



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Paul Whalen, AICP, Senior Planner

DATE: October 22, 2020

TITLE: PUBLIC HEARING regarding a review and recommendation of the Preliminary Development Plan for Roundtop Ranch, located in the W1/2 Section 10, T.14N., R.67W., of the 6th PM, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services LLC, on behalf of Modern Homes & Development c/o Tracy Hoops, has submitted a Preliminary Development Plan application for "Roundtop Ranch" located north of Hildreth Road, and east of and abutting to Roundtop Road. The application has been submitted to prepare for a zone change and subdivision of approximately 316.19-acres. The proposal will create fifty-three tracts with thirty-five of those tracts designated as single-family residential lots averaging 6.77-acres (5.28-acre net). There are approximately forty-seven acres of open space also proposed within the subdivision.

BACKGROUND

The subject property is currently vacant, unplatted and zoned A-2 (Agricultural). The area surrounding the site consists of large-acreage properties owned by multiple governmental agencies including the US Federal Government, (military installations and Dept. of Agricultural), City of Cheyenne, and Laramie County School District, there are also rural residential and agricultural properties of varying acreage in the vicinity.

Pertinent Regulations

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

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban-Rural Interface (URI). The URI zone is 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. Adjacent jurisdictions should be involved in decision-making in the URI. Large lot, low-density residential or intensive agricultural uses are generally less suitable.

PlanCheyenne identifies the area as RR- Rural Residential. The Rural Residential category, along with the Urban Transition Residential category, provides a gradual transition from the urbanized areas of the Cheyenne Area to the rural areas in the county. The Rural Residential category includes a mix of rural and residential uses, and is not intended to be an area for intensive future residential development.

Uses:

Primary Uses: Single family residences on individual large lots; clustering is encouraged. Farm animals and horses are permitted.

Secondary Uses: Supporting and complementary uses, including open space and recreation, equestrian uses, schools, places of worship, and other public uses are appropriate, as well as accessory structures, such as barns and stables.

Location:

Generally north or south of the City of Cheyenne and abutting or outside of the Urban Service Boundary.

Density:

Existing densities vary, and new residential development in rural areas is generally one unit per 5-10 acres, depending on underlying zoning and availability of water.

Desired Characteristics:

- Develop at densities lower than typically found in the more urban residential areas (*e.g.*, within the Urban Service Boundary) with lifestyles oriented to more rural characteristics, such as keeping horses and other large animals, rather than convenience to services.
- Roads may be paved based on the number of units and trips using the road.
- Landowners may develop large lot single-family rural residential, or cluster development on smaller lots to conserve open space, views, and other natural features.

Water and sewage disposal shall be provided by individual well and septic systems. With an average lot size of 6.77-acres, the minimum requirements for septic system permits are met.

According to the Order of the State Engineer for the Laramie County Control Area dated April 1, 2015, this property lies within the Conservation Area, in which the well spacing requirements for new permits are indicated at one (1) well for domestic use per each lawfully subdivided lot or one (1) per each ten (10) acres of any other legal parcel of land.

A subdivision of more than five lots requires submittal of a Chapter 23 study to the Wyoming Department of Environmental Quality (DEQ). Approval from DEQ, in the form of a “Non-Adverse Recommendation”, is required prior to recordation of the plat.

The applicant states the subdivision will be phased with access from Roundtop Road, an 80-foot right-of-way. The plan shows significant open space and peripheral buffering. Letters requesting waiver of traffic impact and drainage studies were submitted with the application, however the County Engineer and Public Works will require detailed traffic and drainage studies prepared and submitted at the time of the formal subdivision permit and plat application.

The Environmental and Services Impact Report indicates the proposed development would have minimal impacts to wildlife, has no known historic structures, cultural features, or existing hazardous features on the site. The Wyoming Game and Fish response letter mentioned the site is within the Preble’s Meadow Mouse Area of Influence, and precautions should be exercised when developing in these areas.

Agency review comments were received regarding traffic, noise potential, easement, road naming, and grading & drainage, and other PDP exhibit corrections. The applicant submitted written responses and a revised PDP exhibit in response to those comments, and they are attached. The application narrative states the project will be served by Fire District 2, with Fire Station #3 at 2856 Horsecreek Road, 2.9-miles away.

Notifications were provided in accordance with Section 1-2-104, public comment was received in response to the sign posting and/or adjacent landowner mailings. Comments speak to unpermitted grading activities/weeds on the site, well water impacts, project density, traffic impacts, and wildlife; those comments are also attached for Planning Commission consideration.

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for a preliminary development plan pursuant to Section 2-1-100 of the Laramie County Land Use Regulations.

and that the Planning Commission provide the following recommendations concerning the Roundtop Ranch Preliminary Development Plan:

- 1. Evidence of submittal of the Chapter 23 Study to DEQ shall be provided with the subdivision permit & plat application; Proof of DEQ approval shall be required prior to plat recordation;*
- 2. Coordinate development with US Fish and Wildlife (Preble’s Meadow Jumping Mouse);*
- 3. Submittal of a detailed traffic study at time of subdivision permit & plat application;*
- 4. Submittal of a detailed drainage study at time of subdivision permit & plat application;*

