



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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## Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Nancy M. Trimble, Associate Planner

**DATE:** August 6, 2019

**TITLE:** Review and action on a Zone Change and a Subdivision Permit & Plat for Westedt Meadows, 1<sup>st</sup> Filing, located in a portion of land situated in the NW1/4 Section 21, T14N, R65W, of the 6th PM, Laramie County, WY.

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### EXECUTIVE SUMMARY

AVI PC, on behalf of Janet S Hume and William R Pitman, has submitted Zone Change and Subdivision Permit & Plat applications for Westedt Meadows, 1<sup>st</sup> Filing, located southeast of the Westedt Rd/Stewart Rd intersection. The applications have been submitted to request a zone change from A2 – Agricultural to AR – Agricultural Residential, and to subdivide approximately 135 acres into 25 single-family residential lots averaging 5.40 acres.

This 1<sup>st</sup> Filing consists of the North half of the Westedt Meadows Preliminary Development Plan approved by the Laramie County Planning Commission on May 23, 2019 with two recommendations.

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

### BACKGROUND

The subject property is unplatted and surrounded mostly by subdivisions of similar density, with some larger agricultural properties to the west.

### **Pertinent Regulations**

**Section 1-2-103(b)** of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

**Section 4-2-100** of the Laramie County Land Use Regulations governing the AR – Agricultural Residential Zone District.

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

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI), intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access, and a greater overall level of community services. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas. Large lot, low density residential or intensive agricultural uses are generally less suitable. While some of these areas may include existing agricultural uses, it is anticipated they are more service-oriented and may change and develop over time.

PlanCheyenne contemplates Urban Transition Residential uses for this area, which provides a gradual transition from the urbanized areas of the Cheyenne Area to the rural areas on the periphery. Primary uses include a limited range of lower density residential uses, blending urban and rural standards, with appropriate supporting and complementary uses such as open space and recreation, equestrian uses, schools, places of worship, and other public or civic uses.

Current zoning for the property is A2 – Agricultural which has a minimum lot size requirement of twenty (20) acres. A zone change to AR- Agricultural Residential would allow for the lot size proposed for the subdivision.

Water and sewage disposal shall be provided by individual well and septic systems. With an average lot size of 5.40 acres, the minimum lot size requirements for septic system permits are met. According to the State Engineer's 2015 Order, this property lies within the Conservation Area of the Laramie County Control Area, with well spacing requirements for new permits indicated at one well per lawfully subdivided lot or one per ten (10) acres of any other legal parcel of land.

A subdivision of more than 5 lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). A copy of the report was submitted to the Planning Office on June 17, 2019. A DEQ "non-adverse recommendation" letter was received on July 17, 2019, stating no notes are required to be added to the plat.

Per Planning Commission recommendation, an updated traffic study was submitted with the subdivision permit & plat application. The applicant also submitted a drainage study waiver request letter. The County Engineer has found the traffic study adequate for this development, and has concurred with the drainage study waiver based on the information provided.

Agency review comments were received regarding corrections to the plat, prohibited access to individual lots from Westedt Road, small wastewater system permits, utility access for Tract 20, fire protection access codes, building permits, and triad school attendance information.

Pursuant to W.S. 34-12-103 (b), comments were solicited from the Cheyenne Planning and Development Office regarding the plat. Response was received on June 18, 2019 regarding

street connectivity within the subdivision, and outlining City requirements for possible future annexation. The City has requested a formal response from the Board of County Commissioners should street connectivity not be resolved.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public concerns were expressed to staff.

The Laramie County Planning Commission held a public hearing for both applications on July 11, 2019. No public comment was received. Per Section 1-2-103 (b) of the Laramie County Land Use Regulations, the Planning Commission found that criteria i. and iii. were met, and voted 4 – 0 to recommend approval of the Zone Change to the Board with no conditions. The Commission also voted 4 – 0 to recommend approval of the Subdivision Permit and Plat to the Board with two conditions. The conditions have been satisfied with submittal of a revised plat on July 15, 2019, and the DEQ approval letter received July 17, 2019.

Staff finds the applications are consistent with the plans and policies of Laramie County.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided for the *zone change* request, staff recommends the Board find that:**

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

and that the Board approve a Zone Change from A2 – Agricultural to AR – Agricultural Residential for a portion of the NW1/4 Section 21, T14N, R65W, of the 6th PM, Laramie County, WY, with no conditions.

**Based on evidence provided for the *subdivision permit & plat*, staff recommends the Board find that:**

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

and that the Board approve the Subdivision Permit and Plat for Westedt Meadows, 1<sup>st</sup> Filing with no conditions.

### **PROPOSED MOTION – ZONE CHANGE**

I move to approve the Zone Change from A2 to AR for a portion of the NW1/4 Section 21, T14N, R65W, of the 6th PM, Laramie County, WY, and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.

### **PROPOSED MOTION – SUBDIVISION PERMIT & PLAT**

I move to approve the Subdivision Permit and Plat for Westedt Meadows, 1<sup>st</sup> Filing, and adopt the findings of fact a for the *subdivision permit & plat*, as shown in the staff report.

### **ATTACHMENTS**

- Attachment 1: Location Map
- Attachment 2: Aerial Map
- Attachment 3: Comprehensive Plan Map
- Attachment 4: PlanCheyenne Map
- Attachment 5: Current Zoning Map
- Attachment 6: Applicant Drainage Study Waiver Request Letter
- Attachment 7: Combined Agency Comments Report
- Attachment 8: AVI Response to Agency Comments – June 27, 2019
- Attachment 9: State Engineer’s Office Letter – July 3, 2019
- Attachment 10: Wyoming DEQ “Non-Adverse Recommendation” Letter – July 17, 2019
- Attachment 11: Plat – Revised July 15, 2019
- Attachment 12: Resolution – Zone Change
- Attachment 13: Resolution ‘Exhibit A’ - Zone Change Map
- Attachment 14: Resolution – Subdivision Permit & Plat



