



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Planning Commission

**FROM:** Joseph M. Scherden, Planning Technician

**DATE:** June 24, 2021

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit and Plat for Lone Tree Ridge Estates, 2<sup>nd</sup> Filing, located in a portion of the N1/2 N1/2 Sec. 19 and S1/2 SE1/4 Sec. 18, T.13N., R.69W., of the 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of G and G Enterprises of Wyoming, LLC, has submitted a Subdivision Permit and Plat application for Lone Tree Ridge Estates, 2<sup>nd</sup> Filing, located on Jenny Lynn Road. The application has been submitted for the purpose of subdividing the property into five tracts for residential use.

### BACKGROUND

The subject property is currently 35 acres of vacant residential land in the unzoned area of Laramie County. The surrounding area consists of residential, vacant residential, and agricultural tracts of varying acreage.

### Pertinent Regulations

**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 Ag & Range land (AGR). The Ag and Range Land are outlying areas of Laramie County and are typically far removed from the providers of public services and have relatively lower levels of road access. Primary uses are agriculture crop and livestock production, and associated residential uses. Any new

development in this area shall address water availability, public lands access, cultural resource preservation, and roads and connectivity.

This property is outside of the zoned boundary. PlanCheyenne does not address this area and therefore does not impact this project.

Several reviewing agency comments were received. These comments are directed to corrections on the plat, and staff is currently awaiting a response and updates based on reviewing agency comments.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners

Staff finds this application is in conformance with the plans and policies of Laramie County. The attached resolution shall serve as the subdivision permit upon approval by the Board.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Planning Commission 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 Planning Commission recommend approval of the Subdivision Permit and Plat for Lone Tree Ridge Estates, 2<sup>nd</sup> Filing to the Laramie County Board of Commissioners with the following condition:

1. All clerical corrections to the Plat shall be addressed prior to recordation of the Plat.

### **PROPOSED MOTION**

**I move to recommend approval of the Subdivision Permit and Plat for Lone Tree Ridge Estates, 2<sup>nd</sup> Filing to the Laramie County Board of Commissioners with one condition, 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: Applicant Traffic/Drainage Study Waiver Request**
- Attachment 5: Agency Comments Report**
- Attachment 6: Draft Resolution**
- Attachment 7: Plat**



# Laramie County, Wyoming



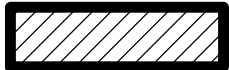
**Lone Tree  
Ridge Estates  
2nd Filing**

**Subdivision Permit  
and Plat**

**PZ-21-00155**

**Location  
Map**

**Subject  
Property**



May 2021



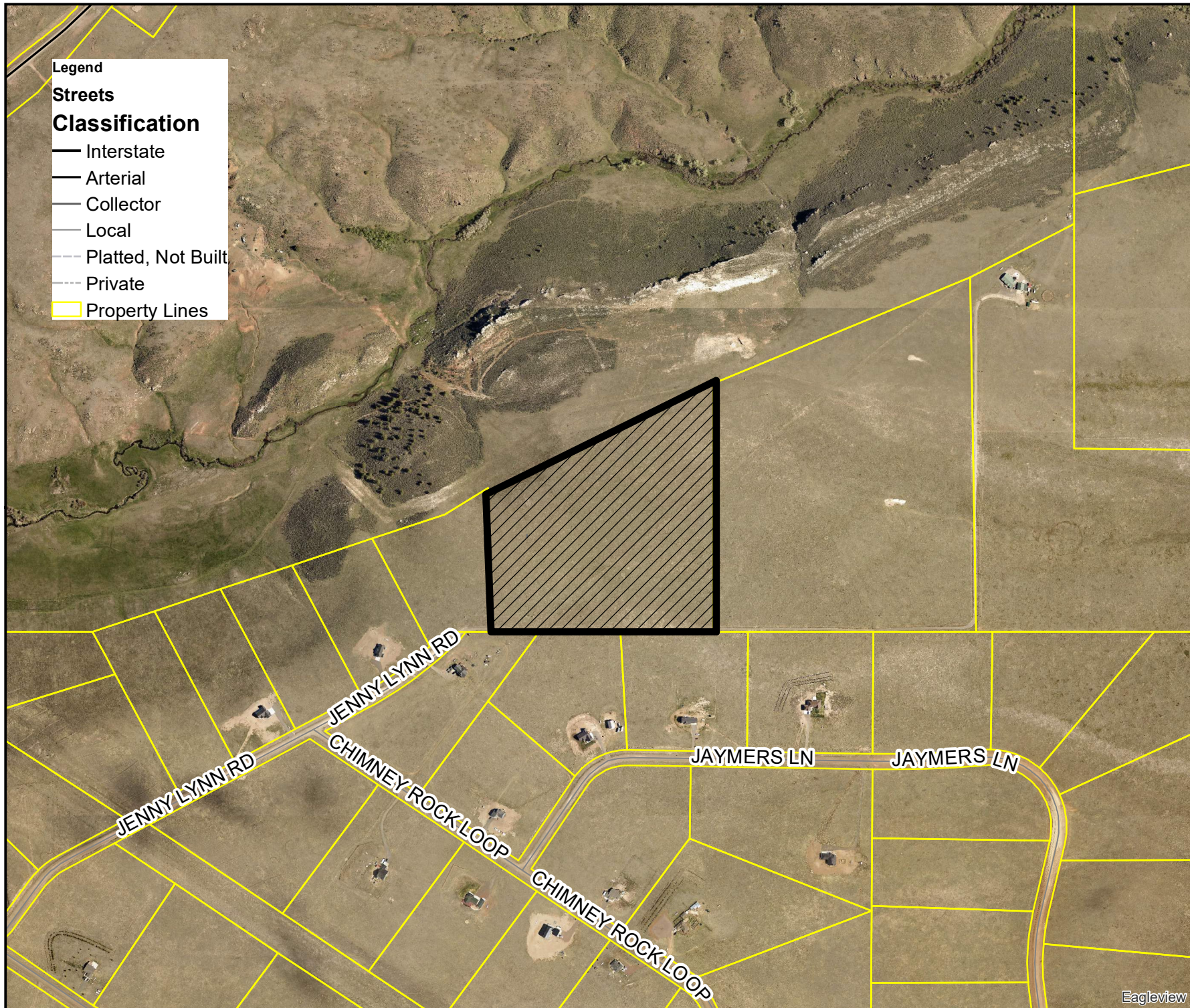
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**Legend**

