



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Justin Arnold, Planning Department Manager

**DATE:** September 6, 2022

**TITLE:** PUBLIC HEARING regarding a Zone Change for a portion of the SW1/4SW1/4 of Section 33, Section 32, Township 15N., Range 67W. of the 6<sup>th</sup> P.M., Laramie County, WY and Subdivision Permit & Plat for The Reserve at Horse Creek, Laramie County, WY.

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### EXECUTIVE SUMMARY

AVI, PC, on behalf of Lodgepole Ranch, LLC and Warren Livestock, LLC, has submitted Zone Change, Preliminary Development Plan and Subdivision Permit and Plat applications for this property located northwest of the intersection of Horsecreek and Telephone Roads. The applications have been submitted to request a zone change from A2 – Agricultural to AR – Agricultural Residential and to subdivide 651 acres into approximately 117 residential tracts, approximately 5.56 acres each.

These applications have been combined into one staff report for ease of presentation and discussion with separate motions required for each.

### BACKGROUND

The subject properties are vacant and currently assessed as agricultural. The surrounding area consists of rural residential and agricultural properties of varying acreage.

### **Pertinent Regulations**

**Section 2-1-100** of the Laramie County Land Use Regulations governing the requirements for submittal of a Preliminary Development Plan.

**Section 2-1-101 (a-e)** of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

**Section 4-2-100** of the Laramie County Land Uses Regulations governing the AR – Agricultural Residential zone district.

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM). This designation generally includes areas within the MPO boundary. Residences can have private or small, shared septic or sewer systems. The average tract size may range from 2.5 to 5 acres depending on availability of services.

PlanCheyenne designates this area as Rural Residential (RR), which serves as a transitional zone between the urbanized areas of Cheyenne to the rural neighborhoods on the periphery. This designation also emphasizes large lot single-family residences allowing for farm animals with clustering being encouraged.

The subject properties are located within the A2 - Agricultural zone district. The zone change has been proposed to allow for a minimum tract size of 5.25 acres per development design standards.

According to the AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. The memo states that lots within this zone shall be a minimum of 5 acres in order to sufficiently recharge groundwater after withdrawal from a pumping well. This property lies outside of the Order of the State Engineer for the Laramie County Conservation area, except approximately 13 acres in the portion of Section 33, which is regulated under the SEO Control area.

Per section 2-1-100 of the Land Use Regulations, a Preliminary Development Plan can be submitted concurrently with a Subdivision Permit and Plat. A letter requesting a delayed drainage study was submitted. A complete drainage study will be required to be submitted and approved prior to recordation of the plat. A traffic study was submitted with the applications and the County Engineer has comments concerning only using WYDOT's guidelines and not using supplemental county guidelines. Comments also include clarity on what roads will need to be paved and shown on the PDP map. Agency comments were received regarding clerical errors on the Zone Change and PDP Map and the Plat, and the required drainage study. Clerical errors have since been addressed.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). Approval from DEQ, in the form of a "Non-Adverse Recommendation", is required prior to recordation of the plat. Currently, DEQ recommendations are expected to be received by September 15, 2022.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. One public comment was received via email as well as several public comments during the Planning Commission meeting concerning traffic impacts and groundwater concerns. The Commission voted to approve the Zone Change, Preliminary Development Plan and Subdivision Permit and Plat by a vote of 4-0 at the August 11, 2022 meeting.

The attached resolutions shall serve as the Zone Change approval and Subdivision Permit and Plat upon approval by the Board.

## **RECOMMENDATION and FINDINGS**

**Based on evidence provided *for the Zone Change*, the Planning Commission and staff recommend the Board of County Commissioners find that:**

- a. This application meets the criteria for a Zone Change pursuant to section 4-2-100 of the Laramie County Land Use Regulations.

**and that the Board of County Commissioners approve the Zone Change A2 to AR for a portion of the SW1/4SW1/4 of Section 33, Section 32, Township 15N., Range 67W., of the 6<sup>th</sup> P.M., Laramie County, WY with no conditions.**

**Based on evidence provided *for the Subdivision Permit and Plat*, the Planning Commission and staff recommend 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 4-2-100 governing the AR - Agricultural Residential zone district.

**and that the Board of County Commissioners approve the Subdivision Permit and Plat for The Reserve at Horse Creek with the following conditions:**

1. A complete drainage study shall be submitted, reviewed and approved prior to recordation of the plat.
2. DEQ Approval in the form of a “Non-Adverse Recommendation” letter is required prior to recordation of the plat.
3. Address engineers concerns regarding the traffic study.

