



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: March 5, 2024

TITLE: PUBLIC HEARING regarding a Zone Change from A-1 to AR for a portion of the W1/2, NE1/4, NW1/4 of Section 5, T14N., R66W., 6th P.M., Laramie County, WY and a Subdivision Permit and Plat for Beer Gardens Subdivision, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Steven J. Beer, has submitted Zone Change and Subdivision Permit and Plat applications for a parcel in the NW1/4 of Section 5, Township 14 North, Range 66 West, 6th P.M., Laramie County, WY, to be known as the Beer Gardens Subdivision. The subject property lies between 1733 Iron Mountain Road and 1919 Iron Mountain Road. The applications have been submitted to change the zone district from Agricultural and Rural Residential (A-1) to Agricultural Residential (AR) and to subdivide the existing parcel into three tracts.

Both applications have been combined into one staff report for ease of presentation and discussion, with separate motions required on the two actions.

BACKGROUND

Steven J. Beer owns the 15.59 acre un-platted parcel on Iron Mountain Road and is proposing to create three residential tracts with an average tract size of 5.25 acres. A zone district change to AR allows for minimum tract sizes of 5 acres. The current use of the property is vacant residential land. The proposed subdivision is bordered by AR and A1 zone districts with average lot sizes ranging from 4.0 acres to 10.00 acres.

Pertinent Statutes and Regulations include:

Wyoming State Statute: Section 34-12-101 through 34-12-115.

Section 1-2-103 (b) governing zone district amendments.

Section 1-2-104 governing public notice.

Section 2-1-101 (a-e) governing subdivision permits and plats.

Section 4-2-100 governing Agricultural Residential zone districts (AR).

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). These areas are intended to accommodate a mix of more intensive land uses than other areas.

Individual wells and septic systems will provide water and sewerage disposal. The proposed subdivision is located within AMEC Zone 2 and tract sizes meet development standards. No portion of this plat falls within the FEMA 100 year floodplain. Access to the lots will be from Iron Mountain Road via an 80-foot Ingress/Egress Easement to the two south parcels. There will be no public maintenance of the easement.

The County Engineer has concurred with requests for waiver of the drainage and traffic studies since the development will have minimal impacts to both. The applicant acknowledged that the community facility fees, and public safety fees must be paid prior to plat recordation.

All agency review comments have been addressed and the plat updated to reflect the changes. Public notice was provided per Section 1-2-104 of the Land Use Regulations and no comments were received.

On February 8, 2024, the Laramie County Planning Commission held a public hearing on these applications. The Planning Commission voted (4-0) to recommend approval with no conditions.

To grant a zone change, the Board must find one of three criteria listed in Section 1-2-103 (b). The criteria are:

- i. That the zoning district map amendments are consistent with plans and policies of Laramie County; or
- ii. That the original zoning classification given to the property was inappropriate or improper; or
- iii. That there have been changes of an economic, physical, or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

This application meets criteria i. Rezoning is unlikely to adversely impact the area.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a)** This application meets the criteria of section 1-2-103 (b)(i) of the Laramie County Land Use Regulations for a zone map amendment.
- b)** The proposed change in zone district is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations for an Agricultural Residential (AR) zone district.
- c)** This application meets the criteria of section 2-1-101 (a-e) of the Laramie County Land Use Regulations for a subdivision permit and plat.

and based on having met the criteria outline above, the Board of County Commissions may approve a zone change from Agricultural and Rural Residential (A-1) to Agricultural Residential (AR) for a portion of the W1/2, NE1/4, NW1/4 of Section 5, Township 14 North, Range 66 West, 6th P.m., Laramie County, WY, and to approve the Beer Gardens Subdivision Permit and Plat.

PROPOSED MOTION – ZONE CHANGE

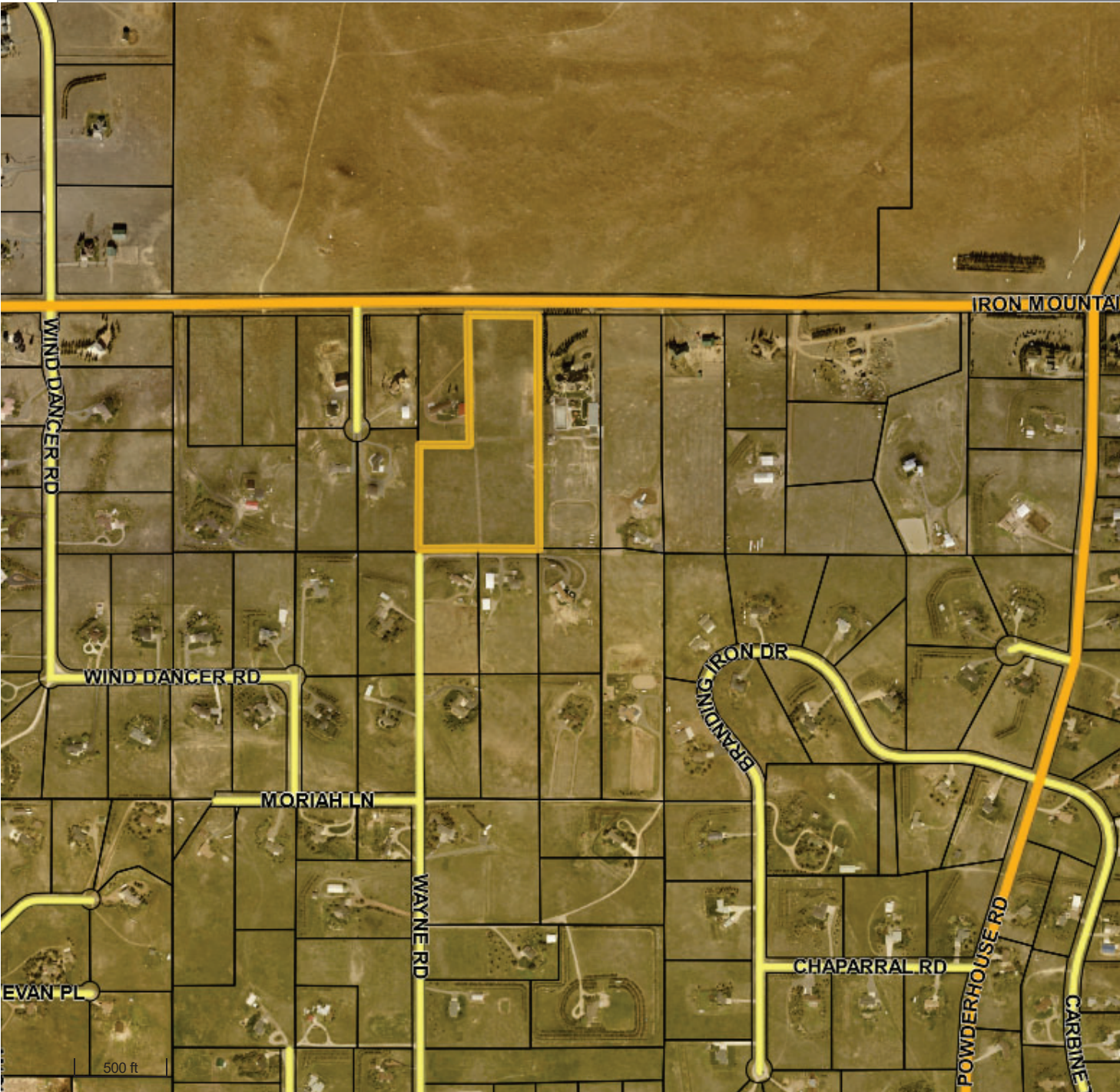
I move to approve the Zone Change from A-1 to AR for a portion of the W1/2, NE1/4, NW1/4 of Section 5, Township 14 North, Range 66 West, 6th P.M., Laramie County, WY, with no conditions, and adopt the findings of facts a and b of the staff report.

