



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Cate Cundall, Associate Planner

DATE: January 3, 2023

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for JRW Tract, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC on behalf of Bryan Clark has submitted an application for a Subdivision Permit and Plat for JRW Tract, 2nd Filing. The project will subdivide Tract 1, JRW Tract into 2 tracts of greater than 10 acres each.

BACKGROUND

This property is approximately 25.03 acres and located within a LU-Land Use zoning district. Currently, this is vacant residential land. The JRW Tract Subdivision was approved July 28, 2022.

Pertinent Statutes and Land Use Regulations include:

Wyoming State Statutes: Section 18-5-301 through 18-5-315.

Section 1-2-101 governing the requirements for Subdivision Permit and Plat.

Section 1-2-104 governing Public Notice.

Section 4-2-114 governing the LU – Land Use Zoning District.

DISCUSSION

The owner wishes to create two tracts, each greater than 10 acres.

The subject property is bordered by LU and A-2 zone districts. The subject property is bordered on the west by Cowboy Ranch South Subdivision whose tracts are approximately 8 acres in size. Residential tracts to the east and south range in size from 20.17 acres to 56.71 acres.

Public notice was provided as required. Staff received no adverse comments on the proposed Subdivision and Plat but did receive comments against the proposed commercial use of one of the tracts. Public comments and agency review and applicant response comments are attached.

The Planning Commission held a public hearing on this application December 22, 2022. The Planning Commission vote 4 - 0 to recommend approval of the subdivision permit and plat to the Board of County Commissioners with no conditions.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff and the Planning Commission recommends the Board find that:

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-100 of the Laramie County Land Use Regulations.

Staff and the Planning Commission recommend the Board approve the Subdivision and Plat for JRW Tract, 2nd Filing, to the Board of County Commissioners.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for JRW Tract, 2nd Filing and adopt the finding of fact a of the staff report.

ATTACHMENTS

- | | |
|----------------------|---|
| Attachment 1: | Aerial Map |
| Attachment 2: | Narrative |
| Attachment 3: | Original Plat - JRW Tract Subdivision |
| Attachment 4 | Public Comments & Agency Review Comments |
| Attachment 5 | Draft Resolution |
| Attachment 6 | JRW Tract, 2nd Filing Subdivision Plat |

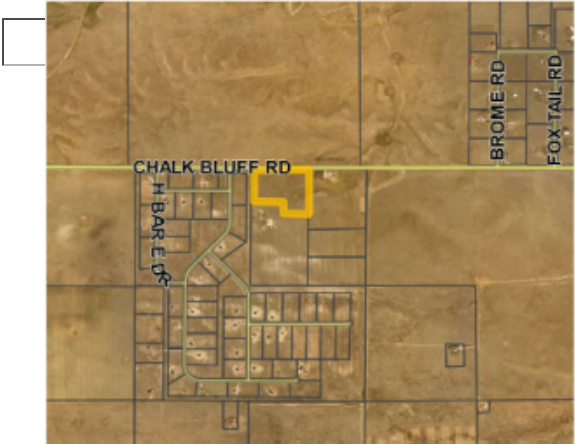
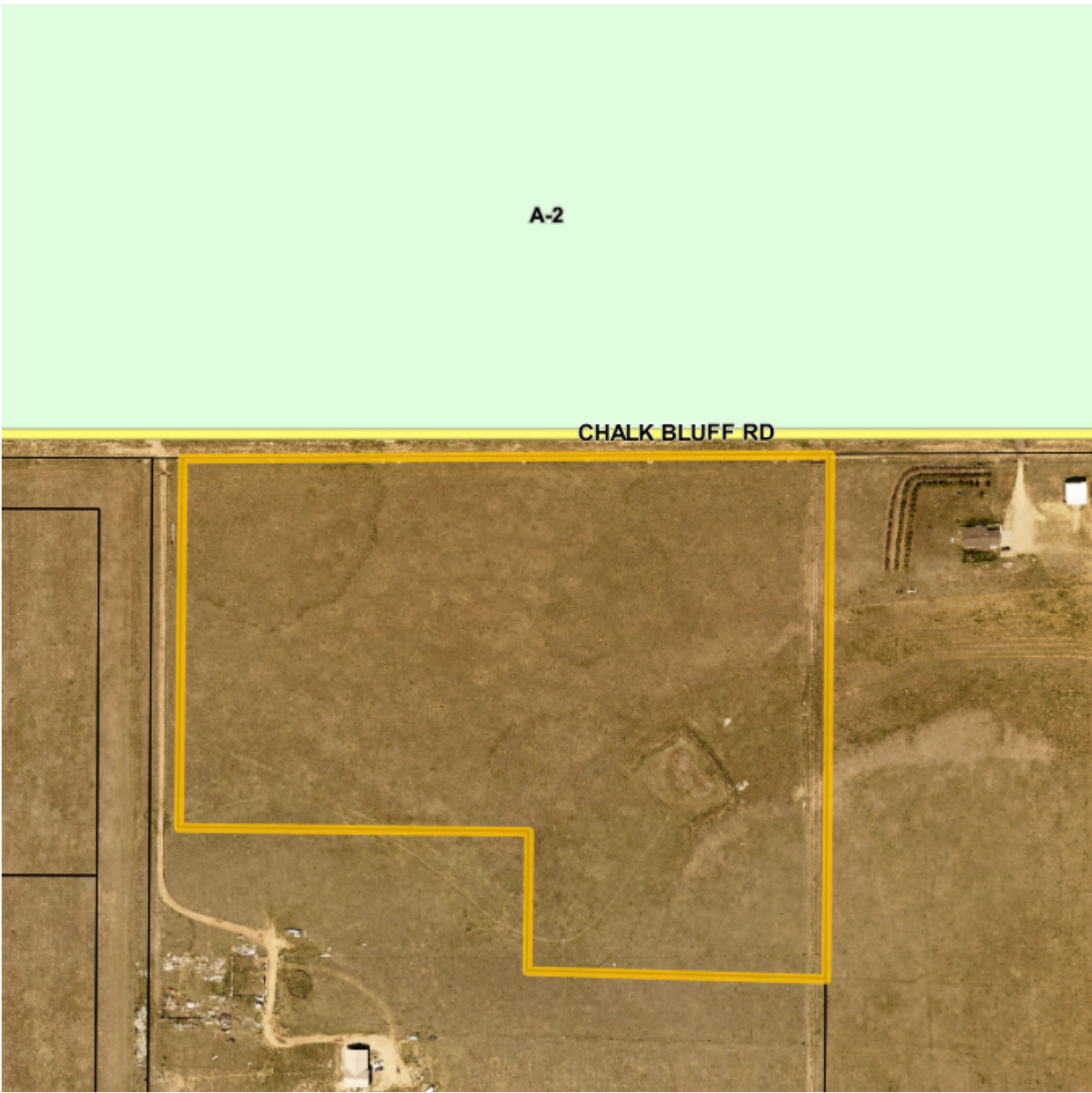
Laramie County, Wyoming

