



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Sonny M. Pourchot, Associate Planner

**DATE:** February 3rd, 2025

**TITLE:** PUBLIC HEARING: Subdivision Permit and Plat for Conley Ranch, a portion of land in Section 30, T14N, R61W, 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of landowner, Kenneth Conley, has submitted a Subdivision Permit and Plat application for Conley Ranch subdivision, located off Road 154 just south of Interstate 80. The application has been submitted for the purpose of subdividing the parcel into two new tracts of land, one 6-acre tract, and one 44.74-acre tract.

### BACKGROUND

The property consists of 50.77 acres, is designated LU – Land Use zone district and is currently residential vacant land. The surrounding area consists of further properties zoned LU – Land Use zone district, residential and agricultural.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

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

### DISCUSSION

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

Letters requesting waiver of traffic and drainage studies were submitted by the applicant, copies of which are attached. The County Engineer has concurred with the drainage waiver and

requested a Transportation worksheet be submitted to confirm the waiver of the traffic study, which the applicant did prepare and provide.

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

### **RECOMMENDATION and FINDINGS**

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

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

**and the Board approves the Subdivision Permit and Plat for Conley Ranch, Laramie County, WY, with the following condition:**

- 1) All agency comments must be addressed and/or corrected on the plat.**

### **PROPOSED MOTION**

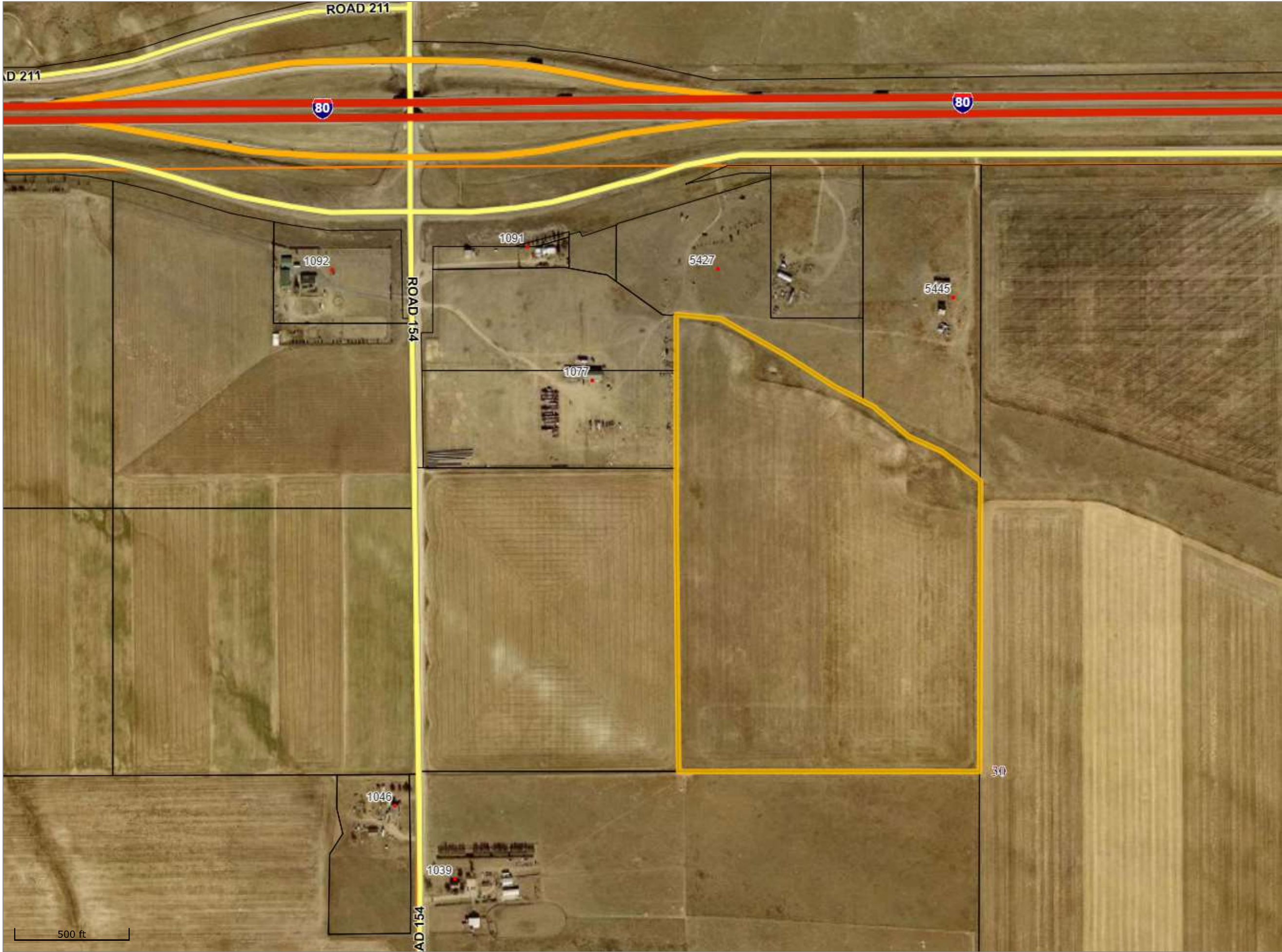
**I move to adopt the findings of fact a and b of the staff report and to approve the Subdivision Permit and Plat for Conley Ranch, Laramie County, WY, with the following condition:**