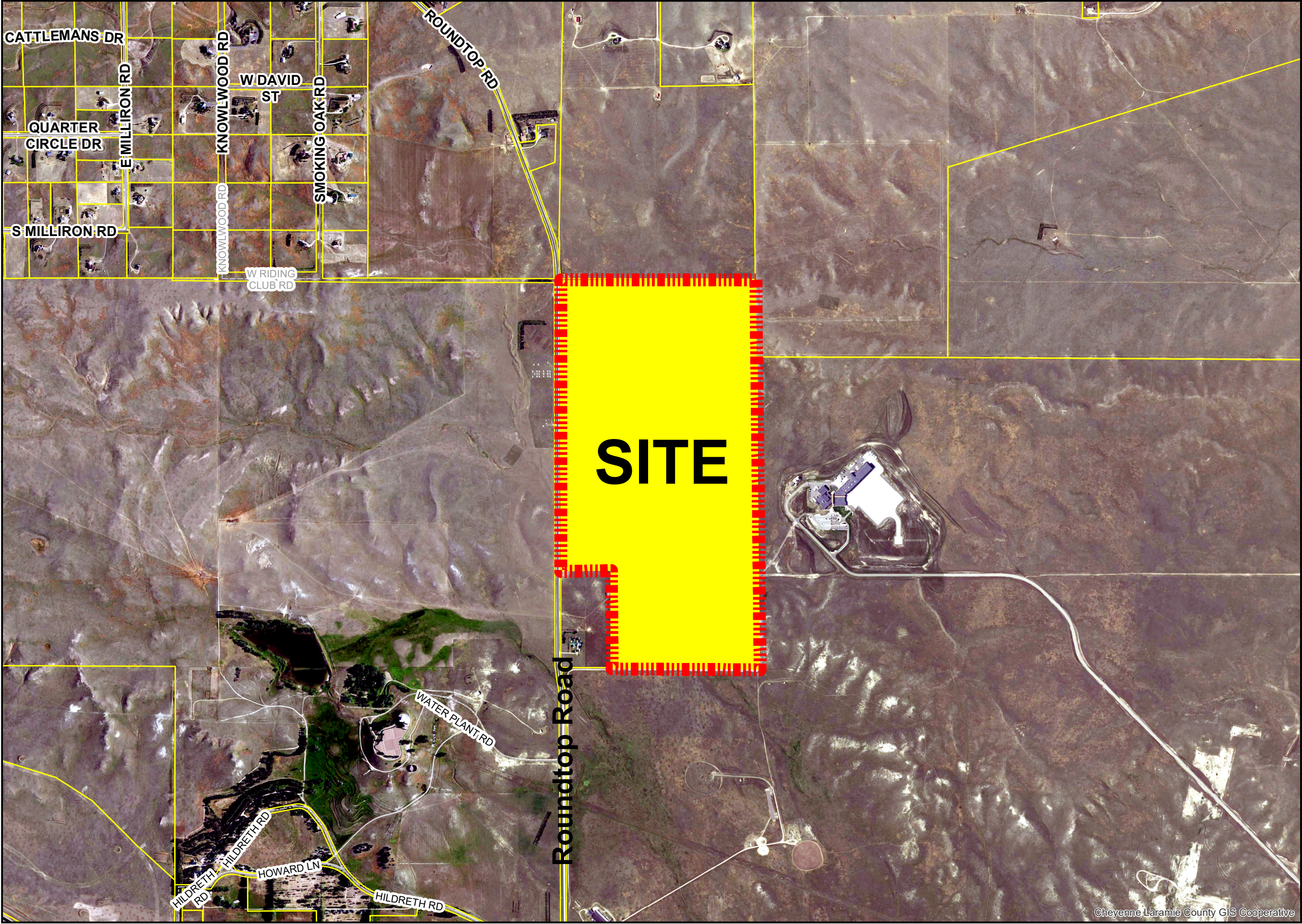
5. *Plat/Title note acknowledging past as well as current military operations/impacts to potential future residents;*
6. *HOA or other organization to maintain open space tracts and amenities on-site and to enforce CC&Rs;*
7. *Establish Covenants, Conditions and Restrictions (CC&Rs) enforced by HOA to control property owner activities;*

PROPOSED MOTION

I move to approve recommendations 1-8 for the Roundtop Ranch Preliminary Development Plan and adopt the findings of fact a of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Zoning Map**
- Attachment 6: Agency Comments Report/Applicant's Written Responses**
- Attachment 7: Preliminary Development Plan / Land Analysis Map Revised 10.14.2020**



Laramie County, Wyoming




ROUNDTOP RANCH Preliminary Development Plan

PZ-20-00263

Location Map

Legend

 Property Lines



PROJECT SITE

Sept 2020



0 1,000 2,000
Feet

Cheyenne Laramie County GIS Cooperative

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




ROUNDTOP RANCH Preliminary Development Plan

PZ-20-00263

Aerial Map

Legend

 Property Lines



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Sept 2020



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Laramie County, Wyoming



ROUNDTOP RANCH
Preliminary
Development Plan

PZ-20-00263

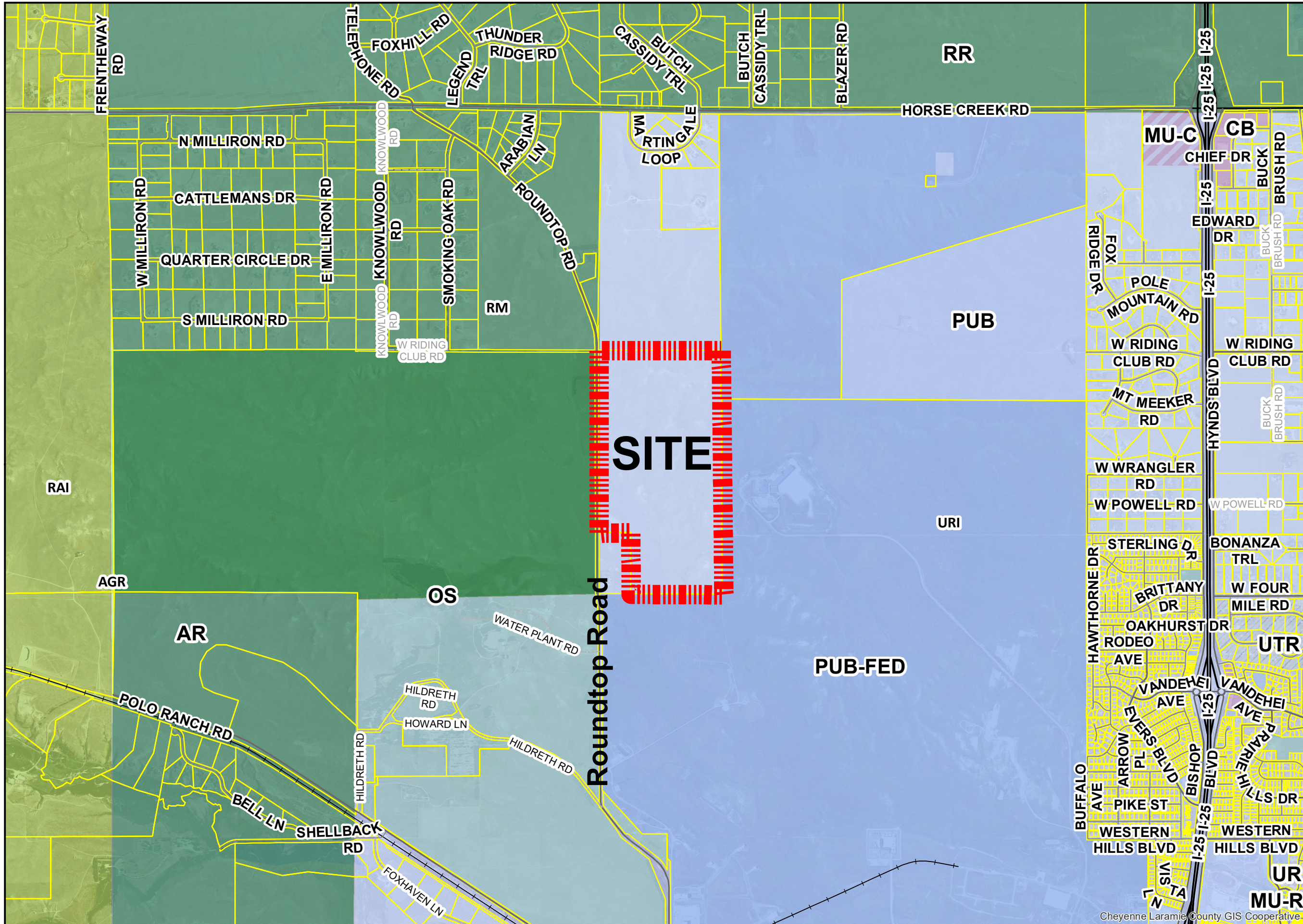
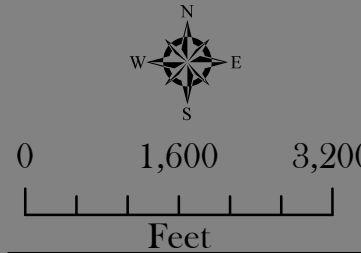
Comprehensive Plan Map