JRW Tract, 2nd Filing
Subdivision

PZ-22-00326

LU Zone District

Fire District 1





October 28, 2022

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

InRe: LETTER OF JUSTIFICATION – JRW TRACT 2ND FILING

Steil Surveying Services, agent for the owner, intends to subdivide TRACT 1, JRW TRACT, into TWO (2) tracts of greater than 10 acres each.

The overall density of the subdivision is 25.03 acres. The Proposed subdivision will consist of TWO (2) tracts of greater than 10 acres each.

Please contact me with any questions or concerns.

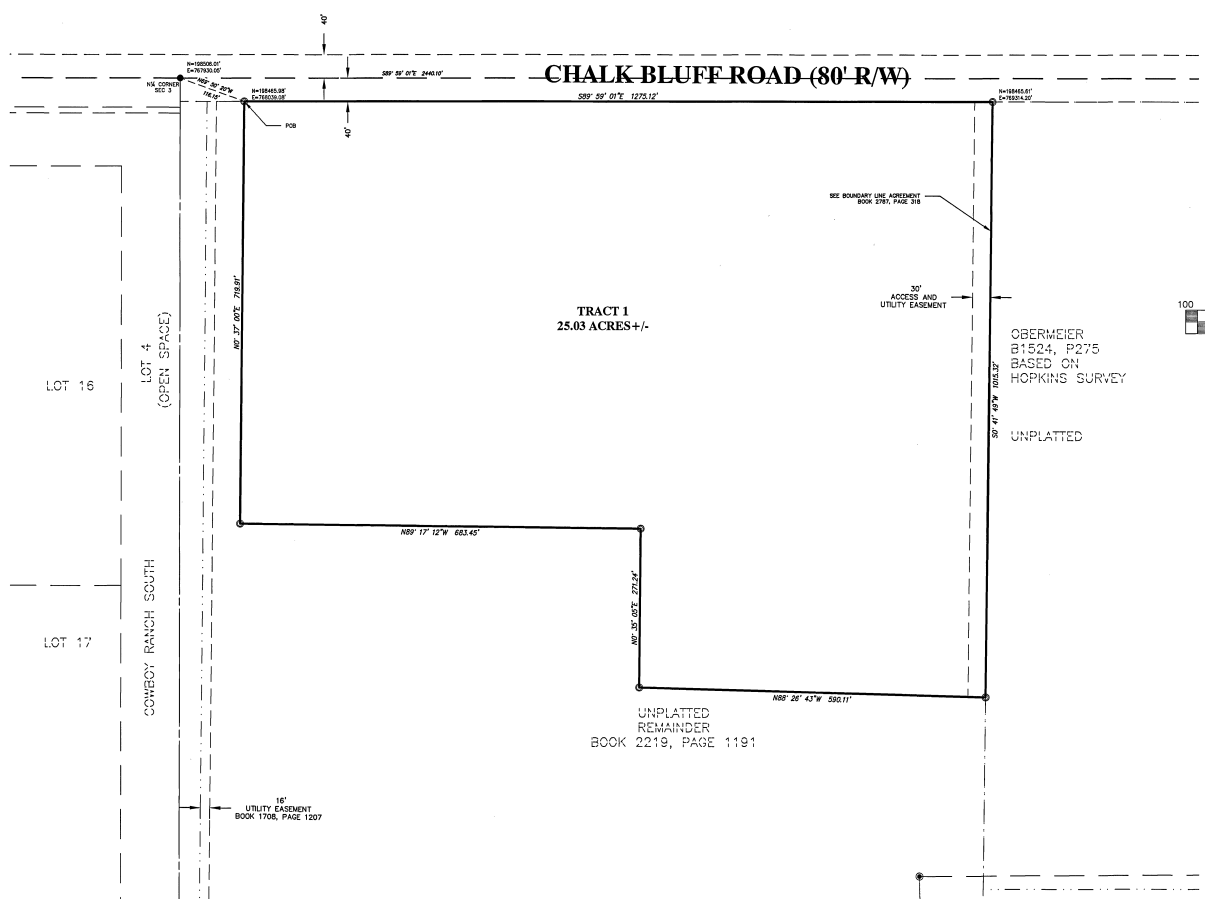
Sincerely,

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

• NO PROPOSED CENTRAL WATER SUPPLY SYSTEM • NO PROPOSED CENTRALIZED SEWAGE SYSTEM • FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #1 •
• THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE •



LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SS P.L.S. 5910" ON 3/4" x 24" REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED "SS P.L.S. 9063"
- FOUND 3 1/2" ALUMINUM CAP STAMPED "PLS 2500"
- FOUND 3/4" REBAR

NOTES

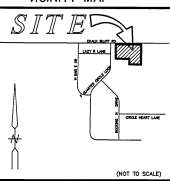
1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY, FEET, GRID DISTANCES, COMBINATION FACTOR = 0.999999438
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SS P.L.S. 5910" SET 3/4" x 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #60021C1370, DATED JANUARY 17, 2007.
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS.