# Laramie County, Wyoming



**WESTEDT MEADOWS  
1ST FILING**

**Zone Change  
Subdivision Permit  
& Plat**

**PZ-19-00140(143)**

**Location Map**

 Subject Property

**Legend**

**Cities & Towns**

**TOWN**

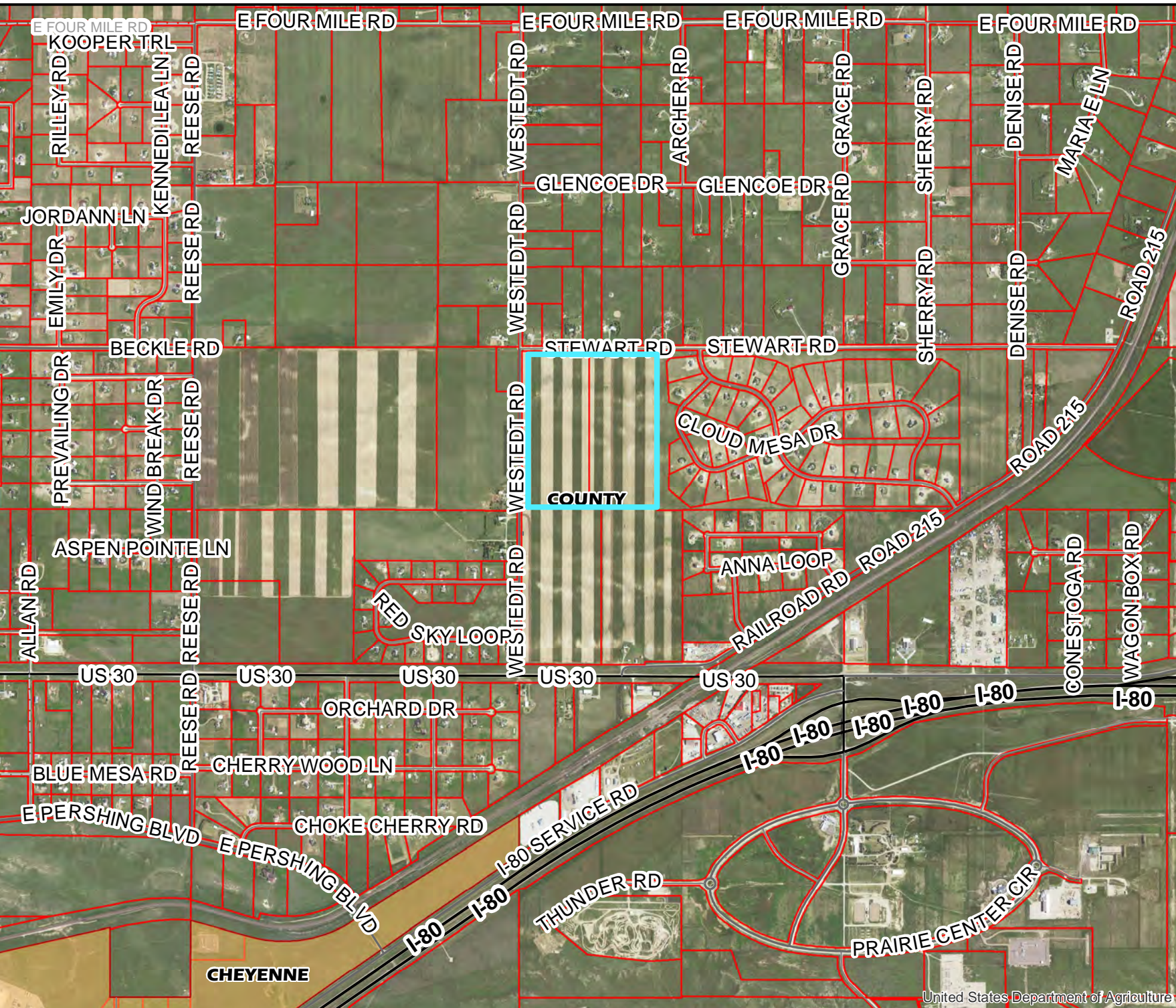
 CHEYENNE

June 2019



0 1,200 2,400  
Feet

United States Department of Agriculture



This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.



# Laramie County, Wyoming



**WESTEDT MEADOWS  
1ST FILING**

**Zone Change  
Subdivision Permit  
& Plat**

**PZ-19-00140(143)**

**Aerial Map**

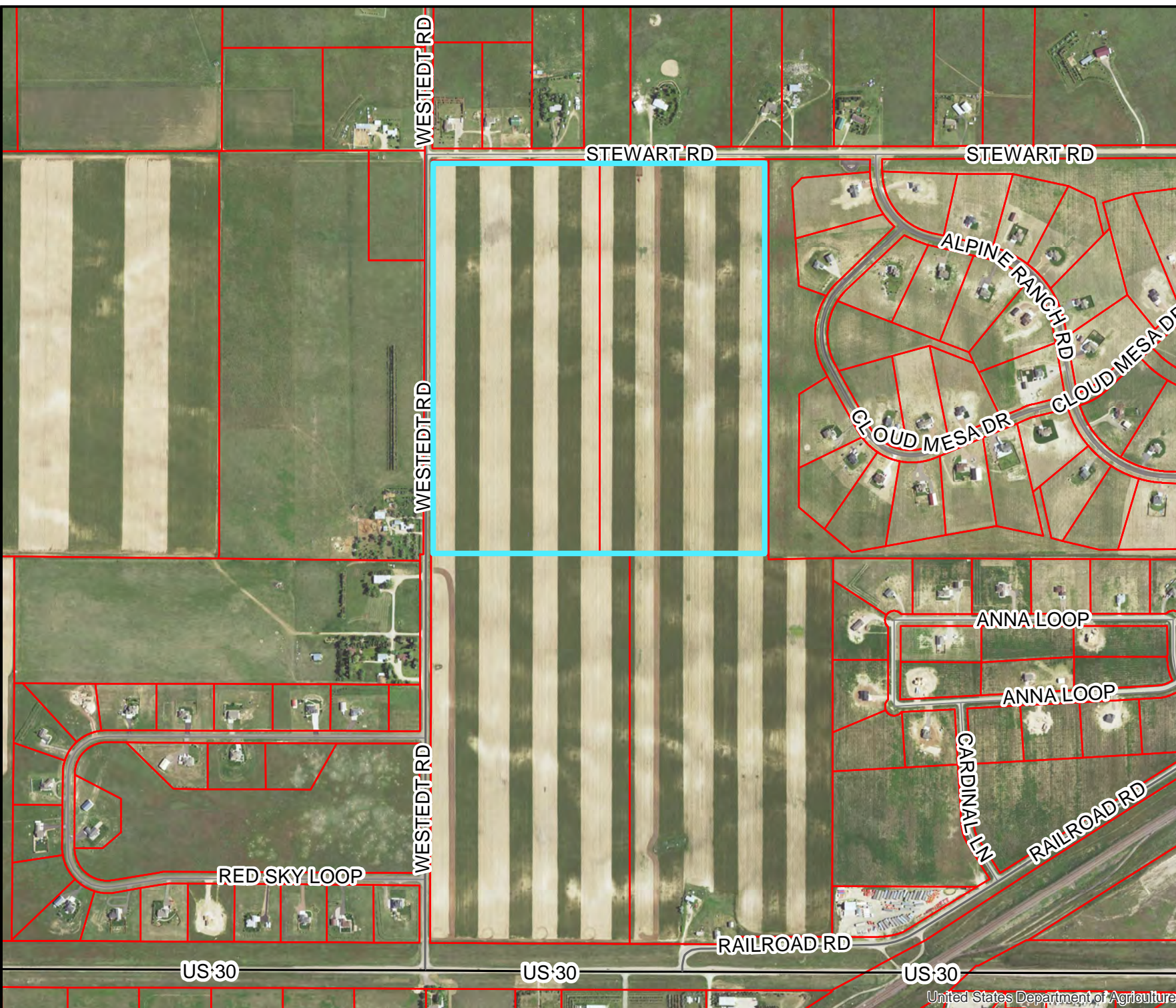
 **Subject  
Property**

June 2019



0 500 1,000  
Feet

United States Department of Agriculture



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# Laramie County, Wyoming



## WESTEDT MEADOWS 1ST FILING

Zone Change  
Subdivision Permit  
& Plat

PZ-19-00140(143)

Comprehensive  
Plan Map

 Subject  
Property

### Legend


#### Future Land Use Overlay Districts


OTHER

 Gateway Corridor (GC)

#### Future Land Use Districts

OTHER

 Urban-Rural Interface (URI)