PROPOSED MOTION – SUBDIVISION AND PLAT

I move to approve the Subdivision Permit and Plat for Beer Gardens Subdivision, with no conditions, and adopt the findings of fact c of the staff report.

ATTACHMENTS

- Attachment 1: Location and Aerial Map**
- Attachment 2: Project Narrative**
- Attachment 3: Agency Comments Reports and Applicant Responses**
- Attachment 4: Pre-Application Meeting Notes**
- Attachment 5: Traffic and Drainage Report Waiver Request**
- Attachment 6: CFF and Public Safety Fees Acknowledgement**
- Attachment 7: Zone Change Resolution**
- Attachment 8: Zone Change Exhibit**
- Attachment 9: Subdivision Permit and Plat Resolution**
- Attachment 10: Subdivision Plat Revised 11.2.23**



**Portion of Section 5
Township 14 North,
Range 66 West
Laramie County, Wyoming**

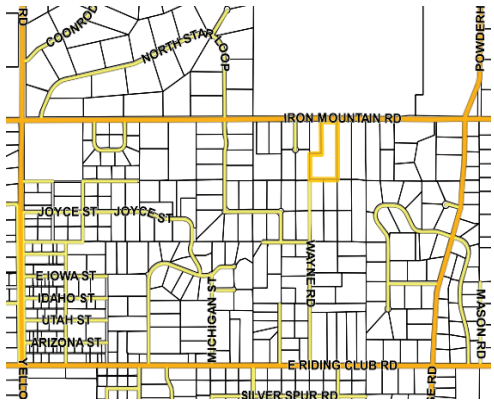
**Beer Gardens Subdivision
PZ-23-00120
PZ-23-00161**

AMEC Zone 2

Laramie County Fire Authority

LCSD #1

AR Zone District





December 15, 2023

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

InRe: LETTER OF JUSTIFICATION – BEER GARDENS ZONE CHANGE

Steil Surveying Services, agent for the owner, intends to SUBDIVIDE a portion of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming.

A zone change is required.

The overall density of the replat is 16.01 acres. The proposed replat will consist of three (3) tracts.

5.25 acres, 5.25 acres and 5.51 acres.

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



September 21, 2023

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

InRe: LETTER OF JUSTIFICATION – BEER GARDENS

Steil Surveying Services, agent for the owner, intends to SUBDIVIDE a portion of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming.

A zone change is required.

The overall density of the replat is 16.01 acres. The proposed replat will consist of three (3) tracts.

5.25 acres, 5.25 acres and 5.51 acres.

Please contact me with any questions or concerns.

Sincerely,

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

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

Agency Review #1

Permit Notes

Permit Number: PZ-23-00161

Parcel Number: 14660520000200

Submitted: 12/15/2023

Site Address: UNKNOWN

Technically Complete: 12/15/2023

Applicant: HANSEN, MICHEAL SHANE

Owner: BEER, STEVEN J

Project Description: A1 TO AR

Laramie County, WY 00000

Approved:

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>
12/19/2023		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comment	LAURA.PATE@LARAMIECOUNTYWY.GOV
12/21/2023		Application	PZ-23-00161	GENERAL	No comment on zone change	LARAMIECOUNTY ATTORNEY@LARAMIECOUNTYWY.GOV
12/26/2023		Application	PZ-23-00161	GENERAL	Access and other issues were resolved during the plat process. Therefore, I have no comments regarding the zone change.	SCOTT.LARSON@LARAMIECOUNTY WY.GOV
12/27/2023		Application	PZ-23-00161	GENERAL	All agency comments have been addressed. Public Hearing will be held on February 8, 2024 for Planning Commission and March 5, 2024 for BOCC.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV

Review #1 and Applicant Response

Permit Notes

Permit Number: PZ-23-00120

Parcel Number: 14660520000200

Submitted: 09/21/2023

Site Address: UNKNOWN

Technically Complete: 09/21/2023

Applicant: HANSEN, MICHEAL SHANE
Owner: BEER, STEVEN J

Laramie County, WY 00000

Approved:
Issued:

Project Description: 3 TRACT SUBDIVISION

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
09/26/2023	09/26/2023	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	The plat needs to be signed by the Commissioners and the Clerk since it is not an Administrative Plat.	LAURA.PATE@LARAMIECOUNTY.WY.GOV
09/27/2023		Application	PZ-23-00120	GENERAL	Deed - 1970 easement - Book 923 Page 225	COURTNEY.LUHRSEN@LARAMIECOUNTY.WY.GOV
09/28/2023		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Small wastewater permits are required for each lot. Small wastewater systems cannot be installed in easements. Property line setbacks are fifty feet for small wastewater systems. Signed final plat is required to be submitted to Environmental Health before permits can be issued.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
09/29/2023		Application	PZ-23-00120	GENERAL	No comments	MANUEL.MUZQUIZ@LARAMIECOUNTY.WY.GOV
10/02/2023	10/02/2023	Application	PZ-23-00120	GENERAL	no comments	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
10/03/2023		Application	PZ-23-00120	GENERAL	Research for Iron Mountain Rd attached.	REBEKAH.MERWIN@LARAMIECOUNTY.WY.GOV
10/03/2023		Application	PZ-23-00120	GENERAL	No comment.	CANDICE.MCCART@LARAMIECOUNTY.WY.GOV
10/04/2023		Application	PZ-23-00120	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV

Permit Notes

10/04/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	<div>1. The line work shown on this plat is confusing to a non-surveyor. Please update the legend on the plat to include the line types.</div> <div>1a. Is it the intent of this plat to dedicate the 40 foot Iron Mountain right-of-way (ROW) and the 30 foot public road dedication on the South boundary (AKA Wayne Road)?</div> <div>1a. Based on our interpretation of the Commissioner's minutes from November 16, 1976 and the deed (Book 923 page 225) (both are attached in other comments), these Rights-of-way have been previously dedicated.</div> <div>2. Is it the intent of this plat to dedicate the 85 foot utility and access easement? There is no book and page referenced.</div> <div>3. Access for these lots will be shared from one access off of Iron Mountain. The access at 1733 IRON MOUNTAIN RD shall be expanded and utilized for these lots.</div> <div>3a. An access permit application through Public Works will be required. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.</div> <div>3b. Laramie County Land Use Regulations access paving requirements shall be followed.</div> <div>4. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements."</div> <div>5. All comments from the review engineer and surveyor shall be addressed.</div>	MOLLY.BENNETT@LARAMIECOUNTWY.GOV	
10/04/2023	10/04/2023	Application	PZ-23-00120	GENERAL	<div>1. all line types are different</div> <div>1a. attachment not provided to us - we dedicated row as it is always asked for. The legal description includes the row hence the dedication.</div> <div>2. It is a new easement created by the plat. not dedicated.</div> <div>3. acknowledged</div> <div>4. acknowledged</div> <div>5. if relevant, they will be addressed</div>	<div>Engineer Review</div> <div>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.</div> <div>2.The existing driveway and approach need to be upgraded to a standard County roadway that will remain within the 85 Access & Utility Easement and will serve all three Tracts and the property immediately to the west that the current existing access/driveway serves. No additional access will be allowed off Iron Mountain Road. A note should be added to the plat to indicate this (it is mainly for Tract 1). Roadway design plans meeting County requirements will need to be submitted to the County with a ROW permit to be reviewed and approved.</div> <div>3.The 85 Access & Utility Easement should include an easement for a hammerhead, cul-de-sac or some other approved dead-end fire apparatus access road turnaround per LCLUR.</div> <div>4.The new roadway will need to be paved from Iron Mountain to a minimum of the right-of-way for Iron Mountain.</div> <div>5.This does not appear to be an Administrative Plat. Therefore, additional approvals/signatures are needed on the plat for the Commissioners and Clerk.</div> <div>Surveyor Review</div> <div>1.There are boundary ties for the 85 ACCESS & UTILITY EASEMENT at three different locations on the plat. After</div>	SCOTT.LARSON@LARAMIECOUNTWY.GOV
					<div>1. thank you</div> <div>2. acknowledged</div> <div>3. the access easement is provided as an alternate point of access. the two southerly lots have legal access from the south easement.</div> <div>4. acknowledged</div> <div>5. corrected</div>		
					<div>1. ADDED</div>		

Permit Notes

checking by scaling the dimensions to determine the end point locations of the ties, it appears that the dimensions of the ties shown are to the center line of the easement. It would be helpful to the lay user of the plat if those dimension ties would somehow be shown or labeled to indicate they are ties to the center line of the easement.

Agency Review #2

Permit Notes

Permit Number: PZ-23-00120

Parcel Number: 14660520000200

Submitted: 09/21/2023

Site Address: UNKNOWN

Technically Complete: 09/21/2023

Applicant: HANSEN, MICHEAL SHANE
Owner: BEER, STEVEN J

Laramie County, WY 00000

Approved:
Issued:

Project Description: 3 TRACT 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>
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09/27/2023		Application	PZ-23-00120	GENERAL	Deed - 1970 easement - Book 923 Page 225	COURTNEY.LUHRSEN@LARAMIECOUNTYWY.GOV
09/28/2023		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Small wastewater permits are required for each lot. Small wastewater systems cannot be installed in easements. Property line setbacks are fifty feet for small wastewater systems. Signed final plat is required to be submitted to Environmental Health before permits can be issued.	TIFFANY.GAERTNER@LARAMIECOUNTYWY.GOV
09/29/2023		Application	PZ-23-00120	GENERAL	No comments	MANUEL.MUZQUIZ@LARAMIECOUNTYWY.GOV
10/02/2023	10/02/2023	Application	PZ-23-00120	GENERAL	no comments	LARAMIECOUNTY ATTORNEY@LARAMIECOUNTYWY.GOV
10/03/2023		Application	PZ-23-00120	GENERAL	Research for Iron Mountain Rd attached.	REBEKAH.MERWIN@LARAMIECOUNTYWY.GOV
10/03/2023		Application	PZ-23-00120	GENERAL	No comment.	CANDICE.MCCART@LARAMIECOUNTYWY.GOV
10/04/2023		Application	PZ-23-00120	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTYWY.GOV

Permit Notes

10/04/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. The line work shown on this plat is confusing to a non-surveyor. Please update the legend on the plat to include the line types.</p> <p>1a. Is it the intent of this plat to dedicate the 40 foot Iron Mountain right-of-way (ROW) and the 30 foot public road dedication on the South boundary (AKA Wayne Road)?</p> <p>1a. Based on our interpretation of the Commissioner's minutes from November 16, 1976 and the deed (Book 923 page 225) (both are attached in other comments), these Rights-of-way have been previously dedicated.</p> <p>2. Is it the intent of this plat to dedicate the 85 foot utility and access easement? There is no book and page referenced.</p> <p>3. Access for these lots will be shared from one access off of Iron Mountain. The access at 1733 IRON MOUNTAIN RD shall be expanded and utilized for these lots.</p> <p>3a. An access permit application through Public Works will be required. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.</p> <p>3b. Laramie County Land Use Regulations access paving requirements shall be followed.</p> <p>4. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements."</p> <p>5. All comments from the review engineer and surveyor shall be addressed.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/04/2023	10/04/2023	Application	PZ-23-00120	GENERAL	<p>Engineer Review</p> <p>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.</p> <p>2.The existing driveway and approach need to be upgraded to a standard County roadway that will remain within the 85 Access & Utility Easement and will serve all three Tracts and the property immediately to the west that the current existing access/driveway serves. No additional access will be allowed off Iron Mountain Road. A note should be added to the plat to indicate this (it is mainly for Tract 1). Roadway design plans meeting County requirements will need to be submitted to the County with a ROW permit to be reviewed and approved.</p> <p>3.The 85 Access & Utility Easement should include an easement for a hammerhead, cul-de-sac or some other approved dead-end fire apparatus access road turnaround per LCLUR.</p> <p>4.The new roadway will need to be paved from Iron Mountain to a minimum of the right-of-way for Iron Mountain.</p> <p>5.This does not appear to be an Administrative Plat. Therefore, additional approvals/signatures are needed on the plat for the Commissioners and Clerk.</p> <p>Surveyor Review</p> <p>1.There are boundary ties for the 85 ACCESS & UTILITY EASEMENT at three different locations on the plat. After</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

checking by scaling the dimensions to determine the end point locations of the ties, it appears that the dimensions of the ties shown are to the center line of the easement. It would be helpful to the lay user of the plat if those dimension ties would somehow be shown or labeled to indicate they are ties to the center line of the easement.