Reception 8/11/23
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record on the 11th day of July, 2023, at 2:00 PM, and was recorded in book 172, page 148.
By: *Debra K. Lee*
County Clerk & Ex-Officio Register at Deeds
By: _____ Deputy

FILING RECORD

RECORDED 7/26/2023 AT 9:48 AM REC 12 PGS 148
BOOK 172, PAGE 148, LARAMIE COUNTY, WY. PAGE 1 OF 1

VICINITY MAP



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Jimmy R. Winchester, Jr. and Julie Anne Emweiler as joint tenants with right of survivorship, owners in fee simple of a portion of the NE1/4 of Section 3, Township 12 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows:
Beginning at a point on the South Right of Way of Chalk Bluff Road, from which the North Quarter Corner of said Section 3 bears N65°00'00"W, a distance of 115.15 feet (when considering the North line of said Section 3 has a bearing of S89°59'01"E, thence S89°59'01"W, along said Right of Way, a distance of 1275.12 feet, thence S01°14'00"W, along the Boundary Line Agreement, recorded in Book 2787, Page 318, a distance of 1015.32 feet; thence N88°26'43"W, a distance of 595.11 feet; thence N02°50'20"E, a distance of 271.24 feet; thence N89°17'12"W, a distance of 683.45 feet; thence N02°00'00"E, a distance of 716.81 feet to the point of beginning. Containing 25.03 acres, more or less, and subject to easements, covenants or restrictions of record.

Have caused the same to be surveyed, plotted and known as WINCHESTER TRACT, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do furthermore dedicate the easements as shown hereon for the purposes indicated.
Jimmy R. Winchester, Jr. *Julie Anne Emweiler*
Jimmy R. Winchester, Jr. Julie Anne Emweiler

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING } ss
COUNTY OF LARAMIE }
The foregoing instrument was acknowledged before me this 22nd day of July, 2022 by Jimmy R. Winchester, Jr.
TERRI D. APPELGARTH
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 18621
MY COMMISSION EXPIRES: 09/06/2028
Terri D. Applegarth
Notary Public, Laramie County, Wyoming
April 20, 2028

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING } ss
COUNTY OF LARAMIE }
The foregoing instrument was acknowledged before me this 22nd day of July, 2022 by Julie Anne Emweiler.
TERRI D. APPELGARTH
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 18621
MY COMMISSION EXPIRES: 09/06/2028
Terri D. Applegarth
Notary Public, Laramie County, Wyoming
April 20, 2028

APPROVALS

Approved by Justin Arnold, Laramie County Planning Director, this 22nd day of July, 2022.
Justin Arnold
Justin Arnold Planning Director, Laramie County, Wyoming
Approved by Molly Bennett, Director of Laramie County Public Works, this 22nd day of July, 2022.
Molly Bennett
Molly Bennett Director of Public Works, Laramie County, Wyoming

COUNTY ACKNOWLEDGEMENT

STATE OF WYOMING } ss
COUNTY OF LARAMIE }
The foregoing instrument was acknowledged before me this 22nd day of July, 2022, by Justin Arnold, Laramie County Planning Director and Molly Bennett, as Director for Laramie County Public Works.
THERESA A. PATTERSON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 16559
MY COMMISSION EXPIRES: 03/06/2028
Theresa A. Patterson
Notary Public, Laramie County, Wyoming
March 8, 2028

JRW TRACT

AN ADMINISTRATIVE PLAT FOR
A PORTION OF THE NE1/4 OF SECTION 3, TOWNSHIP
12 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED July, 2022

 **STEEL 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.SteelSurvey.com • info@SteelSurvey.com

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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: 07/25/2022
HESTER 53-12-66 ADMIN PLAT, 22147 53-12-66 PLAT, dwg

PZ-22-00326 - Review #1

Subdivision Permit (25 Lots or Less)

Cheyenne Planning: Cheyenne Development Services, Seth Lloyd Comments
Attached 11/02/2022

1. Just barely more than a mile outside of current City limits. No official letter from the City required.
2. No other comments.

County Engineer: County Engineer, Scott Larson Comments Attached 11/14/2022
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both.
2. Along the south and west boundary lines of Tract 1, there are some duplicate distance labels that should be cleaned up.

Surveyor Review

1. According to legal description in the DEDICATION and the Laramie County records this subdivision is TRACT 1 of JRW TRACT. The proposed subdivision, JRW TRACT 2ND FILING, is a REPLAT of TRACT 1, JRW TRACT, and creates 2 new tracts of different TRACT boundary configurations with some new easements. As stated above "If any lot, block, boundary or right-of-way from a previously recorded plat is being vacated, a notation shall be provided.....". It seems to me like we are vacating a previous plat to create a new subdivision with more lots and easements and there should be a Statement to Vacate.
2. It appears that the 16' UTILITY EASEMENT, BOOK 1708, PAGE 1207, falls just west of TRACT 1. It would be helpful to identify how far west of the west boundary of TRACT 1 this UTILITY EASEMENT is located.
3. The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section.