## **PROPOSED MOTION FOR ZONE CHANGE**

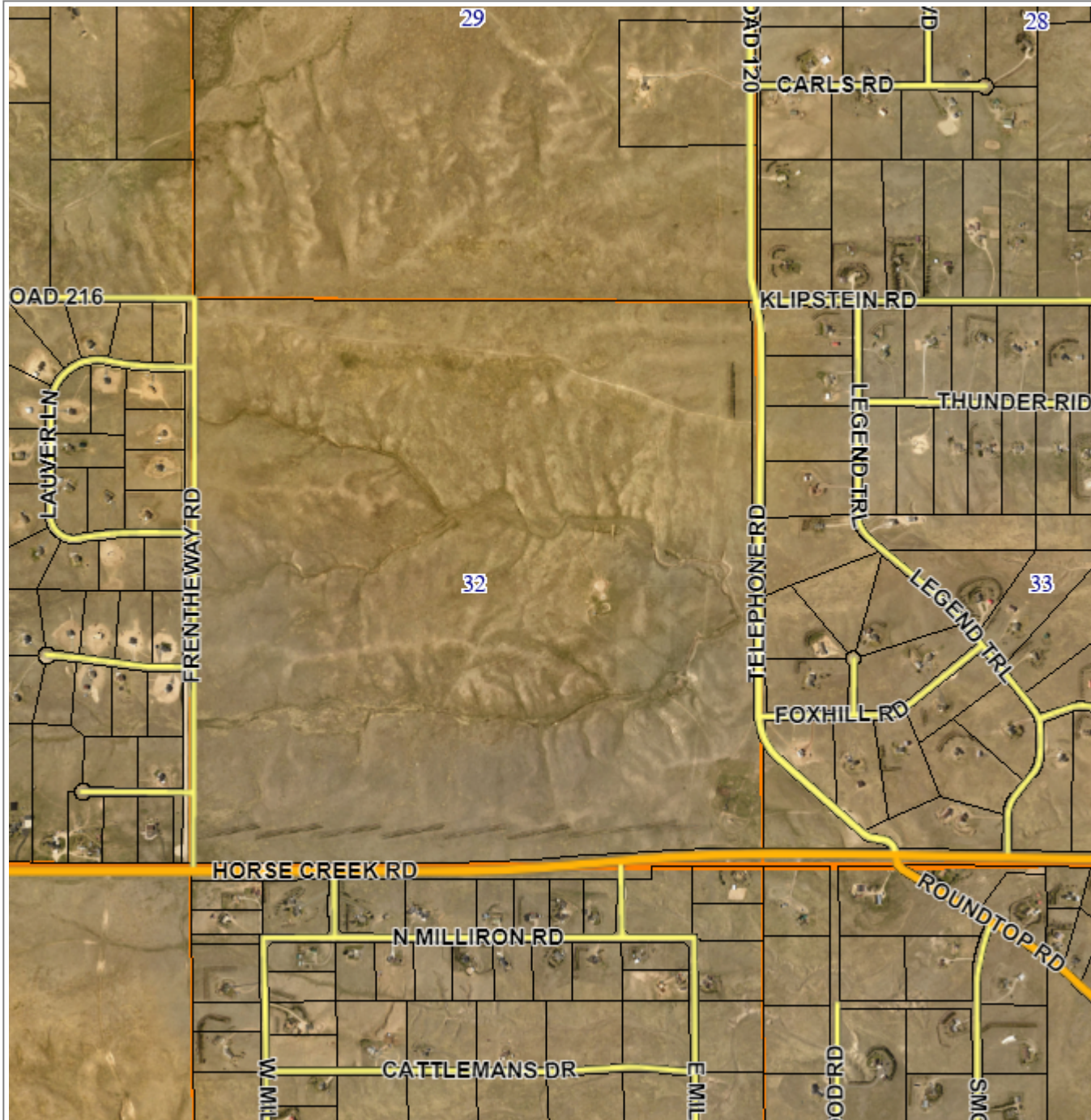
**I move to recommend approval of the Zone Change from A2 to AR for a portion of the SW1/4SW1/4 of Section 33, Section 32, Township 15N., Range 67W., of the 6<sup>th</sup> P.M., Laramie County, WY to the Laramie County Board of Commissioners with no conditions and adopt the findings of fact a of the staff report.**

## **PROPOSED MOTION FOR THE SUBDIVISION PERMIT & PLAT**

**I move to recommend approval of the Subdivision Permit and Plat for The Reserve at Horse Creek to the Laramie County Board of Commissioners with (3) conditions and adopt the findings of facts a and b of the staff report.**

### **ATTACHMENTS**

- Attachment 1: Location Map**
  - Aerial Map**
  - Comprehensive Plan Map**
  - PlanCheyenne Map**
  - Current Zoning Map**
- Attachment 2: Combined Agency Comments Report**
- Attachment 3: Agency Comments**
- Attachment 4: Neighbor Letter**
- Attachment 5: Plat – Revised August 2, 2022**
- Attachment 6: Resolution – Zone Change**
- Attachment 7: Resolution ‘Exhibit A’ - Zone Change Map**
- Attachment 8: Resolution – Subdivision Permit & Plat**



## Location and Aerial Map

The Reserve at Horse Creek (PZ-22-00225(226)(227)

Zone Change A2 to AR

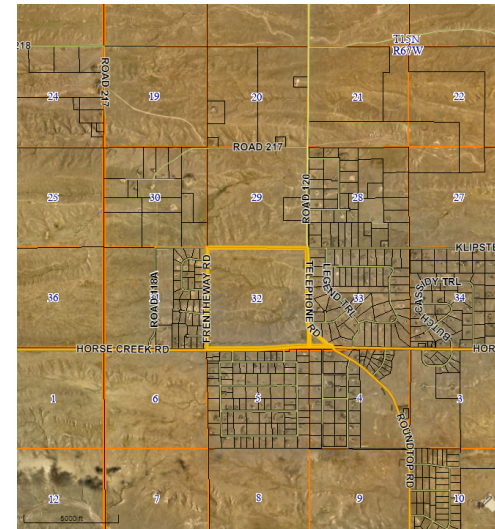
Comprehensive Plan- RM (Rural Metro)

PlanCheyenne- RR (Rural Residential)

AMEC MEMO- Zone 2

SEO Control Area- Approximately 13 acres within the control area, in Section 33

Located within MPO Boundary



**PZ-22-00227**  
**Subdivision Permit**

**Black Hills Energy:** Black Hills Energy, Black Hills Energy [No Result] [No Result Date]  
No Comments

**Building Dept.:** Building Dept., Daniel Peters Comments Attached 07/13/2022  
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.

**CenturyLink:** CenturyLink, Darrin Klawon [No Result] [No Result Date]  
No Comments

**Cheyenne MPO:** Cheyenne MPO, Christopher Yaney Comments Attached 07/19/2022

1. Show Telephone Rd right-of-way width along the eastern edge of this development.
2. Tracts 11 through 21 shall dedicate 40 feet of right-of-way to accommodate Telephone Rd as a Minor Collector. Right-of-way must meet the minimum width of 80 feet wide throughout Telephone Rd.
3. Tracts 1 through 11 shall dedicate 40 feet of right-of-way along the northern east-west section line to facilitate the extension of Klipstein Rd (Minor Collector) between Frentheway Rd/Road 218 and Telephone Rd. This new extension of Klipstein Rd shall have a new 80' ROW street into this site connecting to Zandon Trl halfway between Frentheway Rd/Road 218 and Telephone Rd.
4. The traffic Study will need to be updated to include the new intersections added to the site for distribution and LOS analysis.

**County Assessor:** County Assessor, Kaycee Eisele Comments Attached 07/20/2022  
Our records still indicate Warren Livestock LLC AND Lodgepole Ranch LLC as owners and will need to sign the plat, if recording prior to deed transferring the property to Reserve at Horse Creek LLC

