**
- Attachment 2: Narrative**
- Attachment 3: Drainage and Traffic Study Waiver Request**
- Attachment 4: WY State Engineers Letter**
- Attachment 5: Agency Review Comments with Applicant Response**
- Attachment 6: Resolution**
- Attachment 7: Prairie Stone Estates, 2<sup>nd</sup> Filing Plat**





**Laramie County Wyoming**

Prairie Stone Estates, 2nd Filing  
6 Tract Subdivision  
PZ-23-00029

Land Use Zone District (LU)

Fire District 6

AMEC Zone 2

Comprehensive Plan  
Rural Ag Interface (RAI)

ROAD 141







**Steil  
Surveying  
Services**

*Professional Land Surveyors & Development Specialists*

**March 16, 2023**

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

**InRe: LETTER OF JUSTIFICATION – PRAIRIE STONE ESTATES 2<sup>ND</sup> FILING**

Steil Surveying Services, agent for the owner, intends to replat, Tract 2, Prairie Stone Estates, situate in a portion of Section 13, T14N, R64W, of the 6<sup>th</sup> P.M., Laramie County, Wyoming, for residential use.

The overall density of the subdivision is 33.88 acres. The Proposed subdivision will consist of SIX (6) tracts.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)



**Steil  
Surveying  
Services**

*Professional Land Surveyors & Development Specialists*

**March 16, 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 a Subdivision, to be known as PRAIRIE STONE ESTATES 2<sup>ND</sup> FILING, situate in a portion of Section 13, T14N, R64W, of the 6<sup>th</sup> P.M., Laramie County, WY (±33.88 acres)**

Steil Surveying Services, agent for the owner, intends to subdivide the above-noted property/tract of land; a Zone Change is not required.

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study and Drainage Study pursuant to Sections 2-1-100.b, 3-1-105, 3-5-105 of the Laramie County Land Use Regulations.

The overall density of the subdivision is 33.88 acres. The Proposed subdivision will consist of SIX (6) tracts of 5.25 acres or greater.

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](mailto:shansen@steilsurvey.com)



# State Engineer's Office

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

MARK GORDON  
GOVERNOR

BRANDON GEBHART, P.E.  
STATE ENGINEER

April 3, 2023

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

**RE: Prairie Stone Estates (PZ-23-00029)**

To Whom It May Concern:

The proposed subdivision is to be located in part of the NW1/4SW1/4 of Section 13, T14N, R64W, Laramie County, Wyoming. It consists of one 33.88 acre lot to be divided into 6 parcels, located within the Laramie County Control Area. 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:

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:

1. 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.
2. 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.
3. 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.
4. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.
5. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.

Surface Water  
(307) 777-6475

Ground Water  
(307) 777-6163

Board of Control  
(307) 777-6178

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](mailto:sue.kinsley@wyo.gov) . Thank you for the opportunity to comment on the subdivision application.

Sincerely,

A handwritten signature in cursive script, reading "Sue Kinsley".

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



**PZ-23-00029-Prairie Stone Estates, 2<sup>nd</sup> Filing**

**Subdivision Permit (25 Lots or Less)**

**Review #1**

**County Attorney:** County Attorney, LC Attorney's Office Comments Attached  
03/21/2023

After review of the LUR and the AMEC Memo, this property falls under Zone 2 of the AMEC Memo. This requires that the gross lots sizes be 5.25 for each lot. Based on the review of the proposed plat only Lots 2 and 4 have a gross larger than 5.25. It seems odd that the Net acres on the plat are all higher than the gross acres. This may be a mistake on the legend of the plat but it needs to be looked into. **Corrected**  
undefined

**County Engineer:** County Engineer, Scott Larson Comments Attached 03/27/2023  
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**

Surveyor Review

1. No comments.

**County Treasurer:** County Treasurer, Tammy Deisch Comments Attached 03/17/2023  
as of 03/17/23 the 1st 1/2 2022 taxes paid - 2nd 1/2 2022 taxes due by 05/10/23

**Environmental Health:** Environmental Health Department, Tiffany Gaertner Comments  
Attached 03/28/2023

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 i.e. drainages and floodplains. Provide careful consideration for septic layout of lots 1,2,3,and 4. 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**

**No Comments**

County Assessor  
County Real Estate Office  
Emergency Management  
Intraoffice  
Wyoming Game & Fish Dept

**No Response**

Combined Communications Center  
County Clerk  
County Conservation District  
County Public Works Department  
Laramie County Weed & Pest  
Sheriff's Office  
US Post Office  
WY State Engineer's Office  
Wyoming DEQ  
Dept of Energy (WAPA)  
Fire District No 6  
High West Energy  
Laramie Co School Dist No 2  
RT Communications

**PZ-23-00029-Prairied Stone Estates, 2<sup>nd</sup> Filing**  
**Subdivision Permit (25 Lots or Less)**  
**Agency Review #2**

**County Attorney:** County Attorney, LC Attorney's Office Comments Attached  
04/03/2023  
Changes to the Plat Legend were made. No additional comments.  
undefined

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
TRACT 2, PRAIRIE STONE ESTATES, LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS "PRAIRIE STONE ESTATES, 2<sup>ND</sup> FILING".**

**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**, this resolution is the subdivision permit for Prairie Stone Estates, 2<sup>nd</sup> Filing.