County Public Works Department: County Public Works Department, Molly Bennett
Comments Attached 11/14/2022

1. All comments from the review engineer and surveyor shall be addressed.
2. Due to Chalk Bluff Road being dedicated to the public, access permit applications through Public Works will be required for each tract. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.
3. Access for Tracts 1 and 2 shall meet the current Laramie County Land Use Regulations at the time of access permit application submittal. Note: the access points will have to be paved when developed.

Environmental Health: Environmental Health Department, Tiffany Gaertner Comments
Attached 11/14/2022

Regulations:

Laramie County Small Wastewater Systems Regulations

Cheyenne Laramie County Campground Regulations

Comments:

Campground plan review must be submitted to Environmental Health and a campground license will be required.

Campground septic system is commercial. If septic system is over 2000 gallons/day, it will be permitted by DEQ. If septic system is less than 2000 gallons/day, it will be permitted by Environmental Health and must be designed by an engineer. Maintain proper setbacks from property lines and keep septic systems out of easements. A final inspection is required on DEQ or Environmental Health commercial permits.

Public water supplies are regulated by the EPA. If campground is not regulated by EPA, water samples must be submitted to Environmental Health.

Fire District No 1: Fire District No. 1, Darrick Mittlestadt Comments Attached
10/31/2022

Meet the intent of the 2021 IFC

Chapter 5, Fire Service Features:

Section 503, Fire Apparatus Access Roads: ALL pages 5-1 to 5-2.

Section 505, Premises Identification, page 5-3

Section 507, Fire Protection water Supply, ***REQUIRED*** following this document and or the Laramie County Rural Water regulations. LCFD # 1 has adopted NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting for additional reference.

No Comments

Cheyenne MPO

County Assessor

County Real Estate Office

Intraoffice-Planning

Wyoming Game & Fish Dept

No Response

Black Hills Energy

Combined Communications Center

County Attorney

County Clerk
County Conservation District
County Treasurer
Dept of Energy (WAPA)
Emergency Management
Laramie Co School Dist No 1
Laramie County Weed & Pest
Sheriff's Office
US Post Office
WY State Engineer's Office
WYDOT
Wyoming DEQ

PZ-22-00326 - Review #1 Applicant Response
Subdivision Permit (25 Lots or Less)

Cheyenne Planning: Cheyenne Development Services, Seth Lloyd Comments
Attached 11/02/2022

1. Just barely more than a mile outside of current City limits. No official letter from the City required.
2. No other comments.

County Engineer: County Engineer, Scott Larson Comments Attached 11/14/2022
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both. **THANK YOU**
2. Along the south and west boundary lines of Tract 1, there are some duplicate distance labels that should be cleaned up. **REMOVED**

Surveyor Review

1. According to legal description in the DEDICATION and the Laramie County records this subdivision is TRACT 1 of JRW TRACT. The proposed subdivision, JRW TRACT 2ND FILING, is a REPLAT of TRACT 1, JRW TRACT, and creates 2 new tracts of different TRACT boundary configurations with some new easements. As stated above "If any lot, block, boundary or right-of-way from a previously recorded plat is being vacated, a notation shall be provided.....". It seems to me like we are vacating a previous plat to create a new subdivision with more lots and easements and there should be a Statement to Vacate. **ADDED**
2. It appears that the 16' UTILITY EASEMENT, BOOK 1708, PAGE 1207, falls just west of TRACT 1. It would be helpful to identify how far west of the west boundary of TRACT 1 this UTILITY EASEMENT is located. **EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY, HOWEVER THE DIMENSION HAS BEEN ADDED**
3. The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section. **THE TITLE BLOCK HAS ALL THE INFO NEEDED. THE VICINITY MAP IS JUST THAT, A VICINITY MAP. THIS VICINITY MAP SHOWS BOTH CHALK BLUFFS ROAD AND F QUARTER CIRCLE LOOP. WHICH EFFECTIVELY, PUTS YOU IN THE VICINITY.**

County Public Works Department: County Public Works Department, Molly Bennett
Comments Attached 11/14/2022

1. All comments from the review engineer and surveyor shall be addressed. **ADDRESSED**
2. Due to Chalk Bluff Road being dedicated to the public, access permit applications through Public Works will be required for each tract. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information. **OWNER INFORMED**
3. Access for Tracts 1 and 2 shall meet the current Laramie County Land Use Regulations at the time of access permit application submittal. Note: the access points will have to be paved when developed. **OWNER INFORMED**

Environmental Health: Environmental Health Department, Tiffany Gaertner Comments
Attached 11/14/2022

Regulations:

Laramie County Small Wastewater Systems Regulations

Cheyenne Laramie County Campground Regulations

Comments:

Campground plan review must be submitted to Environmental Health and a
campground license will be required. OWNER WILL COMPLY

Campground septic system is commercial. If septic system is over 2000 gallons/day, it
will be permitted by DEQ. If septic system is less than 2000 gallons/day, it will be
permitted by Environmental Health and must be designed by an engineer. Maintain
proper setbacks from property lines and keep septic systems out of easements. A final
inspection is required on DEQ or Environmental Health commercial permits.

Public water supplies are regulated by the EPA. If campground is not regulated by EPA,
water samples must be submitted to Environmental Health. **DRY CAMPGROUND – NO
WATER OR SEWER**

Fire District No 1: Fire District No. 1, Darrick Mittlestadt Comments Attached
10/31/2022

Meet the intent of the 2021 IFC

Chapter 5, Fire Service Features:

Section 503, Fire Apparatus Access Roads: ALL pages 5-1 to 5-2.