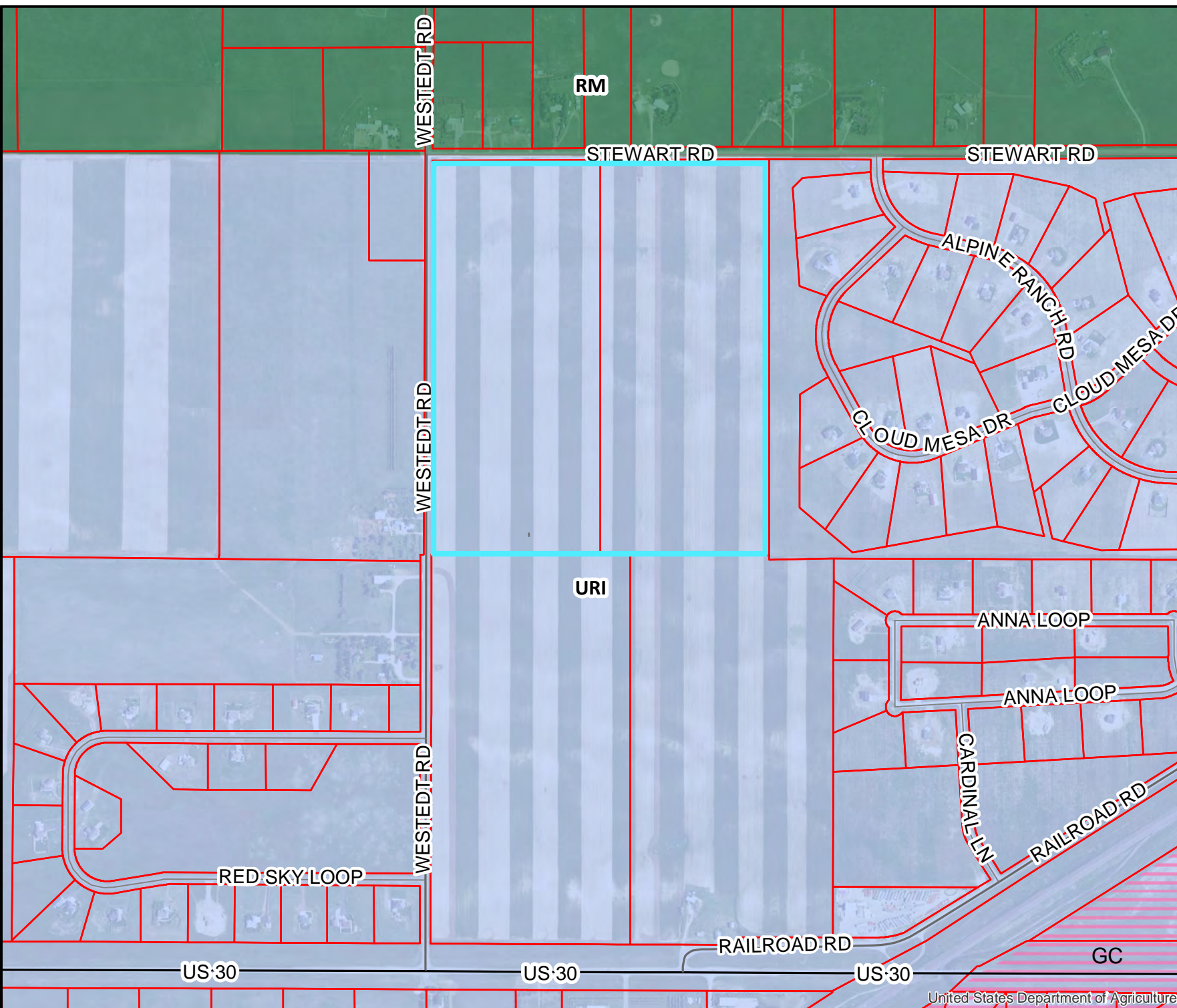
 Rural Metro (RM)

June 2019



0 500 1,000  
Feet

United States Department of Agriculture





# Laramie County, Wyoming



## WESTEDT MEADOWS 1ST FILING

Zone Change  
Subdivision Permit  
& Plat

PZ-19-00140(143)







PlanCheyenne  
Map

 Subject  
Property

### Legend

#### PlanCheyenne (2014)

##### NEW\_FLUP

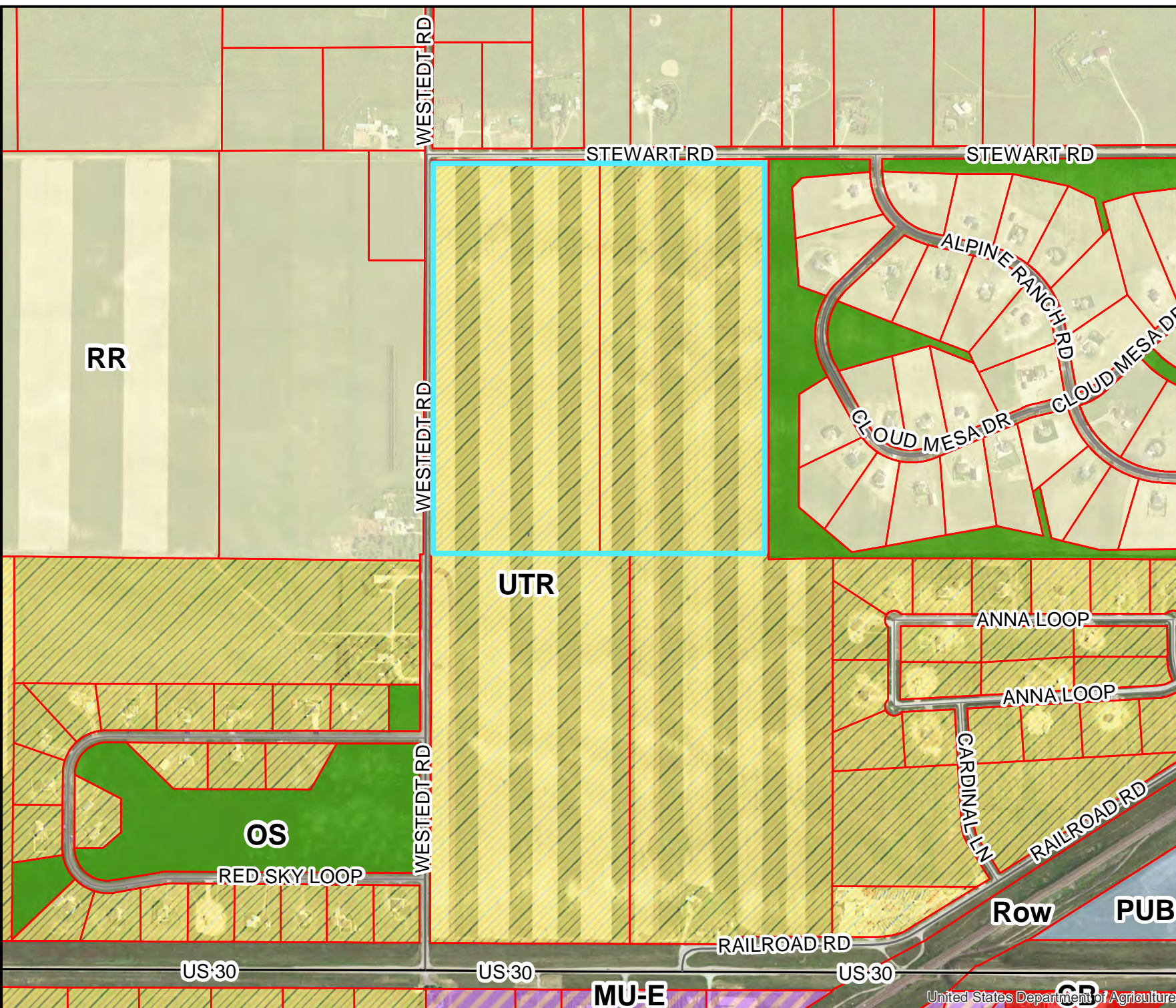
-  Rural Residential
-  Urban Transition Residential
-  MU-E
-  Community Business
-  Public and Quasi-Public
-  Open Space and Parks

June 2019



0 500 1,000  
Feet

United States Department of Agriculture



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# Laramie County, Wyoming



**WESTEDT MEADOWS  
1ST FILING**





**Zone Change  
Subdivision Permit  
& Plat**

**PZ-19-00140(143)**

**Current Zoning  
Map**

 **Subject  
Property**

## Legend

-  Agricultural (A-2)
-  Agricultural and Rural Residential (A-1)
-  Agricultural Residential (AR)
-  Community Business (CB)
-  Light Industrial (LI)
-  Planned Unit Development (PUD)

June 2019



0 500 1,000  
Feet

United States Department of Agriculture

**AGRICULTURAL RESIDENTIAL AGRICULTURAL AND RURAL RESIDENTIAL**

STEWART RD

STEWART RD

**PLANNED UNIT DEVELOPMENT**

ALPINE RANCH RD

CLOUD MESA DR

ALPINE RANCH RD

**AGRICULTURAL**

ANNA LOOP

**PLANNED UNIT DEVELOPMENT**

CARDINAL LN

RAILROAD RD

**PLANNED UNIT DEVELOPMENT**

RED SKY LOOP

**LIGHT INDUSTRIAL**

RAILROAD RD

US-30

**AGRICULTURAL RESIDENTIAL**

**LIGHT INDUSTRIAL**

**COMMUNITY BUSINESS**

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

May 30, 2019

2-4240.19

Nancy Trimble, Laramie County Planning  
3931 Archer Parkway  
Cheyenne, WY 82009

**RE: Westedt Meadows Subdivision  
Drainage Study Waiver Request**

Dear Mrs. Trimble,

AVI, pc would like to request a waiver for providing providing a Drainage Plan and Study at this time. The proposed development will be single-family rural residential. Impacts to the existing terrain will be minimal, with the majority of grading to occur for the residential structures, associated structures and driveways. All pertinent Floodplain Development Permits, Right-of-Way and GESC Permits will be submitted to the Laramie County Planning and Development Office prior to the start of construction.

