



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Marissa Pomerleau, Planner

DATE: April 22nd, 2021

TITLE: PUBLIC HEARING regarding a review and recommendation of the Preliminary Development Plan for Cross Tie Ranches, located in a portion of the NE1/4 Section 23 and the NW1/4 Section 24, T.13N., R.63W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Western R & D, LTD, on behalf of Malik Hegge of Mills, WY, has submitted a Preliminary Development Plan application for “Cross Tie Ranches” located southwest of the intersection of Road 206 and Road 148. The application has been submitted in order to prepare for subdivision of approximately 207 acres into 16 single-family residential lots.

BACKGROUND

The subject property is undeveloped and assessed as agricultural. The surrounding area consists of rural residential and agricultural properties of varying acreage.

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 Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas.

The subject property is located outside the PlanCheyenne and zoned boundaries and therefore cannot be impacted by these regulations.

Water and sewage disposal shall be provided by individual well and septic systems. With an average lot size of 12.94 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 5 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 subdivision will be accessed by two Rights-of-Way to be built off of Road 206. Letters requesting waiver of the Environmental Services and Impact Report and traffic and drainage studies were submitted with the application. The County Engineer, Public Works, and Planning Director have concurred with the waiver requests based on the information provided.

Agency review comments were received regarding fire apparatus access, an existing ROW located on the property, site layout, surrounding wildlife and clerical errors to the map.

No public comment was received in response to the adjacent landowner mailing.

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 Cross Ties Ranch Preliminary Development Plan:

1. Evidence of submittal of the Chapter 23 Study to DEQ shall be provided with the subdivision permit & plat application, with proof of DEQ approval required prior to plat recordation.
2. All agency comments regarding required corrections to the PDP and Land Analysis Map shall be addressed prior to submittal of the Subdivision Permit & Plat.

PROPOSED MOTION

I move to approve recommendations 2 for the Cross Ties Ranch Preliminary Development Plan and adopt the findings of fact a of the staff report.