Section 505, Premises Identification, page 5-3

Section 507, Fire Protection water Supply, ***REQUIRED*** following this document
and or the Laramie County Rural Water regulations. LCFD # 1 has adopted NFPA 1142,
Standard on Water Supplies for Suburban and Rural Fire Fighting for additional
reference.

No Comments

Cheyenne MPO

County Assessor

County Real Estate Office

Intraoffice-Planning

Wyoming Game & Fish Dept

No Response

Black Hills Energy

Combined Communications Center

County Attorney

County Clerk
County Conservation District
County Treasurer
Dept of Energy (WAPA)
Emergency Management
Laramie Co School Dist No 1
Laramie County Weed & Pest
Sheriff's Office
US Post Office
WY State Engineer's Office
WYDOT
Wyoming DEQ

PZ-22-00326 - Review #2

Subdivision Permit (25 Lots or Less)

County Engineer: County Engineer, Scott Larson Comments Attached 11/16/2022

All previous comments have been adequately addressed. Therefore, we have no further comments at this time.

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

Comments Attached 11/17/2022

Previous comments made have been adequately addressed.

Environmental Health: Environmental Health Department, Tiffany Gaertner Comments

Attached 11/17/2022

Regulations:

Laramie County Small Wastewater Systems Regulations

Cheyenne Laramie County Campground Regulations

Comments:

Campground plan review must be submitted to Environmental Health and a campground license will be required.

Campground septic system is commercial. If septic system is over 2000 gallons/day, it will be permitted by DEQ. If septic system is less than 2000 gallons/day, it will be permitted by Environmental Health and must be designed by an engineer. Maintain proper setbacks from property lines and keep septic systems out of easements. A final inspection is required on DEQ or Environmental Health commercial permits.

Public water supplies are regulated by the EPA. If campground is not regulated by EPA, water samples must be submitted to Environmental Health.

Catherine Cundall

From: Michael Surface
Sent: Thursday, December 8, 2022 2:46 PM
To: 'ementerpriseswy@gmail.com'; 'ementerpriseswyinc@gmail.com'; Karen Obermeier
Cc: Justin Arnold; Mason Schuricht; Catherine Cundall
Subject: Letter dated December 8, 2022
Attachments: PZ-22-00330 Ehler 12.8.22.pdf

Hello Mr. Ehler,

I received your letter dated today. I called but have not heard back. I want to get this note out so I can keep up with the growing communication. Please send me your correct email address so we may communicate efficiently. I am also sending this email to Karen Obermeier. Please forward this email to Willis McClain as I do not have his email address. Your letter is attached.

I am not sharing this information for you to agree, but rather for you to appreciate the situation.

It is important to clarify that the property has a project to subdivide (PZ-22-00326 – managed by Catherine Cundall) and the site plan for an RV park (PZ-22-00330 – managed by Michael Surface). The subdivision will require approval prior to the site plan being approved. The projects are separate.

The site plan is dependent upon approval of the subdivision permit and plat.

Your letter indicates that the area has been historically a residential and agricultural area. As you know through our conversation the County zoned the entire county not long ago. Most of the county, including the area of the project is zoned Land Use – LU for short. It allows for a very wide range of uses – just as in the past, however, commercial uses are required to obtain an approved site plan. RV parks, gas stations, stores, vehicle storage yards, - all are permitted uses within the Land Use District, but must obtain an approved site plan.

The Land Use District is the least restrictive of all zoning districts. To protect your property, property owners may request a change in zoning to a more defined and restrictive zoning district. This does not assist the current situation, but is a long range tool.

Note that the owner will not be able to serve the two lots from one well. It is my understanding one lot is for a residence, the other is proposed for an RV park. The proposed dry campground was denied. Dry campgrounds are only allowed for 15 days. The RV park is to have its own water source and be required to meet environmental health regulations promulgated by Laramie County.

The site plan was not required to carry out a traffic study because it did not meet the threshold. The same review also pointed out that the dry campground could not be permanent, which triggered the denial.

Please note that the proposed RV park is not a change in zoning, an RV park as well as residential uses are both permitted uses in the Land Use – LU zoning district. I do agree it is a change of land use in the area which is predominantly large lot residential.

Your concerns are appreciated. Living in a primarily residential/rural area creates a set of expectations. I hope you can appreciate that there are a set of standards which are utilized for every project. The standards, while not tailored to everyone's likes or dislikes, are promulgated in a fair and consistent manner. Without standards there cannot be consistency of judgement.

Thank you kindly.