If you have any questions, or would like to discuss this project in greater detail, please contact our office.

Sincerely,



Scott Cowley

**A.V.I. PROFESSIONAL CORPORATION**

**LARAMIE  
COUNTY**

**MAY 31 2019**

**PLANNING & DEVELOPMENT  
OFFICE**



**PZ-19-00140(143) Westedt Meadows, 1<sup>st</sup> Filing Zone Change and Sub Pmt & Plat**

**Cheyenne Development Services:** Lisa Pafford COMMENTS ATTACHED 06/18/2019  
See City Comments Letter

**County Engineer:** Scott Larson 06/18/2019

**Zone Change:**

No Comments

**Subdivision Permit & Plat:**

*Engineer Review:*

1. Access for all lots shall be via interior roadways and Stewart Road. No access shall be allowed off of Westedt Road. A note should be added to the plat drawing stating this.
2. On the plat drawing, the Title Block indicates that the subdivision is located in the SOUTHWEST  $\frac{1}{4}$  of Section 21 but the Legal Description indicates that it is located in the NORTHWEST  $\frac{1}{4}$  of Section 21. I believe the Legal Description is the correct one and the Title Block needs to be changed.
3. I concur with the request for a waiver of a detailed Drainage Study based on the information provided.
4. The Traffic Study submitted is adequate for this development and I concur with its findings.

*Surveyor Review:*

1. The NORTHWEST CORNER of Section 21 is called out as the POINT OF BEGINNING and therefore probably should be labeled on the drawing. It would be helpful if the WEST Boundary of Section 21 was also labeled on the drawing. From the regulations - "For the purposes of enhancing the City and County GIS Program framework, all public land survey corners on or within the subdivision boundary shall have field observation coordinates provided on the plat".
2. The State Plane Coordinate conversion note in the BASIS OF BEARINGS is a little unclear. The first part of the note indicates "TO CONVERT TO STATE PLANE COORDINATES ADD 200,000 FT TO THE NORTHING AND 700,000 FT TO THE EASTING.....". The EXAMPLE POINT conversion example does not seem to follow those instructions.
3. Some of the bearing and distance labels on the drawing are labeled with lines through them and are difficult to read, it would be easier to read if the lines were blocked out or the labels were moved.
4. The 10' UTILITY EASEMENTS ABUTTING ALL ROADWAY RIGHT OF WAYS is mentioned in the NOTES, however all but one of those easements is also dimensioned on the drawing. The 10' UTILITY EASEMENT along the South Boundary of PITTMAN ROAD is not dimensioned.
5. WESTEDT ROAD is labeled as having an 80' Right of Way but only the East Right of Way Boundary is shown on the drawing.
6. If one were to add some 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.

**Environmental Health Department:** Roy Kroeger COMMENTS ATTACHED 06/14/2019

**Zone Change:** Laramie County Small Wastewater System Regulations  
The lots in the proposed development appear to meet minimum lot size requirements.

**Subdivision Permit & Plat:**

Laramie County Small Wastewater System Regulations  
A DEQ Chapter 23 Subdivision review shall be completed and a copy filed with Environmental Health prior to the application for any small wastewater system permits.

A copy of the signed final plat shall be submitted to Environmental Health prior to the application for any small wastewater system permit.

A 10' deep site hole and a percolation test shall be completed on each lot prior to the application for any small wastewater system permit.

**Black Hills Energy:** Kelly Lindholm COMMENTS ATTACHED 06/24/2019

Tract 20 cannot be reached with utilities by easement since the utility easement does not shown extended around the cul-de-sac. Utilities will need to be in ROW which is not ideal. Can this be updated to show the 10 ft utility easement around the cul-de-sac?

**Building Dept.:** Antony Pomerleau COMMENTS ATTACHED 06/20/2019

All new structures will require building permits.

All access to the subdivision shall comply with the 2018 IFC.

**Laramie Co School Dist. No. 1:** Chris Hout COMMENTS ATTACHED 06/24/2019

This development site falls within the East Triad -- student's home attendance boundaries are East High School, Carey Junior High School, Meadowlark and Saddle Ridge Elementary Schools.

The current attendance for these schools is as follows:

Saddle Ridge Elementary, grades K-4 -- at or above capacity, little to no space available.

Meadowlark Elementary, grades 5-6 -- near or at capacity, little to no space available.

Carey Junior High, grades 7-8 -- slightly below capacity with limited space available in both grades.

East High, grades 9-12 -- near or at capacity with little to no space available in all grades.

**WYDOT:** Randy Griesbach COMMENTS ATTACHED 06/21/2019

Agree with waiver for detailed drainage study at this point. Generally, we want to see historic drainage patterns maintained and historic flows not exceeded for any flows coming to the WYDOT R/W.



**Agencies responding with No Comment:** County Planner, County Real Estate Office, County Public Works Dept., Sheriff's Office.

**Agencies not responding:** Cheyenne MPO, County Assessor, County Treasurer, County Conservation District, Wyoming State Engineer's Office, Wyoming DEQ, US Post Office, Combined Communications Center, Emergency Management, Fire District No. 2, High West Energy, CenturyLink, Cheyenne Engineering Services, Charter Cable Services, Laramie County Weed & Pest.



A COMMUNITY OF CHOICE

Planning and Development Department  
2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001  
(Phone) 307-637-6282 (Fax) 307-637-6366

June 18, 2019

Board of County Commissioners  
310 W 19th St #320  
Cheyenne, WY 82001

**RE: Westedt Meadows Final Plat City Comments**

Board of County Commissioners,

In compliance with W.S. 34-12-103 (b) the City hereby submits the following comments regarding the Westedt Meadows Final Plat:

1. The Subdivision conflicts with the goals of the City's Comprehensive Plan Policy 4.1.G [Interconnected Neighborhood Street, Bikeway, and Sidewalk Patterns] (pg. 72) regarding street connectivity within the subdivision. It states "Design new neighborhoods to contain street systems that encourage internal pedestrian, bike, and auto circulation as well as provide direct connections to the larger transportation network. Limit traffic volumes and speeds on neighborhood collector and local streets where houses front. Sidewalks should be installed on both sides of streets." Proposed Dominique Road should be continued north to connect Pitman Road and continue north to Stewart Road to provide connectivity within the subdivision and to the external street network. The County Comprehensive Plan has the same language under Policy 4.1.E [Interconnected Neighborhood Street, Bikeway, and Sidewalk Patterns] (pg. 71).
2. Future annexation of the property will prompt review by the City. Concurrent with annexation by petition, public improvements to streets may be required; driveway accesses will be reviewed for conformance with City standards and may require modification; and Community Facility Fees will be required to be paid to the City.

**If item one (1) listed above is not resolved, the City requests a formal response by the Board of County Commissioners pursuant to W.S. 34-12-103-(b).** I do not believe that there are any other items of disagreement that warrant a response by the Board of County Commissioners pursuant to W.S. 34-12-103-(b).