ATTACHMENTS

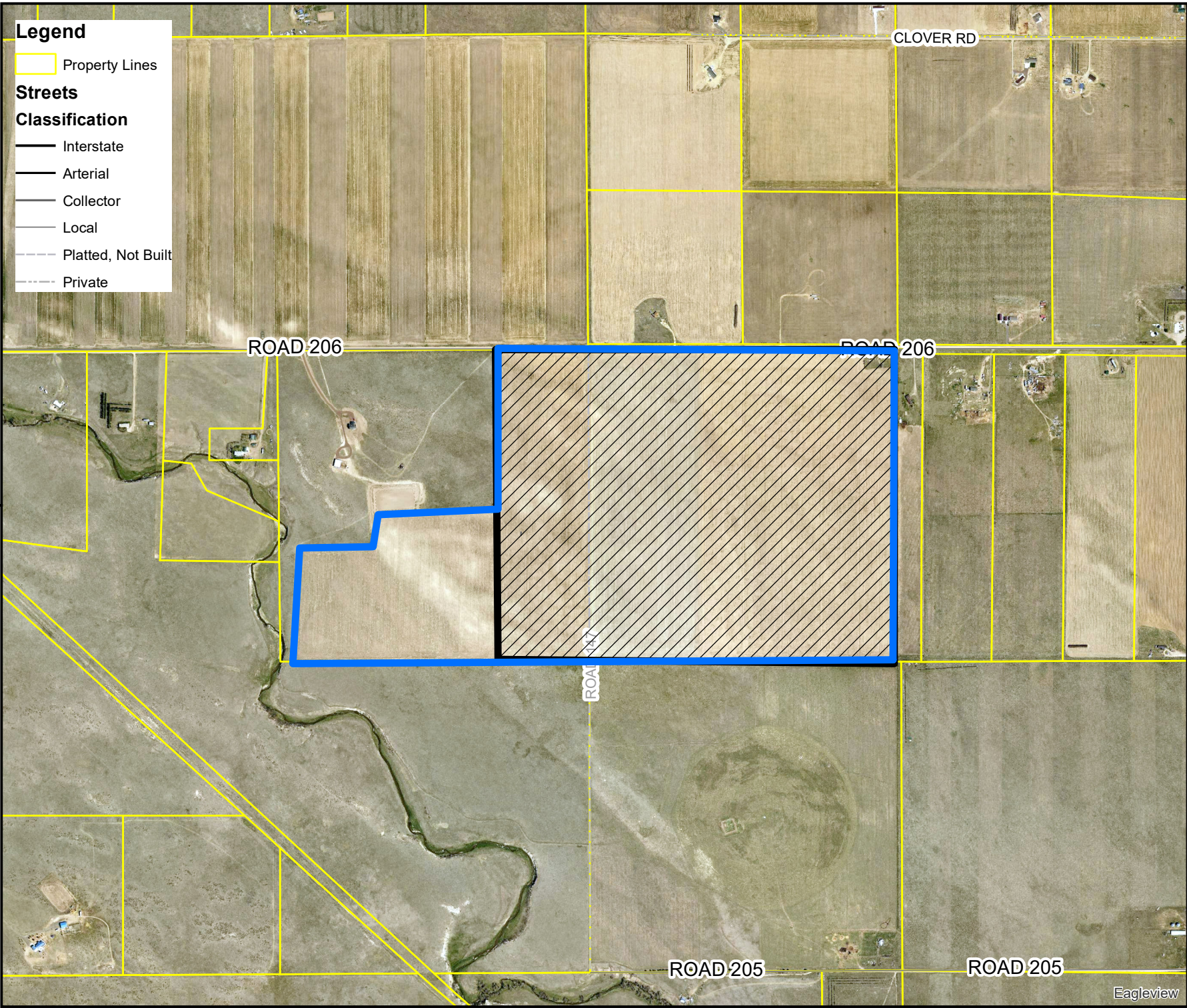
Attachment 1: Location Map

Attachment 2: Aerial Map

Attachment 3: Comprehensive Plan Map

Attachment 4: Agency Comments Report

Attachment 5: Preliminary Development Plan / Land Analysis Map



Laramie County, Wyoming



Cross Tie Ranches

Preliminary Development Plan

PZ-21-00077

Location Map

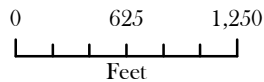
Subject Site



Subject Property



April 2021



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



**Cross Tie
Ranches**

**Preliminary
Development
Plan**

PZ-21-00077

Aerial Map

**Subject
Site**



**Subject
Property**



April 2021



0 400 800
Feet

Legend

Property Lines

Streets

Classification

Interstate

Arterial

Collector

Local

Platted, Not Built

Private

ROAD 206

ROAD 206

ROAD 206

Eagleview

Laramie County, Wyoming



Cross Tie
Ranches

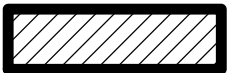
Preliminary
Development
Plan

PZ-21-00074

Comprehensive
Plan Map
Subject
Property



Project
Site



April 2021



0 500 1,000
Feet

Eagleview

Legend

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

Property Lines

Future Land Use Districts

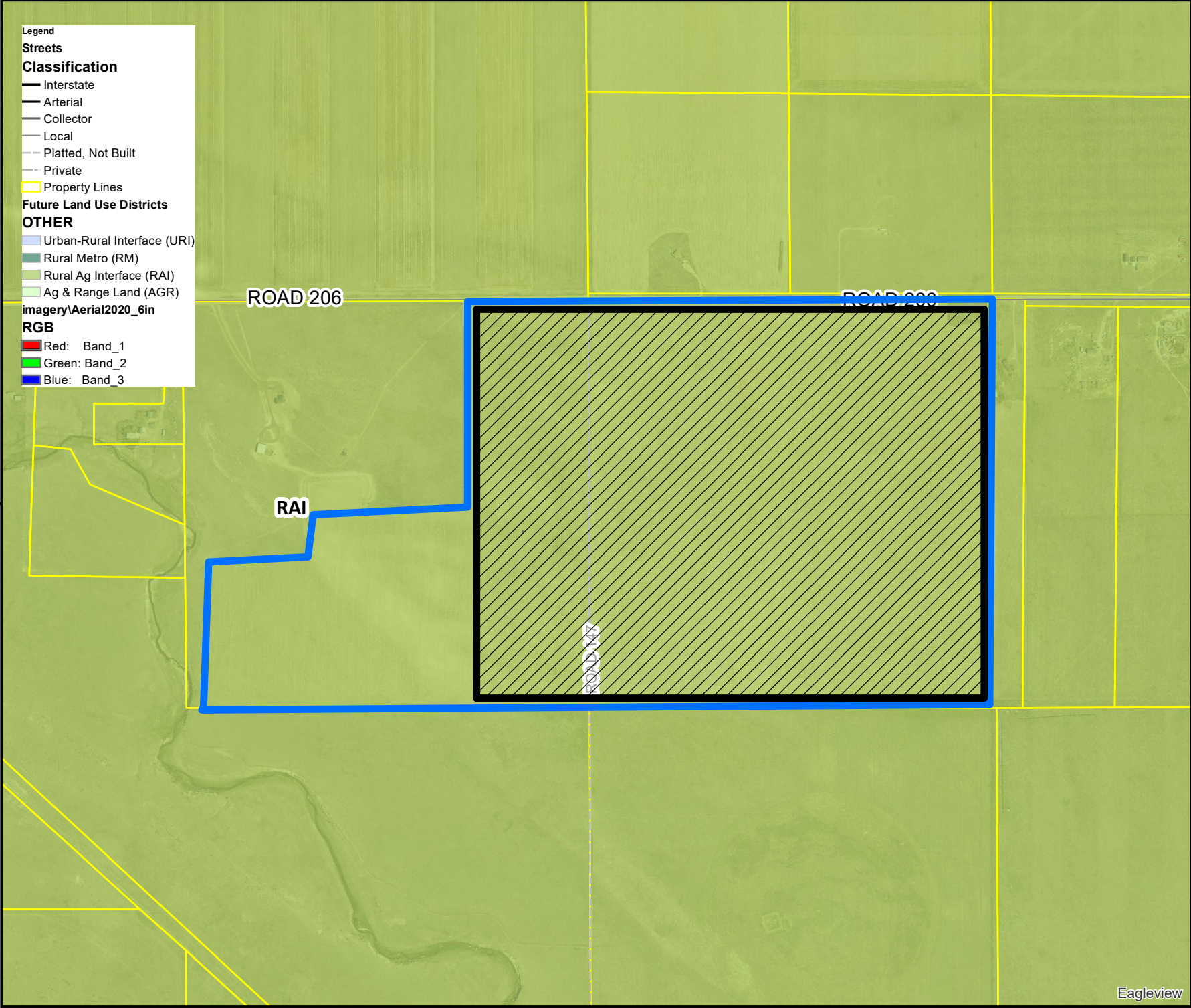
OTHER

- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)

imagery\Aerial2020_6in

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



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Building Dept.: Building Dept., Antony Pomerleau Comments Attached 04/08/2021
Advise that at time of development fire apparatus access shall comply with all applicable sections of 2018 IFC chapter 5.

Laramie County has adopted the 2018 I-codes and the 2020 NEC.

County Engineer: County Engineer, Scott Larson Comments Attached 04/07/2021

1. As this moves forward to the plat submittal, appropriate names for the proposed roadways should be used.
2. I concur with the request for a waiver of a detailed Traffic Study given the information provided.
3. I concur with the request for a waiver of a detailed Drainage Study at this time. A Drainage Study can be submitted with the roadway construction drawings to show how any culverts are sized.
4. As this moves forward to the plat submittal, the engineer should evaluate the need for any potential drainage easements to handle runoff from the roadside ditches that may flow through/across any of the Tracts and add them on the plat drawing. For example, runoff from the roadside ditches may flow south and/or east from the end of each of the cul-de-sacs and there may be a need for drainage easements on Tracts 4, 5, 12, and/or 13 that can be added to the plat drawing. All the easements shown currently are only for utilities and not drainage.
5. All proposed roadways shall be designed and constructed according with the LCLUR and the design drawings shall be submitted to the County for review and approval prior to construction.

