



## **LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT**

---

**Planning • Building**

### **MEMORANDUM**

**TO:** Laramie County Planning Commission

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

**DATE:** September 11<sup>th</sup>, 2025

**TITLE:** Continuation from August 28<sup>th</sup>, 2025, hearing. **PUBLIC HEARING:** Subdivision Permit and Plat for Bailey Estates, Laramie County, WY.

---

### **EXECUTIVE SUMMARY**

This is a continuation from the Planning Commission hearing that was scheduled for August 28<sup>th</sup>, 2025, but did not have a quorum to proceed. Corrections have also been made to the amount of tracts in the subdivision from five tracts to seven tracts and a public comment was added to be addressed.

Steil Surveying Services, LLC, on behalf of landowner, Randall Reed, has submitted a Subdivision Permit and Plat application for Bailey Estates, located at Road 216 and Frentheway Road. The application has been submitted for the purpose of subdividing the property into seven (7) residential lots, with each lot averaging 5.57 acres.

### **BACKGROUND**

The property consists of thirty-nine (39) 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 AR – Agricultural Residential.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

Section 2-1-101 (a-e) governing the criteria for a subdivision permit and plat.  
Section 4-2-114 of the governing the LU – Land Use zone district.  
Section 1-2-104 governing public notice.

### **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 these requests based on the justification provided in the letters. Agency comments pertained to the access to this subdivision being from Morgan Taylor Drive only, not from Road 216, and the plat was adjusted accordingly.

Because this subdivision is seven (7) lots or less, a non-adverse letter from the Wyoming Department of Environmental Quality (DEQ) will be required prior to recordation.

According to the adopted 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. Development design standards contained within Section 2-1-104 of the Land Use Regulations dictate that minimum acreage within Zone 2 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways. The proposal outlines water being provided by individual wells.

Public notice was provided as required. Public comment was received and is contained within this package for review.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommend the Planning Commission 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 the Planning Commission may recommend approval to the Laramie County Board of Commissioners with the following condition:**

- 1) A non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality must be received and on file prior to recordation.

### **PROPOSED MOTION**

**I move to recommend the approval of the Subdivision Permit and Plat for Bailey Estates, Laramie, WY, to the Laramie County Board of Commissioners, and adopt the findings of facts a and b of the staff report with the following condition:**

- 1) A non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality must be received and on file prior to recordation.

## **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: Public Comments**
- Attachment 6: DEQ Acknowledgement**
- Attachment 7: CFF & PSF Acknowledgement**
- Attachment 8: Draft Resolution**
- Attachment 9: Bailey Estates plat**





# Laramie County Wyoming MapServer

PZ-25-00045, BAILEY ESTATES  
SUBDIVISION PERMIT AND PLAT

LU - LAND USE ZONE DISTRICT

LCFA - LARAMIE COUNTY FIRE  
AUTHORITY

LCSD#1 - LARAMIE COUNTY  
SCHOOL DISTRICT #1



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 7/10/2025





**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-25-00031**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** UNKNOWN LARAMIE COUNTY  
**PRIMARY PARCEL:** 15673040000100  
**PROJECT NAME:** SUBDIVIDE INTO FIVE PARCELS

**ISSUED:**  
**EXPIRES:** 11/26/2025

**APPLICANT:** BAILEY & SONS CONSTRUCTION LLC  
10103 VERA LN  
CHEYENNE, WY 82009-9822  
307-256-7136

**OWNER:** REED, RANDALL B  
1835 ROAD 217  
CHEYENNE, WY 82009

Detail Name	Detail Value
Meeting Date	05/28/2025
MEETING AM OR PM	PM
Application Types	Subdivision Permit and Plat
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	Mr. Bailey would like to discuss subdividing the parcel into five tracts.
Staff Attending	JA DP SK CC CS RM TG
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	Plat
Drainage Plans	TBD
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
Roadway Maintenance Plan	No