Thank you,

Charles W. Bloom, AICP  
Planning and Development Director



**PZ-19-00140(143) Westedt Meadows, 1<sup>st</sup> Filing Zone Change and Sub Pmt & Plat**

**Cheyenne Development Services:** Lisa Pafford COMMENTS ATTACHED 06/18/2019  
See City Comments Letter

It is our understanding these Policies referenced Urban type developments not Rural

**County Engineer:** Scott Larson 06/18/2019

**Zone Change:**

No Comments

**Subdivision Permit & Plat:**

*Engineer Review:*

1. Access for all lots shall be via interior roadways and Stewart Road. No access shall be allowed off of Westedt Road. A note should be added to the plat drawing stating this. **Any Access off of Westedt Road will meet County Requirements.**
2. On the plat drawing, the Title Block indicates that the subdivision is located in the SOUTHWEST ¼ of Section 21 but the Legal Description indicates that it is located in the NORTHWEST ¼ of Section 21. I believe the Legal Description is the correct one and the Title Block needs to be changed. **Noted and changed on Plat**
3. I concur with the request for a waiver of a detailed Drainage Study based on the information provided. **Noted**
4. The Traffic Study submitted is adequate for this development and I concur with its findings. **Noted**

*Surveyor Review:*

1. The NORTHWEST CORNER of Section 21 is called out as the POINT OF BEGINNING and therefore probably should be labeled on the drawing. It would be helpful if the WEST Boundary of Section 21 was also labeled on the drawing. From the regulations - "For the purposes of enhancing the City and County GIS Program framework, all public land survey corners on or within the subdivision boundary shall have field observation coordinates provided on the plat". **Noted and changed on Plat.**
2. The State Plane Coordinate conversion note in the BASIS OF BEARINGS is a little unclear. The first part of the note indicates "TO CONVERT TO STATE PLANE COORDINATES ADD 200,000 FT TO THE NORTHING AND 700,000 FT TO THE EASTING.....". The EXAMPLE POINT conversion example does not seem to follow those instructions. **Noted and changed on plat.**
3. Some of the bearing and distance labels on the drawing are labeled with lines through them and are difficult to read, it would be easier to read if the lines were blocked out or the labels were moved. **Noted and Changed on Plat.**
4. The 10' UTILITY EASEMENTS ABUTTING ALL ROADWAY RIGHT OF WAYS is mentioned in the NOTES, however all but one of those easements is also dimensioned on the drawing. The 10' UTILITY EASEMENT along the South Boundary of PITTMAN ROAD is not dimensioned. **Noted and Changed on Plat.**
5. WESTEDT ROAD is labeled as having an 80' Right of Way but only the East Right of Way Boundary is shown on the drawing. **Noted. Labeled the 40' ROW dedicated with this Plat. West Side not platted.**
6. If one were to add some 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. **Noted and Changed on Plat.**

**Environmental Health Department:** Roy Kroeger COMMENTS ATTACHED

06/14/2019

**Zone Change:** Laramie County Small Wastewater System Regulations

The lots in the proposed development appear to meet minimum lot size requirements.

**Subdivision Permit & Plat:**

Laramie County Small Wastewater System Regulations

A DEQ Chapter 23 Subdivision review shall be completed and a copy filed with Environmental Health prior to the application for any small wastewater system permits.

**This has been completed.**

A copy of the signed final plat shall be submitted to Environmental Health prior to the application for any small wastewater system permit.

A 10' deep site hole and a percolation test shall be completed on each lot prior to the application for any small wastewater system permit.

**Black Hills Energy:** Kelly Lindholm COMMENTS ATTACHED 06/24/2019

Tract 20 cannot be reached with utilities by easement since the utility easement does not shown extended around the cul-de-sac. Utilities will need to be in ROW which is not ideal. Can this be updated to show the 10 ft utility easement around the cul-de-sac?

**This cul-de-sac will be eliminated and a road connection to the south at this location in the second filing. Therefore, we don't want to plat the easement and then vacate it in the second filing.**

**Building Dept.:** Antony Pomerleau COMMENTS ATTACHED 06/20/2019

All new structures will require building permits.

All access to the subdivision shall comply with the 2018 IFC.

**Laramie Co School Dist. No. 1:** Chris Hout COMMENTS ATTACHED 06/24/2019

This development site falls within the East Triad -- student's home attendance boundaries are East High School, Carey Junior High School, Meadowlark and Saddle Ridge Elementary Schools.

The current attendance for these schools is as follows:

Saddle Ridge Elementary, grades K-4 -- at or above capacity, little to no space available.

Meadowlark Elementary, grades 5-6 -- near or at capacity, little to no space available.

Carey Junior High, grades 7-8 -- slightly below capacity with limited space available in both grades.

East High, grades 9-12 -- near or at capacity with little to no space available in all grades. **NOTED.**

**WYDOT:** Randy Griesbach COMMENTS ATTACHED 06/21/2019

Agree with waiver for detailed drainage study at this point. Generally, we want to see historic drainage patterns maintained and historic flows not exceeded for any flows coming to the WYDOT R/W. **NOTED**

**Agencies responding with No Comment:** County Planner, County Real Estate Office, County Public Works Dept., Sheriff's Office.

**Agencies not responding:** Cheyenne MPO, County Assessor, County Treasurer, County Conservation District, Wyoming State Engineer's Office, Wyoming DEQ, US Post Office, Combined Communications Center, Emergency Management, Fire District No. 2, High West Energy, CenturyLink, Cheyenne Engineering Services, Charter Cable Services, Laramie County Weed & Pest.





# State Engineer's Office

HERSCHLER BUILDING, 3-E CHEYENNE, WYOMING 82002  
(307) 777-7354 FAX (307) 777-5451  
seo.leg@seo.wyo.gov

MARK GORDON  
GOVERNOR

STATE ENGINEER

July 3, 2019

SouthRidge View, LLC  
1103 Old Town Lane  
Cheyenne, WY 82009

**RE: Wested Meadows Subdivision WDEQ**

Dear SouthRidge View:

The State Engineer's Office – Ground Water Division reviewed the referenced submittal per your request.

The proposed subdivision involves an approximately 5.25 acre parcel of land located in the West half of Section 21, T14N, R65W, Laramie County, Wyoming. Water supply is proposed to be provided by individual on lot wells. Based upon the review of both the subdivision application and a preliminary search of the agency's water rights database, the State Engineer's Office offers the following:

1. If any new wells are proposed, they must be constructed in accordance with the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards. An approved permit from the Wyoming State Engineer's Office is required prior to the drilling of any water well.
2. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet the proposed needs, and is no guarantee that any water will be physically available.
3. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.
4. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.
5. The water right search revealed that there are no subject existing water rights of record that attach to the subdivision lands. If this is the case, further action on the part of the subdivider or his agent in addressing Wyoming Statute 18-5-306 (a) (xi) would not be required.

In summary, the State Engineer's Office is generally supportive of approving the development of the proposed action.

In all correspondence regarding this application, please reference "State Engineer Subdivision Review Number 2019-26-2".

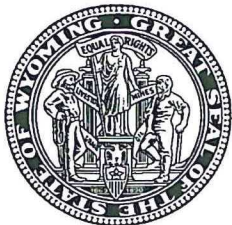
If you have any questions, please feel free to contact me at (307) 777-6158, or if you prefer email, at [william.kledaras@wyo.gov](mailto:william.kledaras@wyo.gov). Thank you for the opportunity to comment on the subdivision application.

Sincerely,

A handwritten signature in black ink, appearing to read 'W M Kledaras', followed by a long horizontal flourish.

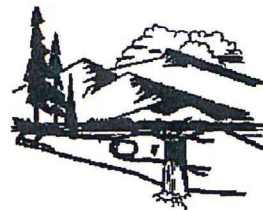
William Kledaras  
Natural Resources Analyst

Cc: Lisa Lindemann, Administrator, Ground Water Division  
Jason Feltner, Assistant Administrator, Surface Water Division  
Cheryl Timm, Administrator, Board of Control Division  
Brian Pugsley, Superintendent, Water Division I  
Adam Skadsen, Hydrographer/Commissioner, Water Division I, District 1



# Department of Environmental Quality

*To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.*



Mark Gordon, Governor

Todd Parfitt, Director

July 17<sup>th</sup>, 2019

Laramie County Board of Commissioners  
309 West 20<sup>th</sup> Street  
Cheyenne, Wyoming 82001

RE: **Non-Adverse Recommendation**  
Wested Meadows Subdivision, Laramie County  
**WDEQ/WQD Application 19-217**

Dear Commissioners:

The Wyoming Department of Environmental Quality has completed its review of the proposed Wested Meadows Subdivision located in the **W½ of Section 21, Township 14 North, Range 65 West**, in Laramie County, Wyoming, **(area of Lat: 41.1665, Long: -104.6705)**. The Wested Meadows Subdivision is 285.9 acres in size and will create 53 residential lots being approximately 5.25-acres each in size. The information was submitted and signed by Mr. Wetstein, a Wyoming Licensed Engineer and Wyoming Professional Geologist employed with Engineering Associates, on behalf of SouthRidge View, LLC. This letter represents the recommendations of the Wyoming Department of Environmental Quality as required by W.S. 18-5-306(c).

## **Findings as to the safety and adequacy of the proposed sewage system:**

Individual small wastewater treatment systems (on-site septic tanks and leach fields) are proposed for use on each subdivision lot. Each system will be permitted by and constructed to Wyoming Department of Environmental Quality Water Quality Rules and Regulations and the standards contained in the Laramie County Small Wastewater Systems regulations that govern Individual Sewage Disposal Systems. The information submitted addresses the safety and adequacy of the proposed sewage systems provided compliance with the statements indicated in the **“Notes required to be added to the final plat and other pertinent documents”** is maintained.

## **Findings as to the safety and adequacy of the proposed water system:**

Water for the proposed subdivision will be supplied by individual wells. Each lot will have a well that will likely be screened in the Ogallala and possibly White River formations of the High Plains Aquifer. The information submitted addresses the safety and adequacy of the proposed water system, provided compliance with the statements indicated in the **“Notes required to be added to the final plat and other pertinent documents”** is maintained.



**Notes required to be added to the final plat, and other pertinent documents:**

**DEQ does not require that notes be added to the final plat.**

**Conclusions:**

The Department of Environmental Quality has “No Adverse” recommendations applicable to the Wested Meadows Subdivision.

**Disclaimer:**

The Non-Adverse recommendation provided above has nothing to do with, nor has any bearing on the water rights associated with the Wested Meadows Subdivision. Any questions or concerns about the water rights for the Wested Meadows Subdivision should be directed to the State Engineer’s Office.

Nothing in Department of Environmental Quality recommendations or comments regarding SouthRidge View proposal for the Wested Meadows Subdivision shall be construed to relieve SouthRidge View of the obligation to obtain any permits or additional approval from any local, state or federal agencies as required by law, rules, regulations, or ordinances. Nothing in these recommendations commits the Department of Environmental Quality or Laramie County to the issuance of required permits for construction, operation, or modification of water supply or sewage systems.

Sincerely,



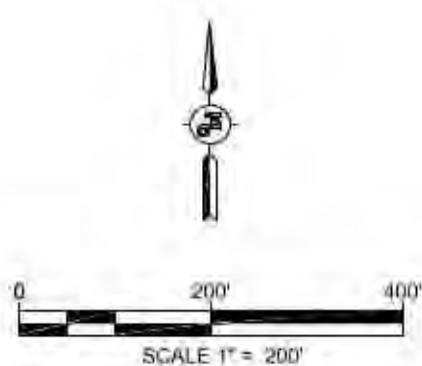
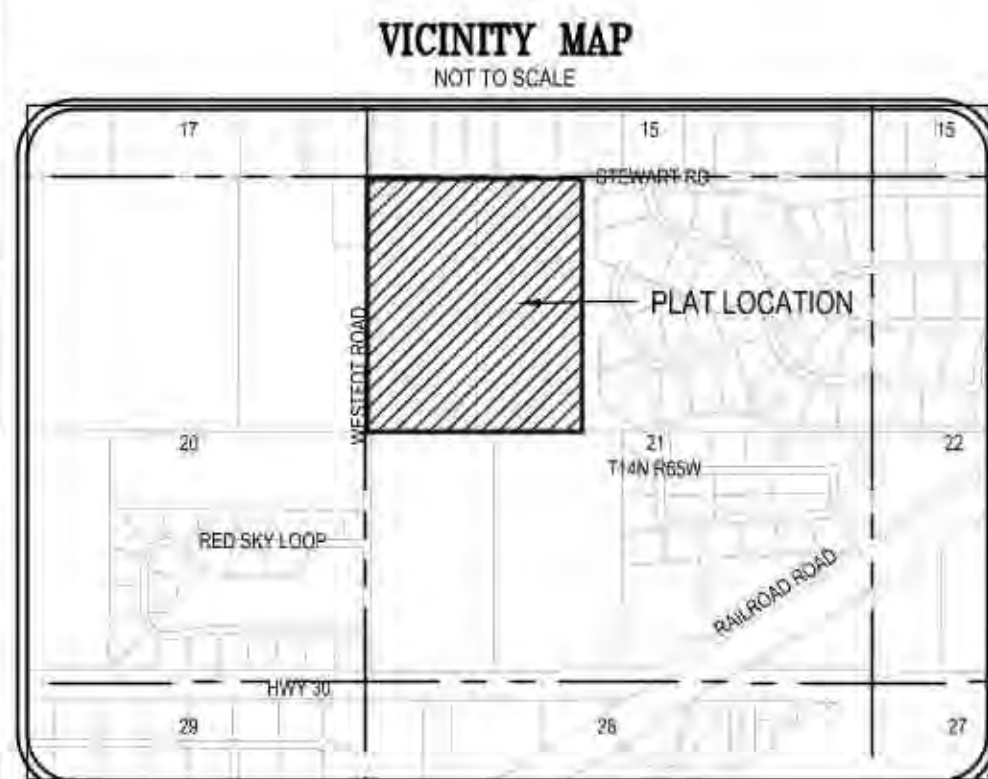
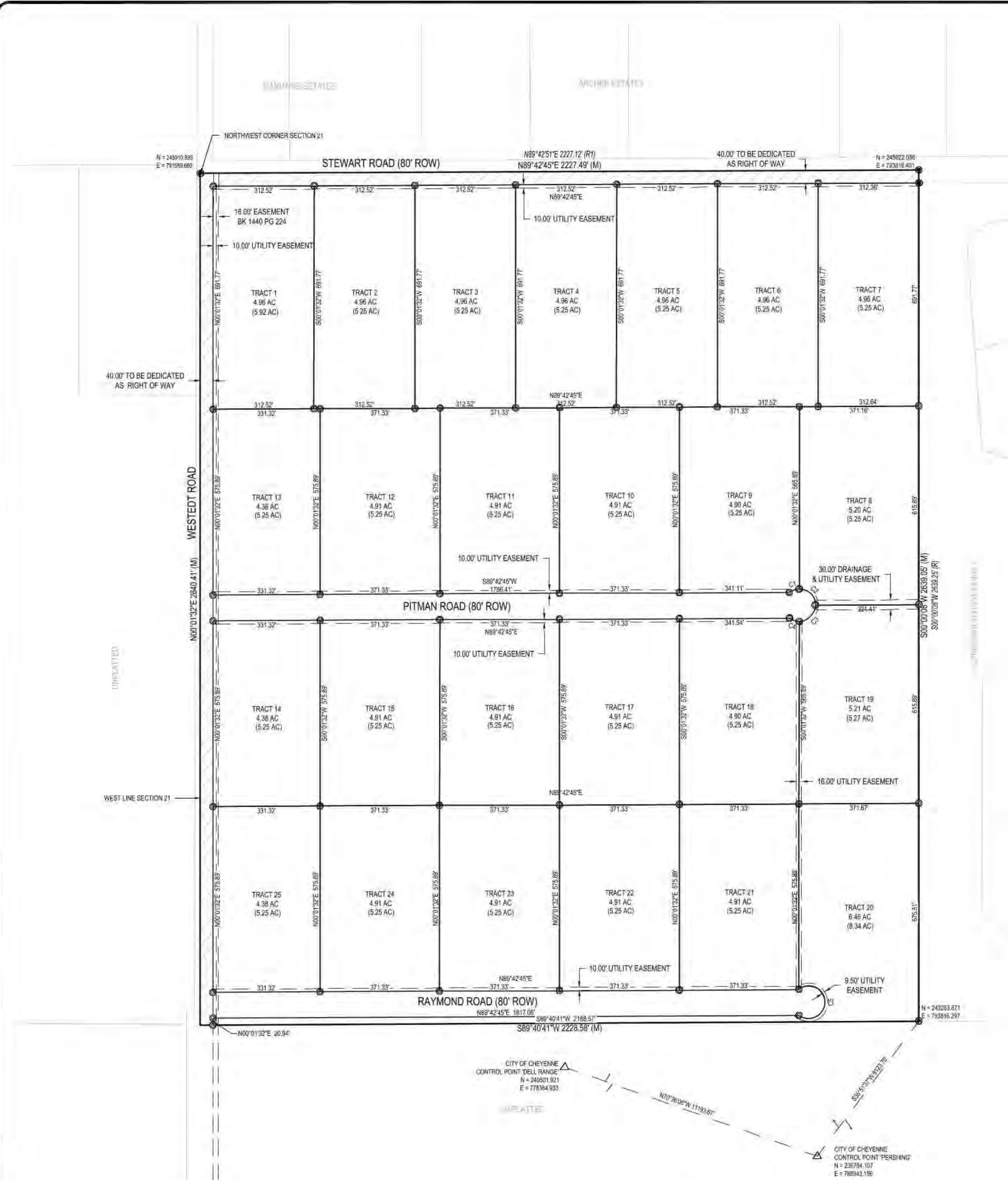
Rich Cripe, PE.

Water and Wastewater Section Manager

Water & Wastewater Program, Water Quality Division

cc: SouthRidge View, LLC, C/O Scott Cowley, 1103 Old Town Lane, Cheyenne, Wyoming 82009 (PDF)  
John Wetstein, P.E., Engineering Associates, P.O. Box 2202, Laramie, Wyoming 82073 (PDF)





FILING RECORD

NOTES:

- THERE ARE NO FLOOD HAZARDS LOCATED ON THIS PROPERTY AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1120 OF OF 1650. MAP NO. 5602C1120F WITH AN EFFECTIVE DATE OF JANUARY 2007.
- THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED.
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 2.
- THERE WILL BE 10' UTILITY EASEMENTS ABUTTING ALL ROADWAY RIGHT OF WAYS FOR LOCAL UTILITY COMPANIES.
- ALL ROADWAYS WILL BE PRIVATELY MAINTAINED. ROADWAYS WILL BE CONSTRUCTED TO COUNTY STANDARDS. ROADWAYS WILL BE DEDICATED TO THE PUBLIC.
- GROSS AREA FOR ALL TRACTS CALCULATED USING EXTENDED LOT LINES TO THE CENTERLINE OF ROADWAYS.
- NO RESIDENTIAL TRACT SHALL HAVE AN ACCESS OFF WESTEDT ROAD.

BASIS OF BEARINGS

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901. TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 300,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999674141. EXAMPLE POINT 200 GROUND NORTHING = 140784.832 GROUND EASTING = 492681.453  $N = (61979.187 + 100000) * SF = 240706.370$   $E = (48199.569 + 300000) * SF = 792423.151$  STATE PLANE NORTHING = 240706.370 STATE PLANE EASTING = 792423.151

LEGEND

- FOUND ALUMINUM CAP
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND WYDOT RIGHT OF WAY MARKER
- SET 2" ALUMINUM CAP WITH PC WY PLS 5488
- RECORD DATA FROM ALPINE RANCH FIRST FILING
- RECORD DATAT FROM ARCHER ESTATES
- RIGHT OF WAY DEDICATED THIS PLAT

Curve Table

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	32.45'	50.00'	37°11'	S71°28'03"W	31.88'
C2	78.27'	50.00'	89°41'	N45°07'51"W	70.52'
C3	78.81'	50.00'	90°19'	N44°52'09"E	70.90'
C4	31.90'	50.00'	36°33'	S71°41'48"E	31.38'
C5	221.43'	50.00'	253°44'	N0°17'15"W	80.00'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE ALONG THE NORTH LINE OF SAID SECTION 21 N89°42'45"E A DISTANCE OF 2227.49 FEET TO THE NORTHWEST CORNER OF THE BOUNDARY OF ALPINE RANCH, FIRST FILING, THENCE ALONG THE WEST BOUNDARY OF SAID ALPINE RANCH FIRST FILING S00°00'08"W A DISTANCE OF 2639.05 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID BOUNDARY; THENCE S89°40'41"W A DISTANCE OF 2228.58 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE ALONG SAID WEST LINE N00°01'32"E A DISTANCE OF 2640.41 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 135.02 ACRES MORE OR LESS

RIGHT OF WAY DEDICATED WITH THIS PLAT 4.43 ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT JANET S. HUME, WILLIAM R. PITMAN, SCOTT R. PITMAN, DOMINIC R. PITMAN AND TATE PITMAN OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "WESTEDT MEADOWS" DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY SHOWN HEREON AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

JANET S. HUME, OWNER

WILLIAM R. PITMAN, OWNER

SCOTT R. PITMAN, OWNER

DOMINIC R. PITMAN, OWNER

TATE PITMAN, OWNER

ACKNOWLEDGEMENTS

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JANET S. HUME, WILLIAM R. PITMAN, SCOTT R. PITMAN, DOMINIC R. PITMAN AND TATE PITMAN OWNERS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, WITNESS MY HAND AND OFFICIAL SEAL.

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

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

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS

COUNTY CLERK

CERTIFICATE OF SURVEYOR

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



FINAL PLAT  
FOR  
WESTEDT MEADOWS  
BEING SITUATED IN A PORTION OF THE NORTHWEST 1/4  
SECTION 21, T14N, R65W,  
OF THE 6TH PRINCIPAL MERIDIAN,  
LARAMIE COUNTY, WYOMING  
PREPARED MAY 2019

DATE	
REVISION	
NO.	
PREPARED FOR:	SOUTH RIDGEVIEW, LLC 1103 OLD TOWN LANE, STE 101 CHEYENNE, WY 82009
PROJECT:	WESTEDT MEADOWS
DRAWING TITLE:	FINAL PLAT
DATE:	Jul 15, 2019
DRAWN BY:	CRJ
DESIGNED BY:	BE
CHECKED BY:	
JOB NO.:	4240
DRAWING NO.:	1 OF 1



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

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM A2 – AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL FOR A  
PORTION OF THE NW1/4 SECTION 21, T14N, R65W, OF THE 6TH PM,  
LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS “WESTEDT MEADOWS, 1<sup>ST</sup> 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 previously adopted the Laramie County Land Use Regulations; and

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

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

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

The Laramie County Board of Commissioners finds that:

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

**And the Board approves a Zone Change from A2 – Agricultural to AR – Agricultural Residential for a portion of the NW1/4 Section 21, T14N, R65W, of the 6th PM, Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.**


LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Linda Heath, Chairman

ATTEST:

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

Reviewed and approved as to form:

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



Curve Table				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH
C5	221.43'	50.00'	233°44'	N8°17'15"W 80.00'
C2	78.27'	50.00'	89°41'	N45°07'51"W 70.52'
C1	32.45'	50.00'	37°11'	S71°26'03"W 31.88'
C4	31.90'	50.00'	36°33'	S71°41'46"E 31.36'
C3	78.81'	50.00'	90°19'	N44°52'08"E 70.90'

LEGEND

● FOUND ALUMINUM CAP

● FOUND IRON ROD

● FOUND IRON PIPE

● FOUND WYDOT RIGHT OF WAY MARKER

● SET 2" ALUMINUM CAP AND PCW PLUS 5488

(R) RECORD DATA FROM ALPINE RANCH FIRST FILING

(RT) RECORD DATUM FROM ARCHER ESTATES

AREA TO BE REZONED FROM A-2 TO AR

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE ALONG THE NORTH LINE OF SAID SECTION 21 N88°24'56"E A DISTANCE OF 113.52 FEET TO A POINT OF BEGINNING; THENCE S71°26'03"W A DISTANCE OF 32.45 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID BOUNDARY, THENCE S89°40'41"W A DISTANCE OF 228.58 FEET TO THE WEST LINE OF SAID SECTION 21, THENCE ALONG SAID WEST LINE N00°01'32"E A DISTANCE OF 2640.41 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 135.02 ACRES MORE OR LESS

RIGHT OF WAY DEDICATED WITH THIS PLAT 4.43 ACRES

BASIS OF BEARINGS

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 24001.

NORTH AND STATE PLANE COORDINATES ADD 200,000.00 FT TO THE NORTH AND 113.52 FEET TO THE EAST OF THE EXISTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.99867141.

EXAMPLE POINT 200

GROUND NORTHING = 140784.832

GROUND EASTING = 492681.453

N = (61979.187+100000)/SF = 240706.370

E = (48199.569+300000)/SF = 792423.151

STATE PLANE NORTHING = 240706.370

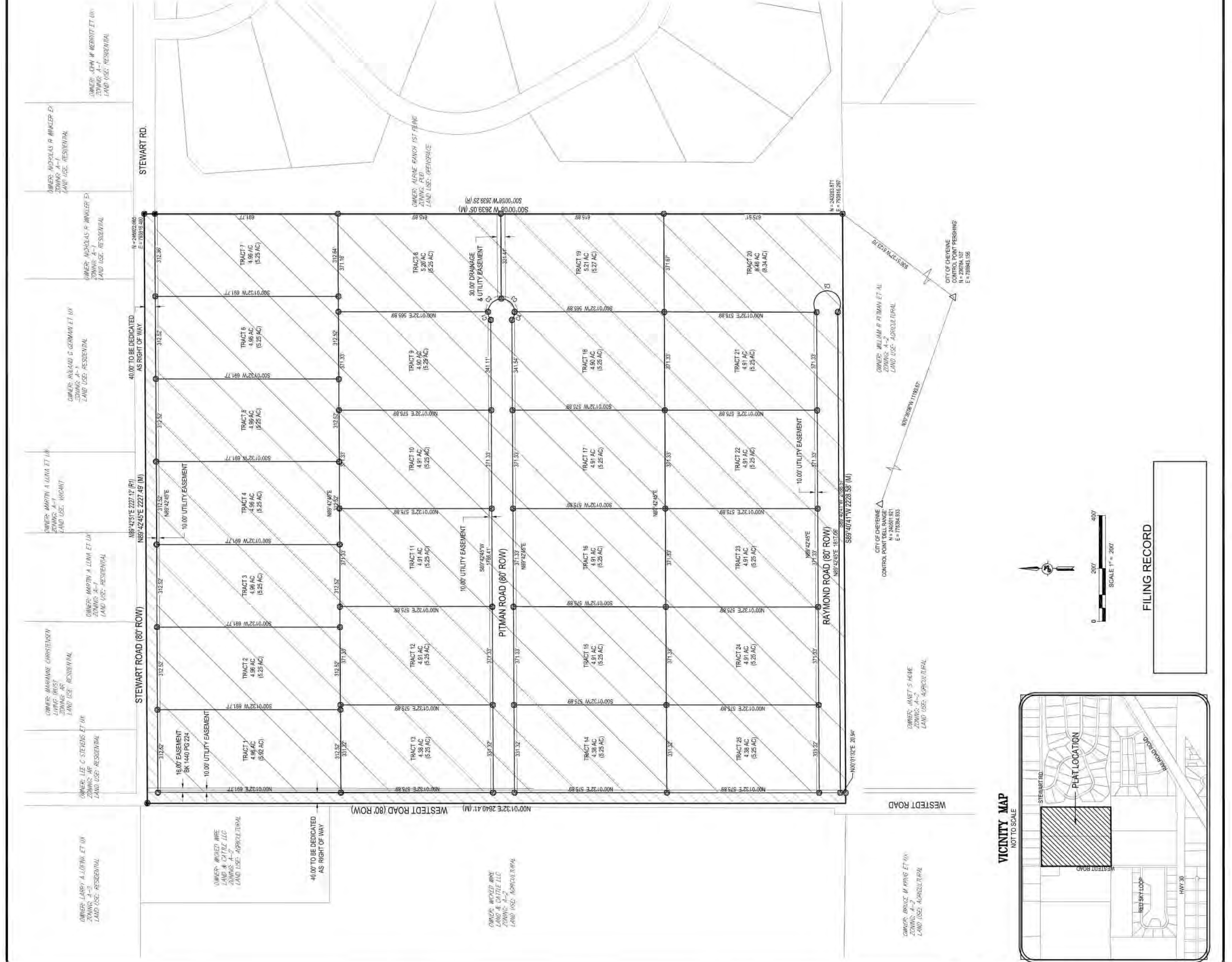
STATE PLANE EASTING = 792423.151

EXHIBIT A

NOTES:

- THERE ARE NO FLOOD HAZARDS LOCATED ON THIS PROPERTY AS SHOWN ON THE FLOOD HAZARD MAP FOR LARAMIE COUNTY, PLAT 112 OF 1850, MAP NO. 5602 C1120F WITH AN EFFECTIVE DATE OF JANUARY 2007.
- THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS, INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED.
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 2.
- THERE WILL BE 10' UTILITY EASEMENTS ABUTTING ALL ROADWAY RIGHT OF WAYS FOR LOCAL UTILITY COMPANIES.
- ALL ROADWAYS WILL BE PRIVATELY MAINTAINED. ROADWAYS WILL BE CONSTRUCTED TO COUNTY STANDARDS. ROADWAYS WILL BE DEDICATED TO THE PUBLIC.
- GROSS AREA FOR ALL TRACTS CALCULATED USING EXTENDED LOT LINES TO THE CENTERLINE OF ROADWAYS

ZONE CHANGE MAP  
FOR  
WESTEDT MEADOWS  
BEING SITUATED IN A PORTION OF THE NORTHWEST 1/4  
SECTION 21, T14N, R65W,  
OF THE 6TH PRINCIPAL MERIDIAN,  
LARAMIE COUNTY, WYOMING  
PREPARED MAY 2019



VICINITY MAP

NOT TO SCALE

STEWART RD.  
PITMAN RD.  
RAYMOND RD.  
WESTEDT RD.  
HWY 30

PLAY LOCATION

0 100' 200'

SCALE 1" = 200'

FILING RECORD



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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
WESTEDT MEADOWS, 1ST FILING, LOCATED IN A PORTION OF THE  
NW1/4 SECTION 21, T14N, R65W, OF THE 6TH PM,  
LARAMIE COUNTY, WY.**

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

**WHEREAS**, the Laramie County Board of Commissioners previously adopted the 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**, this resolution is the subdivision permit for Westedt Meadows, 1<sup>st</sup> 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.

**And the Board approves the Subdivision Permit and Plat for Westedt Meadows, 1<sup>st</sup> Filing.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2019.**


LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Linda Heath, Chairman

ATTEST:

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

Reviewed and approved as to form:

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