County Public Works Department: County Public Works Department, David Bumann Comments Attached 04/01/2021

I agree with Traffic & Drainage Study waiver requests.

Interior roads appear to have 60'ROW rather than the County policy of 80'. Prior to building any roads, Construction drawings will have to be submitted showing the roads can be built to County standards within the 60' ROW width.

County Real Estate Office: County Real Estate Office, Laura Pate Comments Attached 03/30/2021

No Plat Map

Intraoffice: Planners, Cambia McCollom Comments Attached 03/25/2021

An 80 foot Right-of-way exists on the Section line between Section 23 & 24 in T13N R63W. It was established on 12/31/1923 (Commissioner Journal J Page 7, known then

as CR 8-78).

Intraoffice: Planners, Marissa Pomerleau Comments Attached 04/07/2021

1. A Wyoming DEQ Chapter 23 Study submittal letter will be required to be submitted with the Subdivision Permit & Plat application.
2. The title of the map is Preliminary Development Plan and Land Analysis Map. However, the "Drawing Title" only states Preliminary Development Plan. Please revise.
3. The map only shows non-buildable area.
4. The Land Analysis must include a table stating all non-buildable area to include: Areas in which slopes are 10 percent or greater, flood-ways and 100-year flood plains, bodies of water, significant natural features, such as ridge lines and mature trees to be preserved, soils unsuitable for building, and existing and proposed easement, roads, trails or other features where building is prohibited.
5. The name and address of the owner and the designer of the subdivision development as well as the engineer and/or surveyor must be included.
6. Please see Intraoffice, Cambia McCollom's comment regarding existing ROW.
7. The direction of all surface drainage must be shown by arrows.
8. Are there any proposed drainage easements or only utility easements? Any drainage easements must be indicated on the map.
9. The PDP does not include a reference to Cheyenne/Laramie County GIS Program or a reference to NAVD88. Sources must be stated, see Section 2-1-101(j)(iii)(J) of the Land Use Regulations for specifications.
10. The present and proposed land use for each tract are not indicated.
11. Please complete the required Environmental and Services Impact Report.
12. Is every part of each proposed tract buildable?

Wyoming Game & Fish Dept: Wyoming Game & Fish, Wyoming Game and Fish Dept Comments Attached 03/31/2021

See attached letter.

AGENCIES WITH NO COMMENTS:

County Assessor
County Attorney
WYDOT
Combined Communications Center
High West Energy

AGENCIES WITH NO RESPONSE:

County Treasurer
Environmental Health
WY State Engineer's Office
Wyoming DEQ

Emergency Management
Sheriff's Office
RT Communications
Fire District No 4



WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

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

wgfd.wyo.gov

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March 31, 2021

WER 4502.193
Laramie County Planning and Development Office
PZ-21-00074
Cross Tie Ranches
Preliminary Development Plan Application
Laramie County

Marissa Pomerleau
Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, WY 82009
mpomerleau@laramiecounty.com

Dear Ms. Pomerleau,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the Preliminary Development Plan Application for the Cross Tie Ranches subdivision located north of Carpenter in Laramie County. We offer the following comments for your consideration.

This project is located in yearlong seasonal range for mule deer and pronghorn, and winter/yearlong seasonal range for whitetail deer. Homeowners should be aware that these wildlife may damage ornamental trees and shrubs. We recommend not feeding wildlife, which can concentrate animals and increase disease spread and damage to landscaping. Artificial feeding can also have serious health consequences for wildlife, especially for mule deer which are often unable to digest food sources outside their normal diet. We recommend clustering houses and buildings together to leave as much open space for wildlife as possible.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Mark Conrad, Habitat Protection Biologist, at 307-777-4509.