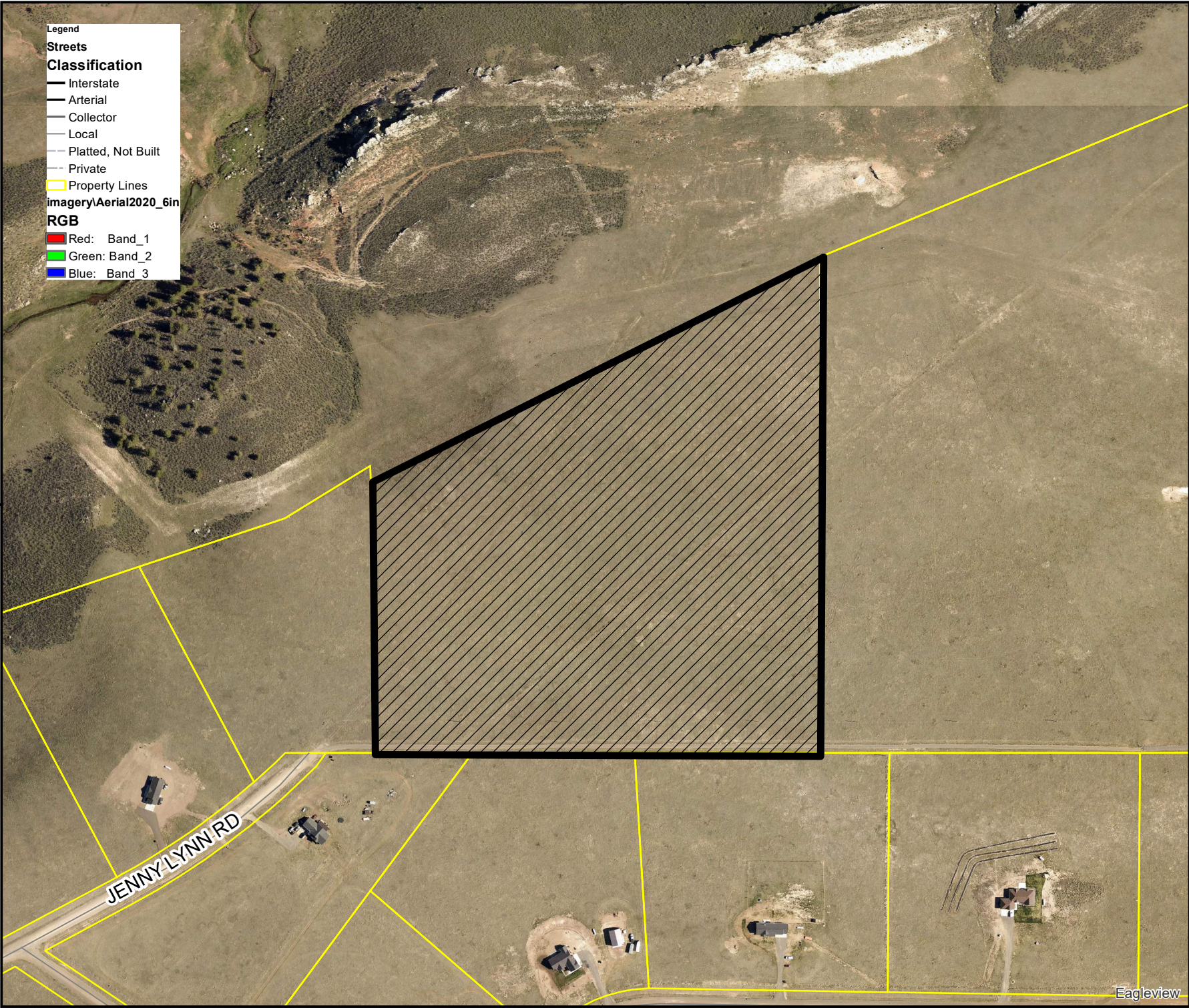
**Streets**

**Classification**

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







**Legend**

**Streets**

**Classification**

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

Property Lines

imagery\Aerial2020\_6in

**RGB**

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

# Laramie County, Wyoming



**Lone Tree  
Ridge Estates  
2nd Filing**

**Subdivision Permit  
and Plat**

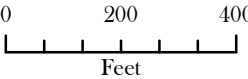
**PZ-21-00155**

**Aerial Map**

**Subject  
Property**