## Laramie County, WY

### Laramie County Planning and Development Office

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

Road/Easement Use Agreement	TBD
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	Yes
Perimeter Fence Construction per W.S.S. 18-5-319	Yes
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	<p>AJ will be purchasing the land to subdivide into five parcels. Per HOA should be maintained by the HOA but it hasn't been. Make sure to delineate 40' of right-of-way on your side of the plat for Road 216, total 80' for right-of-way. Tiffany: As long as its engineered and there's setback from flood plain, property line, leach fields. No preliminary development plan is needed. Property will need to be surveyed and platted. Once that is completed you can apply for the subdivision permit process. It will be reviewed by all internal agencies. Once the review process is completed you will receive an approval letter and you can then record your plat.</p>



## 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)

#### Miscellaneous Notes (2)

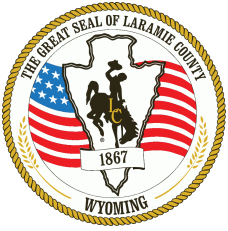
Fees: Subdivision permit \$1200, development action signs \$26, Env. Health review fees \$250, which are all initial fees due up front. After approval; community facility fees \$50 per acre, public safety fees \$1000 per lot. Public Works comments: With this proposed development action, Road 216 and all proposed internal roadways shall be designed and built to the current road standards within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email ([permits@laramiecountywy.gov](mailto:permits@laramiecountywy.gov)) Public Works for more information.4b. A separate access permit application through Public Works will be required for each proposed tract/parcel within the subdivision. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email ([permits@laramiecountywy.gov](mailto:permits@laramiecountywy.gov)) Public Works with any questions.

#### Miscellaneous Notes (3)

1. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved Floodplain Development Permit through the Laramie County Planning and Development office. 2. There will be no public maintenance of internal roadways/access easements.3. Road 216 and Frentheway Road are publicly dedicated and not maintained by Laramie County.4. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.4a.

---

## CONDITIONS



## Laramie County, WY

### Laramie County Planning and Development Office

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303  
[www.laramiecountywyo.gov](http://www.laramiecountywyo.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.





**August 19, 2025**

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

**InRe: LETTER OF JUSTIFICATION – A SUBDIVISION OF A PORTION  
OF SECTION 30, T15N, R67W, OF THE 6TH P.M., LARAMIE COUNTY,  
WYOMING.**

Steil Surveying Services, agent for the owner, intends to subdivide the above referenced property.

The overall density of the plat is 39 acres. The proposed plat will consist of SEVEN (7) tracts for residential use. The tracts average 5.57 acres each.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen". The signature is fluid and cursive, with the first name "Michael" being the most prominent.

Shane Hansen

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

## Permit Notes

**Permit Number: PZ-25-00045**

**Parcel Number:** 15673040000100

Submitted: 06/11/2025

**Site Address:** UNKNOWN

Technically Complete: 06/11/2025

**Applicant:** HANSEN, MICHEAL SHANE

**Owner:** REED, RANDALL B

Laramie County, WY 00000

**Approved:**

**Issued:**

**Project Description:** 5 TRACT RESIDENTIAL SUBDIVISION

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
06/13/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	no comment	CANDICE.MCCART@LARAMIECOUNTY.WY.GOV
06/16/2025		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507 Building permits shall be required for all new building construction. Laramie County has adopted the 2024 I-codes and the 2023 NEC.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
ACKNOWLEDGED						
06/18/2025	06/18/2025	Application	PZ-25-00045	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
06/18/2025	06/18/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No comments	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
06/25/2025		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
ACKNOWLEDGED						
06/26/2025		Application	PZ-25-00045	GENERAL	No Comments	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
06/26/2025		Application	PZ-25-00045	GENERAL	1st Review - Engineer Review 1.Morgan Taylor Drive ROW and the north half of Road 216 shall be dedicated to the public (as the label on the plat indicates) and noted so in the Dedication. Refer to surveyor review. 2. There is no signature block in the Approvals for the Planning Commission.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
1. ACKNOWLEDGED 2. ADDED						

Permit Notes

- 3. ADDED
- 4. ACKNOWLEDGED
- 5. ADDED

- 1. added
- 2. corrected

3.It would be helpful if the Tract numbers were labeled for Meadowlark Ridge on the plat drawing.  
4.I agree that a detailed Drainage Study and Traffic Study is not warranted for this plat.  
5. Plat shall include note that all Tracts shall use Morgan Taylor Drive for access and no access to a tract will be allowed off Road 216.