- 1) All agency comments must be addressed and/or corrected on the plat.**

### **ATTACHMENTS**

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





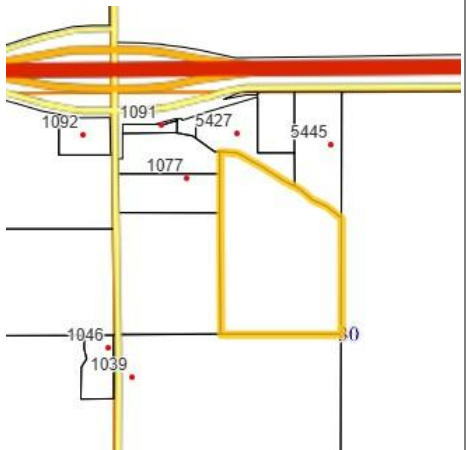
**Laramie County  
Wyoming MapServer**

PZ-25-00080

CONLEY RANCH SUBDIVISION  
PERMIT AND PLAT

LCFD 5

LCSD 2



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 1/7/2026





**Laramie County, WY**  
**Laramie County Planning and Development Office**

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

**PERMIT**

**PA-25-00100**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** UNKNOWN LARAMIE COUNTY  
**PRIMARY PARCEL:** 14613020001100  
**PROJECT NAME:** MODEST PLAT, SIMPLE SUBDIVISION, ONE LOT  
SPLIT WITH THE REMAINDER TO BE UNPLATTED.

**ISSUED:** 10/23/2025

**EXPIRES:** 04/21/2026

**APPLICANT:** CONLEY, KEN  
ROAD 154  
CHEYENNE, WY 82009  
970-679-8527

**OWNER:** GUSTAFSON, ANDREW ET UX  
5608 ROAD 204  
CARPENTER, WY 82054

Detail Name	Detail Value
Meeting Date	10/23/2025
MEETING AM OR PM	PM
Application Types	Mosest Plat Simple Subdivision
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	SPLIT 6 ACRES FROM 50 TO CREATE TWO LOTS
Staff Attending	STAFF
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Modest Plat Simple Subdivision
Drainage Plans	No
Drainage Study	Letter of Waiver
Traffic Study	Letter of Waiver
Public Safety Fees Acknowledgement Letter	Yes
Community Facility Fees Acknowledgement Letter	Yes
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No



## Laramie County, WY

### Laramie County Planning and Development Office

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[www.laramiecountywy.gov](http://www.laramiecountywy.gov)  
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Roadway Maintenance Plan	No
Road/Easement Use Agreement	No
Right-of-Way Construction Permit	Upon Construction
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	Yes
Environmental and Services Impact Report	No
GESC Permit	No
Floodplain Development Permit	No
Perimeter Fence Construction per W.S.S. 18-5-319	Letter of Consent
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	No
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	<p>This is a modest plat action that will be an administrative approval. Public works advises that access point off Road 154 will need to be brought up to county standards and the easement will need to be able to meet fire code which requires a 20' wide access and easement, graded and graveled. You will not need to pave the approach because Road 154 is a dirt road. Public Works for access and easement related questions 307-633-4302. State Engineers office for the well 307-777-6163. Environmental Health for the septic 307-633-4090.</p> <p>Modest Plat Simple Subdivision breaks off one parcel that would be approved administratively. If leave remaining land at least 35 acres in size it can remain unplatted. Fees will be \$500 permit, \$26 notice sign, adjoining neighbor letters, engineer review fees, \$1000 public safety fee per lot, \$50 per acre for community facility fees, \$220 environmental health review fee. Approval will take approximately 6 weeks.</p>

Miscellaneous Notes (2)

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## CONDITIONS



## Laramie County, WY

### Laramie County Planning and Development Office

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303  
[www.laramiecountywy.gov](http://www.laramiecountywy.gov)  
[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

\* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.

\* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

\* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.

\* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.