May 2021



Eagleview

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# Laramie County, Wyoming



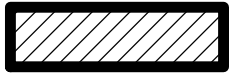
**Lone Tree  
Ridge Estates  
2nd Filing**

**Subdivision Permit  
and Plat**

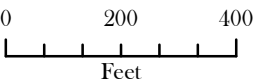
**PZ-21-00155**

**Comprehensive  
Plan Map**

**Subject  
Property**



May 2021



**Legend**

**Streets**

**Classification**

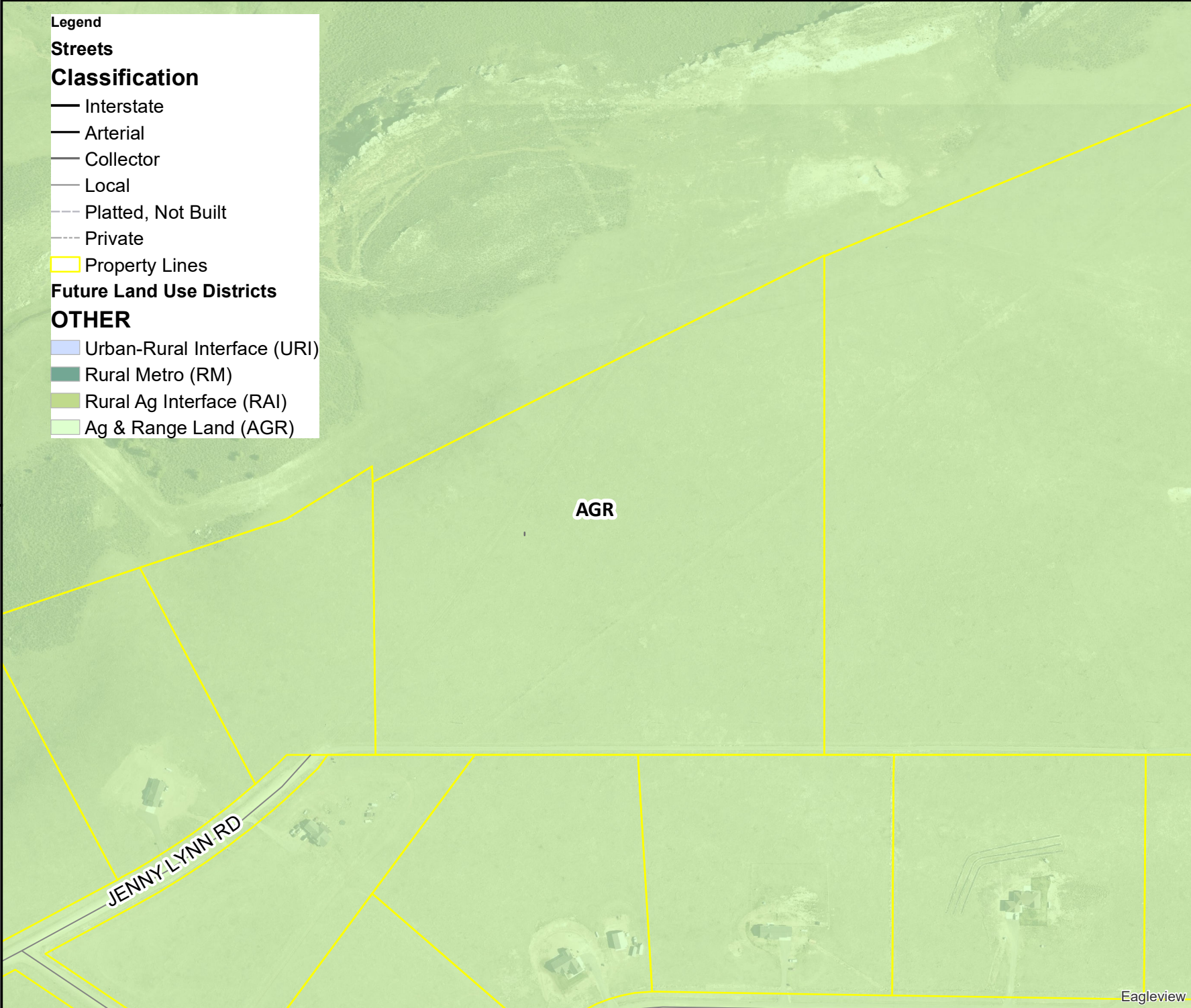
- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