Surveyor Review  
1.The details of the dedication of MORGAN TAYLOR DRIVE and the north 40 of ROAD 216 are not mentioned in the DEDICATION. Are MORGAN TAYLOR DRIVE and the north 40 of ROAD 216 proposed to be dedicated to the public. There are abbreviated notes/labels on the plat, but the road dedication purpose and/or intent should be more clearly defined in the DEDICATION.  
2.The record length of the east boundary of the subdivision is shown as 1319.52 (R) on the plat, the same as the record length of the west boundary of the subdivision. The legal description in the DEDICATION and the legal description of the deed provided indicate that distance as 1320.63.

06/30/2025	06/30/2025	Application	PZ-25-00045	GENERAL	No concerns noted	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
------------	------------	-------------	-------------	---------	-------------------	--

## Permit Notes

**Permit Number:** PZ-25-00045

**Parcel Number:** 15673040000100

**Submitted:** 06/11/2025

**Applicant:** HANSEN, MICHEAL SHANE

**Owner:** REED, RANDALL B

**Project Description:** 5 TRACT RESIDENTIAL SUBDIVISION

**Site Address:** UNKNOWN

Laramie County, WY 00000

**Technically Complete:** 06/11/2025

**Approved:** 07/03/2025

**Issued:**

<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>
06/13/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	no comment	CANDICE.MCCART@LARAMIECOUNTY.WY.GOV
06/16/2025		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507 Building permits shall be required for all new building construction. Laramie County has adopted the 2024 I-codes and the 2023 NEC.	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
06/18/2025	06/18/2025	Application	PZ-25-00045	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
06/18/2025	06/18/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No comments	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
06/25/2025		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
06/26/2025		Application	PZ-25-00045	GENERAL	No Comments	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
06/26/2025		Application	PZ-25-00045	GENERAL	1st Review - Engineer Review 1.Morgan Taylor Drive ROW and the north half of Road 216 shall be dedicated to the public (as the label on the plat indicates) and noted so in the Dedication. Refer to surveyor review. 2.There is no signature block in the Approvals for the Planning Commission.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV



## Permit Notes

3.It would be helpful if the Tract numbers were labeled for Meadowlark Ridge on the plat drawing.  
 4.I agree that a detailed Drainage Study and Traffic Study is not warranted for this plat.  
 5. Plat shall include note that all Tracts shall use Morgan Taylor Drive for access and no access to a tract will be allowed off Road 216.

### Surveyor Review

1.The details of the dedication of MORGAN TAYLOR DRIVE and the north 40 of ROAD 216 are not mentioned in the DEDICATION. Are MORGAN TAYLOR DRIVE and the north 40 of ROAD 216 proposed to be dedicated to the public. There are abbreviated notes/labels on the plat, but the road dedication purpose and/or intent should be more clearly defined in the DEDICATION.  
 2.The record length of the east boundary of the subdivision is shown as 1319.52 (R) on the plat, the same as the record length of the west boundary of the subdivision. The legal description in the DEDICATION and the legal description of the deed provided indicate that distance as 1320.63.

06/30/2025	06/30/2025	Application	PZ-25-00045	GENERAL	No concerns noted	CONSERVATIONDI STRICT@LARAMIE COUNTY.WY.GOV
07/03/2025		Application	PZ-25-00045	GENERAL	2nd Review - Previous comments have been adequately addressed on the revised/updated plat drawing. No further comments at this time.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
07/03/2025		Workflow	PLANNING AND ZONING REVIEW	GENERAL	All agency review comments have been addressed and corrected on the plat. Nothing further.	SONNY.HOOPS@L ARAMIECOUNTYW Y.GOV

## Sonny Pourchot

---

**From:** Mike <mwieszcholek@gmail.com>  
**Sent:** Thursday, August 28, 2025 10:39 AM  
**To:** Planning  
**Subject:** PZ-25-00045

**Attention:** This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

As residents of Meadowlark Ridge Estates we have nothing against the proposed Bailey Estates subdivision itself. We are, however, concerned about the maintenance cost of the access roads to it. Meadowlark Ridge Estates HOA currently pays for the maintenance of these two roads, CR 216 and Frentheway Rd.