10/11/2023		Application	PZ-23-00120	GENERAL	LCPC Hearing 12/14/2023 BOCC Hearing 1/2/2024	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
10/12/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	PW review 2: 1. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements." 2. With the submittal of the application online, applicants have access to the reviews and information (i.e. the attachments referenced). Feel free to reach out to the Planning office for assistance. 3. In reference to the 85 foot easement intended to be "dedicated" on this plat, please update the dimension callout/tag indicate "this plat". 4. Update the legend to show all line types on the plat. 5. Comments are forthcoming from the review engineer and County Attorney regarding access along the southern boundary.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/16/2023		Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Small wastewater permits are required for each lot. Small wastewater systems cannot be installed in easements. Property line setbacks are fifty feet for small wastewater systems. Signed final plat is required to be submitted to Environmental Health before permits can be issued	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
10/16/2023	10/16/2023	Application	PZ-23-00120	POP-UP	This review period should not be closed until comments from the Review Engineer and the County Attorney have been officially received. Please reference email chain from Scott Larson to Molly, Justin, Courtney, and Cate on Friday 10/13/23.	REBEKAH.MERWIN@LARAMIECOUNTY.WY.GOV
10/17/2023		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	changes look good	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
10/17/2023	10/17/2023	Application	PZ-23-00120	GENERAL	1.Thank you for the clarification on the access. A definitive decision as to how these lots are to be accessed needs to be made prior to the plat being approved. If it is decided to have Tracts 2 and 3 access via the 85 access easement, then design plans for the roadway will need to be submitted to the County for review and approval. If access for Tracts 2 and 3 will come from the south, there are potential issues related to that option. First, the County would require an 80 of dedicated ROW or 80 access easement (a waiver for a smaller ROW or access easement might be entertained). The 30 Road Reservation that is called out on the plat, may not provide legal access for these Tracts because even	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

though the deed indicates the 30 is for the use of the Public as a Public Road, a deed cannot establish a public road unless the County accepts it onto their system. In this case, it does not appear the County has accepted it, established it, and designated it as a public road or ROW. Therefore, there may not be legal access for use of this 30 to access the proposed Tracts. As a result, there needs to either be a newly established ROW or access easement for the proposed Tracts and the 10 that this plat is dedicating is not adequate. I personally see 3 potential options; If the plat included the full 30 of the road that was established via the deed and dedicated that full 30 and 50 additional, that would be one option. This would require additional property owners signing off on the plat. The second option would be to establish an 80 ROW or easement that is entirely located on platted property which would avoid the potential access issues to the 30 road. The third option would be to not allow any access along the south property line and utilize the 85 access easement off Iron Mountain shown on the plat for the only access to these Tracts.

2.The decision on where the Tracts will access also needs to be determined at this time to establish the appropriate address for the Tracts; whether they will be address off Iron Mountain or the newly established roadway on the south side of the platted area.

3.Regardless of which access is used to access Tracts 2 and 3, (i.e., the 85 easement or an 80 ROW needed for the southern roadway) an emergency an emergency turnaround meeting the LCLUR is needed for the roadway that is chosen. This needs to be in the form of an easement or ROW. This is another reason why it is important to know where Tracts 2 and 3 will be accessing.

4.I would suggest that the label on the plat of the existing 30 road be changed to reflect the exact wording of Book 923, Page 225 and it should read 30 for the use of the Public as a Public Road. However, given its potential legal issues with the wording, I would also suggest that there be a note or a label indicating something along the lines that this wording is from the deed of the property and this 30 area has not been established by the County as a Public Road or to be used by the Public unless documents can be found to indicate the County did establish this as a public road or ROW.

Permit Notes

10/30/2023	10/30/2023	Application	PZ-23-00120	GENERAL	<p>3rd Review</p> <p>1. With the decision to utilize the 85 access easement to access all Tracts, no access shall be allowed for Tract 2 or 3 from the south.</p> <p>2. Roadway construction plans/designs shall be submitted to the County for review and approval of the roadway to be constructed within the 85 easement. The designs for the roadway shall meet all the requirements of the LCLUR. The roadway will need to be constructed and inspected by the County prior to building permits being issued.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
11/01/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer shall be addressed.</p> <p>2. With this development action, the 85 foot access easement shall be built and/or brought up to current County Standards. A right-of-way/grading permit will be required. Call (307-633-4302) or email (permits@laramiecountywyo.gov) Public Works for more information.</p>	MOLLY.BENNETT @LARAMIECOUNTY WY.GOV

Applicant Response Review #2

Public Works

1. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements." **Added.**
2. With the submittal of the application online, applicants have access to the reviews and information (i.e. the attachments referenced). Feel free to reach out to the Planning office for assistance. **The road right of way was declared not dedicated. There is a difference. The County can't dedicate a road they don't own. We have now dedicated the 40 feet to Iron Mountain.**
3. In reference to the 85 foot easement intended to be "dedicated" on this plat, please update the dimension callout/tag indicate "this plat". **Not dedicated, easement.**
4. Update the legend to show all line types on the plat. **This is a Steil Surveying product, not a Laramie County product. Everything is labeled and all line types are different.**
5. Comments are forthcoming from the review engineer and County Attorney regarding access along the southern boundary. **The 30' access on the south is an easement granted to the public. Not a dedicated road. We dedicated the errant acreage from the erroneous survey to the public easement.**

Engineer

1. Thank you for the clarification on the access. A definitive decision as to how these lots are to be accessed needs to be made prior to the plat being approved. If it is decided to have Tracts 2 and 3 access via the 85 access easement, then design plans for the roadway will need to be submitted to the County for review and approval. If access for Tracts 2 and 3 will come from the south, there are potential issues related to that option. First, the County would require an 80 of dedicated ROW or 80 access easement (a waiver for a smaller ROW or access easement might be entertained). The 30 Road Reservation that is called out on the plat, may not provide legal access for these Tracts because even though the deed indicates the 30 is for the use of the Public as a Public Road, a deed cannot establish a public road unless the County accepts it onto their system. In this case, it does not appear the County has accepted it, established it, and designated it as a public road or ROW. Therefore, there may not be legal access for use of this 30 to access the proposed Tracts. As a result, there needs to either be a newly established ROW or access easement for the proposed Tracts and the 10 that this plat is dedicating is not adequate. I personally see 3 potential options; If the plat included the full 30 of the road that was established via the deed and dedicated that full 30 and 50 additional, that would be one option. This would require additional property owners signing off on the plat. The second option would be to

establish an 80 ROW or easement that is entirely located on platted property which would avoid the potential access issues to the 30 road. The third option would be to not allow any access along the south property line and utilize the 85 access easement off Iron Mountain shown on the plat for the only access to these Tracts. We will utilize the easement on the plat created by the plat for access. Please see updated easement on plat.

2. The decision on where the Tracts will access also needs to be determined at this time to establish the appropriate address for the Tracts; whether they will be address off Iron Mountain or the newly established roadway on the south side of the platted area. Acknowledged

3. Regardless of which access is used to access Tracts 2 and 3, (i.e., the 85 easement or an 80 ROW needed for the southern roadway) an emergency an emergency turnaround meeting the LCLUR is needed for the roadway that is chosen. This needs to be in the form of an easement or ROW. This is another reason why it is important to know where Tracts 2 and 3 will be accessing.