Legend

- Property Lines
- Future Land Use Districts
- OTHER
 - Urban-Rural Interface (URI)
 - Rural Metro (RM)
 - Rural Ag Interface (RAI)
 - Ag & Range Land (AGR)

PROJECT SITE

Sept 2020



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Laramie County, Wyoming



ROUNDTOP RANCH
Preliminary
Development Plan

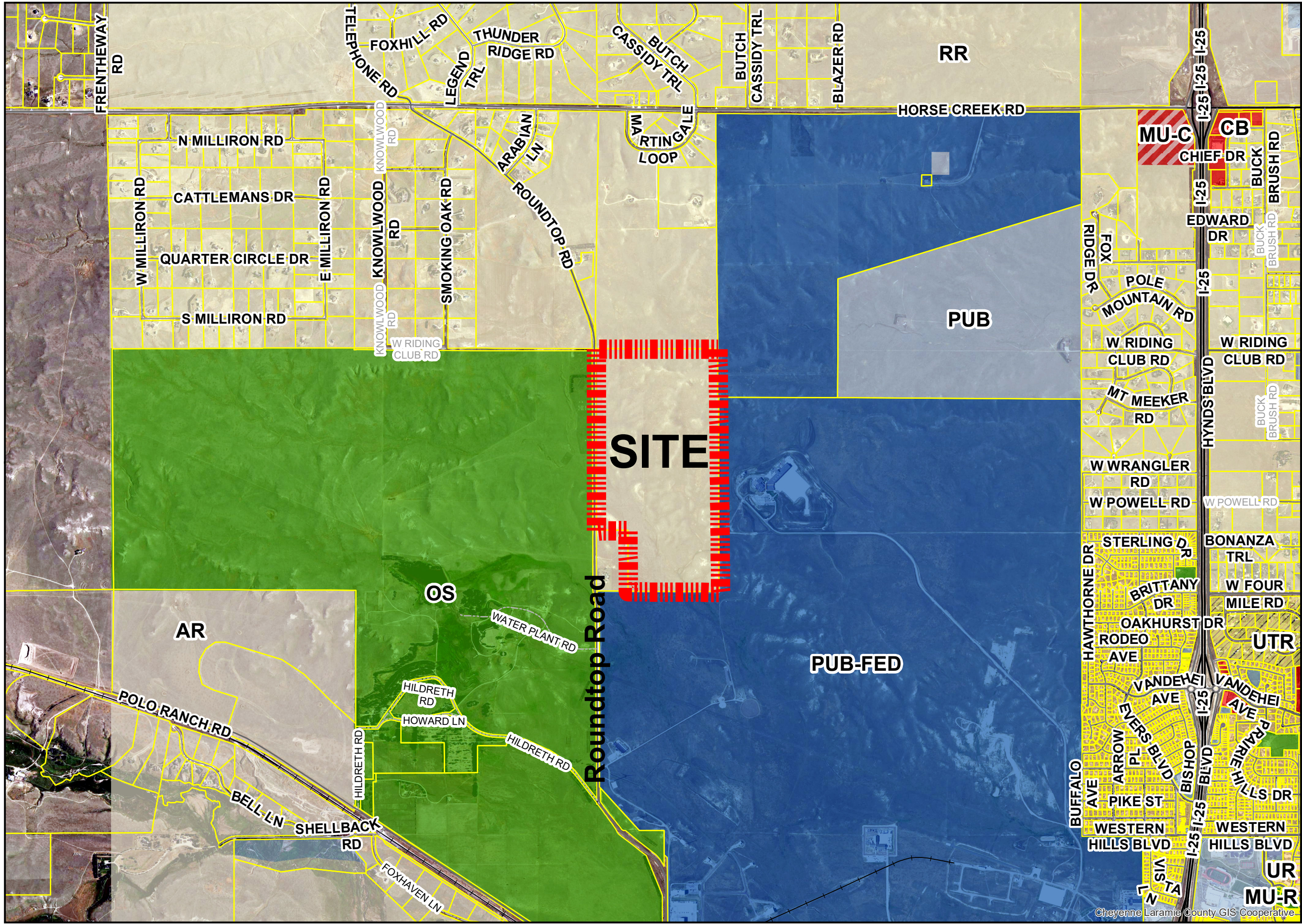
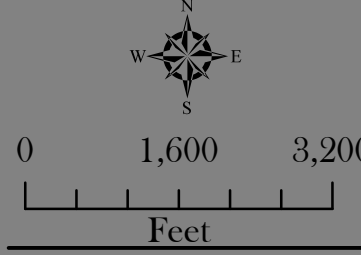
PZ-20-00263

PlanCheyenne Map

- Legend
- Property Lines
 - PlanCheyenne (2014)
 - NEW_FLUP
 - Agriculture/Rural
 - Rural Residential
 - Urban Transition Residential
 - Urban Residential
 - Mixed-use Residential
 - MU-E
 - Industrial
 - Mixed-use Commercial
 - Community Business
 - Central Business District
 - Public and Quasi-Public
 - PUB-FED
 - Open Space and Parks
 - ROW