We are a small 32 home community, not a 190 home Rocking Star Ranch, and will have a hard time absorbing the costs of a 15% or more traffic increase on these two roads.

Frentheway Rd. was built to 2015 standards. CR 216 was built to even lesser standards. They are not well constructed to begin with and are costly for us to keep in good shape. The county acknowledged in the road maintenance agreement with Meadowlark Ridge Estates that **“CR 216 is considered an “emergency access” as it is likely to see very few vehicle trips; (thus, at this time, and until additional traffic is proposed to utilize this road, that portion of CR 216 from CR 118a to the NW corner of Meadowlark Ridge Estates Plat is proposed with 3” depth gravel ( vs 6” county standard)”**

If CR216 needs to be brought up to current standards, we believe Frentheway Rd needs to be brought up to current standards also. This is no different than what was required of the developer of Meadowlark Ridge Estates Filing 2. They were required to improve CR 118a, which by the way is maintained by Laramie County and sees a fraction of the traffic as Frentheway Rd.

We believe the developer probably needs to present some type of road plan to the County prior to approval. Apparently there has been mention from the developer of these five new homes paying to help maintain these roads. The road grading and snow plowing annual expense is not a fixed number. The proposed development will have no HOA. Exactly how will these costs be shared and who will enforce any proposed plan legally? Prior to any possible cost sharing, we will also have all of the increased construction traffic building the homes. Again, how will this be handled and by whom? Approving the development on hearsay without a legal set plan in place is wrong.

We have had heavy equipment traffic on our roads this year building a new cell tower. We now have equipment all over these roads trenching for utilities to the tower. The tower owner is profiting at our expense, the county will profit with increased tax revenue from five new homes, the developer will obviously profit and we are left paying the bill.

As a small community we are asking for some type of help. Whether it be the County taking over maintenance of these roads or requiring the developer to make improvements to both roads so they are better able to handle the increased traffic flow.

On a side note, The Reserve at Horse Creek will at some point access and use a portion of Frentheway Rd. also, further increasing traffic.

Mike & jeannie Wieszcholek

1890 Lauver Ln

Tract 27 Meadowlark Ridge Estates



**Steil  
Surveying  
Services,**  
*Professional Land Surveyors*

**June 11, 2025**

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

**InRe: Plat to be known as BAILEY ESTATES, SITUATE IN  
A PORTION OF SECTION 30, T15N, R67W, OF THE 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,

Shane Hansen

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





**August 19, 2025**

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

**InRe: Plat to be known as BAILEY ESTATES,  
SITUATE IN A PORTION OF SECTION 30, T15N, R67W, OF  
THE 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 acknowledges that a non adverse DEQ letter is required.

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  
BAILEY ESTATES, LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS “BAILEY ESTATES”.**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

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

**WHEREAS**, this resolution is the subdivision permit for Bailey Estates.

**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 Bailey Estates, Laramie County, WY, with the following condition:**

- 1) A non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality must be received and on file prior to recordation.

**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

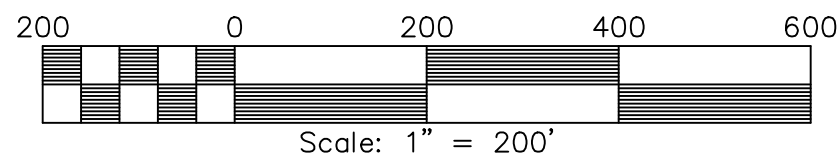
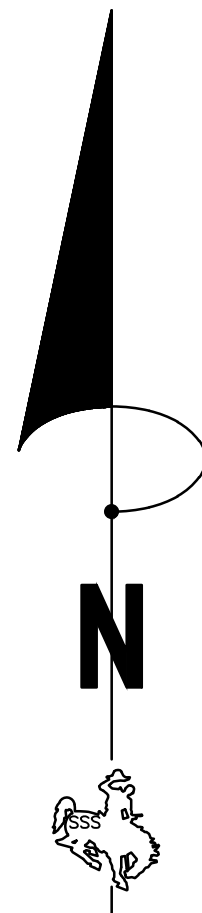
◻ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◻ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◻ FIRE PROTECTION TO BE PROVIDED BY LCFA ◻  
◻ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◻