Acknowledged. Please see adjusted access easement.

4. I would suggest that the label on the plat of the existing 30 road be changed to reflect the exact wording of Book 923, Page 225 and it should read 30 for the use of the Public as a Public Road. However, given its potential legal issues with the wording, I would also suggest that there be a note or a label indicating something along the lines that this wording is from the deed of the property and this 30 area has not been established by the County as a Public Road or to be used by the Public unless documents can be found to indicate the County did establish this as a public road or ROW. Acknowledged.

Review #3 and Applicant Response

Permit Notes

Permit Number: PZ-23-00120

Parcel Number: 14660520000200

Submitted: 09/21/2023

Site Address: UNKNOWN

Technically Complete: 09/21/2023

Applicant: HANSEN, MICHEAL SHANE
Owner: BEER, STEVEN J

Laramie County, WY 00000

Approved:
Issued:

Project Description: 3 TRACT 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>
09/26/2023	09/26/2023	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	DEFICIENCY	The plat needs to be signed by the Commissioners and the Clerk since it is not an Administrative Plat.	LAURA.PATE@LARAMIECOUNTYWY.GOV
09/27/2023		Application	PZ-23-00120	GENERAL	Deed - 1970 easement - Book 923 Page 225	COURTNEY.LUHRSEN@LARAMIECOUNTYWY.GOV
09/28/2023		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Small wastewater permits are required for each lot. Small wastewater systems cannot be installed in easements. Property line setbacks are fifty feet for small wastewater systems. Signed final plat is required to be submitted to Environmental Health before permits can be issued.	TIFFANY.GAERTNER@LARAMIECOUNTYWY.GOV
09/29/2023		Application	PZ-23-00120	GENERAL	No comments	MANUEL.MUZQUIZ@LARAMIECOUNTYWY.GOV
10/02/2023	10/02/2023	Application	PZ-23-00120	GENERAL	no comments	LARAMIECOUNTY ATTORNEY@LARAMIECOUNTYWY.GOV
10/03/2023		Application	PZ-23-00120	GENERAL	Research for Iron Mountain Rd attached.	REBEKAH.MERWIN@LARAMIECOUNTYWY.GOV
10/03/2023		Application	PZ-23-00120	GENERAL	No comment.	CANDICE.MCCART@LARAMIECOUNTYWY.GOV
10/04/2023		Application	PZ-23-00120	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTYWY.GOV

Permit Notes

10/04/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. The line work shown on this plat is confusing to a non-surveyor. Please update the legend on the plat to include the line types.</p> <p>1a. Is it the intent of this plat to dedicate the 40 foot Iron Mountain right-of-way (ROW) and the 30 foot public road dedication on the South boundary (AKA Wayne Road)?</p> <p>1a. Based on our interpretation of the Commissioner's minutes from November 16, 1976 and the deed (Book 923 page 225) (both are attached in other comments), these Rights-of-way have been previously dedicated.</p> <p>2. Is it the intent of this plat to dedicate the 85 foot utility and access easement? There is no book and page referenced.</p> <p>3. Access for these lots will be shared from one access off of Iron Mountain. The access at 1733 IRON MOUNTAIN RD shall be expanded and utilized for these lots.</p> <p>3a. An access permit application through Public Works will be required. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.</p> <p>3b. Laramie County Land Use Regulations access paving requirements shall be followed.</p> <p>4. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements."</p> <p>5. All comments from the review engineer and surveyor shall be addressed.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
10/04/2023	10/04/2023	Application	PZ-23-00120	GENERAL	<p>Engineer Review</p> <p>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.</p> <p>2.The existing driveway and approach need to be upgraded to a standard County roadway that will remain within the 85 Access & Utility Easement and will serve all three Tracts and the property immediately to the west that the current existing access/driveway serves. No additional access will be allowed off Iron Mountain Road. A note should be added to the plat to indicate this (it is mainly for Tract 1). Roadway design plans meeting County requirements will need to be submitted to the County with a ROW permit to be reviewed and approved.</p> <p>3.The 85 Access & Utility Easement should include an easement for a hammerhead, cul-de-sac or some other approved dead-end fire apparatus access road turnaround per LCLUR.</p> <p>4.The new roadway will need to be paved from Iron Mountain to a minimum of the right-of-way for Iron Mountain.</p> <p>5.This does not appear to be an Administrative Plat. Therefore, additional approvals/signatures are needed on the plat for the Commissioners and Clerk.</p> <p>Surveyor Review</p> <p>1.There are boundary ties for the 85 ACCESS & UTILITY EASEMENT at three different locations on the plat. After</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

checking by scaling the dimensions to determine the end point locations of the ties, it appears that the dimensions of the ties shown are to the center line of the easement. It would be helpful to the lay user of the plat if those dimension ties would somehow be shown or labeled to indicate they are ties to the center line of the easement.

10/11/2023		Application	PZ-23-00120	GENERAL	LCPC Hearing 12/14/2023 BOCC Hearing 1/2/2024	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
10/12/2023		Workflow	PUBLIC WORKS REVIEW	GENERAL	PW review 2: 1. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements." 2. With the submittal of the application online, applicants have access to the reviews and information (i.e. the attachments referenced). Feel free to reach out to the Planning office for assistance. 3. In reference to the 85 foot easement intended to be "dedicated" on this plat, please update the dimension callout/tag indicate "this plat". 4. Update the legend to show all line types on the plat. 5. Comments are forthcoming from the review engineer and County Attorney regarding access along the southern boundary.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
10/16/2023		Workflow	ENVIRONMENTA L HEALTH REVIEW	GENERAL	Small wastewater permits are required for each lot. Small wastewater systems cannot be installed in easements. Property line setbacks are fifty feet for small wastewater systems. Signed final plat is required to be submitted to Environmental Health before permits can be issued	TIFFANY.GAERTN ER@LARAMIECOU NTYWY.GOV
10/16/2023	10/16/2023	Application	PZ-23-00120	POP-UP	This review period should not be closed until comments from the Review Engineer and the County Attorney have been officially received. Please reference email chain from Scott Larson to Molly, Justin, Courtney, and Cate on Friday 10/13/23.	REBEKAH.MERWI N@LARAMIECOUN TYWY.GOV
10/17/2023		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	changes look good	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV
10/17/2023	10/17/2023	Application	PZ-23-00120	GENERAL	1.Thank you for the clarification on the access. A definitive decision as to how these lots are to be accessed needs to be made prior to the plat being approved. If it is decided to have Tracts 2 and 3 access via the 85 access easement, then design plans for the roadway will need to be submitted to the County for review and approval. If access for Tracts 2 and 3 will come from the south, there are potential issues related to that option. First, the County would require an 80 of dedicated ROW or 80 access easement (a waiver for a smaller ROW or access easement might be entertained). The 30 Road Reservation that is called out on the plat, may not provide legal access for these Tracts because even	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

Permit Notes

though the deed indicates the 30 is for the use of the Public as a Public Road, a deed cannot establish a public road unless the County accepts it onto their system. In this case, it does not appear the County has accepted it, established it, and designated it as a public road or ROW. Therefore, there may not be legal access for use of this 30 to access the proposed Tracts. As a result, there needs to either be a newly established ROW or access easement for the proposed Tracts and the 10 that this plat is dedicating is not adequate. I personally see 3 potential options; If the plat included the full 30 of the road that was established via the deed and dedicated that full 30 and 50 additional, that would be one option. This would require additional property owners signing off on the plat. The second option would be to establish an 80 ROW or easement that is entirely located on platted property which would avoid the potential access issues to the 30 road. The third option would be to not allow any access along the south property line and utilize the 85 access easement off Iron Mountain shown on the plat for the only access to these Tracts.