**County Attorney:** County Attorney, Mark Voss [No Result] [No Result Date]  
No Comments

**County Clerk:** County Clerk, Dale Davis [No Result] [No Result Date]  
No Comments

**County Engineer:** County Engineer, Scott Larson Comments Attached 07/22/2022  
Engineer Review

1. The 10th bullet item under “NOTES:” indicates Tract 30 and 112 shall be accessed off Derby Road and Rich Strike Road. Should that actually be changed to Tract 29 instead of 112? The note should also be modified to indicate that no Tract shall access Horse Creek Road.
2. Any part of Telephone Road that currently has less than 80’ of dedicated ROW, the plat for this development shall dedicate the necessary amount to bring it up to a full 80’. Legacy Ridge dedicated a minimum of 40’ on the east side of Telephone Road with that plat.
3. Was it verified that the living snow fence along Horse Creek does not have an easement? Sometimes WYDOT has easements for these and other times they don’t.
4. Floodplain Development permits shall be issued to the County for all the roadway designs that cross the floodplain areas.
5. The Traffic Study needs to indicate if any of the roadways, with the exception of Horse Creek because that is already included in the study, meet the County’s requirement for turn lanes per the LCLUR. It appears the report only used WYDOT’s guidelines for the auxiliary turn lane requirements and only for Horse Creek (see Section 5.3 of the report). All other roadways need to be analyzed using LCLUR criteria and the results outlined in the report.
6. Section 6.0 of the Traffic Study indicates paving of Telephone Road up to the first access may be warranted after completion of 10 homes with access to Telephone Road. The Traffic Study and PDP needs to determine what roadway sections will exceed 350 vpd which will require paving. Figure 9 of the Traffic Study needs to include all roadways and the total 2045 daily volumes for all roadways to determine which ones will require paving. The PDP map should also show the results for which roadways will require paving based on the Traffic Study. Or is it the intent to pave all internal roadways even if they don’t exceed the 350 vpd threshold?
7. It is typical for plats to include/label the POB (Point of Beginning) from the legal description on the plat drawing.
8. The label for Frentheway Road is cut off and it only says “Entheway RD”
9. The FEMA FIRM Panel information (i.e. number and date) need to be identified on the plat.
10. The 100’ Drainage Easements do not have proper identification, location, nor dimensions shown to accurately locate in the field. Also, they do not have boundary ties.
11. Given there are two floodplains crossing this development as well as proposed drainage easements for the floodplain and major drainage paths, a Drainage Study

should have been included with the plat submittal. However, if the applicant is comfortable with the proposed widths of the easements (because they are not the full width of the floodplain) and do not feel the Drainage Study will alter the widths and/or locations of the easements, then a final and detailed Drainage Study can be submitted with the ROW permit application. Keep in mind that if the Drainage Study shows the easements need to be altered in any way from the plat, that will need to be done and recorded with the County Clerk's Office prior to construction of any roadways, etc.

#### Surveyor Review

1. The filing record space is overwritten and cluttered with the file name/identification data.
2. There is a mathematical / typographic error in the BASIS OF BEARING note. In the EXAMPLE POINT POB, the STATE PLANE NORTHING is shown as 2,261,836.433, I believe there is an extra number in there.
3. In the CURVE TABLE there are several curves where the data doesn't make mathematical sense. In CURVES 2, 4, 9, 33 and 43, the ARC LENGTHS and CHORD lengths do not make sense. In CURVE 45, the RADIUS does not match the other curves across the street and in the vicinity.
4. The location of the point of curvature of the curve along the south boundary of TRACT 28 is not shown and the location of the point of intersection along the south boundary of TRACT 33 is not shown.
5. The location of the right-of-way boundaries of FRENTEWAY RD along the west boundary of the subdivision are not clearly shown or dimensioned. It appears that FRENTEWAY RD does not parallel the west boundary of this subdivision as shown on the drawing.
6. The EXISTING 11.00' EASEMENT BOOK 1303 PAGE 41 is not clearly shown on the plat.

**County Public Works Department:** County Public Works Department, Molly Bennett  
[No Result] [No Result Date]  
No Comments

**County Real Estate Office:** County Real Estate Office, Laura Pate Comments  
Attached 07/11/2022

The Reserve at Horse Creek LLC is not the current land owner. Please record a deed transferring title to them OR Warren Livestock LLC AND Lodgepole Ranch LLC will need to sign the plat as owners. (dedication, signature and notary acknowledgement)

**County Treasurer:** County Treasurer, Trudy Eisele [No Result] [No Result Date]  
No Comments



**Emergency Management:** Emergency Management, Matt Butler [No Result] [No Result Date]

No Comments

**Environmental Health:** Environmental Health Department, Tiffany Gaertner Comments Attached 07/18/2022

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 i.e. drainages and floodplains. Provide careful consideration for lots with slope and floodplains. Provide layout showing where septic systems, wells, and houses will fit and meet setback requirements on lots 15, 16, 71, 72, 73, and 104 or replat these lots. Septic systems are not allowed on greater than 15 percent slope. Also, keep wastewater systems out of easements. A DEQ letter must be submitted to this office along with the signed final plat prior to application for any permits. Chapter 23 report has been completed.

**Intraoffice:** Planners, Cambia McCollom Comments Attached 07/18/2022

1. The spelling of the road should be "FOXHILL RD", so as to conform with the existing spelling of the adjacent road in Legacy Ridge.

2. Please review the alignment/depiction of Telephone Road. It was established as an 80' ROW in this location in 12/6/1923 (Commissioner Book J Page 4). The depiction of this plat doesn't appear to consider the 40' portion of ROW that run along the East side of the Section line for a majority of the section.

3. Frentheway RD was created as an 80' ROW that runs along the West side of the Section Line. Why does it drastically change sizes from the South to the North?

4. The Language in the note regarding the allowed access is confusing. Are all accesses supposed to be from interior roads (with the exception of T15, T16, T20 and T21)? Or can any of the dual frontage tracts choose their access frontage?

**Laramie Co School Dist No 1:** Laramie Co School Dist. No. 1, Jeff Daugherty [No Result] [No Result Date]

No Comments

**Laramie Co School Dist No 2:** Laramie Co School Dist. No. 2, Kim Nelson [No Result]  
[No Result Date]  
No Comments

**Laramie County Fire Authority:** Laramie County Fire Authority, Manuel Muzquiz [No  
Result] [No Result Date]  
No Comments

**Laramie County Weed & Pest:** Laramie County Weed & Pest, Brett Nelson [No Result]  
[No Result Date]  
No Comments

**Planners:** Planners, Justin Arnold No Comments 07/21/2022  
Per LCLUR Section 2-1-101(xiii)(J), the correct FEMA FIRM Panel and date shall be  
noted on the face of the plat.

**Sheriff's Office:** Sheriff's Office, Amber Shroyer [No Result] [No Result Date]  
No Comments

**US Post Office:** US Post Office, Denise Null [No Result] [No Result Date]  
No Comments

**WY State Engineer's Office:** Wyoming State Engineer's Office, Lisa Lindemann [No  
Result] [No Result Date]  
No Comments

**WYDOT:** WYDOT, Taylor McCort Comments Attached 07/20/2022  
WYDOT's comments are as follows:

Developers should be aware that any work or presence in the right of way created by development/construction for this project will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications) and WYDOT District 1 Maintenance. Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre- development rates

for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program. Please contact Michael Elliot (Michael.Elliott@wyo.gov -- 307.745.2123) for utility permit information.

Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Maintain existing drainage patterns so that storm water is not concentrated and diverted from locations where it currently crosses WYDOT R/W. Please contact Mike Ginther (Micheal.Ginther@wyo.gov- 307.745.2118) for Access Permit information.

Per the traffic study & WYDOT Right Turn Lane Warrants I recommend the developer construct a WB right turn lane at the intersections of Telephone/Roundtop & Horse Creek Rd. and Frentheway & Horse Creek Rd. for potential safety concerns. Although there appears to be a "right turn lane" at Frentheway already, if what exists does not meet current WYDOT standards for a right turn lane, improvements will need to be made by the developer to meet current standards.

While it will not likely impact this project, a re-surfacing project on Horsecreek Rd. is currently scheduled for 2026.

**Wyoming DEQ:** Wyoming DEQ, Colin McKee [No Result] [No Result Date]  
No Comments

**Wyoming Game & Fish Dept:** Wyoming Game & Fish, Wyoming Game and Fish Dept  
[No Result] [No Result Date]  
No Comments

**PZ-22-00225**  
**Zone Change**

**County Assessor:** County Assessor, Kaycee Eisele No Comments 07/20/2022  
No Comments

**County Real Estate Office:** County Real Estate Office, Laura Pate No Comments  
07/11/2022  
No Comments

**Intraoffice:** Planners, Cambia McCollom No Comments 07/18/2022  
No Comments

**Planners:** Planners, Justin Arnold No Comments 07/21/2022  
No Comments

I am writing with concern regarding the resolution to approve a subdivision permit and plat located on portion SW1/4SW1/4 of section 3, section 32, township 15N., Range 67W. of the 6th P&M Laramie County, WY to be Platted and known as "the reserve at Horse Creek"

I was in attendance as were many of concern Laramie County residents at the meeting on Aug 11, 2022.

Each of us voiced our concerns regarding the water, water table, extra high traffic that will be inevitable on both Telephone Road and Horse Creek Highway.

Referencing the AMEC that was drawn up in January 31, 2014 and what is being used today as a method of calculating the minimum residential lot size required to provide enough surface area for recharge to balance the depletions from a pumping well. The paragraph labeled methodology and assumptions state "that square or rectangular lots adjacent to each other may have the drawdowns from neighboring wells overlapping their property lines." "because of these assumptions, it may be prudent to increase the calculated minimum lot size by some amount to account for the fact that the calculation is not conservative". It is proven that the water table is decreasing in Laramie County each year. "After 33 years as CONTROL AREA the water levels in the High Plains aquifer have continue to decline, especially in the eastern and southeastern parts of the county" <https://www.uwyo.edu> aquifer.

These lots for this development should not be any less than 10 acres!

This development is the 5<sup>th</sup> large development in this area of less than 10 mile radius. The development off of Round Top road will have 58 houses. The Rocking Star development has 179 lots with 810 residents. The development off Klipstein road will have 49 houses. The Bell Pasture development will have 100 houses. This development will have 116 houses. The Bell pasture development was still approved by the County Commissioners even though there was grave concern by the resident.

Property taxes are continuing to go up every year. Laramie County has the 10<sup>th</sup> highest tax in Wyoming.

Traffic on both Telephone Road and Horse Creek were also a very big concern.

On March 3 to March 5 2020 a traffic study was conducted on Telephone Road the results were 314 vehicles per day. Another study was conducted on April 21 to April 23 2020 the results were 352 vehicles per day! Note this was in the middle of the COVID pandemic!

The county road are not well maintained. I invite each and every one of you County Commissioners to travel Telephone Road once a day, every day, for 1 week.

The entrance off a Telephone Road into this new development is right before a curve. Not a good plan

Horse Creek Road is going to be a very big problem with 3 new development that will be accessing the highway. Some residents expressed putting up lights at the Horse Creek bridge. Also putting in turning lanes for Telephone Road, Round Top Road. Probably will need one for Bell Pasture development as well.

I was taken back when the developer, or who was representing the developer said that you have to have more than 2 fatalities before a highway can be rethought.

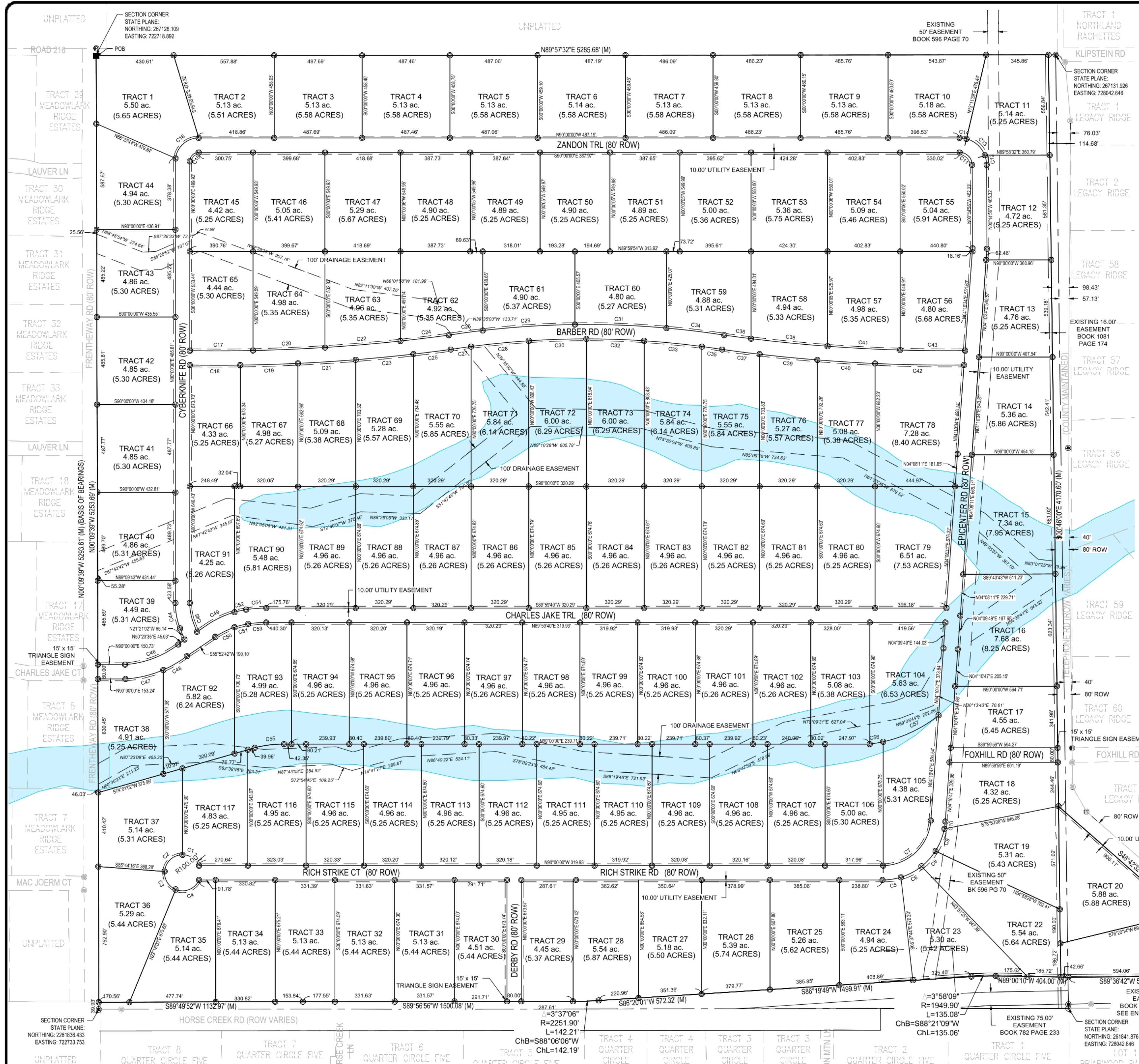
Horse Creek Highway did have a fatality on Aug 10, 2022