### NOTES

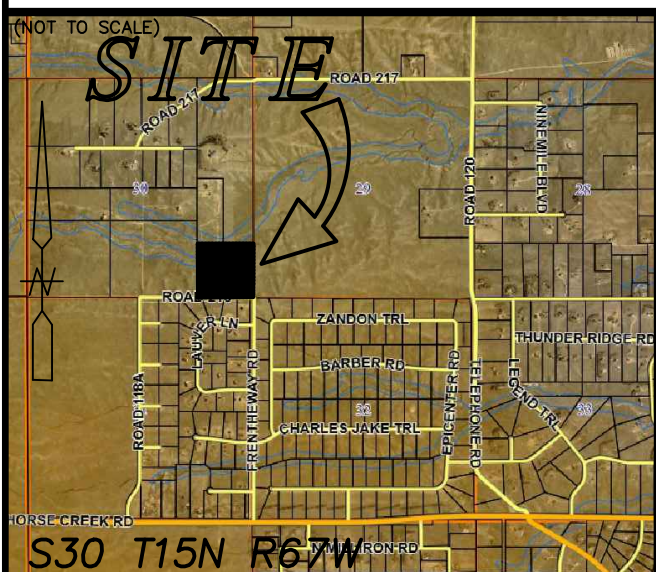
1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" SET ⅝" x 24" REBAR.
3. A PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #56021C1060F; DATED 1-17-07.
4. CWPP - SUBJECT PARCEL FALLS WITHIN THE CWPP - MAP PANEL B - FUEL LOAD LOW
5. NO PUBLIC MAINTENANCE OF INTERNAL ROADS.
6. ALL TRACTS WILL BE ACCESSED FROM MORGAN TAYLOR DRIVE.

### LEGEND

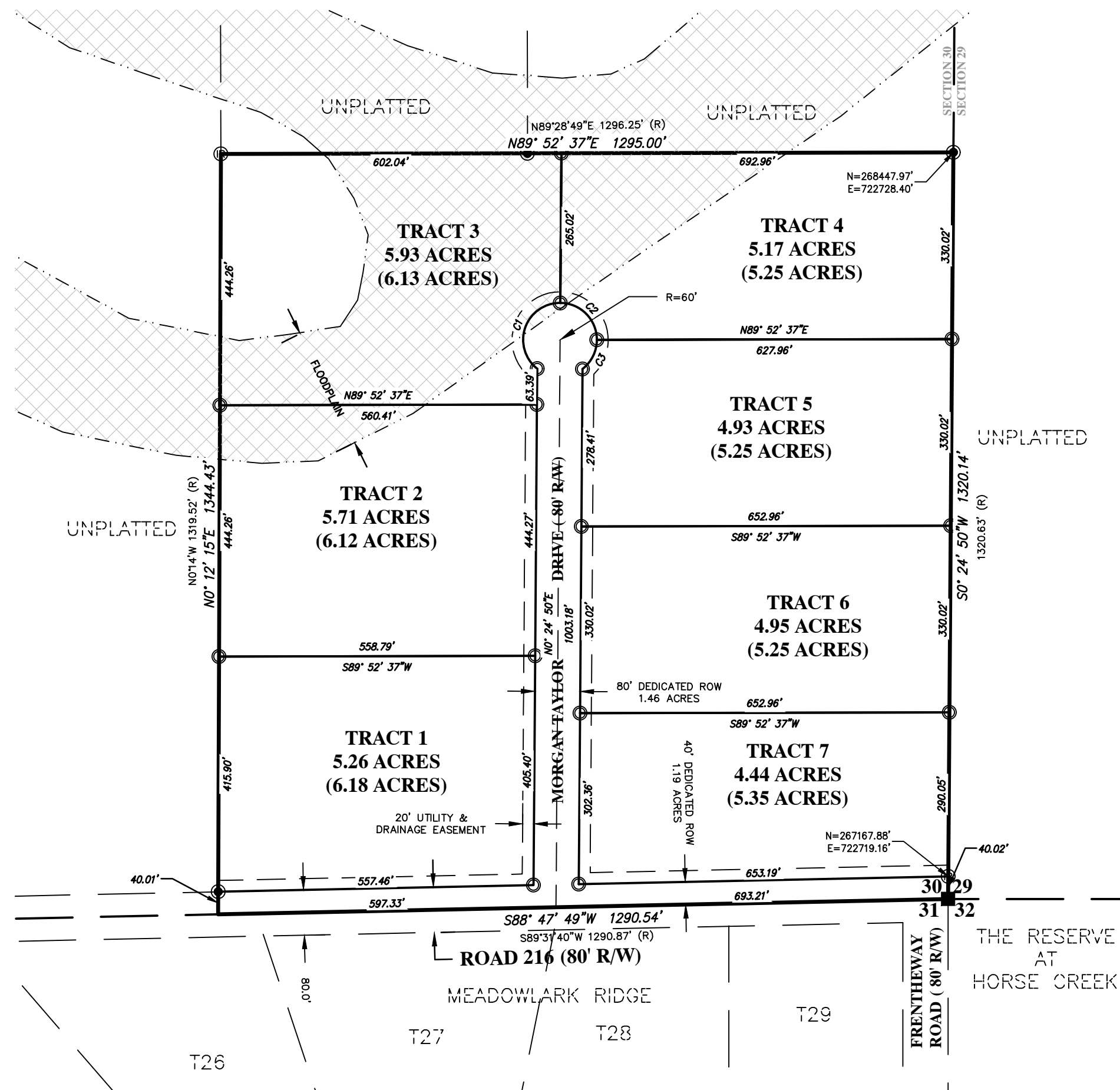
- SET ⅝" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- ⊗ FOUND 5/8" IRON REBAR
- FOUND 1½" ALUMINUM CAP
- FOUND GLO STONE
- (R) DENOTES RECORD DATA



### VICINITY MAP



### FILING RECORD



### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Randall B. Reed, owner in fee simple of a portion of Section 30, Township 15 North, Range 67 West, 6th P.M., Laramie County, Wyoming. More particularly described as follows:

Beginning at the Southeast corner of Section 30; thence S.89°31'40"W, a distance of 1290.87 feet; thence N.0°14'W., a distance of 1319.52 feet; thence N.89°28'49"E., a distance of 1296.25 feet; thence South, along the East line of Section 30, a distance of 1320.63 feet, to the point of beginning.

Has caused the same to be surveyed, subdivided and known as: Bailey Estates, 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 right of ways and easements for the purposes indicated hereon.

Randall B. Reed

### OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)  
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 2025, by Randall B. Reed.

Notary Public, Laramie County, Wyoming

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

### APPROVALS

Approved by the Laramie County Planning Commission, this \_\_\_\_ day of \_\_\_\_, 2025.

Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this \_\_\_\_ day of \_\_\_\_, 2025.

Chairman

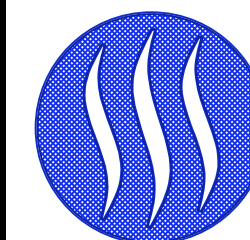
ATTEST:  
County Clerk

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	142° 01' 12"	65.00'	N19° 24' 14"E	122.92'	161.12'
C2	89° 27' 47"	65.00'	N44° 51' 16"W	91.49'	101.49'
C3	52° 33' 25"	65.00'	N26° 09' 20"E	57.56'	59.62'

## BAILEY ESTATES

A SUBDIVISION OF A PORTION OF  
SECTION 30, T15N, R67W OF THE 6TH P.M.,  
LARAMIE COUNTY, WYOMING

PREPARED JUNE 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

REVISED: 8/19/2025  
25236 FP.DWG