2.The decision on where the Tracts will access also needs to be determined at this time to establish the appropriate address for the Tracts; whether they will be address off Iron Mountain or the newly established roadway on the south side of the platted area.

3.Regardless of which access is used to access Tracts 2 and 3, (i.e., the 85 easement or an 80 ROW needed for the southern roadway) an emergency an emergency turnaround meeting the LCLUR is needed for the roadway that is chosen.

This needs to be in the form of an easement or ROW. This is another reason why it is important to know where Tracts 2 and 3 will be accessing.

4.I would suggest that the label on the plat of the existing 30 road be changed to reflect the exact wording of Book 923, Page 225 and it should read 30 for the use of the Public as a Public Road. However, given its potential legal issues with the wording, I would also suggest that there be a note or a label indicating something along the lines that this wording is from the deed of the property and this 30 area has not been established by the County as a Public Road or to be used by the Public unless documents can be found to indicate the County did establish this as a public road or ROW.

Permit Notes

10/30/2023

10/30/2023

Application

PZ-23-00120

GENERAL

ACKNOWLEDGED

3rd Review

SCOTT.LARSON@
LARAMIECOUNTY
WY.GOV

1. With the decision to utilize the 85 access easement to access all Tracts, no access shall be allowed for Tract 2 or 3 from the south.

2. Roadway construction plans/designs shall be submitted to the County for review and approval of the roadway to be constructed within the 85 easement. The designs for the roadway shall meet all the requirements of the LCLUR. The roadway will need to be constructed and inspected by the County prior to building permits being issued.

11/01/2023

Workflow

PUBLIC WORKS GENERAL
REVIEW

ACKNOWLEDGED

1. All comments from the review engineer shall be addressed.
2. With this development action, the 85 foot access easement shall be built and/or brought up to current County Standards. A right-of-way/grading permit will be required. Call (307-633-4302) or email (permits@laramiecountywyo.gov) Public Works for more information.

MOLLY.BENNETT
@LARAMIECOUNTY
WY.GOV



LARAMIE COUNTY PLANNING & DEVELOPMENT OFFICE

3966 Archer Pkwy
Cheyenne, WY 82009 planning@laramiecounty.com
Phone (307) 633-4303 Fax (307) 633-4616



Pre-Application Meeting Notes

DISCLAIMER: These notes 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 the pre-application stage.

Date: 9/21/23 Staff: JM, JA, CC, BH		Property Owner:
Project Description: 3 tract subdivision		
Project Location/Address: Portion Section 5 14-66		R #: 0011034
ATTENDEES/AGENTS/PARTIES		
Applicant: Shane Hasen	Phone	Email
Other	Phone	Email
Other	Phone	Email
APPLICATION TYPE(S)		
<input type="checkbox"/> Administrative Plat (Vacation? Y/N)	<input type="checkbox"/> Site Plan – For Records	
<input type="checkbox"/> Appeal	<input type="checkbox"/> Subdivision Exemption	
<input type="checkbox"/> Board Approval	<input checked="" type="checkbox"/> Subdivision Permit & Plat	
<input type="checkbox"/> Preliminary Development Plan	<input type="checkbox"/> Variance	
<input type="checkbox"/> Site Plan – Major	<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Site Plan - Minor		
GUIDANCE		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Plat / <input type="checkbox"/> Site Plan / <input type="checkbox"/> Plot Plan / <input type="checkbox"/> Record of Survey / <input type="checkbox"/> Preliminary Dev. Plan / <input type="checkbox"/> Zone Change Map:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Drainage Plans:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:	



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Pre-Application Meeting Notes

DISCLAIMER: These notes 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 the pre-application stage.

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	ROW Construction Permit:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction Per W.S. § 18-5-319:

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant:



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Cheyenne, WY 82009 planning@laramiecounty.com
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Pre-Application Meeting Notes

DISCLAIMER: These notes 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 the pre-application stage.

Miscellaneous Notes:

gas line - vacate if possible with Black Hills
Clarify dedication in notes for the Southern right of way



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

September 21, 2023

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

InRe: Request for waiver of the Traffic Study requirements for a subdivision to be known as Beer Gardens, situate in a portion of the W½NE¼NW¼ of Section 5, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming.

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

The overall density of the subdivision is 16.01 acres. The Proposed subdivision will consist of three (3) tracts.

Given limited potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

September 21, 2023

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

InRe: Request for waiver of the Drainage Study requirements for a subdivision to be known as Beer Gardens, situate in a portion of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming.

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

The overall density of the subdivision is 16.01 acres. The Proposed subdivision will consist of three (3) tracts.

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

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



September 21, 2023

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

InRe: Plat to be known as Beer Gardens, situate in a portion of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 14 North, Range 66 West 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,

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

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM
A1 – AGRICULTURAL AND RURAL RESIDENTIAL TO
AR – AGRICULTURAL RESIDENTIAL FOR A PORTION OF THE
W1/2 NE1/4 NW1/4 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 66 WEST,
LARAMIE COUNTY, WYOMING.**

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 zone change is in accordance with section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with section 4-2-100 of the Laramie County Land Use Regulation

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 1-2-103(b) 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 a Zone Change from A1 – Agricultural and Rural Residential to AR – Agricultural Residential for a portion of the W1/2 NE1/4 NW1/4 of Section 5, Township 14 North, Range 66 West of the 6th P.M., Laramie County, WY, as shown on the attached Zone Change Map Exhibit.

PRESENTED, READ, AND ADOPTED THIS _____ DAY OF _____, 2024.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Brian Lovett, Chairman

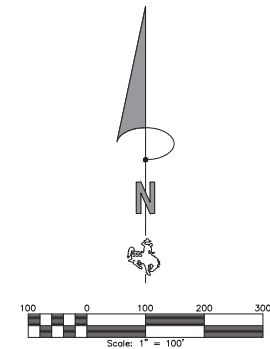
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office



EXISTING ZONING - A-1
PROPOSED ZONING - AR

BASES OF BEARINGS:
WYOMING STATE PLANE COORDINATES,
EAST ZONE, NAD83-2011,
US SURVEY FEET; DISTANCES ARE GRID
DISTANCES.