I truly wish all County Commissioners will take these concerns seriously and read all the concerns that the resident had towards this development and future developments .

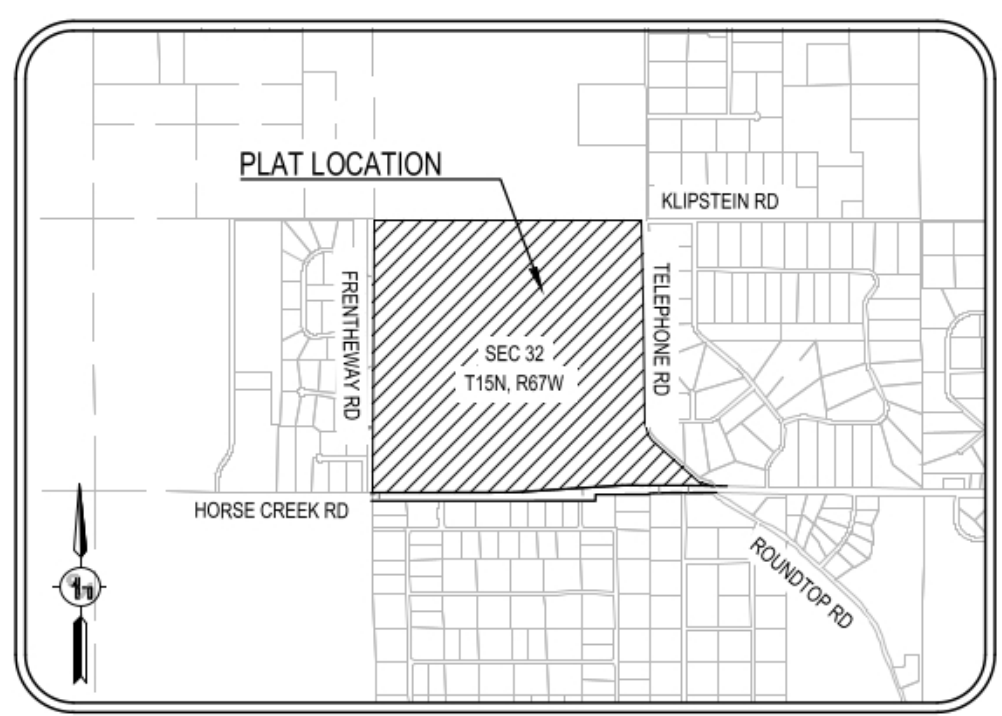
Your elected to work for the people of Laramie County please do your research and work for us. Don't rubber stamp this.

Thank you for your time

Kimberly Birt



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	115.93	100.00	69°21'19"	S56°47'21"E	109.54
C2	149.64	100.00	85°44'16"	N47°07'52"E	136.06
C3	125.60	100.00	71°57'44"	N31°43'08"W	117.50
C4	154.85	100.00	89°45'19"	N67°56'21"E	139.84
C5	104.27	350.00	170°07'07"	N81°27'56"E	103.88
C6	130.33	350.00	212°07'06"	N62°15'50"E	129.58
C7	399.90	270.00	84°51'38"	N46°36'36"E	364.33
C8	115.16	350.00	16°51'06"	N42°10'14"E	114.64
C9	133.67	350.00	21°52'55"	N21°46'13"E	132.86
C10	40.82	350.00	6°40'59"	N07°31'18"E	40.80
C11	109.85	70.00	89°45'04"	N45°07'28"W	98.78
C12	54.79	150.00	20°35'36"	N10°42'45"W	54.48
C13	141.62	150.00	54°05'42"	N46°13'59"W	136.42
C14	38.56	150.00	14°43'44"	N82°33'08"W	38.45
C15	78.54	50.00	90°00'00"	N45°00'00"E	70.71
C16	186.99	130.04	82°23'24"	S48°47'22"W	171.29
C17	350.78	8507.56	2706°50'	N89°51'47"E	350.76
C18	280.54	8587.56	1740°35'	S89°55'34"E	280.53
C19	320.21	8587.56	154°49'	N88°16'44"E	320.20
C20	400.06	8507.56	224°34'	S87°26'02"W	400.03
C21	320.85	9588.97	1550°18'	N86°21'47"E	320.84
C22	420.24	8507.56	231°57'	S89°07'44"W	420.20
C23	321.92	8587.56	155°24'	N84°26'33"E	321.89
C24	270.26	8507.56	137°43'	S83°02'54"W	270.23
C25	208.43	8587.56	115°06"	N82°51'18"E	208.43
C26	190.85	483.56	212°11'	S82°42'33"W	190.84
C27	113.65	483.56	120°07"	N81°47'46"E	113.65
C28	321.91	483.56	346°36'	N84°21'04"E	321.85
C29	512.59	483.56	555°01'	S88°17'59"W	512.36
C30	320.52	483.56	345°38'	N88°07'11"E	320.46
C31	509.21	483.56	592°41'	S87°44'10"E	508.99
C32	320.52	483.56	345°38'	S88°07'11"E	320.46
C33	321.91	483.56	346°36'	N84°21'04"E	321.85
C34	322.71	483.56	345°31'	N83°00'04"E	322.65
C35	113.46	483.56	119°52'	S81°47'50"E	113.46
C36	150.37	8899.96	0°58'05"	N82°29'41"W	150.37
C37	209.71	8879.96	120°17'	S82°40'32"E	209.70
C38	428.39	8899.96	244°42'	N84°21'04"E	428.35
C39	321.86	8879.96	203°13'	S84°22'17"E	321.84
C40	320.53	8879.96	232°52'	S86°25'19"E	320.52
C41	403.42	8899.96	235°50'	N87°01'20"W	403.39
C42	494.17	8879.96	370°11'	S88°01'21"E	494.11
C43	380.56	8899.96	219°16'	S89°28'53"E	380.53
C44	145.33	390.00	21°21'02"	N10°40'31"W	144.49
C45	115.52	310.00	21°21'02"	S10°40'31"E	114.85
C46	319.65	548.70	332°42'	N89°26'03"E	319.57
C47	217.05	628.70	19°46'48"	N76°23'18"E	215.97
C48	162.01	628.70	13°51'13"	S59°40'18"W	161.64
C49	168.26	530.00	18°11'24"	N64°57'12"E	167.55
C50	119.82	450.00	15°15'22"	S82°39'19"W	119.47
C51	78.89	450.00	10°03'26"	S78°08'43"W	78.89
C52	65.89	530.00	7°07'25"	S77°36'44"W	65.85
C53	100.13	650.00	8°49°34'	S85°35'13"W	100.03
C54	112.45	730.00	8°49°34'	S85°35'13"W	112.34
C55	163.79	650.00	14°28'16"	N82°46'52"E	163.36
C56	75.59	755.28	5°44'03"	N80°27'12"E	75.56
C57	343.30	755.28	26°02'34"	N64°33'53"E	343.35