PROJECT SITE

Sept 2020



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Laramie County, Wyoming



ROUNDTOP RANCH Preliminary Development Plan

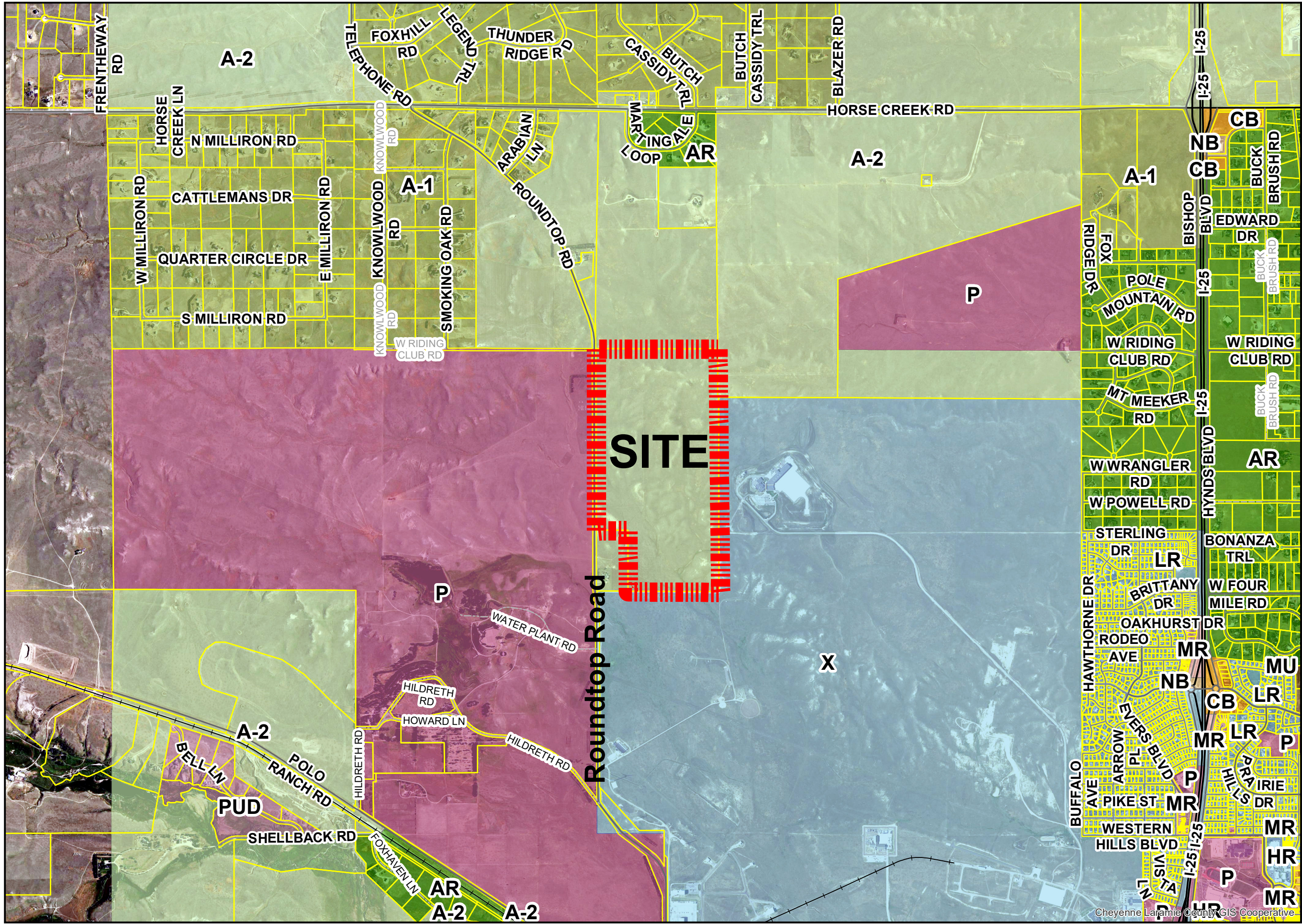
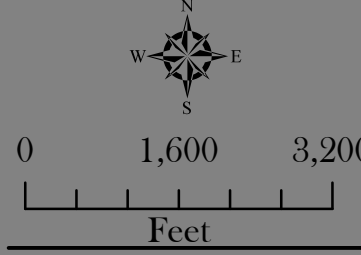
PZ-20-00263

Zoning Map

- Legend**
- Property Lines
 - All Other Values
 - Archer Special Use District (ASU)
 - Agricultural (A-2)
 - Agricultural and Rural Residential (A-1)
 - Agricultural Residential (AR)
 - Low Density Residential - Established (LR-1)
 - Low Density Residential - Developing (LR-2)
 - MR
 - Medium Density Residential - Established (MR-1)
 - Medium Density Residential - Developing (MR-2)
 - High Density Residential - Established (HR-1)
 - High Density Residential - Developing (HR-2)
 - MU
 - Mixed Use with Residential Emphasis (MUR)
 - Mixed Use with Business Emphasis (MUB)
 - Neighborhood Business
 - Community Business (CB)
 - Light Industrial (LI)
 - Heavy Industrial (HI)
 - Public (P)
 - Planned Unit Development (PUD)
 - Military (M)

PROJECT SITE

Sept 2020



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Cheyenne MPO: Cheyenne MPO, Christopher Yaney Comments Attached 09/25/2020

1. Kidd Drive show this as a "(60' EASEMENT)". Please change this to "60' Dedicated Right-of-Way" and change the street name to "Riding Club Rd" aligns with Riding Club Rd to the east and west of this site. There will be a need to have a temporary turnaround on the east end of this street.
2. All streets need to be dedicated Right-of-Way.
3. The street needs to extend Right-of-Way with a cul-de-sac for lot 11.
4. Lots 1 and 2 shall share access on the shared lot line.
5. Lots 3 and 4 shall share access on the shared lot line.
6. Lots 5 and 6 shall share access on the shared lot line.
7. There will be no access from lots 6,7,14,15,16,17,18, and 47.
8. There needs to extend Right-of-Way to give access to the corner property outside of this site plan to allow to connection to Wickham Road.
9. Trip Generation needs to show the following:
Average Daily Trips: 9.57/Unit = 450 ADT
Peak-Hour Trips: 0.75/Unit = 35 Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
1.01/Unit = 47 Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
0.77/Unit = 36 A.M. Peak Hour of Generator
1.02/Unit = 48 P.M. Peak Hour of Generator
10. Based on the Average Daily Trips, there is a need to provide a Traffic Study for this site.

County Engineer: County Engineer, Scott Larson Comments Attached 10/02/2020

1. The application form indicates "Original signature of both the owner and the applicant are required for submission of this application" and neither signatures are included on the application form.
2. On the Environmental & Services Impact Report, it indicates "Critical Health Care:" as being ExpressCare Urgent Care approximately 7.8 miles away. However, Urgent Care such as ExpressCare does not do "critical health care" which is only offered at CRMC. The Urgent Care only provides general medical care. It may be beneficial to list the Urgent Care under "General Health Care" and CRMC under "Critical Health Care" in the report.
3. Since there is a Helicopter Aviation Support Facility on the base in close proximity to the proposed subdivision, the Environmental & Services Impact Report should include information regarding the noise impacts on the subdivision from the military helicopters flying in and out of the facility. Do they have a specific flight pattern in and out and is that over this subdivision?
4. A detailed Drainage Study and Traffic Study will be required with the Subdivision/Plat application submittal.
5. All the dedicated rights-of-way need to be 80' instead of 60' and 70'.
6. The roadways that are listed as easements (shown as 50' & 60' wide), the applicant needs to verify that the 50' and 60' widths are adequate to construct and maintain a

roadway meeting the requirements of the LCLUR.

7. On many of the labels for the easements on the drawing, they refer to notes that don't exist. For example, one says "50' Ingress/Egress, Utility & Drainage Easement (See Note D_T20/16)" and that referenced note doesn't exist.

8. The engineer that will be doing the drainage study should evaluate if an easement is needed through Tracts 41, 42, 37, and 36. If the reservoir in Tract 100 were to fill up and overtop (due to flooding or whatever), it appears water would flow to the south through these Tracts.

9. If I recall correctly at the pre-application meeting, there was some discussion regarding possibly phasing the subdivision. If that is the case, the PDP map should show the phases. If not, confirmation that it will not be phased would be good to have.

County Public Works Department: County Public Works Department, David Bumann
Comments Attached 10/01/2020

1. A detailed traffic Study must be submitted with the subdivision permit application.

2. A GESC and/or grading plan must be submitted. Extensive grading on the entire roadway system was completed in August 2020 prior to any grading permit being applied for. Owners were asked to stop all earthmoving activities on the site until all applicable permits were applied for and issued.