**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 4-2-114 governing the LU – Land Use zone district.

**And the Board approves the Subdivision Permit and Plat for Prairie Stone Estates, 2<sup>nd</sup> Filing, located at Tract 2, Prairie Stone Estates, Laramie County, WY with condition 1 and adopt the finding of facts a and b of the staff report.**

- 1. Prior to recordation of the approved Subdivision Permit and Plat the applicant must provide the non-adverse recommendation from the Department of Environmental Quality for the Chapter 23 Report.**

**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



NO PROPOSED CENTRALIZED SEWAGE SYSTEM NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY 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: C & A GOOD HOLDINGS, LLC, owner in fee simple of Tract 2, Prairie Stone Estates, situate in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 13, Township 14 North, Range 64 West of the 6th P.M., Laramie County, Wyoming;

Has caused the same to be vacated, surveyed, re-platted, and known as PRAIRIE STONE ESTATES 2ND FILING, 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 and do hereby dedicate to the public the Rights-of-Way as shown and do furthermore grant the easements for the purposes indicated hereon.

Sam Good, Member, C and A Good Holdings, LLC

**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
 ) SS  
 COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023 by Sam Good, Member, for C and A Good Holdings, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

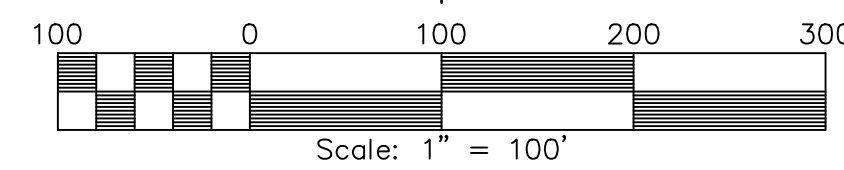
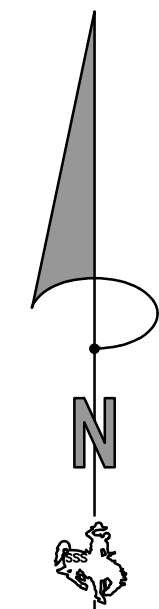
**APPROVALS**

Approved by the Laramie County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2023.

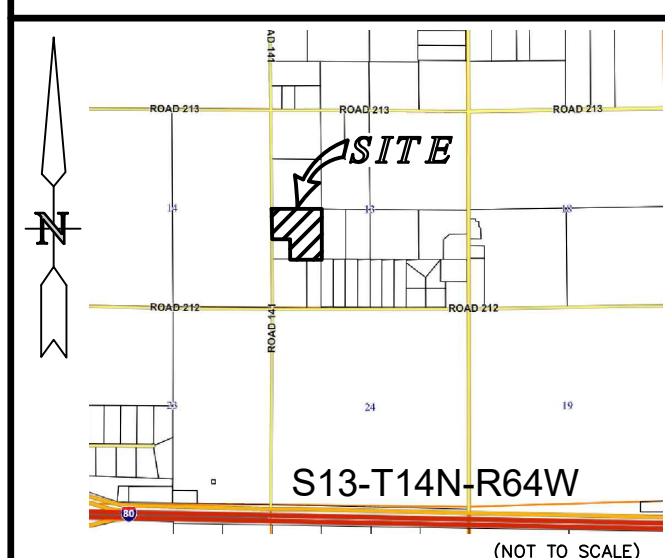
Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST: County Clerk



**VICINITY MAP**

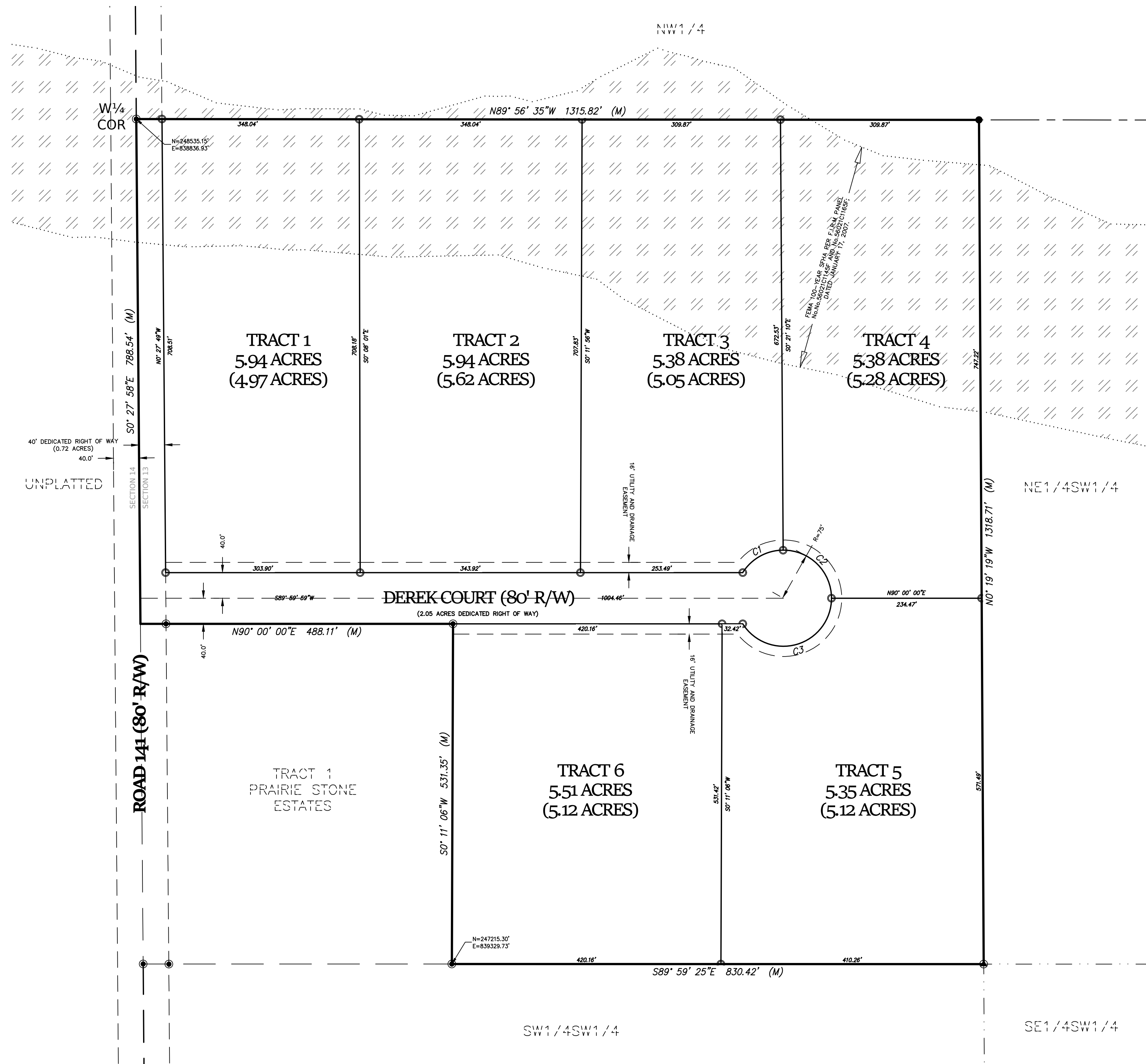


**FILING RECORD**

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD AZIMUTH	CHORD LENGTH	ARC LENGTH
C1	57° 25' 07"	75.00'	60° 56' 17"	72.05'	75.16'
C2	90° 21' 10"	75.00'	134° 49' 25"	106.39'	118.27'
C3	147° 46' 09"	75.00'	253° 53' 04"	144.11'	193.43'

**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.



**GENERAL NOTES**

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBINATION FACTOR = 0.9997055266
2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910 ON 3/4"x24" REBAR.
3. A PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL No.56021C1145F AND No.56021C1165F; DATED JANUARY 17, 2007.
4. SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWPP.
5. NO COUNTY MAINTENANCE OF DEREK COURT.

**LEGEND**

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 3/4" x 24" REBAR
- SET 2 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" & APPROPRIATE DATA
- FOUND 1 1/2" ALUMINUM CAP AS NOTED
- FOUND 2 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" & APPROPRIATE DATA
- FOUND 3" ALUMINUM CAP AS NOTED
- FOUND PLASTIC CAP PELS 558
- FOUND 3/4" REBAR
- (M) DENOTES MEASURED DATA THIS SURVEY
- ACRES NET ACREAGE OF TRACT
- - - ACRES GROSS ACREAGE OF TRACT (TO E. OF ADJACENT ROAD R/W)

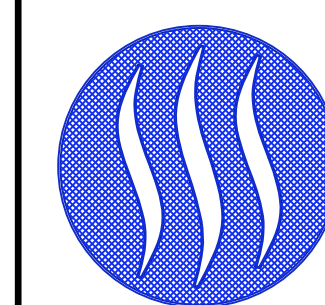
**VACATION STATEMENT**

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 2, PRAIRIE STONE ESTATES. EXISTING EASMENTS TO REMAIN.



**PRAIRIE STONE ESTATES 2ND FILING**

A REPLAT OF TRACT 2, PRAIRIE STONE ESTATES, SITUATE IN THE NW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 64 WEST OF THE 6TH P.M. LARAMIE COUNTY, WYOMING  
 PREPARED MARCH 2023



**STEIL SURVEYING SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS  
 PLANNING & DEVELOPMENT SPECIALISTS  
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