Property Lines

**Future Land Use Districts**

**OTHER**

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



Eagleview

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May 14, 2021  
Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82007  
(307) 633-4303

**InRe: Request for waiver of the Traffic Study & Drainage Report requirements for a Final Plat, to be known as LONE TREE RIDGE ESTATES, 2<sup>nd</sup> FILING, situate in the N1/2N1/2 Section 19, and S1/2S1/2S1/2 T.13N., R.69W. of the 6th P.M., Laramie County, WY. (±34.97 acres)**

Steil Surveying Services, agent for the owner has submitted a plat to divide the above-noted property into five (5) residential tracts averaging 7.0 acres per tract. Following the pre-application meeting, this letter is submitted requesting a waiver from the requirements for a Preliminary Development Plan (PDP), Traffic Study, Drainage Study, and GESC Permit pursuant to Sections 2-1-100 (b)iii, 3-1-105, 3-2-102 and 2-2-133 of the Laramie County Land Use Regulations.

The proposed plat will establish five (5) new residential Tracts. Three (3) of the Tracts will front directly on the public extension of Jenny Lynn Road and all of the proposed Tracts will utilize an internal shared access drive. The proposed Tracts will meet all applicable regulations for the Granite Canyon Rural Center and will not generate any substantial negative impact to traffic and drainage in the area.

No portion of the proposed subdivision falls within a FEMA 100-year Special Flood Hazard Area per F.I.R.M PANEL No. 56021C1300F; dated January 17, 2007; and given the lack of existing drainage/flood problems in the area and the minimal scope of proposed development, we are requesting a waiver from any detailed drainage study. There is no history of, or potential for, drainage problems at the site, or downstream of the site as a result of this subdivision.

Preliminary traffic generation numbers are as follows:

TRAFFIC AND TRIP GENERATION BY USE <sup>+</sup>			
SINGLE-FAMILY RURAL RESIDENTIAL			
AVERAGE DAILY TRIPS			
Existing Tract	1 Units (Tracts) x 6 ADT	=	6
Proposed additional	4 Units (Tracts) x 6 ADT	=	24
TOTAL			30 AVERAGE DAILY TRIPS (ADT)
A.M./P.M. PEAK-HOUR TRIPS			
Existing platted lots	1 Units (Tracts) x 1.6/Unit	=	1.6
Proposed additional	4 Units (Tracts) x 1.6/Unit	=	6.4
TOTAL			8.0 PEAK HOUR TRIPS
<sup>+</sup> Calculation based on ITE Trip Generation, 8 <sup>th</sup> Edition			

Given the minimal impacts of the proposed subdivision, the absence of existing drainage, traffic or sediment control problems in the area, the discussions during the pre-application meeting, and conformance with applicable sections of the Laramie County Land Use Regulations and other applicable state and local regulations, we respectfully submit this request on behalf of the owner.

Please contact me with any questions or concerns.

Thank you,



Casey L. Palma, AICP  
Steil Surveying Services, LLC  
[CPalma@SteilSurvey.com](mailto:CPalma@SteilSurvey.com)



**Building Dept.:** Building Dept., Antony Pomerleau Comments Attached 05/26/2021  
Advise applicant fire apparatus access roads shall be in compliance with 2018 IFC chapter 5 and appendix D.

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

**County Attorney:** County Attorney, Joe Chenchar Comments Attached 06/02/2021  
1. Change the year in the approvals section from 2018 to 2021.  
2. Is the cul de sac intended to be an extension of Jenny Lynn Rd., or is it going to have a new street name?

**County Engineer:** County Engineer, Scott Larson Comments Attached 06/02/2021  
Engineer Review  
1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since the proposed action will have a negligible impact on both.  
2. The year shown in the Approval section on the plat need to be changed from 2018 to 2021.  
3. The access easements should have a road name associated with them for addressing and for emergency vehicles to locate each of the lots/tracts.  
4. The roadway from Jenny Lynn Road to the end of the cul-de-sac will need to be designed and constructed to current LCLUR requirements. The design plans shall be submitted to the County for review and approval.

Surveyor Review

1. The text for some of the boundary dimensions and bearings is very small and difficult to read. It would help the users utilize the plat if the text was enlarged.  
2. It appears that the 80' ACCESS AND UTILITY EASEMENT (B1922, P635) extends west of the west boundary of TRACT 1 to tie into JENNY LYNN ROAD. It also appears that NOTE 5 is meant to further clarify that EASEMENT disposition, however maybe the drawing could be further labeled to make it clear.  
3. With respect to the "30' EASEMENT TO UPRR FOR WATERLINE (ABANDONED) AND ELECTRIC CABLE PURPOSE RECORDED B522, P392", is the whole easement abandoned or just the "WATERLINE" portion of the easement abandoned?

**County Public Works Department:** County Public Works Department, Jeremy Fulks Comments Attached 06/01/2021

1. Plat states that access will be from Jenny Lynn Road but plat does not show connection.  
2. Easement to Tracts 1-5 will be built to county standards.  
3. Land analysis map required as stated in LCLUR 2-1-100 (j) (ii).  
4. LCLUR 2-1-100 (j) (iii) (G) Direction of surface drainage, shown by the use of arrows, for surface drainage on all lots, streets, alleys and easements. All proposed drainage easements shall be shown.

5. LCLUR 2-1-100 (j) (iii) (J) Topography at two-foot contour intervals or at a greater contour interval, if appropriate, that will clearly show the drainage and road conditions. Elevations shall be referred to the latest edition of the Cheyenne/Laramie County GIS Program aerial mapping and referred to NAVD88. Outside this aerial mapping area, elevation shall be referred to the latest USGS vertical datum where contours have been taken from USGS Maps. The map shall state the source.
6. LCLUR 2-1-100 (j) (iv) Environment and Services Impact Report, need to be attached.
7. Approved and Signed by the Planning Commission.
8. Signed by Owners

**Environmental Health:** Environmental Health Department, Roy Kroeger Comments Attached 06/02/2021  
Laramie County Small Wastewater System Regulations

A DEQ Chapter 23 study is needed for this plat. The developer was notified with the first filing that they would have to do the study if they added additional lots to the first filing. The development of five lots at a time is not a workaround for the State Statute.

A perc test and ten-foot site hole will be required prior to the issuance of a small wastewater system permit which will be required on each lot prior to building.

Small wastewater systems shall be located fifty feet from any property line.

**High West Energy:** High West Energy, David Golden Comments Attached 05/20/2021  
HWE requests a dedicated 12 foot utility easement be provided on both sides of the 60 foot easement along the road. This will ensure power can be looped in for reliable service.

**Intraoffice:** Planners, Cambia McCollom Comments Attached 05/25/2021  
Given the current situation out there, it might be prudent to name the access easement along the South "Jenny Lynn RD". 692 Jenny Lynn RD (Owner McClarnon) is further down the easement. Is the intent to give a name to the mutual Ingress/Egress easement?

The mutual easement noted in Note 6 doesn't touch Tract 1, yet they are to have an interest in it. Just checking that it is intentional.

**Planners:** Planners, Joe Scherden Comments Attached 06/01/2021  
2-1-101(e)(viii): The year in the chairman's approval block shows as "2018," this needs to be updated to "2021."  
2-1-101(e)(xii)(C): The location and dimensions with boundary ties for all existing and proposed utility, drainage, access, or other easements. Jenny Lynn road should be continued as a public ROW.  
2-1-101(e)(xii)(K): Since the project is within the Community Wildfire Protection Plan (CWPP) area, a note shall be added to the face of the plat describing what hazard



level(s) the property lies within.

According to the parcel viewer, the southern boundary of subject property is only adjacent to Willadsen Estates, tracts 29, 36 & 37. The plat also shows tract 38 on the southern boundary.

**Wyoming Game & Fish Dept:** Comments Attached 05/21/2021

**Agencies with No Comments:**

County Assessor, County Real Estate, Sheriff's Office, WYDOT, Combined Communications Center

**Agencies with No Response:**

CenturyLink, County Conservation District, County Treasurer, Emergency Management, Fire District No. 10, Laramie County Weed & Pest



## 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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KENNETH D. ROBERTS

May 21, 2021

WER 4502.199  
Laramie County Planning and Development Office  
Lone Tree Ridge Estates, 2<sup>nd</sup> Filing  
Subdivision Permit Application  
PZ-21-00155  
Laramie County

Joe Scherden  
Laramie County Planning and Development Office  
3966 Archer Parkway  
Cheyenne, WY 82009  
jscherden@laramiecounty.com

Dear Mr. Scherden,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the subdivision permit application for Lone Tree Ridge Estates located in Laramie County. We have no terrestrial wildlife or aquatic concerns pertaining to this application.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Matt Fry, Habitat Protection Biologist, at 307-777-4510.