Laramie Co School Dist No 1: Laramie Co School Dist. No. 1, Chris Hout Comments
Attached 09/17/2020

General:

The development is in the Central Triad. Students home schools would be Central High School, McCormick Junior High School, and Prairie Wind Elementary School.

School Enrollment and Boundaries:

Student enrollment is as follows;

Central High School has available capacity

McCormick Junior High School has available capacity

Prairie Wind Elementary School is near or at capacity most grades. Limited space may be available at some grades.

WYDOT: WYDOT, Randy Griesbach Comments Attached 10/01/2020

The traffic impact study for this development should include an evaluation of left turn lane criteria for Horse Creek Rd at the Roundtop Rd intersection per WYDOT left turn requirements.

Wyoming Game & Fish Dept: Wyoming Game & Fish, Wyoming Game and Fish Dept
Comments Attached 10/02/2020

WGFD comment letter sent via email. (Content below).

September 29, 2020

WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

wgfd.wyo.gov

WER 4502.180

Laramie County Planning and Development Office

PZ-20-00263 Roundtop Ranch Preliminary Development Plan

Laramie County

Paul Whalen

Senior Planner

Laramie County Planning and Development Office

3966 Archer Parkway

Cheyenne, WY 82009

pwhalen@laramiecounty.com

Dear Mr. Whalen,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Roundtop Ranch Preliminary Development Plan located in Laramie County. We offer the following comments for your consideration.

Terrestrial Considerations:

The proposed subdivision is within the Area of Influence for the Preble's meadow jumping mouse, a species federally listed as endangered. Trapping has occurred in this drainage, and to date this species has not been found. The proponent should coordinate with the U.S. Fish and Wildlife Service regarding development within this species' distribution.

Aquatic Considerations:

We have no aquatic habitat concerns related to this project.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Anika Mahoney, Habitat Protection Biologist, at 307-335-2623.

Sincerely,

Amanda Losch

Habitat Protection Supervisor

AL/am/ct

cc: U.S. Fish and Wildlife Service

Lee Knox, Wyoming Game and Fish Department

Embere Hall, Wyoming Game and Fish Department

Zack Walker, Wyoming Game and Fish Department

Bobby Compton, Wyoming Game and Fish Department

Chris Wichmann, Wyoming Department of Agriculture

Combined Communications Center: Combined Communications Center, Chuck Trimble Comments Attached 09/21/2020

Proposal shows a road named "Evelyn Trail". There is already an "Evelyn Street" within the City. Similar sounding street names creates the possibility of delaying emergency response(s) and a hazard to public safety.

Intraoffice: Planners, Cambia McCollom Comments Attached 09/17/2020

There is some conflict involving unique names with a few of the proposed names of roads in this development. Evelyn TRL / Evelyn St already exists. Mason Lin RD / Mason RD & Mason WAY already exists.

What road name is anticipated to be between Flora Ln and the roundabout at Roundtop Ranch RD N & Roughstock TRL?

Planners: Planners, Paul Whalen Comments Attached 09/28/2020

PLANNER COMMENTS:

1. Please note a DEQ Chapter 23 Review will be required at time of formal subdivision permit/plat application.
2. Please provide a brief project narrative explaining the project and development scheduling, etc....
3. Will this project be phased? if so explain in narrative.
4. It should be noted, commencing building permits prior to subdivision permit and platting may be interpreted as "bad faith". Applicant proceeds with building permitting with the understanding the Subdivision permit and plat may not be approved.
5. Per the Environment & Services Impact Report, Roundtop Road is identified as a "Major Collector" and a "Rural Collector" - "Rural" seems to conflict with "Major" when describing the collector road usage-- is this description accurate??
6. Please illustrate the "buildable" VS "nonbuildable" areas on each lot (should coincide with acreage w/in border).
7. Didn't this property serve as a bombing/artillery practice grounds with possible live munitions still on-site?? Please explain site history.

NO COMMENT:

County Assessor, Kaycee Eisele, 09/16/2020;
County Real Estate Office, Laura Pate, 09/18/2020;
Fire District No. 2, Cooper McCullar, 09/22/2020;
Sheriff's Office, Rae Morgan, 09/16/2020;

NO RESPONSE:

Laramie Co School Dist. No. 2, [No Reviewer];
Environmental Health Department, Roy Kroeger;
Wyoming State Engineer's Office, Lisa Lindemann;
Wyoming DEQ, Colin McKee;

County Conservation District, Shaun Kirkwood;
Development Services, Seth Lloyd;
County Attorney, Mark Voss;
Black Hills Energy, Eric Underhill;
Emergency Management, Matt Butler;
US Post Office, Denise Null;
CenturyLink, Darrin Klawon;
Cheyenne Development Services, Seth Lloyd;
Laramie County Weed & Pest, Brett Nelson;



WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699

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September 29, 2020

WER 4502.180
Laramie County Planning and Development Office
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Sincerely,

Paul Whalen
September 29, 2020
Page 2 of 2 - WER 4502.180

A handwritten signature in black ink, appearing to read "Amanda Losch". The signature is fluid and cursive, with the first name "Amanda" written in a larger, more prominent script than the last name "Losch".

Amanda Losch
Habitat Protection Supervisor

AL/am/ct

cc: U.S. Fish and Wildlife Service
Lee Knox, Wyoming Game and Fish Department
Embere Hall, Wyoming Game and Fish Department
Zack Walker, Wyoming Game and Fish Department
Bobby Compton, Wyoming Game and Fish Department
Chris Wichmann, Wyoming Department of Agriculture

Paul Whalen

From: Planning
Sent: Monday, October 12, 2020 9:11 AM
To: Paul Whalen
Subject: FW: Comments regarding Roundtop Ranch, project PZ-20-00263

Paul,

Please see the email below regarding PZ-20-00263.
Thank you,

Marissa Pomerleau, Planning Technician
Laramie County Planning & Development
| [Direct Line: \(307\)633-4618](tel:3076334618) |
3966 Archer Pkwy., Cheyenne, WY 82009

From: Linda Hunnicutt [lindahcys@outlook.com]
Sent: Thursday, October 08, 2020 8:09 PM
To: Planning
Subject: Comments regarding Roundtop Ranch, project PZ-20-00263

To: Laramie County Planning Commission
From: Rick and Linda Hunnicutt – adjacent land owners
Date: October 8, 2020
Re: Comments on Roundtop Ranch, Project #PZ-20-00263

Thank you for the opportunity to comment on the proposed Roundtop Ranch subdivision. We live on the 262 acres of the Hunnicutt Ranch to the northwest of this proposed large rural subdivision. Obviously, our interest is to minimize the impacts of this large subdivision on our open space, the rural nature of our neighborhood and Roundtop Road.

This is the third housing developer who has tried to develop this isolated tract of land. Last year, Mr. Hoops approached us about his unique housing ideas and concepts for this land. He proposed to build “barnominiums” on 10-15 acre sites. His plan for this site has changed significantly. His current concept is now another, highly dense rural subdivision of 47 homes on small lots averaging 5.28 acres. Five of the tracts are actually less than 5 acres, the recommended minimum by the Laramie County Land Use Regulations for well and septic systems.

We would like to make the following comments and add them to the public record.