EXHIBIT 'A'

ZONE CHANGE EXHIBIT

FOR
THE W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, OF SECTION 5,
T14N, R66W, OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

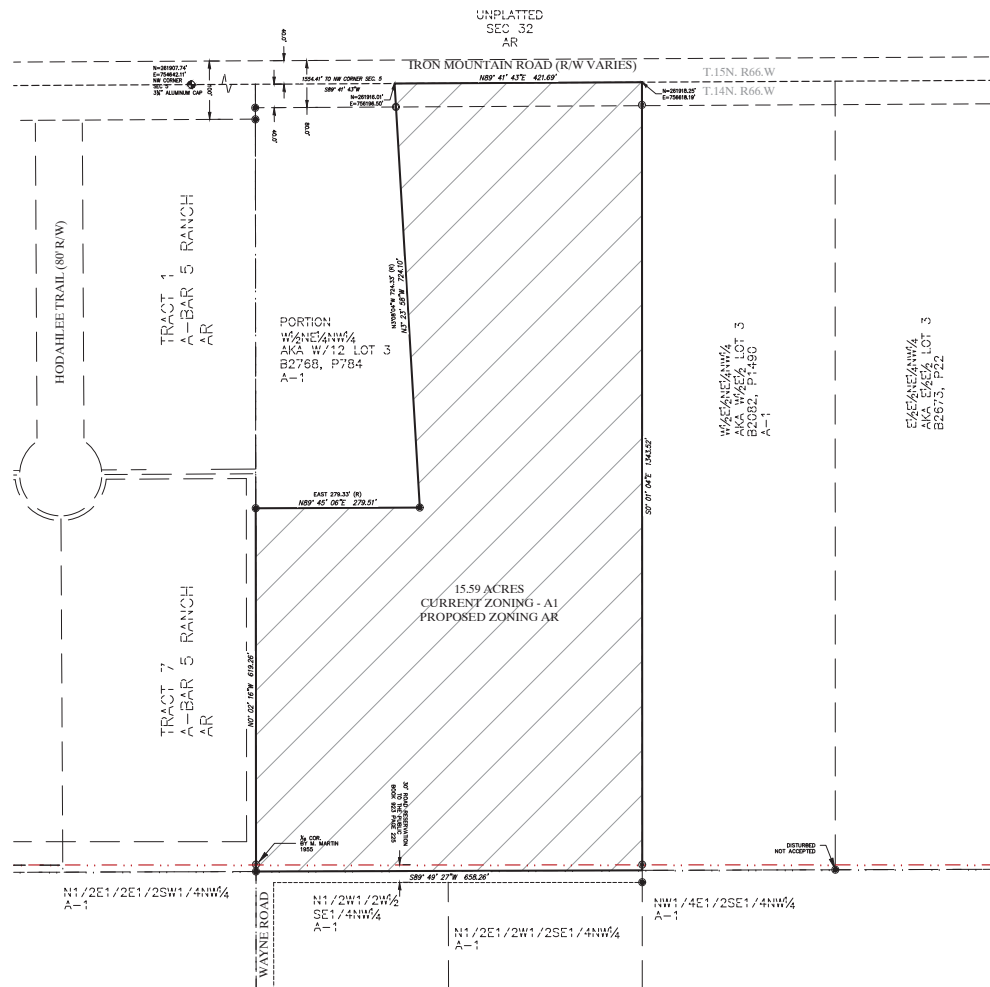
PREPARED JUNE, 2023

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1200 WEST 23RD STREET, CHEYENNE, WY. 82001 • (307) 636-7373
TOLL FREE: 1-800-368-7373 • FAX: (307) 636-7374
www.steilsurvey.com • info@steilsurvey.com

USER: SHANSEN
REVISED: 12/15/2023
23229 BEER ZC.DWG

CERTIFICATE OF SURVEYOR

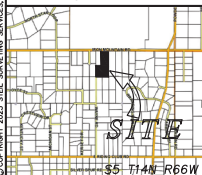
I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision;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



LEGEND

- SET $\frac{1}{2}$ " X 24" LONG REBAR WITH $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND $\frac{1}{2}$ " ALUMINUM CAP
- FOUND $\frac{1}{2}$ " REBAR
- FOUND 1" IRON PIPE

VICINITY MAP



FILING RECORD

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR A
PORTION OF THE W1/2 NE1/4 NW1/4 OF SECTION 5, TOWNSHIP 14 NORTH,
RANGE 66 WEST, LARAMIE COUNTY, WYOMING, TO BE PLATTED AND KNOWN
AS
"BEER GARDENS SUBDIVISION"**

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 AR – Agricultural Residential zone district; and

WHEREAS, this resolution is the subdivision permit for Beer Gardens Subdivision.

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 Beer Gardens Subdivision located in the W1/2 NE1/4 NW1/4 of Section 5, Township 14 North, Range 66 West of the 6th P.M., Laramie County, WY.

PRESENTED, READ, AND ADOPTED THIS _____ DAY OF _____, 2024.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Brian Lovett, 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 ◦

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Steven J. Beer, sole owner of the W½NE¼NW¼ of Section 5, Township 14 North, Range 66 West of the 6th P.M., in Laramie County, Wyoming LESS that portion of the W½NE¼NW¼ of Section 5, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point N.89°57'37"E. a distance of 1317.73 feet from the Northwest corner of said Section 5, Township 14 North, Range 66 West, thence S.012°58'W. 723.09 feet; thence East 279.33 feet; thence N.308°04'W. 724.33 feet to a point on the North boundary of said Section; thence S.S9°57'37"W., along the North boundary 237 feet to the point of beginning.

Has caused the same to be surveyed, platted and known as: BEER GARDENS, and does hereby declare the subdivision of said land as it appears on this plat, to be his free act and deed and in accordance with his desires.

Steven J. Beer, sole owner

OWNER ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Steven J. Beer, sole owner.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

Approved by the Laramie County Planning Commission this ____ day of _____, 2023.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2023.