Sincerely,

Amanda Losch  
Habitat Protection Supervisor

AL/mf/ct

cc: U.S. Fish and Wildlife Service  
Chris Wichmann, Wyoming Department of Agriculture



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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
A PORTION OF THE N1/2 N1/2 SEC. 19 and S1/2 SE1/4 SEC. 18, T.13N., R.69W.,  
of the 6<sup>th</sup> P.M., LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOWN AS “LONE TREE RIDGE ESTATES, 2<sup>ND</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 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 Lone Tree Ridge Estates, 2<sup>nd</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 Lone Tree Ridge Estates, 2<sup>nd</sup> Filing with the following condition:**

1. All clerical corrections to the Plat shall be addressed prior to recordation of the Plat.

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

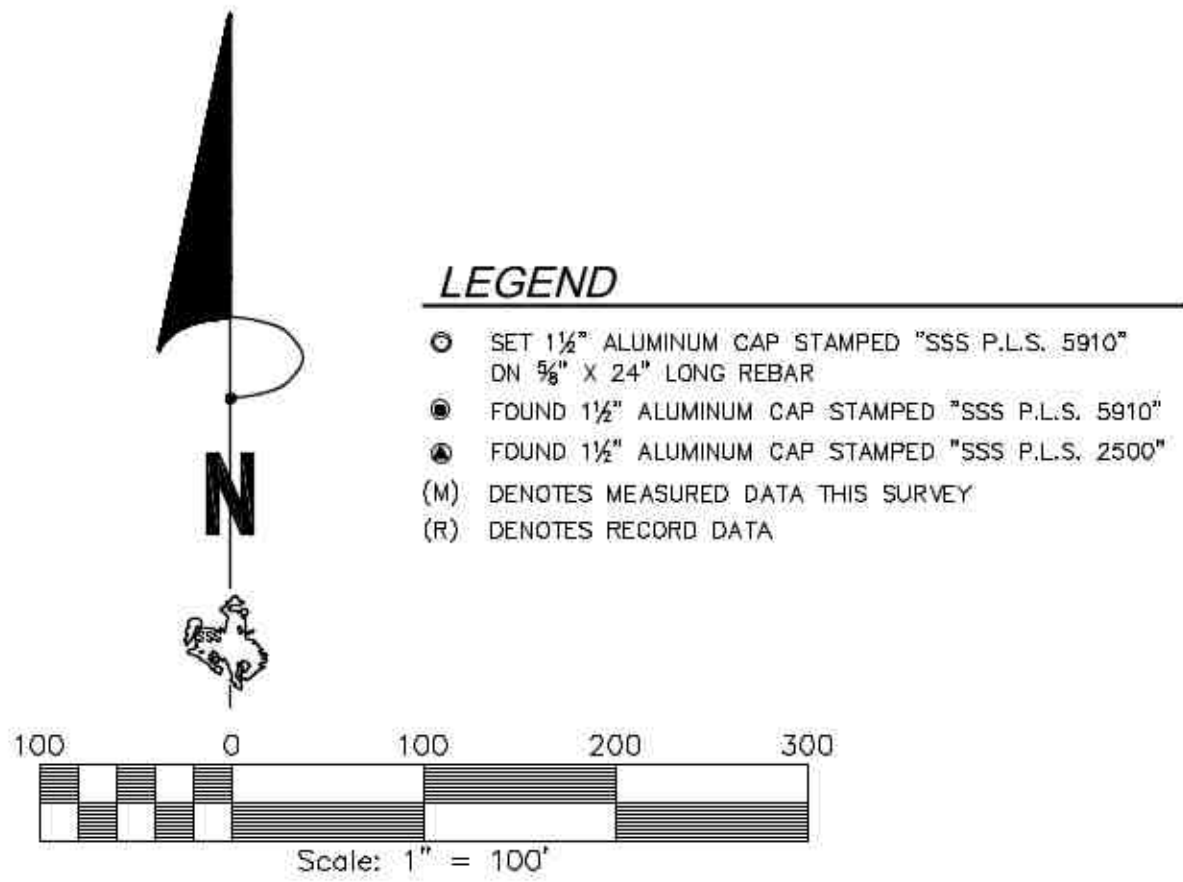
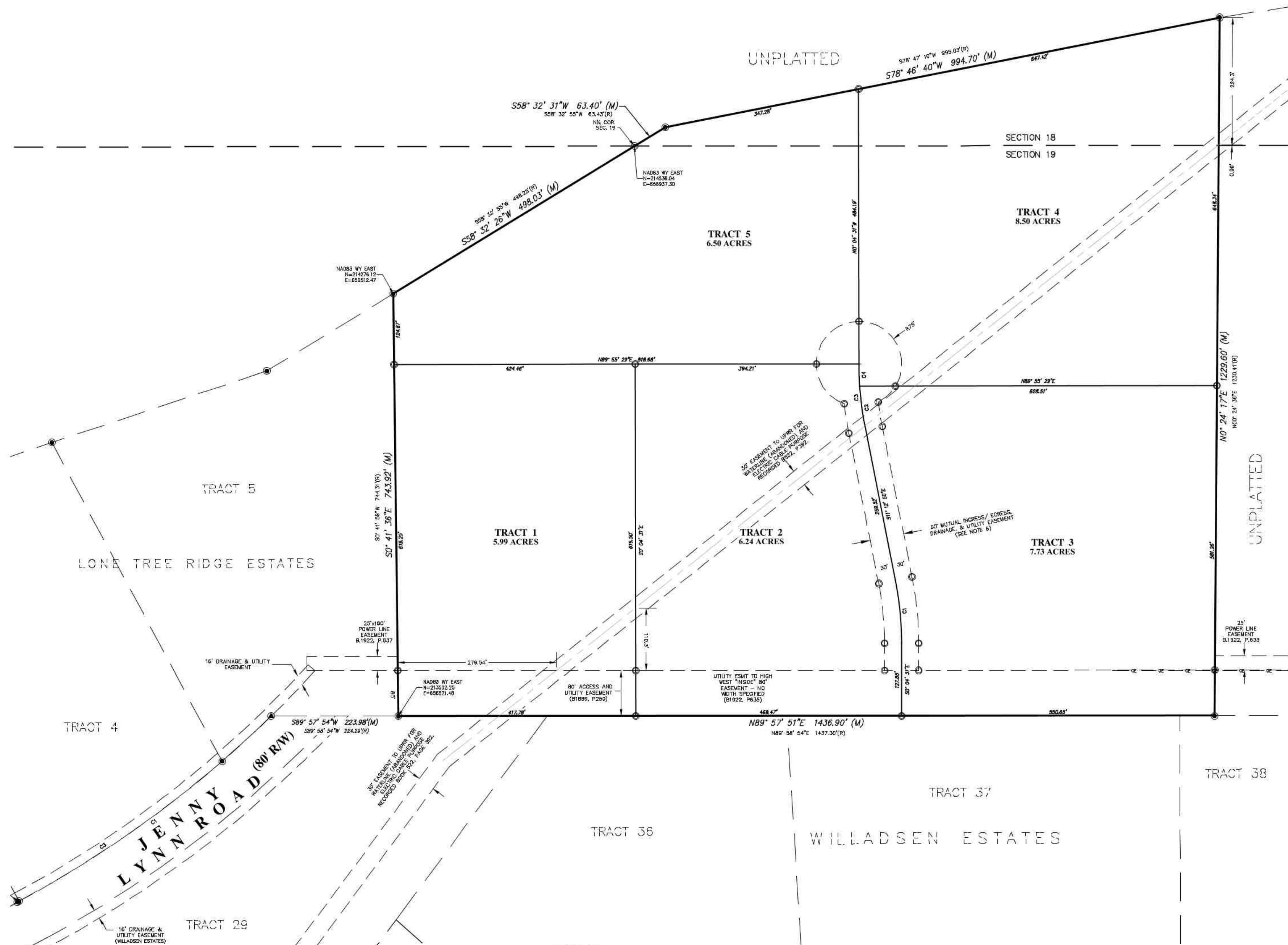
\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney’s Office



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM = NO PROPOSED CENTRALIZED SEWAGE SYSTEM = FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #10 = NO PUBLIC MAINTENANCE OF INTERIOR ROADS = THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: G and G Enterprises of Wyoming, LLC, a Wyoming limited liability company, owner in fee simple of A tract of land situated in a portion of the North Half of the North Half (N $\frac{1}{2}$ N $\frac{1}{2}$ ) of Section 19 and the South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section 18, Township 13 North, Range 69 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the North Quarter corner of said Section 19, thence S.58°32'55"W., (when considering the north line of the NW $\frac{1}{4}$  of said Section 19 bears S.89°55'24"W.), a distance of 498.25 feet; thence S.00°41'59"E., a distance of 744.31 feet to the north line of Willadsen Estates; thence N.89°58'54"E., along the north line of said Willadsen Estates, a distance of 1437.30 feet; thence N.D0°24'36"E., a distance of 1230.41 feet; thence S.78°47'10"W., a distance of 995.03 feet; thence S.58°32'55"W., a distance of 63.43 feet to the Point of Beginning.

Has caused the same to be surveyed, platted and known as: LONE TREE RIDGE ESTATES, 2ND FILING, and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do furthermore dedicate to the public the easements as shown hereon for the purposes indicated.

Victoria Ganskow as Registered Agent for G and G Enterprises of Wyoming

### OWNER ACKNOWLEDGEMENT

STATE OF WYOMING }  
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021  
by \_\_\_\_\_ as Registered Agent for G and G Enterprises of Wyoming.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Licensed 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.

## LONE TREE RIDGE ESTATES 2nd FILING

SITUATED IN THE N $\frac{1}{2}$ N $\frac{1}{2}$  OF SECTION 19 AND THE S $\frac{1}{2}$ S $\frac{1}{2}$ S $\frac{1}{2}$  OF SECTION 18, T.13N., R.69W., OF THE 6TH P.M., LARAMIE COUNTY, WYOMING  
PREPARED APRIL, 2021

### NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.99996259114
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 3/4" X 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #56021C1300F, DATED JANUARY 17, 2007.
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
5. ALL ACCESS TO LOTS WITHIN THIS PLAT SHALL BE FROM JENNY LYNN ROAD ("80' PUBLIC ACCESS & UTILITY EASEMENT" AS SHOWN ON PLAT OF LONE TREE ESTATES AND DEEDS) (JENNY LYNN ROAD PLATTED WITH WILLADSEN ESTATES)
6. GRANTED HEREON MUTUALLY BY AND BETWEEN THE OWNER(S) OF TRACTS 1, 2, 3, 4, & 5, THIS PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED.

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11° 08' 19"	575.00'	S5° 38' 41"E	111.61'	111.78'
C2	7° 25' 57"	602.83'	N7° 29' 52"W	78.15'	78.20'
C3	11° 08' 19"	602.83'	S5° 38' 41"E	117.01'	117.19'
C4	3° 42' 22"	602.83'	S1° 55' 42"E	38.99'	38.99'

### APPROVAL

Approved by the Laramie County Planning Commission  
this \_\_\_\_ day of \_\_\_\_\_, 2018.

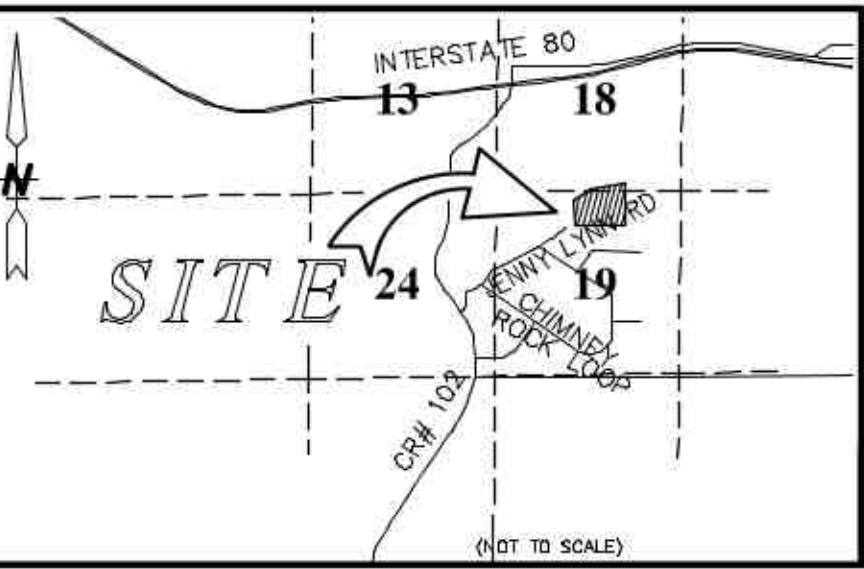
Chairman

Approved by the Board of Commissioners of Laramie County,  
Wyoming this \_\_\_\_ day of \_\_\_\_\_, 2018.

Chairman

ATTEST: County Clerk

### VICINITY MAP



### FILING RECORD

REVISED: 5/14/2021  
\\2021 DWG\\21196 LoneTreeRidgeEstates2\\21196 FINAL PLAT.dwg  
© COPYRIGHT 2021 STEIL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED



**STEIL SURVEYING SERVICES, LLC**  
**PROFESSIONAL LAND SURVEYORS**  
**PLANNING & DEVELOPMENT SPECIALISTS**  
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789  
www.SteilSurvey.com • info@SteilSurvey.com