1. This tract of land is surrounded on three sides by large tracts of open space owned by the City of Cheyenne and Warren Air Force Base (WAFB). The land to the north is also mostly open space. Compared to the surrounding area, this is a highly dense subdivision and is not compatible with the surrounding rural area.
2. The developer began work on this project prior to submitting the necessary county required documents. Large areas of vegetation were scraped off which coincided with the developer’s conceptual road and lot line plan. There is no erosion mitigation on the site. And as well, come this spring, weeds will inhabit these barren areas. Some of us remember the tumble weed invasion of Western Hills when a land developer scraped off the vegetation in a subdivision west of us. We who have livestock fences or security fences know the damage tumble weeds do to fences.
3. Water wells – The current plan shows at least 47 new water wells and also two ponds in the common area. It’s not clear whether or not these ponds are actual water ponds or just storm water detention areas. We read and

hear that Laramie County water tables continue to drop in depth. Why are such large and dense subdivisions continuing to be approved and built?

4. Water table contamination – the water table in the southwest corner of this property begins at approximately 24 feet as shown on water well Permit #13246 (Orris Wickham). Could 47 septic systems contaminate this water table?
5. Roundtop Road – the preliminary plan shows this subdivision will have paved private roads which is a definite plus in dry Wyoming. However, Roundtop Road is an old and well used county road which has seen significant increases in truck and auto traffic due to the increase in the number of subdivisions on Horse Creek road and due to its connection to I-80.

A 2017 subdivision proposal for this same tract of land cites 295 average daily trips (ADT) for the 31 lots it proposed. For 47 lots, that would equate to approximately 447 ADT. The 2019 traffic count for Roundtop Road just south of Horse Creek Road shows 234 vehicles in a 24-hour period. Roundtop Ranch subdivision would double the traffic on Roundtop Road. Add to that delivery trucks, school busses, construction trucks, visitors, etc. that this new subdivision will draw.

Roundtop Road is the only north-south road west of I-25. When will the county and state finally address the importance of this road?

6. Arabian Lane – we believe the impacts on Arabian Lane should be considered as well. Arabian Lane is used as a short cut from Roundtop Road to Horse Creek Road. The 2019 traffic count for Arabian Lane just south of Horse Creek Road shows 117 vehicles in a 24-hour period.

Comments regarding PALMA Land Planning report.

1. Existing Features: “There are no known hazardous materials or uses on or near the property; nor is there any record or evidence that there has historically been any of the material.” The Air Force a few years ago did a magnetic sweep of this property searching for, finding and removing old military ordnance.
2. Storm Water Management: over the past decades there have been large thunder storms which have sent 2’-3’ of water over Roundtop Road into tracts 16 and 17. In 1985, during a “super cell” storm, a foot of water exited tracts 37 and 43 to the south onto WAFB.
3. Wildlife and Natural Environment: “the perimeter buffer provides an interface with large open spaces of the Air Force Base” This statement is confusing in that there is a 6’ chain link fence surrounding WAFB and there is no longer any antelope interface with WAFB antelope.

We would be interested to know if there are covenants for this subdivisions that would discuss subjects such as junk cars, wind turbines, farm animals, dog kennels, off-road vehicles, pole barns, yard lights, restraining of domestic pets to protect wildlife, etc. The long term “quality of life” a subdivision can be determined by quality covenants.

We’ve submitted numerous comments and concerns because we believe this large subdivision will have a significant impact on this rural area. We respectfully ask that the Planning Commission seriously consider our concerns and do all that is possible to minimize the impact of the Roundtop Ranch subdivision on our rural neighborhood.

Thank you.

Rick and Linda Hunnicutt
9901 Roundtop Rd
Cheyenne, WY 82009
307-421-8000



October 13, 2020

Paul Whalen, AICP, Senior Planner
Laramie County Planning and Development Office
3966 Archer Pkwy., Cheyenne, WY 82009

RESPONSE TO: PZ-20-00263 Combined Comments_10.2.20.pdf

Dear Mr. Whalen,

Please find attached revised Preliminary Development Plan (PDP) map & DRAFT Final Plat map addressing agency review comments from your letter dated October 10, 2020.

The proposed subdivision is similar in density to nearby subdivisions north of the project (at Roundtop Road & Horse Creek Road) such as Briarwood Ranchettes, La Meadow Vista, The Horse Creek Ranch, Pioneer Estates, and Legacy Ridge. The Zone Change will not detrimentally affect the area involved and (located within the Rural Residential Future Land Use designation) is consistent with plans and policies of Laramie County in that the target density "... in rural areas is generally one unit per 5-10 acres and meeting the desired characteristics of "develop(ing) at densities lower than typically found in the more urban residential areas (e.g., within the Urban Service Boundary) with lifestyles oriented to more rural characteristics, ...rather than convenience to services", and that "landowners may develop large lot single-family rural residential, or cluster development on smaller lots to conserve open space, views, and other natural features". As noted on the PDP, the project provides 46.88-acres of Open Space ($\pm 15\%$).

Please let me know if you have any questions.

Thank you,

Casey Palma, AICP
Director of Planning & Development Services
Steil Surveying & Development Services, LLC
CPalma@SteilSurvey.com

Cheyenne MPO: Christopher Yaney Comments Attached 09/25/2020

1. Kidd Drive show this as a "(60' EASEMENT)". Please change this to "60' Dedicated Right-of-Way" and change the street name to "Riding Club Rd" aligns with Riding Club Rd to the east and west of this site. There will be a need to have a temporary turnaround on the east end of this street.

See attached revised PDP showing dedication of 40' R/W (along with existing 60' easement) for West Riding Club South of the Section Line; along with IFC-compliant turnaround.

2. All streets need to be dedicated Right-of-Way.

Certain Roads in the subdivision are public & others private. Unless Public maintenance is proposed, Owner prefers to retain private status for certain interior roads.

3. The street needs to extend Right-of-Way with a cul-de-sac for lot 11.

See attached revised PDP showing IFC-compliant turnaround.

4. Lots 1 and 2 shall share access on the shared lot line.

See attached revised PDP showing shared access easement to W. Riding Club Rd.

5. Lots 3 and 4 shall share access on the shared lot line.

See attached revised PDP showing shared access easement to W. Riding Club Rd.

6. Lots 5 and 6 shall share access on the shared lot line.

See attached revised PDP showing shared access easement to W. Riding Club Rd.

7. There will be no access from lots 6,7,14,15,16,17,18, and 47.

See note 8 on submitted PDP (& retained on revised).

8. There needs to extend Right-of-Way to give access to the corner property outside of this site plan to allow to connection to Wickham Road.

See attached revised PDP showing access easement to Wickham Rd. for existing residence.

9. Trip Generation needs to show the following:

Average Daily Trips: 9.57/Unit = 450 ADT

Peak-Hour Trips: 0.75/Unit = 35 Peak Hour of Adjacent Street Traffic, One Hour
Between 7 and 9 a.m.

1.01/Unit = 47 Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

0.77/Unit = 36 A.M. Peak Hour of Generator

1.02/Unit = 48 P.M. Peak Hour of Generator

See attached revised PDP with updated Traffic Generation Estimates; Trip generation details will be provided in TIA submitted with Final Plat

10. Based on the Average Daily Trips, there is a need to provide a Traffic Study for this site.

✓ Acknowledged. Owner will provide engineered Traffic Study at time of Final Plat.

County Engineer: Scott Larson Comments Attached 10/02/2020

1. The application form indicates "Original signature of both the owner and the applicant are required for submission of this application" and neither signatures are included on the application form.

See attached, signed copy of Application Form.

2. On the Environmental & Services Impact Report, it indicates “Critical Health Care:” as being ExpressCare Urgent Care approximately 7.8 miles away. However, Urgent Care such as ExpressCare does not do “critical health care” which is only offered at CRMC. The Urgent Care only provides general medical care. It may be beneficial to list the Urgent Care under “General Health Care” and CRMC under “Critical Health Care” in the report.

See revised ESIR.

3. Since there is a Helicopter Aviation Support Facility on the base in close proximity to the proposed subdivision, the Environmental & Services Impact Report should include information regarding the noise impacts on the subdivision from the military helicopters flying in and out of the facility. Do they have a specific flight pattern in and out and is that over this subdivision?

See revised ESIR.

A detailed Drainage Study and Traffic Study will be required with the Subdivision/Plat application submittal. ✓ Acknowledged

4. All the dedicated rights-of-way need to be 80’ instead of 60’ and 70’.

Any roads proposed to be publicly dedicated at the time of Final Plat shall be a minimum of 80’W.

5. The roadways that are listed as easements (shown as 50’ & 60’ wide), the applicant needs to verify that the 50’ and 60’ widths are adequate to construct and maintain a roadway meeting the requirements of the LCLUR.

All road/easement widths increased to a minimum of 70’W.

6. On many of the labels for the easements on the drawing, they refer to notes that don’t exist. For example, one says “50’ Ingress/Egress, Utility & Drainage Easement (See Note D_T20/16)” and that referenced note doesn’t exist.

For clarity of review, detailed notes were omitted – Final Plat will address each specific easement in detail (generally granted to & between abutting landowners & HOA for maintenance).

7. The engineer that will be doing the drainage study should evaluate if an easement is needed through Tracts 41, 42, 37, and 36. If the reservoir in Tract 100 were to fill up and overtop (due to flooding or whatever), it appears water would flow to the south through these Tracts.

✓ Acknowledged - Engineered drainage study will be provided with Final Plat.

8. If I recall correctly at the pre-application meeting, there was some discussion regarding possibly phasing the subdivision. If that is the case, the PDP map should show the phases. If not, confirmation that it will not be phased would be good to have.

Phasing is shown on attached revised PDP.

County Public Works Department: David Bumann Comments Attached 10/01/2020

A detailed traffic Study must be submitted with the subdivision permit application.

✓ Acknowledged

1. A GESC and/or grading plan must be submitted. Extensive grading on the entire roadway system was completed in August 2020 prior to any grading permit being applied for. Owners were asked to stop all earthmoving activities on the site until all applicable permits were applied for and issued.

✓ Acknowledged

Laramie Co School Dist No 1: Chris Hout Comments Attached 09/17/2020

1. The development is in the Central Triad. Students home schools would be Central High School, McCormick Junior High School, and Prairie Wind Elementary School.

School Enrollment and Boundaries:

Student enrollment is as follows;

Central High School has available capacity

McCormick Junior High School has available capacity

Prairie Wind Elementary School is near or at capacity most grades. Limited space may be available at some grades..

✓ Acknowledged

WYDOT: Randy Griesbach Comments Attached 10/01/2020

The traffic impact study for this development should include an evaluation of left turn lane criteria for Horse Creek Rd at the Roundtop Rd intersection per WYDOT left turn requirements

✓ Acknowledged

Wyoming Game & Fish Dept: Comments Attached 10/02/2020

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Roundtop Ranch Preliminary Development Plan located in Laramie County.

We offer the following comments for your consideration.

Terrestrial Considerations:

The proposed subdivision is within the Area of Influence for the Preble's meadow jumping mouse, a species federally listed as endangered. Trapping has occurred in this drainage, and to date this species has not been found. The proponent should coordinate with the U.S. Fish and Wildlife Service regarding development within this species' distribution.

Aquatic Considerations:

We have no aquatic habitat concerns related to this project.

If you have any questions or concerns please contact Anika Mahoney, Habitat Protection Biologist, at 307-335-2623.

See revised ESIR.

Combined Communications Center: Chuck Trimble Comments Attached 09/21/2020

Proposal shows a road named "Evelyn Trail". There is already an "Evelyn Street" within the City. Similar sounding street names creates the possibility of delaying emergency response(s) and a hazard to public safety.

Road names revised; see attached revised PDP

Intraoffice: Cambia McCollom Comments Attached 09/17/2020

There is some conflict involving unique names with a few of the proposed names of roads in this development. Evelyn TRL / Evelyn St already exists. Mason Lin RD /Mason RD & Mason WAY already exists.

Road names revised; see attached revised PDP

What road name is anticipated to be between Flora Ln and the roundabout at Roundtop Ranch RD N & Roughstock TRL?

Road names revised; see attached revised PDP

Planners: Paul Whalen Comments Attached 09/28/2020

1. Please note a DEQ Chapter 23 Review will be required at time of formal subdivision permit/plat application.

✓ Acknowledged – Wenck Environmental Consulting & Engineering has been contracted to provide the same.

2. Please provide a brief project narrative explaining the project and development scheduling, etc... See page 1 (cover letter)
3. Will this project be phased? if so explain in narrative. Phasing shown on revised PDP
4. It should be noted, commencing building permits prior to subdivision permit and platting may be interpreted as “bad faith”. Applicant proceeds with building permitting with the understanding the Subdivision permit and plat may not be approved.

This comment is questionable both in law and in its insinuation.

The property has been statutorily divided by survey pursuant to [W.S. §18-5-316 \(2019\)](#), creating legal parcels for construction and/or conveyance. If the subdivision is never executed or filed, there remain four (4) independent buildable and saleable parcels within the bounds of this plat, averaging ±80-acres each.

5. Per the Environment & Services Impact Report, Roundtop Road is identified as a “Major Collector” and a “Rural Collector” - “Rural” seems to conflict with “Major” when describing the collector road usage-- is this description accurate??

Trip generation for Roundtop Road will be provided with Final Plat Traffic Study; the actual ADT adjacent to the project in 2016 was 140. The City/County/MPO *Functional Classification Concurrence* designates Roundtop Road as a (future) major collector. The road is constructed as a “Rural Collector - Low Volume” pursuant to LCLUR§ 3-5-109 (Fig. 12).

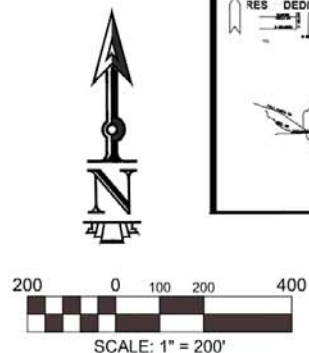
6. Please illustrate the “buildable” VS “nonbuildable” areas on each lot (should coincide with acreage w/in border).

Per § 1-3-101 of the Laramie County Land Use Regulations:

“**Buildable Area** - The portion of a lot or site, exclusive of required setbacks, landscaping, open space, or easements, within which a structure may be built”

7. Didn't this property serve as a bombing/artillery practice grounds with possible live munitions still on-site?? Please explain site history.

See revised ESIR.



ESTIMATED TRIP GENERATION		(47) SINGLE-FAMILY RURAL RESIDENTIAL	
ESTIMATED ACTUAL S/F RURAL RESIDENTIAL*		ITE LAND USE 210 SINGLE-FAMILY DETACHED HOUSING	
AVERAGE DAILY TRIPS: 5.0/UNIT = 235 ADT		AVERAGE DAILY TRIPS: 9.5/UNIT = 447 ADT	
PEAK-HOUR TRIPS: 0.8/UNIT = 35 PEAK A.M.		PEAK-HOUR TRIPS: 1.00/UNIT = 35 PEAK A.M.	
1.5/UNIT = 71 PEAK P.M.		1.74/UNIT = 47 PEAK P.M.	

* According to anecdotal evidence and rural trip generation studies, the ITE Manual will overestimate Trip Generation ... in rural and small urban areas (eleven overestimates in twenty statistically significant instances)."

- 1) BASIS OF BEARINGS -- WYOMING STATE PLANE COORDINATE SYSTEM/EAST ZONE, ELEVATIONS NAVD83; WEST LINE OF SECTION 10, HAVING A BEARING OF N.00°08'38"W.
- 2) ALL UNMUNUMENTED LOT/TRACT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MUNUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" REBAR.
- 3) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL NO.56021C10677; DATED JANUARY 17, 2007.
- 4) WATER SERVICE TO EACH TRACT TO BE PROVIDED BY INDIVIDUAL WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 5) SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH TRACT. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 6) "0/5 TRACTS 100 THRU 600 ARE DEDICATED AS OPEN SPACE, ACCESS AND DRAINAGE EASEMENT" PROVIDED FOR MUTUAL NON-MOTORIZED ENJOYMENT, ACCESS, DRAINAGE & LOCAL UTILITIES SERVICES AND INGRESS/EGRESS BY AND BETWEEN OWNER(S) OF LANDS CONTAINED WITHIN THIS SUBDIVISION PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS. OWNERSHIP SHALL BE ESTABLISHED BY EQUAL UNDIVIDED INTEREST.
- 7) UNLESS OTHERWISE NOTED, "UTILITY EASEMENT(S)" HEREON ARE GRANTED TO FRANCHISED UTILITIES PROVIDERS; INCLUDING, BUT NOT LIMITED TO: SPECTRUM, CENTURY LINK, HIGH WEST ENERGY AND/OR CHEYENNE LIGHT, FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
- 8) ACCESS TO ALL LOTS CREATED HEREON SHALL BE FROM INTERNAL RIGHTS-OF-WAY ONLY; NO INDIVIDUAL TRACT ACCESS(S) SHALL BE ALLOWED ONTO ROUNDTOP RD.
- 9) "EMERGENCY TURNAROUND EASEMENT(S)" DESIGNATED HEREON GRANTED TO LARAMIE COUNTY EMERGENCY SERVICES FOR THE PURPOSE INDICATED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPENDIX D OF THE INTERNATIONAL FIRE CODE AS ADOPTED.
- 10) "JOINT ACCESS EASEMENT(S)" DESIGNATED HEREON GRANTED JOINTLY BY & BETWEEN AFFECTED GRANTEE, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR SHARED ACCESS TO WEST ROUNDTOP ROAD.
- 11) "40' INGRESS EGRESS EASEMENT" GRANTED EXCLUSIVELY TO THE OWNER(S) OF THE ABUTTING WYKSWA\W\SW\W OF SECTION 10, T.14 N., R.67 W. OF THE 6TH P.M., THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO "WICKHAM ROAD" RIGHT-OF-WAY DEDICATED HEREON.
- 12) ACCESS TO TRACT 47 HEREON SHALL BE ONLY FROM WICKHAM ROAD R/W.

	NET	GROSS
TOTAL PDP AREA	317.10 ACRES	320.43 ACRES
PUBLIC RIGHT-OF-WAY	4.10 ACRES	
IF WEST RIDING CLUB ROAD (40' R/W)	2.44 ACRES	-
IF WCKHAM ROAD (80' R/W)	1.66 ACRES	-
PRIVATE RIGHT-OF-WAY	17.94 ACRES	
IF RAILSPOKE ROAD (80' R/W)	1.50 ACRES	-
IF ROUGHSTOCK TRAIL (70' R/W)	2.43 ACRES	-
IF ROUNDTOP RANCH ROAD SOUTH (70' R/W)	3.84 ACRES	-
IF ROUNDTOP RANCH ROAD NORTH (70' R/W)	3.99 ACRES	-
IF PAVE HAWK LANE (70' R/W)	2.61 ACRES	-
IF KAYLAN ROAD (70' R/W)	2.49 ACRES	-
IF PAVE HAWK LANE (70' R/W)	1.08 ACRES	-
DEDICATED OPEN SPACE	46.88 ACRES	50.83 ACRES
TRACT 100	11.30 ACRES	-
TRACT 200	10.60 ACRES	-
TRACT 300	1.71 ACRES	2.73 ACRES
TRACT 400	3.23 ACRES	5.31 ACRES
TRACT 500	1.30 ACRES	2.12 ACRES
TRACT 600	12.08 ACRES	12.14 ACRES
OPEN SPACE EASEMENTS (Tr. 19-21)	1.81 ACRES	-
OPEN SPACE EASEMENTS (Tr. 22)	0.83 ACRES	-
OPEN SPACE EASEMENTS (Tr. 31-32)	3.32 ACRES	-
OPEN SPACE EASEMENTS (Tr. 41, 42, 45, 46)	0.70 ACRES	-
OPEN SPACE EASEMENTS (Tr. 24-28)	0.66 ACRES	-
BUILDABLE AREA		191.48 ACRES
LOT AND DENSITY CALCULATIONS		
# OF TRACTS	53	
# OF RESIDENTIAL TRACTS	47	
AVERAGE RESIDENTIAL TRACT SIZE	5.28 ACRES	6.77 ACRES
DWELLING UNITS PER ACRE		0.15 DU
OTHER		
DRAINAGE EASEMENT (SEE DRAINAGE REPORT)		
UTILITY & ACCESS EASEMENTS	1.86 ACRES	
EXISTING SLOPE < 10%	1.86 ACRES	
FEMA FLOODPLAIN (PANEL No.56021C1067F)	N/A	

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.

PALMA
Land Planning

307.222.2158 | 1102 W. 19th St. | Cheyenne, WY 82001
www.PlanDesignWY.com

DRAWN BY:

NOTES:

■ POR. W. 1/2 SECTION 10, T.14N, R.67W OF THE 6TH P.M. ■
LARAMIE COUNTY, WYOMING

20.08.2020