Michael Surface

12/8/22

Michael Surface

Senior Planner

Laramie County Planning and Development

3966 Archer Parkway

Cheyenne, WY 82009

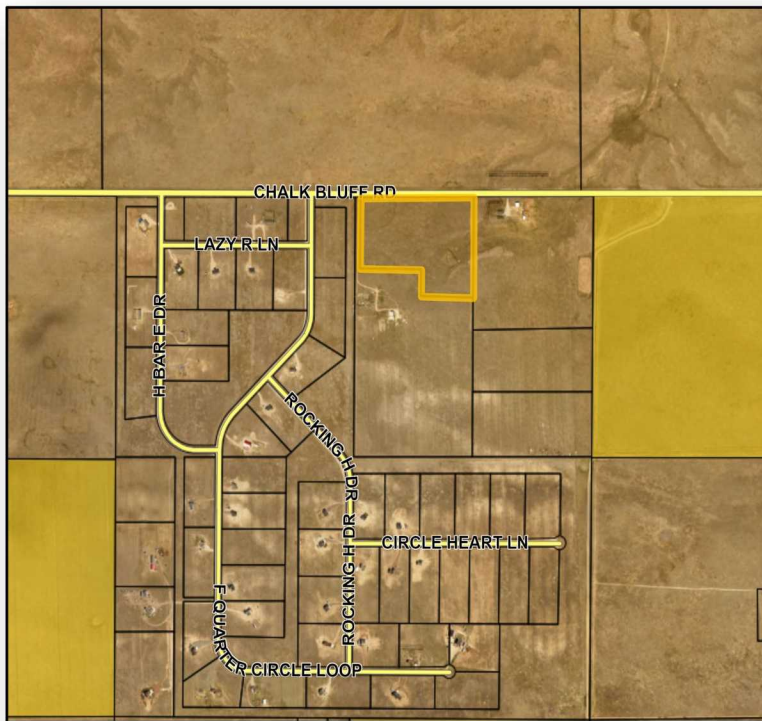
Direct Line: 307-775-7451

Laramie County Planning & Development Office
3966 Archer Pkwy
Cheyenne, WY 82009
Justin Arnold, Planning and Development Program Manager
Cate Kundall, Associated Planner

December 8, 2022

Dear Mr. Arnold and Ms. Kundall,

I am writing on behalf of the residents who live on or near Chalk Bluff Road in reference to the below described property:



Pidn: 12660310100100
Local #: 14919000100000 iTax
Account: R0066731 Property Detail
Name: CLARK, BRYAN
Mail Addr: 306 W ALLISON RD
Mail Addr: CHEYENNE, WY 82007
St Addr: CHALK BLUFF RD
Deed: 2800 WD 560
Location: JRW TRACT: TRACT 1
Type: Res Vacant Land
Acres: 25.03 acres
Tax District: 0101
Lat / Lon N: 41.04314°, W: 104.75900°
NAD83 UTM Zone 13 X: 520256, Y: 4543574
NAD83 Wyoming East (ftUS) N: 198135, E: 768617

It has come to our attention that the above-described property is under a development proposal for a commercial RV Camping Park, where users will park their RVs and live on a transient basis. The owner is proposing that the site be subdivided into two lots with one well servicing both lots as a commercial use. There are several functional concerns with the proposed improvements.

As can be seen from the above map, this area has historically been a residential and agricultural in use area. Local residents purchased land and homes, and live in this area, because of the fact that the location offers a quiet, distal location from commercial

development along Highway 85. The landowners in this area are adamantly against a commercial property on this site. Our concerns are as follows:

1. The well on this site produces **5 gallons of water** per minute, which is significantly insufficient water to support a commercial recreational RV park. The county should seriously consider the lack of potable water on this site to support any type of commercial development.
2. **Traffic issues** are of great concern to the landowners along Chalk Bluff Road and in adjacent rural subdivisions. The area is not suited for high volume traffic, which would be the case should a commercial development be constructed in the area. Improvements to the existing road, such as widening and turn lanes, to support large vehicles, would be a prohibitive cost to the County. Additionally, the landowners are not willing to give up any land to improve the road; therefore, the cost of eminent domain to the County would be an additional prohibitive factor in developing a commercial RV camping site.
3. The zoning of the subject parcel does not support a commercial development. All property owners surveyed re adamantly against any change in zoning, especially to a commercial use.
4. Crime such as theft, burglary and crimes against property are a known factor around commercial developments such as the one proposed for this site. There would be an additional cost to the County to patrol and address and property or personal crimes in the area.

In summary, the proposed development will create a substantial amount of external obsolescence for this area and will also be costly to the County. The existing infrastructure will not support a commercial RV park; sufficient improvements to the infrastructure are cost prohibitive across the board. Property owners are against the increased traffic and possible crime associated with this type of development; the development will affect property values and the expectation of privacy and peace of surrounding residents.

Please contact me, Dave Ehler, with any questions or comments at (307) 220-0263.

Respectfully,

David Ehler
8005 Brome Road
Cheyenne, WY 82009

William & Karen Obermeier
4849 Chalk Bluff Rd
Cheyenne, WY 82007

Willis Hank McClain
7712 Brome Road
Cheyenne, WY 82009

Catherine Cundall

From: Catherine Cundall
Sent: Tuesday, December 6, 2022 11:59 AM
To: 'Karen Obermeier'
Subject: RE: PZ-22-00326

Good Morning,

Thank you for your comments on the JRW Tract, 2nd Filing project. Your comments will be added to others received. Also, the Public Hearing for this permit was to have been heard at the December 8, 2022 Planning Commission meeting but due to lack of a quorum it will now be held at their December 22, 2022 meeting at 3:30 p.m. If you have any questions, please let me know.

Thank you,
Cate Cundall

From: Karen Obermeier <karenocheyenne@gmail.com>
Sent: Tuesday, December 6, 2022 11:47 AM
To: Planning <planning@laramiecountywy.gov>
Subject: PZ-22-00326

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.

Good Morning,

We want to go on record as being adamantly opposed to approval of a Subdivision Permit and Plat for JRW Tract, 2nd Filing for: Tract 1, JRW Tract of the 6th P.M., Laramie County, Wyoming, Chalk Bluff Road.

This neighborhood is single family dwelling agriculture. We know Mr. Clark has asked for approval of a 20-space dry RV Park on the 11.36 acres. The "dry" park was denied according to Michael Surface, Senior Planner. Now proceeding to get approved with potable water and whatever else is needed to go forward working with Environmental Health. This plan does not fit the neighborhood. We have children and grandchildren, and a transient population is not appropriate given the times we live in.

Other considerations:

Increased traffic; traffic has already increased 100 fold.

Providing water, sewer and electric. Will developer be responsible for a groundwater study?

Why is county entertaining zoning for something other than single family dwelling agriculture? Now it's a free for all.

This will decrease property values.

We have lived here for 23 years, and feel our opinion should matter.

Thank you for allowing us to comment.

Please confirm receipt.

Bill and Karen Obermeier
4849 Chalk Bluff Road
Cheyenne, WY 82007
307-638-8164
307-631-4158 (mobile)

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT
FOR TRACT 1, JRW TRACT, LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "JRW TRACT, 2nd FILING".**

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

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

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

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

WHEREAS, this resolution is the subdivision permit for JRW TRACT, 2ND FILING.

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

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-104 governing the LU _ Land Use zone district.

And the Board approves the Subdivision Permit and Plat for JRW Tract, 2nd Filing.

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

LARAMIE COUNTY BOARD OF
COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

◦ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◦ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◦ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #1 ◦
◦ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◦

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Brian Clark, owner in fee simple of Tract 1, JRW Tract, Laramie County, Wyoming.

Has caused the same to be surveyed, re-platted and known as JRW Tract, 2nd Filing, and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and does furthermore dedicate the easements as shown hereon for the purposes indicated.

Brian Clark

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING }
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this ____ day of _____, 2022 by Brian Clark.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Laramie County Planning Commission this ____ day of _____, 2022.

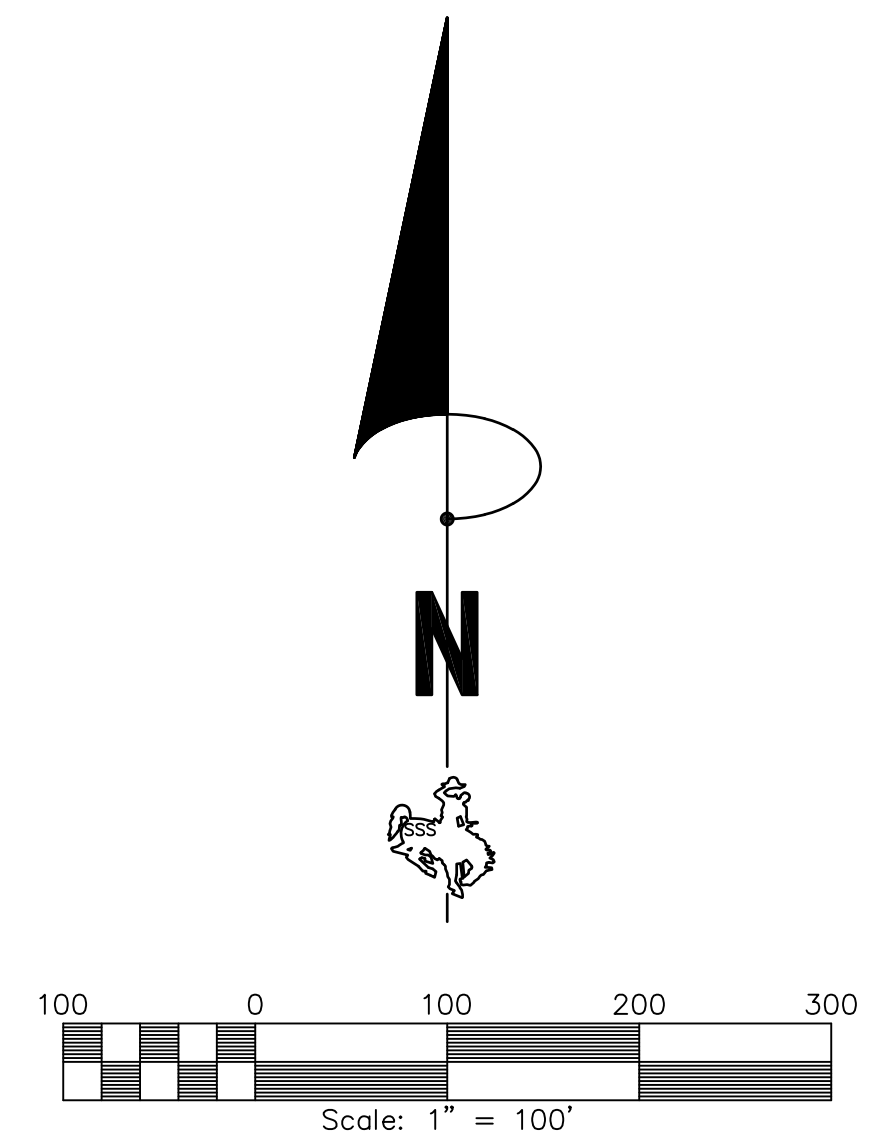
Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2022.