ATTEST:

County Clerk

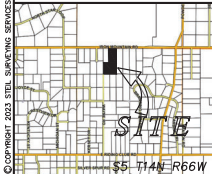
LEGEND

- SET ¾" x 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1½" ALUMINUM CAP
- FOUND ¾" REBAR
- FOUND 1" IRON PIPE

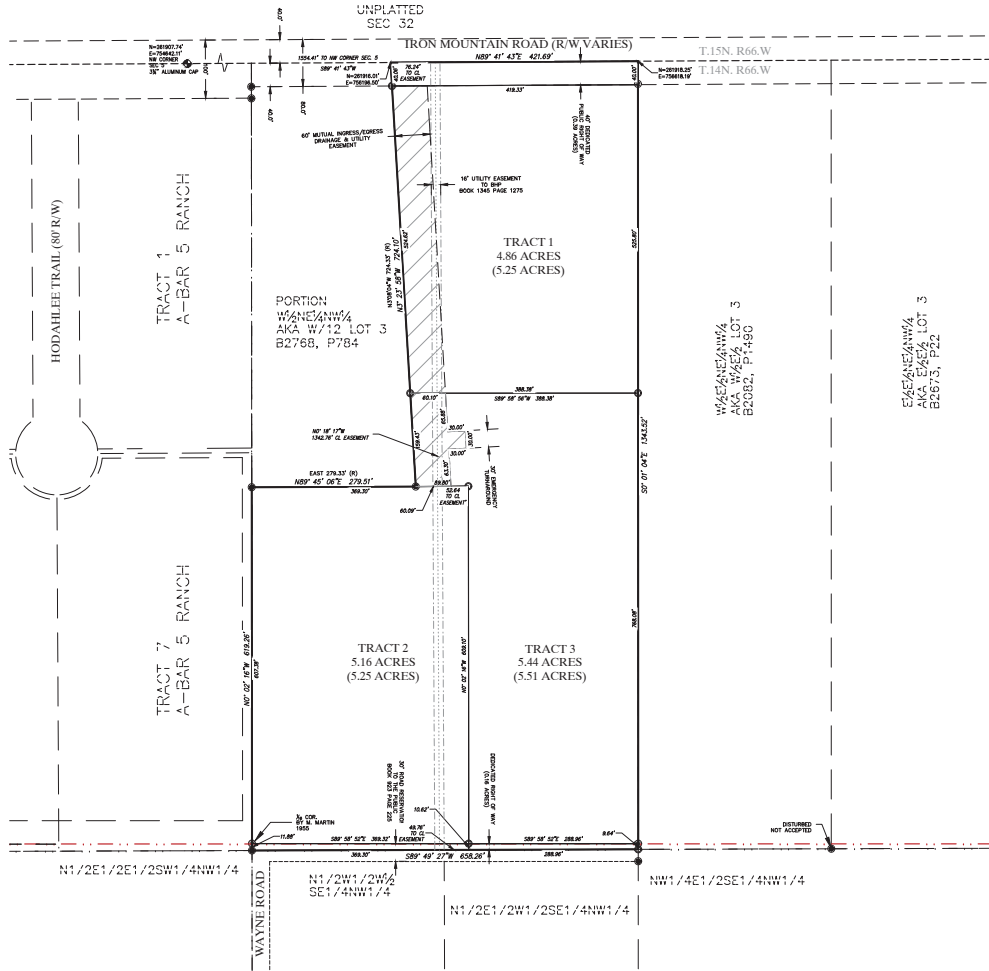
NOTES

- BASES OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES COMBINATION FACTOR = 0.9999962705.
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" SET ¾" x 24" REBAR.
- #66021010831 DATED JANUARY 17, 2007.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SPHA PER F.I.R.M. PANEL #66021010831 DATED JANUARY 17, 2007.
 - ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
 - CWPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWPP.
 - NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/EASEMENTS.

VICINITY MAP



FILING RECORD



SURVEYOR'S NOTE

THE HISTORY OF THE SURVEYS FOR THIS PORTION OF THE NORTHWEST QUARTER OF SECTION 5 IS AS FOLLOWS:

MALCOLM MARTIN, WORKING FOR T.H. BALDWIN BROKE DOWN SECTION 5 INTO ¼'S. AUGUST 1955, SETTING CENTER ¼ CORNER. B40, P77.

MALCOLM MARTIN, WORKING FOR T.H. BALDWIN BROKE DOWN THE NW¼ OF SECTION 5 INTO ¼'S. SEPTEMBER 1955, INCORRECTLY SETTING THE ¼ CORNERS AT MIDPOINT AND NOT BY PROPORTIONATE DISTANCE. B40, P83.

ROCK HUDSON, LS 519, BROKE DOWN THE SE¼NW¼ OF SECTION 5, IN AUGUST 1972, ACCEPTING MALCOLM MARTIN'S MONUMENTS AND OTHER MONUMENTS SET BY UNKNOWN SURVEYORS. JOB #72-115.

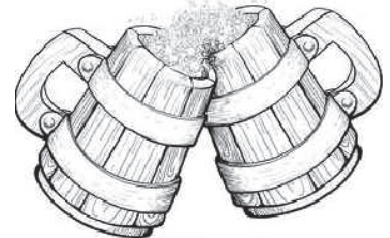
WILLIAM BRAMAN, LS 566, SET CORNERS FOR THE E½SE¼NW¼, ACCEPTING PREVIOUS MONUMENTS IN OCTOBER 1987. HE LATER CORRECTED THIS SURVEY USING CORRECT METHODS AND REPLACED HIS PREVIOUS MONUMENTS IN MARCH 1994, BASED UPON SURVEY RESULTS BY JOHN STEIL, LS 2500, FOR THE NE¼ OF SECTION 5.

JOHN STEIL, LS 2500, PERFORMED A SURVEY FOR NW¼/SE¼NW¼, IN NOVEMBER 1988, ACCEPTING PREVIOUS MONUMENTS.

JOHN STEIL, LS 2500, PERFORMED A SURVEY IN THE NE¼ OF SECTION 5, FOR GOLDEN PRAIRIE RANCH, IN MARCH 1992, AND DISCOVERED THE IMPROPER BREAKDOWN OF THE NW¼ OF SECTION 5. HE DID A CORRECT BREAKDOWN FOR THE NE¼ OF SECTION 5. HE DID NOT REDO ANY PORTION OF THE NW¼ OF SECTION 5 IN PART DUE TO THE EXTENSIVE HISTORICAL RELIANCE ON PREVIOUS MONUMENTATION.

OTHER MONUMENTS FOUND THAT THE SURVEYOR APPEARS TO HAVE ACCEPTED THE MALCOLM MARTIN SURVEYS ARE: LARRY PERRY, LS3047 AND BOB CORRETT, LS495. MAPS OR RECORDS OF SURVEYS FOR THESE SURVEYS WERE NOT FOUND.

DUE TO THE ABOVE AND THE PARTIAL RELIANCE ON THE 1955 SURVEY, THIS SUBDIVISION WILL DEDICATE AS PUBLIC RIGHT OF WAY THE AREA IN CONFLICT, TO BE A PART OF THE INTENDED 30 FOOT ROAD RESERVATION IN BOOK 923 AT PAGE 225.



BEER GARDENS

A SUBDIVISION OF
THE W½NE¼NW¼, OF SECTION 5,
T14N, R66W, OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED JUNE, 2023

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.

USER: SHANSEN
REVISED: 11/2/2023
23229 BEER FP.DWG



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
232 WEST 2ND STREET, LARAMIE, WY 82001 • (307) 735-7329
232 WEST 2ND STREET, LARAMIE, WY 82001 • (307) 735-7329
www.steilsurveying.com • info@steilsurveying.com