Sincerely,

Marissa Pomerleau
March 31, 2021
Page 2 of 2 – WER 4502.193

Amanda Losch
Habitat Protection Supervisor

AL/mc/ct

cc: U.S. Fish and Wildlife Service
Martin Hicks, Wyoming Game and Fish Department
Embere Hall, Wyoming Game and Fish Department
Chris Wichmann, Wyoming Department of Agriculture

DEDICATION

Know All Persons by These Presents:

MAHegge, LLC, a Wyoming Limited Liability Company, owner in fee simple of the Northeast quarter of Section 23 and the Northwest Quarter of Section 24, Township 13 North, Range 63 West of the 6th P.M., Laramie County, Wyoming, EXCEPTING THEREFROM a tract of land situate in a portion of the Northeast quarter of Section 23, Township Thirteen North, Range 63 West of the 6th P.M., Laramie County, Wyoming as recorded in Book 2600, Page 640; has caused the same to be surveyed, platted, and known as Cross Tie Ranches and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their free and voluntary wishes and desires and do hereby grant any and all easements as hereon shown for the purposes as indicated.

Malik Hegge, Managing Member

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF LARAMIE } ss

The foregoing instrument was acknowledged before this

day of 2021, by

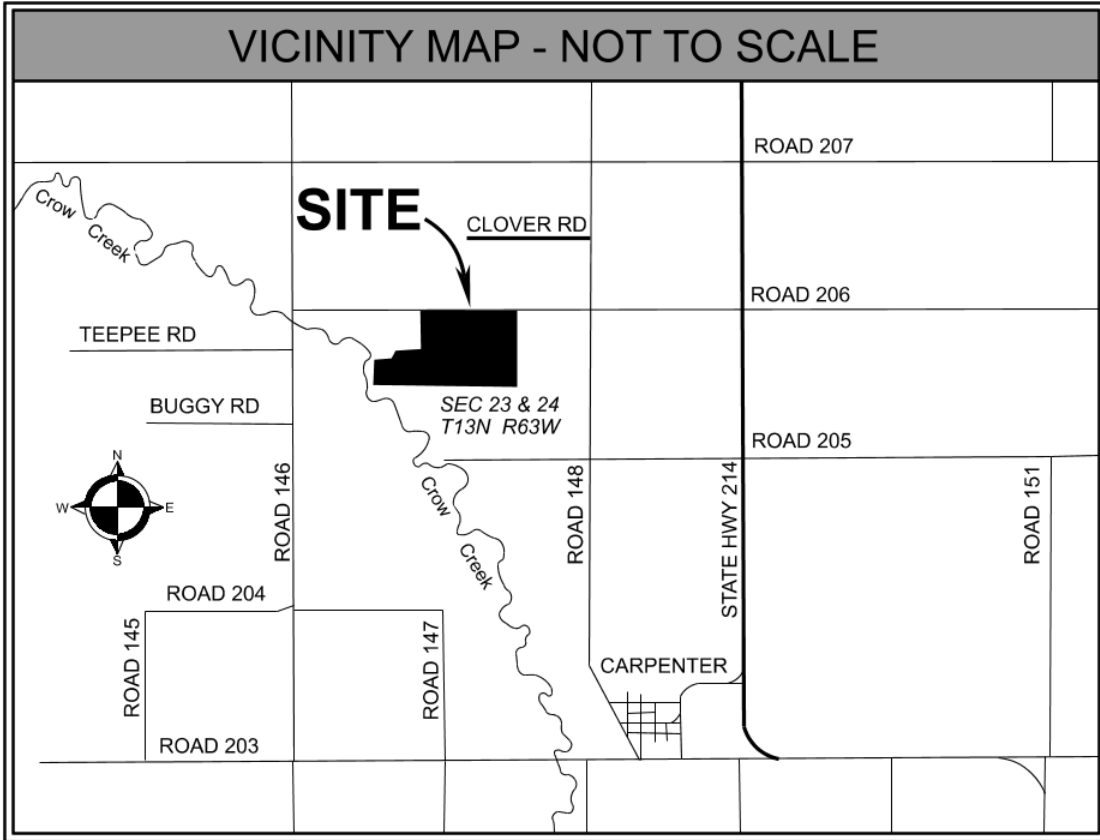
Malik Hegge, Managing Member, MAHegge, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires:

NO CENTRAL WATER SYSTEM OR SEWER SYSTEM ARE PROPOSED

WASTEWATER PERMITS ARE REQUIRED FOR EACH LOT.
ALL SMALL WASTEWATER SYSTEMS MUST HAVE A 50' SETBACK FROM ALL PROPERTY LINES.
CONTACT ENVIRONMENTAL HEALTH FOR QUESTIONS AT 307-633-4090.