- NOTES:**
- THE RESERVE AT HORSE CREEK CONTAINS 651.08 ACRES ±
  - THE RESERVE AT HORSE CREEK - 117 TRACTS
  - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
  - THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED.
  - FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY.
  - ALL ROADWAYS WILL BE PRIVATELY MAINTAINED. ROADWAYS WILL BE CONSTRUCTED TO COUNTY STANDARDS. ROADWAY RIGHT OF WAYS WILL BE DEDICATED TO THE PUBLIC.
  - TELEPHONE ROAD IS CURRENTLY COUNTY MAINTAINED AND WILL REMAIN COUNTY MAINTAINED.
  - FRENTHWAY ROAD IS PRIVATELY MAINTAINED PUBLIC ROAD.
  - TRACT 15, 16, 20, AND 21 SHALL BE ALLOWED ACCESS OFF TELEPHONE ROAD. TRACT 30 AND TRACT 112 SHALL BE ACCESSED OFF DERBY ROAD AND RICH STRIKE ROAD. NO TRACT SHALL ACCESS HORSE CREEK ROAD.
  - CUL-DE-SAC RADIUS IS 100 FT UNLESS OTHERWISE NOTED.
  - FRONT LOT EASEMENTS FOR DRY UTILITIES SHALL BE 10' UNLESS OTHERWISE NOTED.
  - FEMA FIRM 56021C1060F EFFECTIVE 1/17/2007 APPLIES TO THIS PLAT.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT S. COWLEY, MANAGING MEMBER OF THE RESERVE AT HORSE CREEK, L.L.C. OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "THE RESERVE AT HORSE CREEK," DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES. DO HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

ROBERT S. COWLEY, MANAGING MEMBER  
THE RESERVE AT HORSE CREEK, L.L.C.

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT S. COWLEY, MANAGING MEMBER OF THE RESERVE AT HORSE CREEK, L.L.C. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, \_\_\_\_\_ WYOMING

MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS**

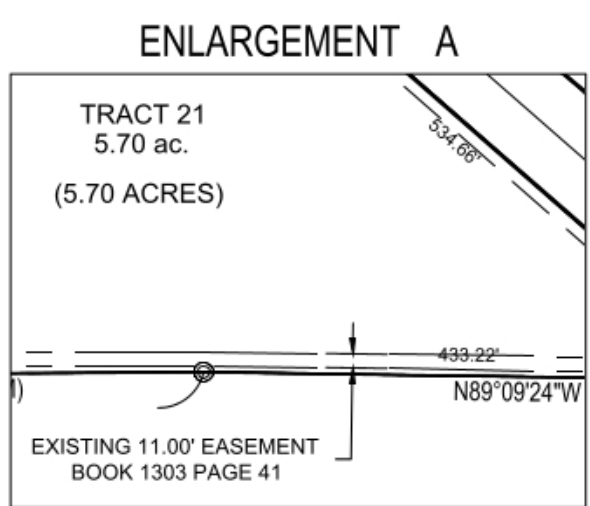
APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN \_\_\_\_\_

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_



**BASIS OF BEARINGS**

COORDINATES ARE GROUND COORDINATES BASED ON WYOMING STATE PLANE NAD 1983, EAST FIP ZONE 4901.

TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999937877.

EXAMPLE POINT POB  
GROUND NORTING = 161931.284  
GROUND EASTING = 522995.586  
N = (161931.284 + 100000)/SF = 261836.4327  
E = (522995.586 + 200000)/SF = 722733.7527  
STATE PLANE NORTING = 261836.433  
STATE PLANE EASTING = 722733.753

**LEGEND**

- FOUND ALUMINUM CAP
- FOUND IRON ROD
- FOUND STONE
- SET 2" ALUM. CAP AVI PC PLS 12045
- (M) MEASURED DATA THIS PLAT

**EASEMENT LINES**

- NET TRACT AREA
- GROSS TRACT AREA
- FEMA 100-YEAR FLOODPLAIN

**CERTIFICATE OF SURVEYOR**

I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**FILING RECORD**

**DEVELOPER:**  
THE RESERVE AT HORSE CREEK, LLC  
1103 OLD TOWN LN  
STE #101  
CHEYENNE, WY 82009

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING SITUATED IN SECTION 32, TOWNSHIP 15 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF SAID SECTION 32 BEING MONUMENTED BY A FOUND ALUMINUM CAP AT A DISTANCE OF 5,233.61 FEET WITH ALL BEARINGS HEREON RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE ALONG THE NORTH LINE OF SAID SECTION 32 N89°57'32"E A DISTANCE OF 5,285.68 FEET TO A POINT ON THE NORTHEAST CORNER OF SECTION 32; THENCE ALONG EAST LINE OF SAID SECTION 32 S00°46'00"E A DISTANCE OF 4,170.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF TELEPHONE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY S48°42'32"E A DISTANCE OF 1440.77 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HORSE CREEK ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY N89°09'24"W A DISTANCE OF 433.22 FEET TO A POINT; THENCE S89°36'24"W A DISTANCE OF 594.06 FEET TO A POINT ON THE EAST LINE OF SECTION 32 AND THE NORTHERLY RIGHT OF WAY OF HORSE CREEK ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY N89°09'24"W A DISTANCE OF 135.06 FEET; AND A CENTRAL ANGLE OF 3°58'09"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.08 FEET TO A POINT; THENCE S89°19'49"W A DISTANCE OF 1499.91 FEET TO A POINT; THENCE S89°20'11"W A DISTANCE OF 572.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 142.19 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 142.19 FEET TO A POINT; THENCE S89°56'56"W A DISTANCE OF 1500.08 FEET TO A POINT; THENCE S89°49'52"W A DISTANCE OF 1132.97 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SECTION 32 N00°09'39"W A DISTANCE OF 5253.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 651.08 ACRES MORE OR LESS.