Chairman ATTEST: County Clerk

VACATION STATEMENT

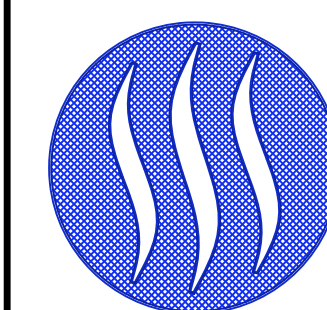
IT IS THE INTENT OF THIS REPLAT TO VACATE TRACT 1, JRW TRACT, LARAMIE COUNTY, WYOMING EXISTING EASEMENTS TO REMAIN EXCEPT AS NOTED



JRW TRACT 2nd FILING

A REPLAT OF TRACT 1,
JRW TRACT, SITUATE IN
A PORTION OF THE NE¼ OF SECTION 3, TOWNSHIP
12 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED November, 2022



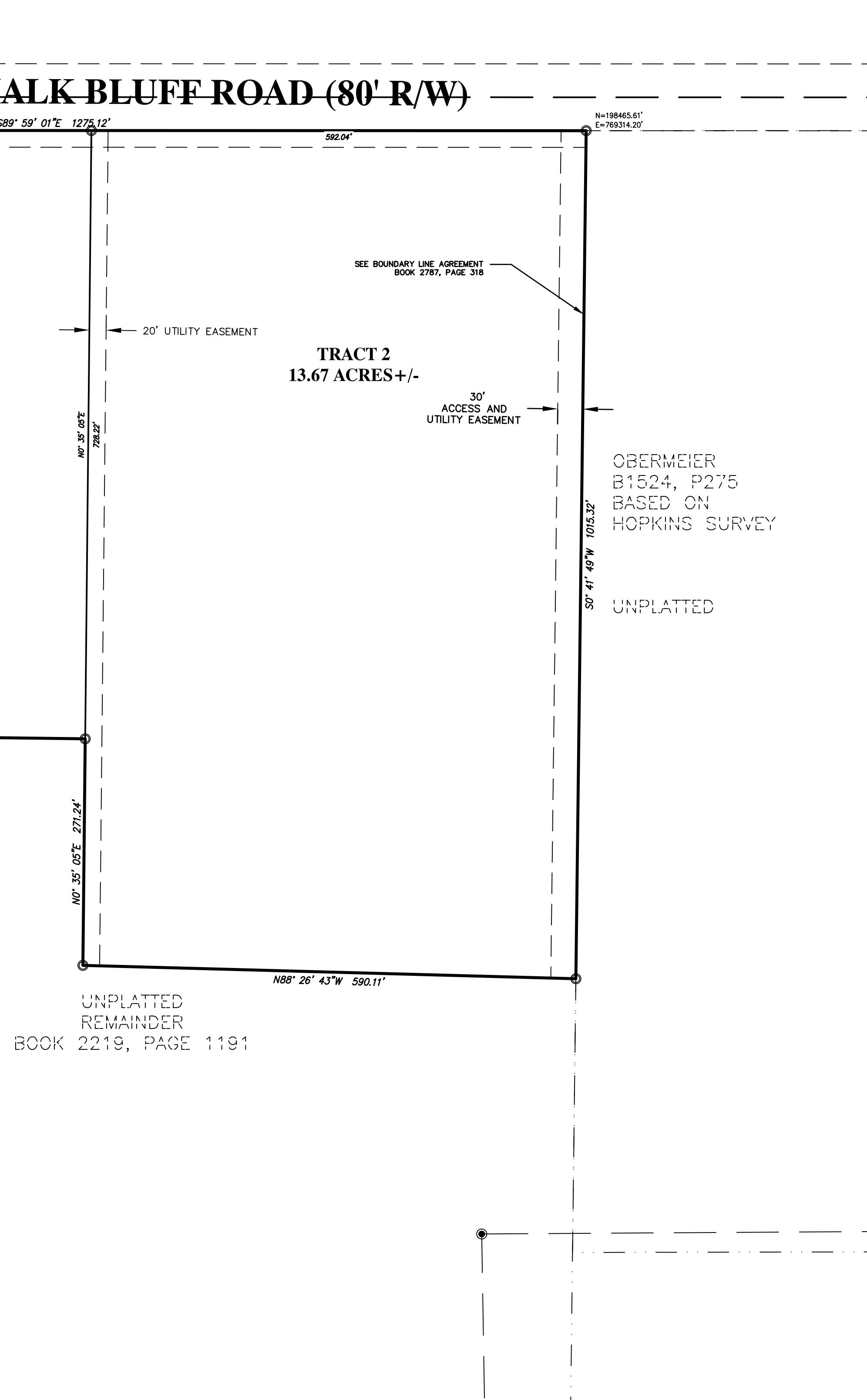
STEIL SURVEYING SERVICES, LLC

**PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS**

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

www.SteilSurvey.com ◦ info@SteilSurvey.com

REVISED: 10/26/2022
K JRW TRACTS\3. DWG\22405 JRW TRACT 2ND.dwg



LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾" x 24" REBAR
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 9063"
- FOUND 3 ¼" ALUMINUM CAP STAMPED "PLS 2500"
- ⊗ FOUND ¾" REBAR

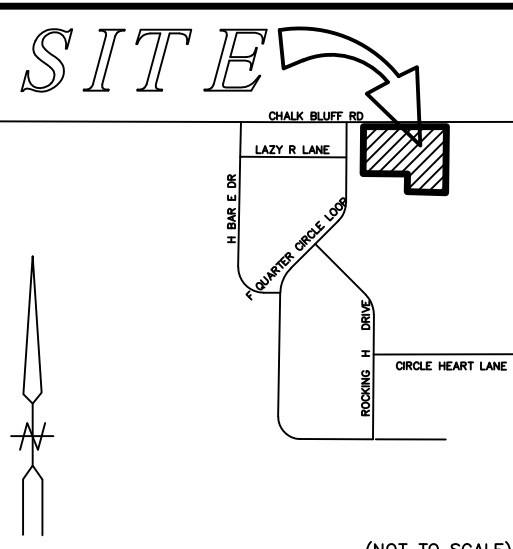
NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. COMBINATION FACTOR = 0.999658439
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" SET ¾" x 24" REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #56021C1375F, DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.

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.

VICINITY MAP



FILING RECORD