Filing Record

The State of Wyoming
County of Laramie } ss

This instrument was filed for record

County Clerk & Ex-Officio Registrar of Deeds

Western
RESEARCH & DEVELOPMENT, LTD.
5908 YELLOWSTONE ROAD, SUITE B CHEYENNE, WY. 82009 (307) 632-5656

MAHEGGE, LLC
P.O. BOX 1416
MILLS, WY 82644

CLIENT INFORMATION

PRELIMINARY
DEVELOPMENT PLAN

PROJECT NUMBER:
110-1880-00

DRAWING PATH
Z:\Projects\110-1880-00 206 Subdivision\project_survey\sheet_files

DRAWING TITLE

DATE:
MARCH 11, 2021

SCALE:
1" = 300'

DRAWN/CHECKED BY:
LB/GNG

SHEET NUMBER

1 of 1

PRELIMINARY DEVELOPMENT PLAN
AND LAND ANALYSIS MAP

CROSS TIE RANCHES

A TRACT OF LAND LOCATED IN PART OF THE
NORTHEAST 1/4 OF SECTION 23 AND THE NORTHWEST 1/4
OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 63 WEST
OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

APPROVALS

Approved by the Laramie County Planning Commission
this day of 2021

Planning Commission Chairman, Laramie County, Wyoming

Approved by the Laramie County Board of Commissioners
this day of 2021

Board of Commissioners Chairman, Laramie County, Wyoming

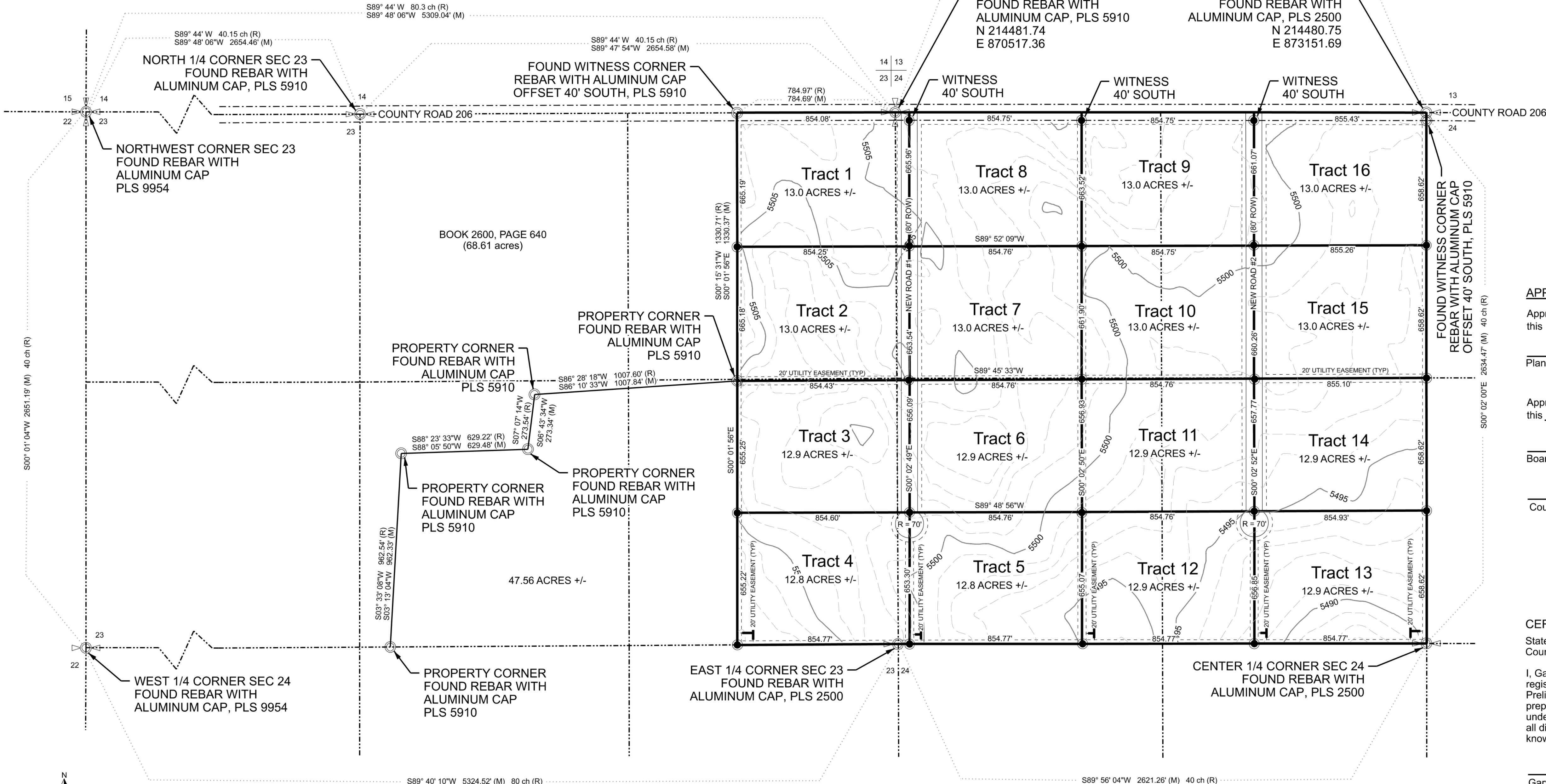
County Clerk

CERTIFICATE OF SURVEYOR

State of Wyoming
County of Laramie } ss

I, Gary N. Grigsby, a Professional Engineer and Land Surveyor
registered in the State of Wyoming do hereby certify that this
Preliminary Development Plan and Land Analysis Map was
prepared from the records and field notes of a survey conducted
under my supervision during the month of February, 2021, and that
all dimensions and other details are correct to the best of my
knowledge and belief.