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

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

PREPARED FOR: THE RESERVE AT HORSE CREEK, LLC  
1103 OLD TOWN LN STE #101  
CHEYENNE, WY 82009

PROJECT: THE RESERVE AT HORSE CREEK

DRAWING TITLE: FINAL PLAT

ENGINEERING PLANNING SURVEYING

307.637.6017  
1103 OLD TOWN LANE, SUITE 101  
CHEYENNE, WY 82009  
AV@AVIPCC.COM

DATE: Aug 02, 2022

DRAWN BY: CK

DESIGNED BY: BE

CHECKED BY: BP

JOB NO.: 4619.22

DRAWING NO. 1 OF 1

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

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM A2- AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL  
FOR A PORTION SW1/4SW1/4 OF SECTION 33, SECTION 32, TOWNSHIP 15N.,  
RANGE 67W. OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY**

**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 previously adopted the 2011 Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the 2011 Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 4-2-100 of the 2011 Laramie County Land Use Regulations.

**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 meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the 2011 Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-100 of the 2011 Laramie County Land Use Regulations.

**And the Board approves a Zone Change from A2 – Agricultural to AR – Agricultural Residential for a portion of SW1/4SW1/4 of Section 33, Section 32, Township 15N., Range 67W. of the 6<sup>th</sup> P.M., Laramie County, WY., as shown on the attached ‘Exhibit A’ – Zone Change Map.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

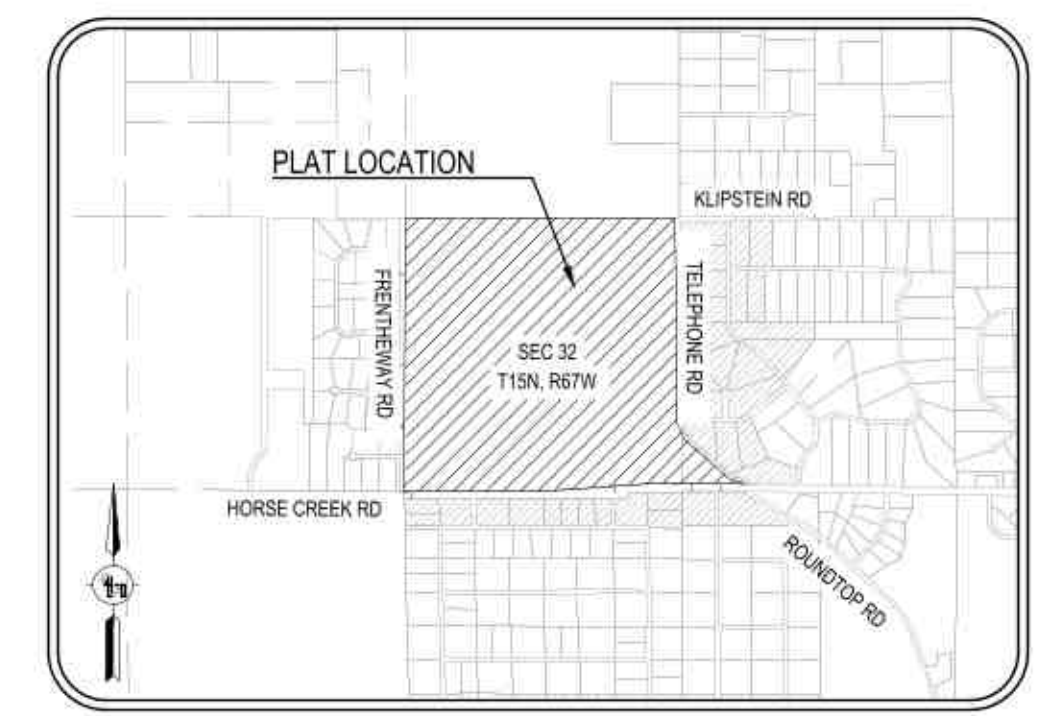
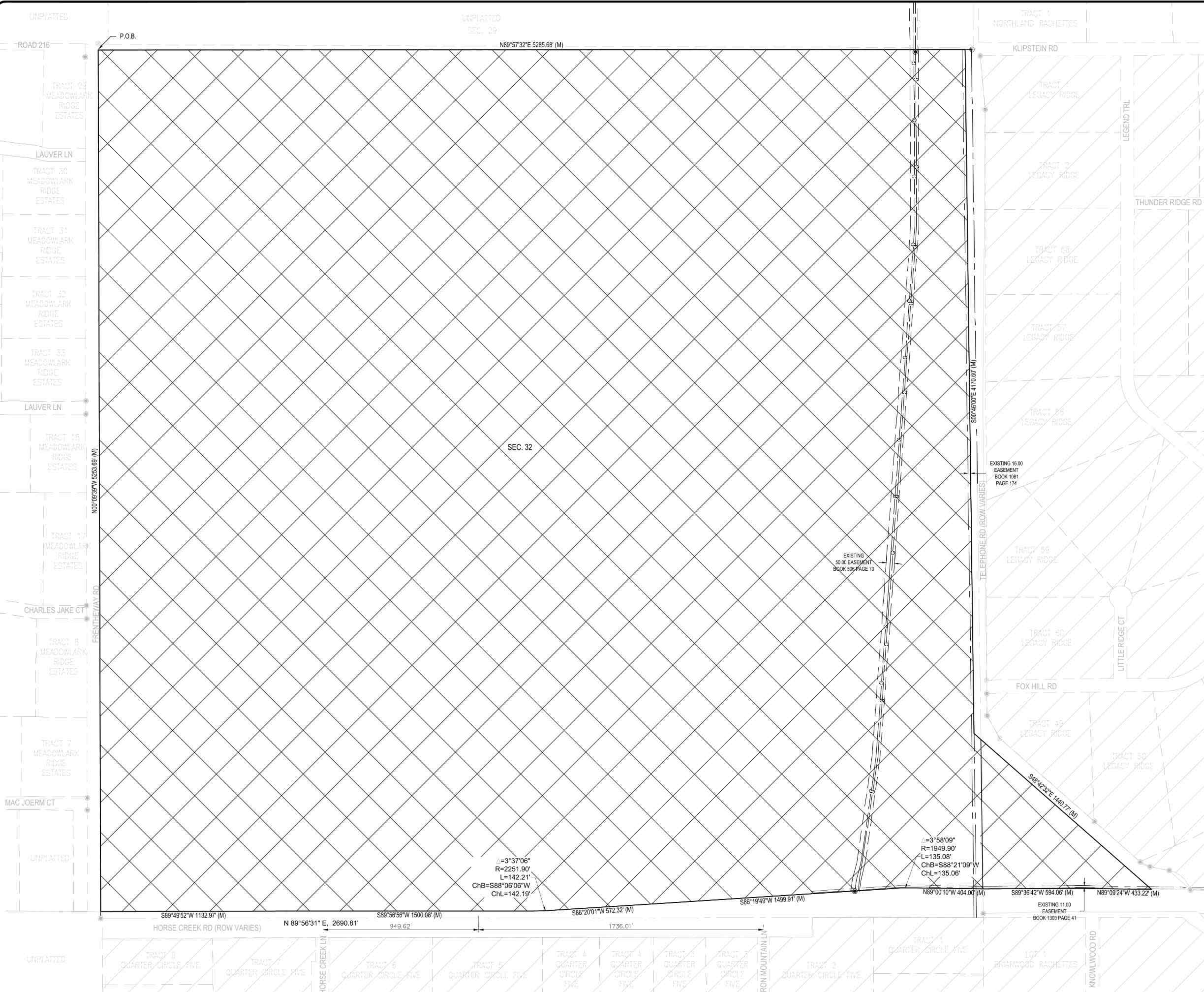
\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