**December 8, 2025**

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

**InRe: LETTER OF JUSTIFICATION – Conely Ranch a subdivision of a portion of  
Section 30, Township 14 North, Range 61 West, 6th P.M., Laramie County Wyoming.**

Steil Surveying Services, agent for the owner, intends to subdivide the above referenced property in to two tracts for residential use. The owner is br5eaking of 6 acres for his daughter and son in law to build a home.

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 initial "M".

Shane Hansen

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

## Permit Notes

**Permit Number:** PZ-25-00080

**Parcel Number:** 14613020001100

**Submitted:** 12/08/2025

**Site Address:** UNKNOWN

**Technically Complete:** 12/09/2025

**Applicant:** HANSEN, MICHEAL SHANE  
**Owner:** GUSTAFSON, ANDREW ET UX

Laramie County, WY 00000

**Approved:**  
**Issued:**

**Project Description:** 2 TRACT SUBDIVISION FOR RESIDENTIAL USE. OWNER IS SUBDIVIDING TO PROVIDE 6 ACRES FOR HIS DAUGHTER AND SON IN LAW TO BUILD A HOME.

<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>
12/09/2025		Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No concerns	AARON.VELDHEE R@LARAMIECOUN TYWY.GOV
12/09/2025	12/09/2025	Application	PZ-25-00080	GENERAL	No comments	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
12/09/2025	12/09/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No comments	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV
12/10/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments.	CANDICE.MCCART @LARAMIECOUNT YWY.GOV
12/10/2025		Workflow	FIRE DISTRICT REVIEW	GENERAL	No concerns	DEREK.WALLS@L ARAMIECOUNTYW Y.GOV
12/12/2025	12/12/2025	Application	PZ-25-00080	GENERAL	No concerns noted	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
12/15/2025		Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No concerns	AARON.VELDHEE R@LARAMIECOUN TYWY.GOV



## Permit Notes

12/18/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works.</p> <p>1a. All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.</p> <p>2. Access to the proposed tracts/lots/parcels (including internal roadways) from Road 154 shall be designed and built to the current Laramie County Land Use Regulations. The design/construction plans shall be submitted to Public Works for review and approval.</p> <p>2a.If the internal roadways will be dedicated to the public, they will need to be built to the cross-section shown in Figure 5-6-13 (page 253 of the pdf or page 248 from the page numbers in the bottom right).</p> <p>2b.If the internal roadways will be private access easements then they will need to meet the private road cross section shown in 5-6-109f (page 239 of the pdf or page 234 from the page numbers in the bottom right).</p> <p>3. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements."</p> <p>5. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."</p>	MOLLY.BENNETT @LARAMIECOUNTY WY.GOV
12/19/2025	Application	PZ-25-00080	GENERAL	Please see attached review.	SUE.KINSLEY@LA RAMIECOUNTYWY .GOV
12/19/2025	Workflow	ENGINEERS REVIEW	GENERAL	<p>1st Review Engineers Comments</p> <p>1.The existing and proposed 30' access and utility easement for access to these two Tracts needs to be increased to 40' in order to meet the requirements in 5-6-109.f. The access road and easement are required to be designed and constructed to meet the requirements in this section of the LCLUR and design/construction plans for the roadway shall be submitted to the County for review and approval. By complying with this regulation, the County is willing to forgo meeting the requirements of 4-5-103.vii.D.</p> <p>2.Per 5-4-102.c, Note 5 on the plat should say "There shall be no public maintenance of internal roadways or access easements".</p> <p>3.Per 5-2-106, this plat does not meet the requirement for a Preliminary Drainage Report since it includes less than 5 rural lots/tracts. A waiver of a drainage report is not necessary since it does not meet the requirement for a drainage report.</p> <p>4.Since it is the intent of the County to amend the regulations regarding Transportation Worksheets in the near future, it is agreed that a worksheet is not needed with this plat since it only involves 2 rural residential tracts.</p> <p>5.Any additional replatting of either one or both of these tracts will require the applicant to fully comply with section 4-5-</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

## Permit Notes

103.vii.D.

6.The year on the approvals may need to be changed to 2026 if signatures are not obtained prior to the end of this year.

7.The plat shows some of the property lines with measured and recorded bearings and distances, but not all lines show both and they need to show both for the original property lines. In addition, the Dedication uses the recorded bearings and distances instead of the measured bearings and distances. This is fine because both recorded and measured bearings and distances are shown on the plat drawing, however, it is common, industry standard, and the correct thing to do to note in the Dedication that it is utilizing the recorded bearings and distances instead of the measured ones.

### Surveyors Comments

1.In the third line of the DEDICATION, "portion of the NE1/4NW1/4" should be "portion of the NE1/NW1/4 and all of the SE1/4NW1/4".

2.On the west boundary of the subdivision, with reference to the segment of the line from the NW1/16 COR to the northwest corner of TRACT 2, is the length of this line segment the same as the record length of 684.94? I assume it is the same, but the only length labeled is the record length.

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1. Mr. Larson you are a recommending body only. You have no approval authority. We will speak to the Board about the continued over reach of the LCLUR. We meet your requirement by the platted access easement approved by the Board.  
2 and 3 - The dedication and plat are as our licensed surveyor requires. You are not a Licensed Surveyor. The dedication and plat are correct and will remain as they are.

## Permit Notes

was established via a plat, but the roadway within the easement was not designed and/or built to county standards. Therefore, this access easement cannot be utilized for access to this subdivision per the regulations and you will need to find one that complies with the regulations.

2.The plat shows some of the property lines with measured and recorded bearings and distances, but not all lines show both and they need to show both for the original property lines. In addition, the Dedication uses the recorded bearings and distances instead of the measured bearings and distances. This is fine because both recorded and measured bearings and distances are shown on the plat drawing, however, it is common, industry standard (per PLSs throughout the entire State), and the correct thing to do to note in the Dedication that it is utilizing the recorded bearings and distances instead of the measured ones.

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### Surveyors Comments

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12/19/2025	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	A Small wastewater permit is required for lot. A small wastewater system must have 50' setback from property lines and intermittent bodies of water i.e. drainages. Provide careful consideration for lot with slope. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. A signed final plat must be submitted to this office prior to application for any permits	JAMES.JONES@LARAMIECOUNTY.WY.GOV
12/30/2025	Workflow	ENGINEERS REVIEW	GENERAL	2nd Review 1.If the applicant does not want to comply with the previous comment that stated, "The existing and proposed 30' access and utility easement for access to these two Tracts needs to be increased to 40' in order to meet the requirements in 5-6-109.f. The access road and easement are required to be designed and constructed to meet the requirements in this section of the LCLUR and design/construction plans for the roadway shall be submitted to the County for review and approval", then they will need to fully comply with the requirements of 4-5-103.vii.D that states, "Subdivision roadways shall tie directly into existing roadways that were established by State Statutes (24-3-101 through 24-3-127), are in established dedicated public rights-of-way, or are in access easements that have been established by a platted subdivision that was approved by the Board of County Commissioners and the roadways were designed and constructed to County standards". The access easement	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

## Permit Notes

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01/07/2026	Workflow	PLANNING AND ZONING REVIEW	GENERAL	Applicant is requesting a variance of the LCLUR 5-6-109(f) for private access standards, which indicates all private access easements shall be 40' wide. Applicant is requesting that the existing platted and recorded easement of 30' remain without improvement.	SONNY.HOOPS@LARAMIECOUNTYWY.GOV
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**November 21, 2025**

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

**InRe: Request for waiver of the Traffic Impact Study requirements for a subdivision to be known as Conley Ranch, situate in a portion of Section 30, T14N, R61W, of the 6th P.M., Laramie County, Wyoming.**

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements pursuant to Section 5-6-103.a.ii, TRAFFIC IMPACT STUDIES, of the Laramie County Land Use Regulations.

The overall density of the subdivision is 50.77 acres. The owner is breaking off 6 acres for his daughter and son in law to build a home.

Please contact me with any questions or concerns.

Sincerely,

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

Shane Hansen

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





# LARAMIE COUNTY LAND USE REGULATIONS

## Transportation Assessment Worksheet

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

Project: \_\_\_\_\_ By: \_\_\_\_\_

Date: \_\_\_\_\_ Contact: \_\_\_\_\_

Owner/Developer: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Legal Description: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Change to: \_\_\_\_\_

Existing Land Use: \_\_\_\_\_ Proposed: \_\_\_\_\_

Above changes if applicable.

Applicant email: \_\_\_\_\_

### All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.

a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.

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

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

Total:

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

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

Total:

New Land Use: \_\_\_\_\_ Trips/Day

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

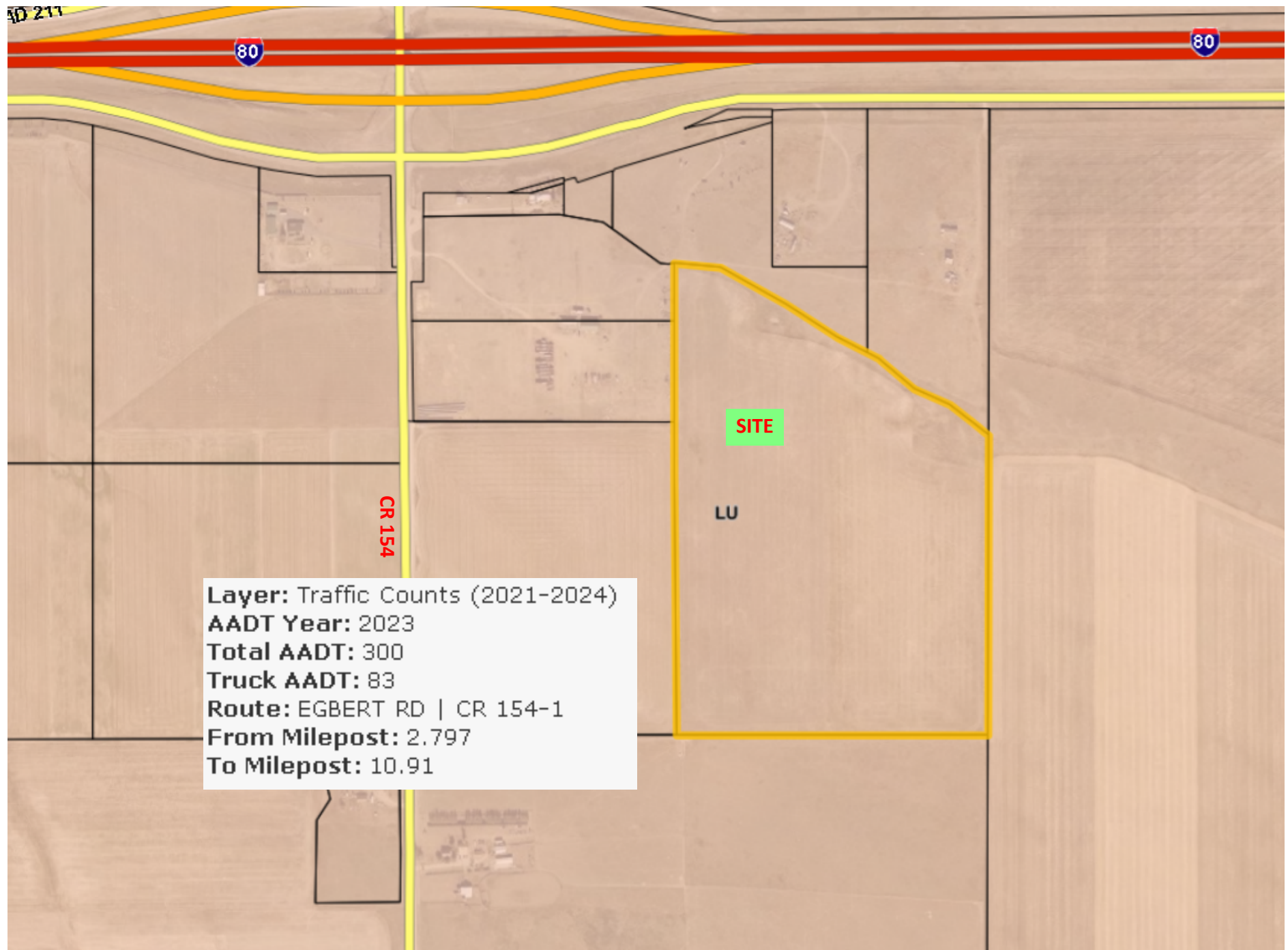
Increase (+)/Decrease (-): \_\_\_\_\_

**\*Notes: One Proposed residence, one added for potential future residence. Note ITE does not have a rural residential setting and location. The proximity to an urban area suggests the actual traffic generated is likely lower than the urban/suburban generation rate.**

### b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

AVAILABLE TRAFFIC COUNTS (DATA SOURCE, WYOMING DEPARTMENT OF TRANSPORTATION)



Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

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

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE :

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday

TRIP TYPE:

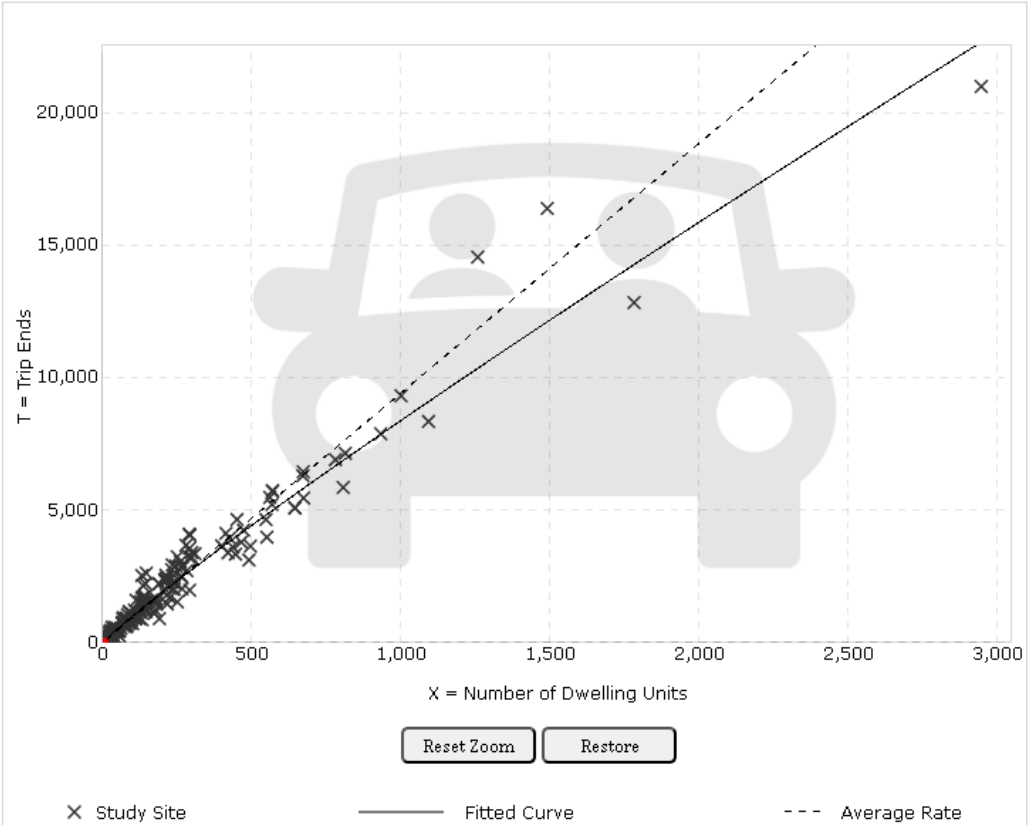
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

1

Calculate

Data Plot and Equation



DATA STATISTICS
<b>Land Use:</b> Single-Family Detached Housing (210) <a href="#">Click for Description and Data Plots</a>
<b>Independent Variable:</b> Dwelling Units
<b>Time Period:</b> Weekday
<b>Setting/Location:</b> General Urban/Suburban
<b>Trip Type:</b> Vehicle
<b>Number of Studies:</b> 174
<b>Avg. Num. of Dwelling Units:</b> 246
<b>Average Rate:</b> 9.43
<b>Range of Rates:</b> 4.45 - 22.61
<b>Standard Deviation:</b> 2.13
<b>Fitted Curve Equation:</b> $\ln(T) = 0.92 \ln(X) + 2.68$
<b>R<sup>2</sup>:</b> 0.95
<b>Directional Distribution:</b> 50% entering, 50% exiting
<b>Calculated Trip Ends:</b> Average Rate: 9 (Total), 5 (Entry), 4 (Exit) Fitted Curve: 15 (Total), 7 (Entry), 8 (Exit)

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

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

SEARCH BY LAND USE CODE:

210

LAND USE GROUP:

(200-299) Residential

LAND USE :

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, PM Peak Hour of Generator

TRIP TYPE:

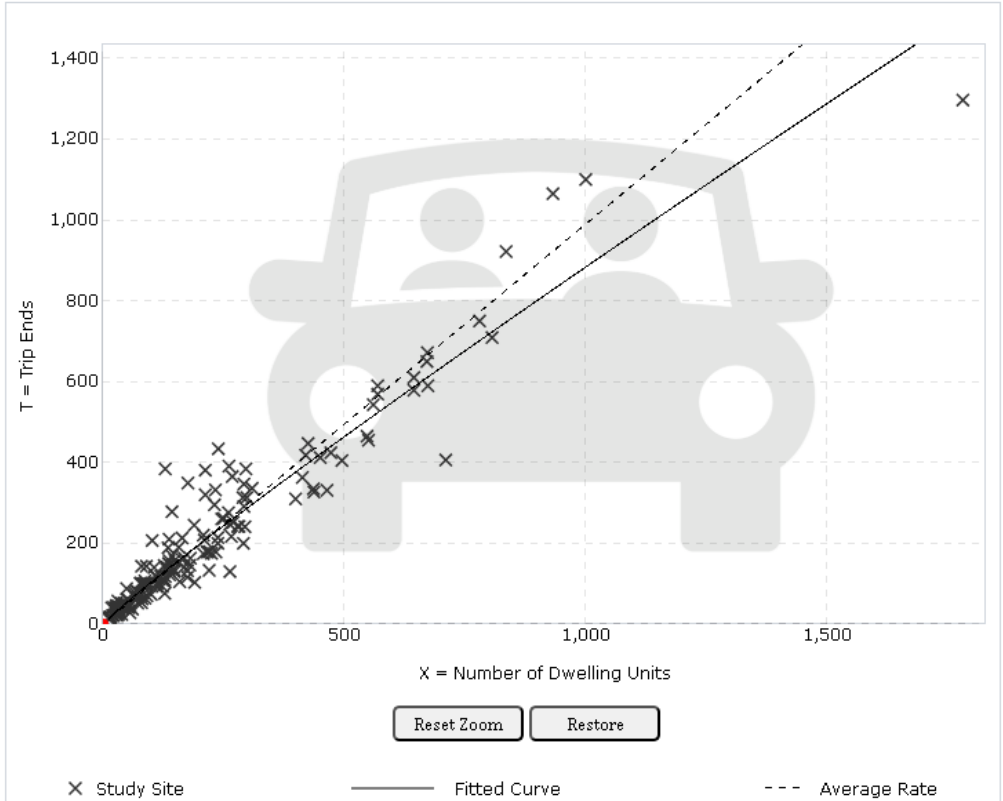
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

1

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:	Single-Family Detached Housing (210) <a href="#">Click for Description and Data Plots</a>
Independent Variable:	Dwelling Units
Time Period:	Weekday PM Peak Hour of Generator
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	178
Avg. Num. of Dwelling Units:	203
Average Rate:	0.99
Range of Rate:	0.49 - 2.98
Standard Deviation:	0.28
Fitted Curve Equation:	$\ln(T) = 0.93 \ln(X) + 0.36$
R <sup>2</sup> :	0.92
Directional Distribution:	64% entering, 36% exiting
Calculated Trip Ends:	Average Rate: 1 (Total), 1 (Entry), 0 (Exit) Fitted Curve: 1 (Total), 1 (Entry), 0 (Exit)





**December 8, 2025**

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

**InRe: Request for waiver of the Drainage Study requirements for a subdivision to be known as Conley Ranch of a portion of Section 30, Township 14 North, Range 61 West, 6th P.M., Laramie County Wyoming.**

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Drainage Study pursuant to Section 5-2-106 PRELIMINARY DRAINAGE REPORTS of the Laramie County Land Use Regulations.

Given limited surface runoff increases, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,

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](mailto:shansen@steilsurvey.com)

1102 WEST 19TH STREET • P.O. BOX 2073 • CHEYENNE, WYOMING 82003 • 307/634-7273

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**December 8, 2025**

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

**InRe: Plat to be known as Conley Ranch of a portion Section 30, Township  
14 North, Range 61 West, 6th P.M., Laramie County Wyoming.**

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner intends to pay the appropriate Community Facility Fee(s)(CFFs) and the owner intends to pay the appropriate Public Safety Fee(s) (PSFs) at the appropriate time to the proper authority, pursuant to §§1-1-106 of the Laramie County Land Use Regulations.

Sincerely,

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

Shane Hansen

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

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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
CONLEY RANCH, A PORTION OF LAND IN SECTION 30, T14N, R61W,  
OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS “CONLEY RANCH.”**

**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 4-5-100 of the Laramie County Land Use Regulations; and

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

**WHEREAS**, this resolution is the subdivision permit for Conley Ranch.

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

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 4-5-100 of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

**And the Board approves the Subdivision Permit and Plat for Conley Ranch, Laramie County, WY, with the following conditions:**

- 1) **All agency comments must be addressed and/or corrected on the plat.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

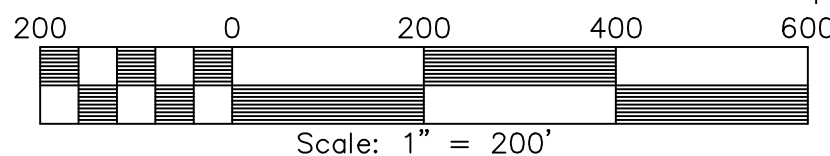
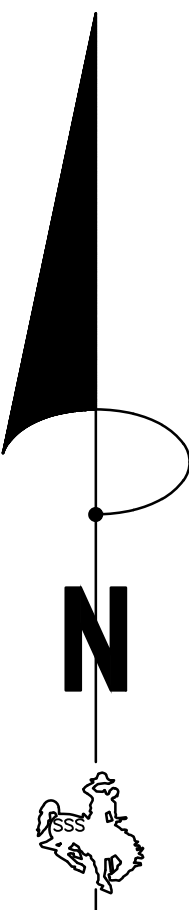
\_\_\_\_\_  
Laramie County Attorney's Office

◻ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◻ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◻ FIRE PROTECTION TO BE PROVIDED BY FD #5 ◻  
◻ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◻

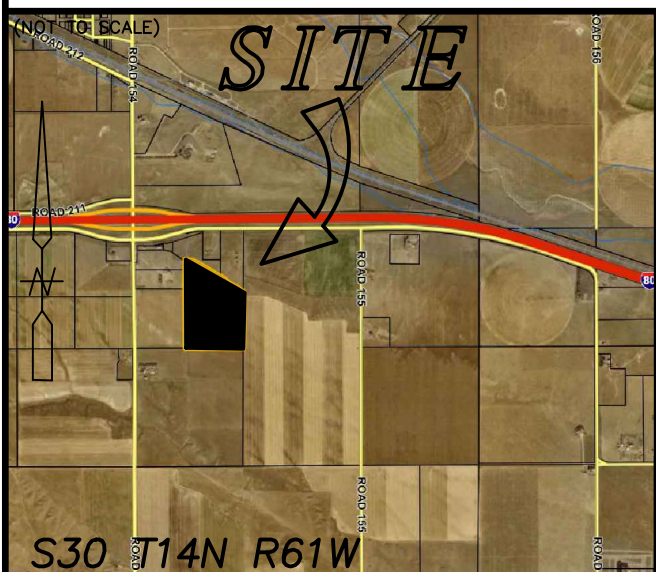
## LEGEND

- SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- SET 5/8" X 24" LONG REBAR WITH 2 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- (R) DENOTES RECORD DATA

- BOUNDARY LINE
- LOT LINE
- PROPERTY LINE
- - - EXISTING EASEMENT
- - - NEW EASEMENT



## VICINITY MAP



## NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR 0.9997569429.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 5/8" x 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #56021C1200F AND #56021C1225F; DATED 1-17-07.
4. CWPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWPP.
5. NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/ACCESS EASEMENTS.
6. ALL TRACTS TO BE ACCESSED FROM INTERNAL ROADWAYS.

## FILING RECORD

## CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

REVISED: 1/7/2026  
25423 - DOLE 30-14-61.DWG

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Kenneth G. Conley, owner in fee simple of a parcel of land situate, known and being the remaining portion of the NE 1/4 NW 1/4 of Section 30, Township 14 North, Range 61 West of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows:

Beginning at the Center North 1/16th corner of Section 30 being a 5/8 inch diameter rebar with an aluminum cap set by Terrestrial Surveying & Mapping Co. LS 3047 in 2001; thence N.00°24'00"E., a distance of 48.85 feet to a 5/8 inch rebar with an aluminum cap set by R.L. Hudson LS 519 in August 1972; thence N.64°40'00"W., a distance of 551.40 feet to a 5/8 inch rebar with an aluminum cap set by R.L. Hudson LS 519 set in March 1974; thence N.57°51'00"W., a distance of 707.60 feet to a 5/8 inch rebar with aluminum cap set by R.L. Hudson in March 1974; thence N.84°23'00"W., a distance of 197.90 feet to a 5/8 inch rebar with an aluminum cap set by Terrestrial Surveying & Mapping Co. LS 3047 dated 2001; thence S.00°19'01"W., a distance of 684.94 feet to a corner common to GLO Lot 1, GLO Lot 2, the NE 1/4 NW 1/4 of Section 30 and the SE 1/4 NW 1/4 of Section 30 being a 5/8 inch diameter rebar with an aluminum cap set by Terrestrial Surveying & Mapping Co. LS 3047 dated 2001; thence N.89°48'46"E., along the line common to the NE 1/4 NW 1/4 and the SE 1/4 NW 1/4 a distance 1297.88 feet to the point of beginning.

AND

A parcel of land situate, known and being all of the SE 1/4 NW 1/4 of Section 30, Township 14 North, Range 61 West of the 6th P.M., Laramie County, Wyoming.

Has caused the same to be surveyed, subdivided and known as: CONLEY RANCH, 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 the easements for the purposes indicated hereon.

Kenneth G. Conley

## OWNER ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Kenneth G. Conley.

Notary Public, Laramie County, Wyoming

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

## APPROVALS

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Chairman \_\_\_\_\_ ATTEST: \_\_\_\_\_  
County Clerk

# CONLEY RANCH

A SMALL SUBDIVISION  
OF A PORTION OF SECTION 30,  
T14N, R61W OF THE 6TH P.M.,  
LARAMIE COUNTY, WYOMING

PREPARED DECEMBER 2025

**STEIL SURVEYING SERVICES, LLC**  
**PROFESSIONAL LAND SURVEYORS**  
**PLANNING & DEVELOPMENT SPECIALISTS**  
1102 WEST 19th ST. CHEYENNE, WY. 82001 ◻ (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 ◻ (307) 322-9789  
www.SteilSurvey.com ◻ info@SteilSurvey.com