Gary N. Grigsby, Wyoming PE & PLS # 9283
March 11, 2021 (Job #110-1880-00)
For and on behalf of Western Research & Development, Ltd.



LEGEND OF SYMBOLS & ABBREVIATIONS

	PROPERTY BOUNDARY		FOUND SECTION CORNERS
	SECTION LINES		FOUND QUARTER SECTION CORNERS
	RIGHT OF WAY		FOUND MONUMENTS AS NOTED
	UTILITY EASEMENT		MAJOR TOPOGRAPHIC CONTOUR
	RECORD DISTANCE		MINOR TOPOGRAPHIC CONTOUR
	MEASURED DISTANCE		
	SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 9283"		
	FOUND MONUMENTS AS NOTED		

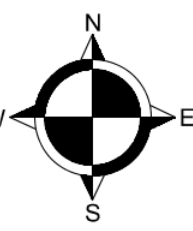
NONBUILDABLE AREA

EASEMENTS +/- 18.5 acres

NEW ROADS +/- 3.8 acres

MISCELLANEOUS NOTES

- BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, T13N, R63W BEING N89°58'00"W PER GLO RECORD. SAID LINE BEING MONUMENTED ON THE EAST BY REBAR WITH ALUMINUM CAP, PLS 2500 AND MONUMENTED ON THE WEST BY REBAR WITH ALUMINUM CAP, PLS 5910.
- SURVEY DATUM FOR THIS PROJECT IS BASED ON STATE PLANE COORDINATES NAD 83. WYOMING EAST ZONE WITH DISTANCES SHOWN IN SURVEY FEET AND WITH ELEVATIONS BASED ON NAVD 88 USING GEOID 12B.
- THIS PROPERTY LIES WITHIN FIRE DISTRICT #4.
- EACH LOT WILL HAVE SEPARATE WELLS AND SEPTIC SYSTEMS IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES, RULES, AND REGULATIONS.



0' 300' 600'
SCALE: 1" = 300'

FLOOD NOTE

By graphic plotting only, this property is in Zone "X" of the flood insurance rate map, Community No. 560029, Map Number 56021C1475F which bears an effective date of January 17, 2007 and is not in a special flood hazard area as shown on the FEMA website (<http://msc.fema.gov>). No field surveying was performed to determine this zone.