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

Reviewed and approved as to form:

\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney



**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING SITUATED IN SECTION 32, TOWNSHIP 15 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND A PORTION OF THE SW 1/4 SW 1/4 OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE ALONG THE NORTH LINE OF SAID SECTION 32 N89°57'32"E A DISTANCE OF 5,285.68 FEET TO A POINT ON THE NORTHEAST CORNER OF SECTION 32; THENCE ALONG EAST LINE OF SAID SECTION 32 S00°46'00"E A DISTANCE OF 4,170.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF TELEPHONE ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY S48°42'32"E A DISTANCE OF 1440.77 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HORSE CREEK ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY N89°09'24"W A DISTANCE OF 433.22 FEET TO A POINT; THENCE S89°36'42"W A DISTANCE OF 594.06 FEET TO A POINT ON THE EAST LINE OF SECTION 32 AND THE NORTHERLY RIGHT OF WAY OF HORSE CREEK ROAD; THENCE ALONG SAID NORTHERLY ROW OF HORSE CREEK ROAD THE FOLLOWING COURSES AND DISTANCES: N89°00'10"W A DISTANCE OF 404.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 1949.90 FEET, A CHORD BEARING OF S88°21'09"W, A CHORD DISTANCE OF 135.06 FEET, AND A CENTRAL ANGLE OF 3°58'09", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.06 FEET TO A POINT; THENCE S86°19'49"W A DISTANCE OF 1499.91 FEET TO A POINT; THENCE S86°20'01"W A DISTANCE OF 572.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 2251.90 FEET, A CHORD BEARING OF S88°06'06"W, A CHORD DISTANCE OF 142.19 FEET, AND A CENTRAL ANGLE OF 3°37'06", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 142.21 FEET TO A POINT; THENCE S86°56'56"W A DISTANCE OF 1500.08 FEET TO A POINT; THENCE S89°49'52"W A DISTANCE OF 1132.97 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SECTION 32 N00°09'39"W A DISTANCE OF 5253.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 651.08 ACRES MORE OR LESS.

**LEGEND**

	PROPOSED ZONING AR
	CURRENT ZONING A-1
	PLAT BOUNDARY

- ZONING:**
- THE PROPOSED DEVELOPMENT IS CURRENT ZONED A-2
  - THE PROPOSED ZONING IS AR

- LAND USE:**
- EXISTING: VACANT/ AGRICULTURAL
  - PROPOSED: SINGLE FAMILY RESIDENTIAL

**DEVELOPER:**  
 THE RESERVE AT HORSE CREEK, LLC  
 1103 OLD TOWN LN STE #101  
 CHEYENNE, WY 82009

**EXHIBIT A**

**ZONE CHANGE MAP FOR THE RESERVE AT HORSE CREEK**  
 BEING SITUATED IN SECTION 32, T15N, R67W  
 AND A PORTION OF THE SW 1/4 SW 1/4 OF SECTION 33, T15N, R67W  
 OF THE 6TH PRINCIPAL MERIDIAN,  
 LARAMIE COUNTY, WYOMING  
 PREPARED JUNE 2022

NO.	REVISION	DATE

PREPARED FOR:  
**THE RESERVE AT HORSE CREEK, LLC**  
 1103 OLD TOWN LN STE #101  
 CHEYENNE, WY 82009

PROJECT:  
**THE RESERVE AT HORSE CREEK**

DRAWING TITLE:  
**ZONE CHANGE MAP**

307.637.6017  
 1103 OLD TOWN LANE, SUITE 101  
 CHEYENNE, WY 82009  
 AVI@AVIINC.COM

DATE:	Aug 02, 2022
DRAWN BY:	CK
DESIGNED BY:	BE
CHECKED BY:	BP

JOB NO.:  
**4619.22**

DRAWING NO. **1** OF 1



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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT  
LOCATED ON A PORTION SW1/4SW1/4 OF SECTION 33, SECTION 32, TOWNSHIP  
15N., RANGE 67W. OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY  
TO BE PLATTED AND KNOWN AS “THE RESERVE AT HORSE CREEK”**

**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 2011 Laramie County Land Use Regulations; and

**WHEREAS**, the application is in conformance with the AR – Agricultural Residential zone district; and

**WHEREAS**, this resolution is the subdivision permit for The Reserve at Horse Creek.

**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 4-2-100 governing the AR – Agricultural Residential zone district.

**And the Board approves the Subdivision Permit and Plat for The Reserve at Horse Creek with the following conditions:**

- 1. A complete drainage study shall be submitted, reviewed and approved prior to recordation of the plat.
- 2. DEQ Approval in the form of a “Non-Adverse Recommendation” letter is required prior to recordation of the plat.
- 3. Address engineers concerns regarding the traffic study.

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

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

Reviewed and approved as to form:

\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney