

1 **PARK COUNTY PLANNING & ZONING DEPARTMENT**
2 Staff Report – Planning & Zoning Commission
3 Lohrenz Minor Subdivision-81 (MS-81) – Public Hearing
4 Sketch Plan Review
5

6 **Staff:** Jennifer Cramer and Joy Hill

Hearing Date: April 10, 2024

7 **Applicant:** Rusty Blough

Zoning: General Rural Powell (GR-P)

8 **Tax ID#:** 01540005019002

Planning Area: Cody/Powell Rural

9
10 **Application:** Rusty Blough of Morrison-Maierle, on behalf of Randy Lohrenz, submitted
11 a Minor Subdivision Application (**attached**) on March 5, 2024, including payment, sketch
12 plan, a copy of the Notice of Intent to Subdivide and other supporting documentation. A
13 revised sketch plan was received on March 29, 2024 (see Figure 1).
14

15 **Requested Action:** The applicants request approval of a four-lot subdivision consisting
16 of three 2.27-acre lots, and one 3.18-acre lot, each for residential use.
17

18 **Ownership:** Ownership is affirmed by Warranty Deed, dated April 21, 1988, (MF Book
19 154, Page 594) to Randy Lee Lohrenz and Lori Lee Lohrenz, husband and wife as
20 tenants by entireties with right of survivorship, from Donald L. Christensen and Gloria L.
21 Christensen, husband and wife, and subsequent Affidavit of Survivorship, dated
22 October 21, 2022, (Doc. #2022-5831) evidencing the right, title and estate is now vested
23 in Randy Lee Lohrenz.
24

25 **Applicable Regulations (portions referenced herein):** *Park County, Wyoming, 2015*
26 *Development Standards and Regulations* adopted September 15, 2015 (“regulations”).
27

28 **Classification of Subdivision:** A minor subdivision is the division of a tract of record into
29 not more than five (5) lots, each lot being smaller than 35 acres. An existing subdivision
30 lot may be divided using the minor subdivision process so long as the division creates no
31 more than five (5) lots each smaller than 35 acres within the existing subdivision or tract
32 of record. Minor subdivision lots shall be configured to create a contiguous developed
33 area. Minor subdivisions must comply with the Minor Subdivision Review Process.
34

35 **Zoning District and Purpose:** **The property is located within a General Rural Powell**
36 **(GR-P) zoning district.** The GR-P district allows low and moderate-intensity land uses.
37 Lots with on-site septic systems shall have a one-acre minimum lot size. Otherwise, no
38 other minimum lot sizes are specified. Subdivision densities will be set in the subdivision
39 review process based on consideration of site and area characteristics and the land use
40 guidelines of the Land Use Plan. A variety of uses are permitted in this district in
41 recognition of the varied land uses typical of rural areas. This district is also intended to
42 promote the retention of open space, agricultural land, wildlife habitat, riparian habitat and
43 scenic areas and prevent development on unstable geologic features. **The lot sizes as**
44 **proposed are consistent with the GR-P zoning district.**
45

46 **Legal Description:** That part of Farm Unit “K” according to the Farm Unit Plat, described as
47 the S1/2S1/2 of Lot 50-S, Section 2, Township 54 North, Range 100 West, Park County,
48 Wyoming.

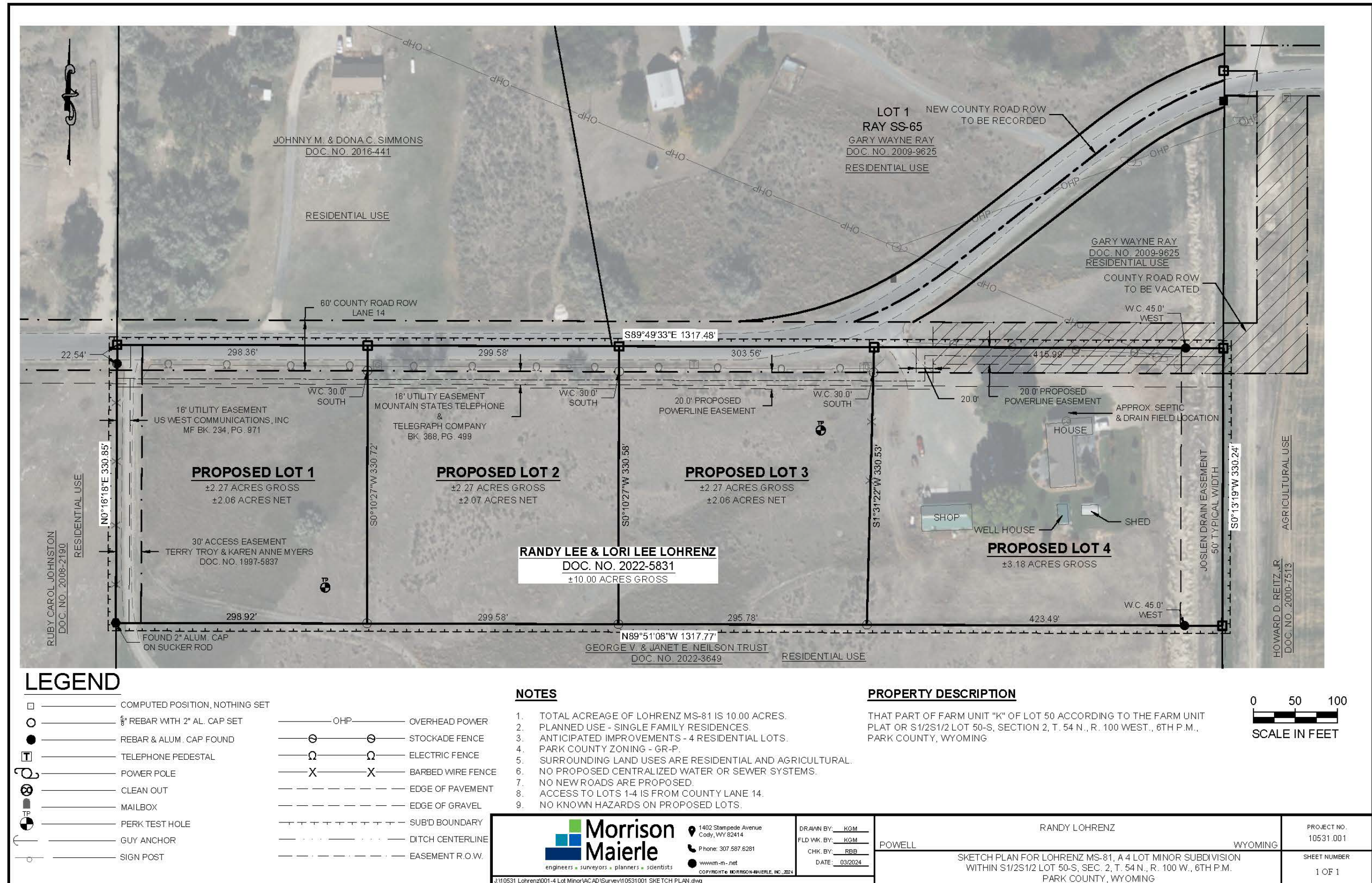


Figure 1: Lohrenz MS-81 Sketch Plan

50 **Location:** As shown in Figure 2, the proposed subdivision is located approximately 2.7
51 miles southwest of the City of Powell on the south side of County Lane 14, with an address
52 of 1474 Lane 14, Powell.

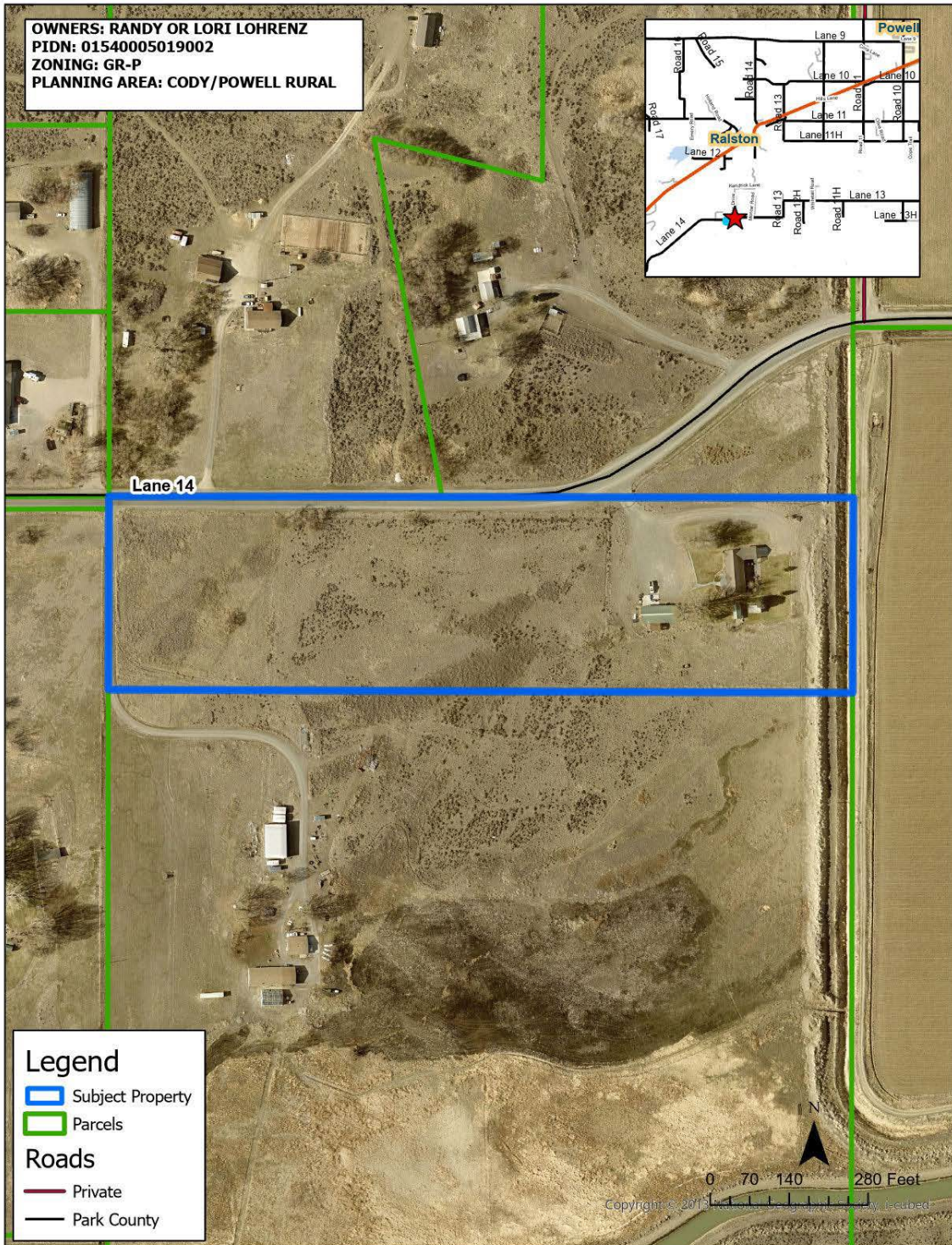


Figure 2: Lohrenz MS-81 Location

54 **Site Characteristics:** Proposed Lot 4 is developed with a residence, accessory
55 structures, a septic system and a domestic water well. The septic system (considered
56 pre-existing and unpermitted) and original residence were placed circa 1970 and in
57 2014, the original residence was replaced with a new modular home (unpermitted) that
58 was tied into the existing septic. The modular home is a three-bedroom residence as
59 was the original residence. The existing shop and sheds were placed in the early
60 2000's. Proposed Lots 1, 2 and 3 are vacant, dryland. As shown in Figure 3, the
61 property topography is relatively flat.

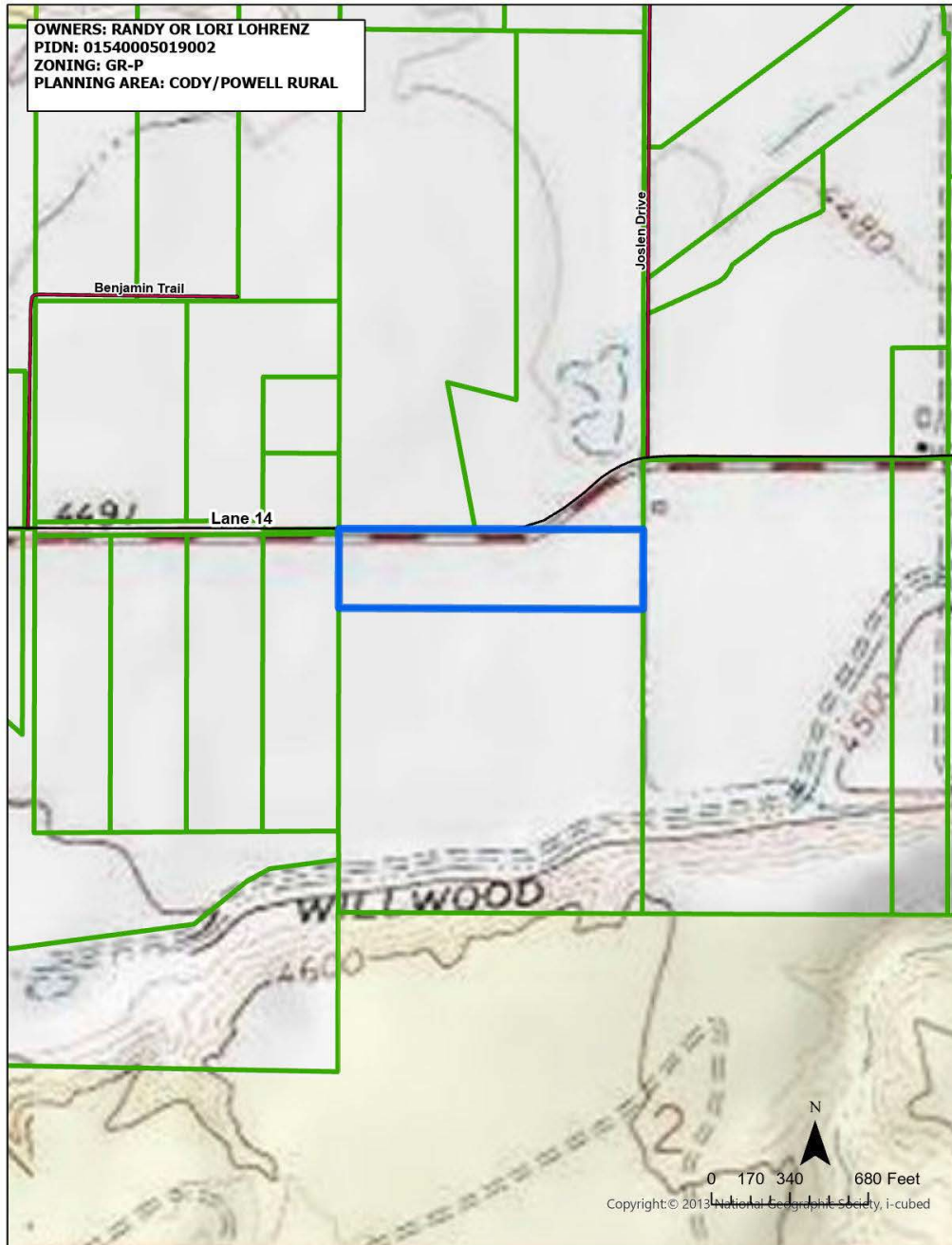
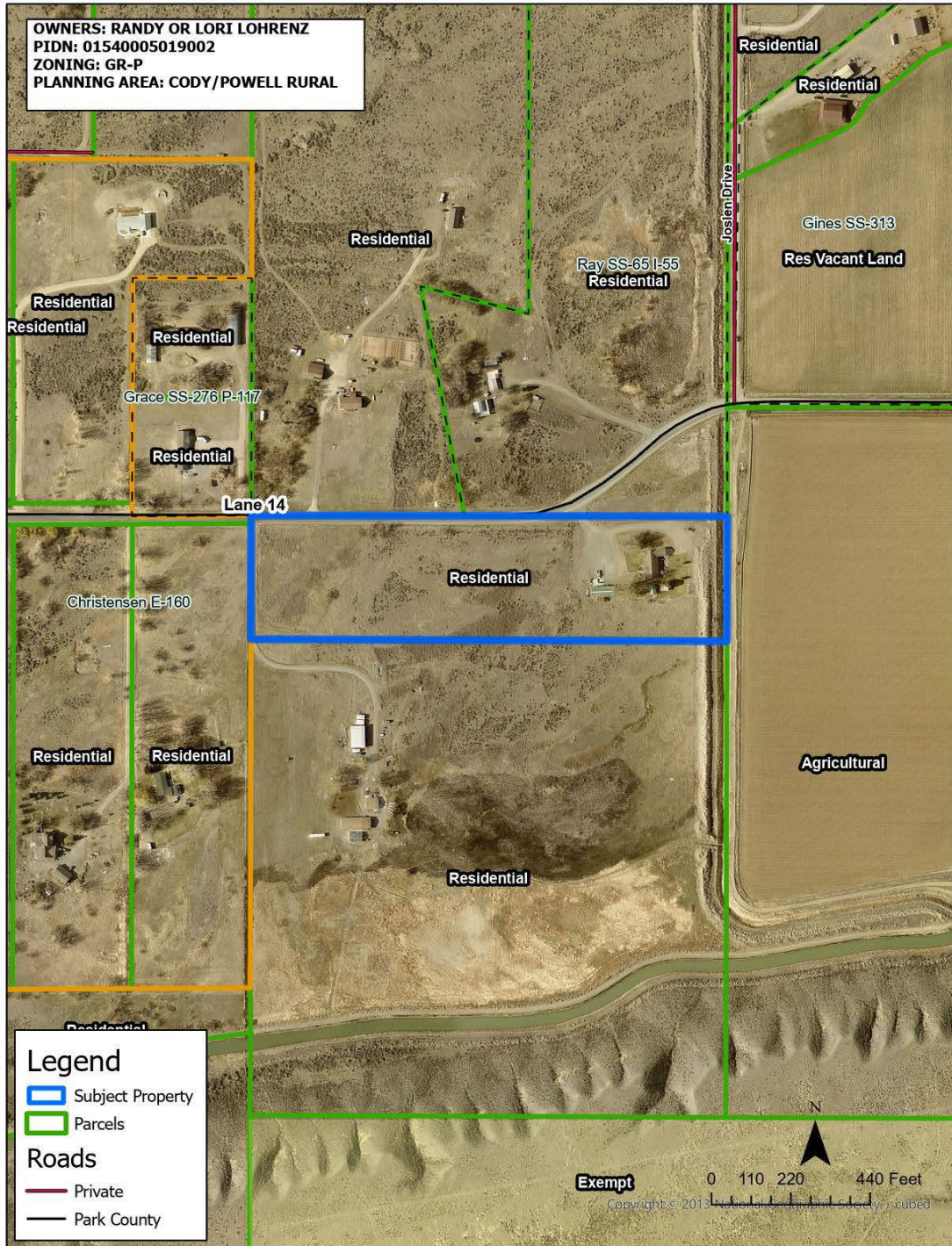


Figure 3: Topographic Map of the Property and Surrounding Area

63 **Neighboring Land Use:** As shown in Figure 4, neighboring land uses are residential and
 64 agricultural, with some residential vacant lands nearby. Christensen Subdivision borders
 65 the west line, Grace SS-276 bounds the northwest corner, Ray SS-65 borders the north
 66 line and Gines SS-313 is just northeast of the proposed subdivision.



67

Figure 4. Lohrenz MS-81 Neighboring Land Use

68 **Municipal Review:** This property is not within one mile of a municipality; therefore,
69 municipal review is not required.

70
71 **Notices:** A Notice of Intent to Subdivide was published February 22, 2024 and February
72 29, 2024 in the *Powell Tribune* as required in Ch. III Sec. 3. The Planning Department
73 published a Notice of Public Hearing as required in Appendix 1 of the Regulations
74 including the following information: applicant name; proposed project description and
75 location; legal description; public hearing date, time, and place; and how additional
76 information can be obtained. The notice was published in the *Powell Tribune* on March
77 26, 2024 and April 2, 2024, with one notice at least 14 days before the hearing. On March
78 25, 2024, certified notice was mailed to the owners of all properties within 660 feet of the
79 subject property which were identified using the property ownership records of the County
80 Assessor. The Staff Report was sent to the applicant/applicant's representative and the
81 Planning & Zoning Commission prior to the scheduled public hearing as specified in Ch.
82 III, Sec. 4e of the Regulations.

83
84 **Agency Referrals:** County Regulations Ch. III, Sec. 4a specifies that the Planning
85 Department forward all subdivision applications to the Park County Treasurer, Public
86 Works, the Fire District, the Weed & Pest Control District, the Small Wastewater
87 Administrator, the Wyoming Game & Fish Department and any other county official or
88 agency the Planning Director deems appropriate. Relevant agencies were notified by the
89 applicants, as well as by staff, and responses were received as follows:

90
91 Garland Light & Power (GLP): In a letter dated February 5, 2024, GLP stated they
92 have the capacity to serve the new development and indicated they provided the
93 applicant with a description of how it will be served and an estimate will be provided
94 if the project moves forward. (Attached) In a work order dated March 6, 2024, GLP
95 provided an estimate to install a single-phase primary powerline 1000' to feed the
96 proposed subdivision lots in the south right of way of Lane 14. (Attached)

97
98 TCT: In a letter dated February 5, 2024, TCT stated they have terrestrial wireless
99 service available in this area and may be able to provide internet and VOIP phone
100 to this location, depending on line-of-site to one of their towers. (Attached)

101
102 Powell Clarks Fork Conservation District: The District provided a cover letter dated
103 February 6, 2024 (attached) together with a soils report that identified the following:

- 104 - Three soil types were found on the proposed subdivision; Frisite loam,
105 0 to 3 percent slopes (11.5% of area), Griffy-Preatorson complex, 0 to 3
106 percent slopes (71.6% of area), and Robertsondraw-Cascajo complex,
107 0 to 2 percent slopes (16.9% of the area).
108 - The soil types are rated "not limited" regarding dwellings with or without
109 basements and small commercial buildings.
110 - Soil types are primarily rated "very limited" regarding septic tank
111 absorption fields. Limitations are due to slow water movement and
112 filtering capacity.
113 - The primary soil types are not considered to be prime farmland.

114 Park County School District #1 (PSCD1): In a letter dated February 6, 2024, the
115 District Transportation Director stated this proposed subdivision is in the PCSD1
116 boundary, and they will have bus stops at all exit points onto Lane 14. (Attached)
117

118 Park County Fire Protection District #1: In a letter dated February 12, 2024, PCFD1
119 stated they can provide fire suppression to the proposed subdivision and request
120 that all access points are constructed to accommodate the fire equipment.
121 (Attached)
122

123 Park County Weed & Pest Control District (W&P): In a letter dated February 22,
124 2024, (Attached) W&P stated they have completed their initial inspection of the
125 proposed subdivision and noxious weed species were found. A Long-Term
126 Noxious Weed Management Plan will be required. Note: An approved Long-Term
127 Noxious Weed Management Plan was submitted to the Planning & Zoning
128 Department on April 2, 2024.
129

130 United States Postal Service (USPS): In a letter provided by the applicant on
131 March 13, 2024, USPS stated they serve Lane 14 and will be able to add the new
132 addresses to the existing route. They request the mailboxes for the new addresses
133 be put near the existing box at the address of 1474 Lane 14. (Attached)
134

135 Wyoming Department of Environmental Quality (DEQ): In an email dated March
136 18, 2024, DEQ summarized the notifications, permits, and certificates required for
137 various activities that may impact surface or groundwater. (Attached)
138

139 Park County Treasurer (PCT): In an email dated March 18, 2024, the PCT stated
140 the first half of property taxes are paid and the second half will be due on May 10th.
141 (Attached)
142

143 Wyoming Game & Fish Department (G&F): In an email dated March 19, 2024,
144 G&F stated they have no terrestrial wildlife comments, but offer their standard
145 subdivision recommendations to help mitigate wildlife issues. (Attached)
146

147 Willwood Irrigation District (WID): In email correspondence dated March 28, 2024,
148 WID confirmed the property does not have irrigation water rights and the “Joslen
149 Drain” runs along the eastern section of proposed Lot 4 (from north to south). The
150 easement is 50 feet on each side of the centerline, with the option of exceeding
151 that width if necessary. A large berm of dirt exists along the west side of this drain
152 on the subdivision, and if work on the ditch is needed, they will remove the dirt to
153 make their work area bigger. (Attached)
154

155 Black Hills Energy (BHE): Black Hills Energy has not provided a response.
156

157 Park County Public Works (PW): PW has not provided a response.
158

159 **Public Comments:** No public comments have been received.

160
161 **CONCLUSION: Based upon the above findings, all notice requirements have**
162 **been met.**

163
164 **Application Submissions for Sketch Plan Review:** As required in Ch. III, Sec. 3 of the
165 County Regulations.

166
167 a. **Pre-application meeting:** Pre-application meetings are required for all
168 subdivisions unless waived by the Planning Director: **A pre-application**
169 **meeting occurred on January 29, 2024 and was attended by the applicant,**
170 **his surveyor and Planning Department staff.**

171
172 b. **Applications:** Initial application submissions for all subdivisions shall include
173 the following:

174 (1) Fees: **\$300 paid on March 5, 2024 (Receipt #240302).**

175 (2) Application and required submittals, including:

176 A. Proof that a "Notice of Intent to Subdivide" has been published in a
177 local newspaper in the legal notice section once each week for two
178 (2) weeks within 30 days prior to filing the application. The notice
179 shall include the name of the subdivider, general location of the land
180 to be subdivided, number and size of lots proposed and intended
181 uses within the subdivision. **Proof was provided that the notice of**
182 **Intent to Subdivide was published on February 22, 2024 and**
183 **February 29, 2024.**

184 B. Title report: **A title report dated March 5, 2024 has been received.**

185 C. Identification of entities responsible for road construction and
186 maintenance including snow removal and drainage facilities: **No new**
187 **roads or shared driveways are proposed.**

188 D. Garbage disposal availability: **Solid waste disposal services are**
189 **available through private providers.**

190 E. Fire protection availability: **Fire protection is available from Park**
191 **County Fire Protection District #1.**

192 F. Postal service and mail delivery points: **Mail delivery will be**
193 **available to this subdivision.**

194 G. School bus stop/pullout locations: **Park County School District #1**
195 **will have school bus stops on County Lane 14.**

196 H. Information on availability of service providers for cable TV,
197 telephone, gas and electricity with addresses and phone numbers,
198 indicating which of these services has been extended to the lots in
199 the subdivision.

200 ➤ **Garland Light & Power has confirmed they have capacity**
201 **to serve the lots, however service is not yet adjacent to**
202 **each lot.**

203 ➤ **Black Hills Energy has not confirmed location of the**
204 **closest gas main, or whether they have the capacity to**
205 **serve the proposed subdivision.**

- 206 ➤ **TCT can provide terrestrial wireless, internet or VOIP**
207 **phone service in this area.**
- 208 I. Any known information concerning landslides, steep slopes, rock
209 falls, high water tables, polluted or non-potable water supply, high
210 voltage lines, high pressure gas lines, danger from fire or explosion
211 or other hazardous features on the property: **No known landslides,**
212 **steep slopes, rockfalls or other hazardous features are known**
213 **to exist on the property.**
- 214 J. Evidence that a soils report has been requested from the Local
215 Conservation District: **The Powell-Clarks Fork Conservation**
216 **District has provided a soils report.**
- 217 K. Evidence the Irrigation District has been contacted: **The Willwood**
218 **Irrigation District has been contacted.**
- 219 L. Evidence the Weed & Pest District has been contacted: **Weed &**
220 **Pest has been contacted.**
- 221 M. Proof of ownership showing encumbrances of record: **Ownership**
222 **has been affirmed and a title report dated March 5, 2024 has**
223 **been provided.**
- 224 (3) Legible and reproducible 11" x 17" Sketch Plan for the proposed
225 subdivision showing: **Sketch Plan was provided with the application.**
- 226 A. Legal description; **Included.**
- 227 B. Boundaries of the area to be subdivided; **Included.**
- 228 C. Lot layout indicating the approximate dimensions and acreage of lots,
229 total acreage of the subdivision, size of recreational, open and/or
230 dedicated spaces and the current county zoning classification;
231 **Included.**
- 232 D. Existing structures, wells and septic facilities; **Existing structures,**
233 **wells and septic facilities are shown on the sketch plan.**
- 234 E. Irrigation facilities including laterals, head gates and waste ditches,
235 and direction of flow where flood irrigation is proposed; **The Joslen**
236 **Drain is shown on the sketch plan.**
- 237 i. Means of access from the lots to the public road system;
238 **Access to each proposed lot is directly from County Lane**
239 **14.**
- 240 ii. All lots and parcels shall have legally enforceable access.
- 241 iii. In the case of direct access to a county or state road, the
242 applicants shall submit a valid state or county right-of-way
243 permit or a letter from the governing body indicating favorable
244 “access review” where the specific point of access has not yet
245 been determined.
- 246 F. Existing uses of adjoining properties. **Included.**

247
248 **CONCLUSION: Based upon the above findings, application submission**
249 **requirements for sketch plan review have been met.**
250

- 251 c. **Wastewater Requirement:** Ch. III Sec. 3c (5) On-site wastewater systems for
252 Simple and Minor Subdivisions: Prior to sketch plan review, the applicant shall
253 submit the following to the Small Wastewater Administrator:
254 A. Subsurface Evaluations: **A subsurface evaluation was completed**
255 **on proposed Lot 1 and Lot 3 on March 15, 2024.**
256 i. At least one percolation test must be performed on a minimum of
257 half of the proposed lots according to the procedures described
258 in Chapter 11, Part D, Appendix A of Wyoming Water Quality
259 Rules and Regulations (Appendix 13). Raw data from those
260 percolation tests must be tabulated and submitted with the
261 application; **A percolation test was completed on proposed**
262 **Lot 1 and Lot 3 on March 15, 2024. The percolation rate was**
263 **12mpi on Lot 1, and 9mpi on Lot 3.**
264 ii. The depth to groundwater and/or impervious soils or rocks must
265 be determined on a minimum of half the proposed lots by
266 excavating trenches to a depth of at least ten (10) feet, or the first
267 occurrence of saturated soil; **Groundwater exploration cuts**
268 **were made to a depth of approximately 10 feet on proposed**
269 **Lot 1 and Lot 3 on March 15, 2024. Groundwater was not**
270 **discovered in either excavation.**
271 iii. The applicant must demonstrate that the separation of the base
272 of the proposed drain fields relative to groundwater, impervious
273 soils and/or rock types will meet or exceed the minimum
274 standards established in Chapter 11, Part D, Section 36(c) (as
275 amended) of Wyoming Water Quality Rules and Regulations
276 (Appendix 13). **Based upon evidence from the excavation**
277 **cuts, adequate separation distance exists.**
278 B. Diagrams:
279 i. A map showing lot configurations and their surface topographies
280 and the locations of proposed septic systems and domestic water
281 sources for each lot; **Sketch plan shows lot configurations.**
282 **Locations of future structures, septic system(s) and well(s),**
283 **if any, have yet to be determined.**
284 ii. A map showing the locations of percolation tests performed as a
285 component of the application and their stabilized rates. This map
286 shall also show the location and depth to seasonal high
287 groundwater discovered in the trenches excavated for subsurface
288 evaluation. **Locations have been shown on the sketch plan.**
289 C. The above information will be utilized, in part, to determine the type
290 of wastewater treatment system necessary that may include a
291 wastewater treatment solution engineered by a Wyoming Registered
292 Engineer.
293 D. Prior to sketch plan review, the Small Wastewater Administrator shall
294 submit a letter to the Planning Director indicating that septic systems
295 are feasible on the lots and noting any special conditions that may
296 apply. **This has been completed. (Attached) Conventional septic**

297 **systems will likely be adequate should this subdivision be**
298 **approved and development occur.**

299 E. The Planning Director may consult with a qualified professional to
300 determine the potential for adverse effects on groundwater as a
301 result of the proposed simple or minor subdivision. The Planning
302 Director may make a determination whether or not the applicant's
303 plan for septic facilities shall be reviewed by the Department of
304 Environmental Quality (DEQ) pursuant to W.S. §18-5-306(c). If DEQ
305 review is required, the applicant shall proceed through major
306 subdivision review.

307 F. Plat language: The words "NO PROPOSED CENTRALIZED
308 SEWAGE SYSTEM" in bold capital letters shall appear on all offers,
309 solicitations, advertisements, contracts, agreements and plats
310 relating to the subdivision. **Standard applies.**

311
312 ***CONCLUSION: Based upon the above findings, all wastewater***
313 ***requirements pertaining to sketch plan review have been met.***

314
315 d. **Domestic Water Requirement:** Ch. III Sec. 3d (4) On-site wells for Simple and
316 Minor Subdivisions: Prior to sketch plan review, the following water analysis
317 must be submitted to the Planning Office:

318 A. Ambient groundwater quality must be established by means of the
319 analysis of one or more representative water wells in the same formation
320 as the area of the proposed subdivision, but no more than 1/2 mile away.
321 If existing sample results are not publicly available, new representative
322 samples must be collected and analyzed. At a minimum, analytical
323 laboratory results must be provided for the elements and compounds
324 listed in Chapter 23, Section 7(C)(III) of Wyoming Water Quality Rules
325 and Regulations. In certain circumstances, this condition may be waived
326 based on other available data. **The applicant provided water quality**
327 **results from a water sample that was collected on March 6, 2024**
328 **from a well located on proposed Lot 4. (Attached) The analysis**
329 **indicates the water sample does meet the Safe Drinking Water Act**
330 **(SDWA) requirement for bacteria because no E-coli or total**
331 **coliform was detected. Nitrogen, Nitrate + Nitrite as N was detected**
332 **at a level of 0.61 mg/L which is below the maximum contaminate**
333 **level of 5 mg/L. Arsenic and Lead were not detected in the water**
334 **sample.**

335 **The remaining list of elements and compounds were analyzed as**
336 **required and the reported results are considered satisfactory.**

337
338 i. When there are no wells within the 1/2 mile radius, it must be stated
339 on the final plat **"NO WATER ANALYSIS WAS CONDUCTED AND**
340 **THE AVAILABILITY AND QUALITY OF POTABLE WATER IS**
341 **UNKNOWN. CISTERNS MAY BE REQUIRED". Not applicable.**

- 342 B. The estimated total number of gallons per day required for the
343 subdivision; **Not available.**
- 344 C. Plans for the mitigation of water right conflicts resulting from the use
345 of water within the proposed subdivision. **Not applicable at this**
346 **time.**
- 347 D. All wells shall meet all requirements of the Wyoming State Engineer.
348 **If on-site wells are chosen to serve all lots in the subdivision,**
349 **the landowners must comply with the requirements of the**
350 **Wyoming State Engineer's Office in establishing new wells and**
351 **getting the appropriate permits for them.**

352
353 ***CONCLUSION: Based upon the above findings, domestic water***
354 ***requirements pertaining to sketch plan review have been met.***

355
356 **e. Agricultural Impacts**

- 357 (1) Impact Mitigation: Subdivisions shall be designed to mitigate adverse
358 impacts to agricultural operations including, but not limited to, control of
359 weeds, pests and litter; confinement of domestic pets that may threaten
360 livestock; and protection and maintenance of irrigation facilities and ditches
361 that cross private property. Fences or restrictive covenants may be required
362 to control adverse impacts. **The applicants have not proposed any**
363 **changes expected to impact neighboring agricultural activities. The**
364 **applicants will be required to comply with the recommendations of**
365 **County Weed and Pest regarding the control of weeds. The applicant**
366 **has not addressed control of pests or litter, or the confinement of**
367 **domestic pets. Existing irrigation facilities/ditches are shown on the**
368 **sketch plan and the applicants will be required to comply with the**
369 **recommendations of Willwood Irrigation District.**
- 370 (2) Right to Farm and Ranch: Subdivisions shall be designed to minimize
371 problems resulting from exposure to legal and generally accepted
372 agricultural practices in the vicinity. The plat shall contain a notice of the
373 Wyoming Right to Farm and Ranch Act of 1991 (W.S. §11-44-101) and shall
374 be subject to Ch. IV Section 5c (1) Agricultural Overlay District review. **This**
375 **parcel is located in an Agricultural Overlay District. Standard applies.**
- 376 (3) Existing Irrigation Facilities: Existing irrigation structures and easements
377 may not be relocated or otherwise disturbed without the approval of the
378 owner of the structure or easement. Existing ditches and facilities may be
379 subject to the right of access for other water right holders. **Standard**
380 **applies.**
- 381 (4) Irrigation Easements: Subdivision plats shall provide irrigation easements
382 prohibiting building construction and allowing access for maintenance as
383 provided by state law. **Standard applies. Based on Willwood Irrigation**
384 **District's review and recommendations, an easement 50' from the**
385 **centerline of the Joslen Drain is required, and it should be noted that**
386 **the easement may be exceeded by Willwood Irrigation District, if**
387 **needed.**

388
389 **CONCLUSION: Based upon the above findings, agricultural impacts have**
390 **been addressed.**
391

- 392 f. **Water Rights:** With respect to any water rights appurtenant to lands to be
393 subdivided, the subdivider shall provide:

394 (1) A plan, a copy of which was submitted to and approved by the state
395 engineer prior to the final approval of the subdivision application, for the
396 distribution of the water rights appurtenant to the land to be subdivided. The
397 plan shall specify the distribution of the water to the lots within the
398 subdivision and shall include all appropriate applications for change of use,
399 change of place of use or change in point of diversion or means of
400 conveyance in accordance with W.S. §41-3-103, 41-3-104 or 41-3-114; and

401 A. If the subdivision is located within lands served by or crossed by a
402 ditch, irrigation company or association, or by an unorganized ditch,
403 evidence that the plan has been submitted to the company, or
404 association, or the remaining appropriators in the case of an
405 unorganized ditch for their review and recommendations. **This**
406 **subdivision is within the Willwood Irrigation District and the**
407 **District has been notified. No irrigation water rights are known**
408 **on the property, therefore a water distribution plan is not**
409 **required.**

410 B. Evidence that the subdivider will specifically state on all offers and
411 solicitations relative to the subdivision the intent to comply with this
412 paragraph and that the seller does not warrant to a purchaser that
413 there are any rights to the natural flow of any stream within or
414 adjacent to the proposed subdivision. It shall further be stated that
415 Wyoming law does not recognize any riparian rights to the continued
416 natural flow of a stream or river for persons living on the banks of the
417 stream or river. **No stream or river is within or adjacent to the**
418 **proposed subdivision, standard does not apply.**

419 C. If the subdivision is located within the boundaries of an area that is
420 subject to the provisions of W.S. §41-7, the application shall include
421 a review and recommendations from the irrigation district regarding
422 the attached water rights and the irrigation district's easements. If
423 there is a conflict with the irrigation district's recommendations, the
424 applicants shall certify they have met with and made a good faith
425 effort to resolve any conflicts with the irrigation district. **The Joslen**
426 **Drain is located on the east side of the property and a review**
427 **and recommendations regarding easement from the Willwood**
428 **Irrigation District has been provided.**

429 D. If the subdivision will create a significant additional burden or risk of
430 liability to the irrigation district, company, association or remaining
431 appropriators, including appropriators on an unorganized ditch, the
432 applicant shall provide an adequate and responsible plan to reduce
433 or eliminate the additional burden or risk of liability. **Not applicable.**

E. Subdivisions retaining all water rights with no change of use are exempt from state review. **State review is not required.**

CONCLUSION: Based upon the above findings, all water rights requirements pertaining to sketch plan review have been met.

g. **Utilities:** Minor subdivisions shall install electrical power service adjacent to the lot lines. Natural gas, if available within 400 ft., shall also be stubbed to the lot lines. Telephone service shall be stubbed with a service connection to the edge of each lot unless quality consistent wireless cell service is available. All utility installation at a minimum shall meet requirements of the utility providing the service. All utilities shall be located underground.

- **Garland Light & Power has the capacity to serve the proposed lots, however service is not yet adjacent to each of the lots.**
- **Black Hills Energy has not confirmed location of the closest gas main, or whether they have the capacity to serve the proposed subdivision.**
- **TCT does have the ability to provide terrestrial wireless, internet or VOIP phone service in this area.**

CONCLUSION: Based upon the above findings, utility requirements pertaining to sketch plan review have been met with the exception that power service is not adjacent to each lot and natural gas may be required to be stubbed to each lot; therefore, a Subdivision Improvements Agreement will be required.

h. **Design and Improvement Standards:** Ch. III Sec. 3h: All subdivisions must comply with Section 8 except: Simple and minor subdivisions need not submit covenants or a Homeowners Association Agreement (HOA) unless the proposal includes roads or other common facilities maintained by the lot-owners. If common maintenance of facilities is proposed, a Homeowners Association must be formed to address terms of common maintenance.

No common maintenance of facilities is proposed. No sidewalks, street lighting, alleys, or open spaces are proposed. An HOA will not be required unless common facilities maintained by lot owners (e.g., irrigation facilities or fencing) are proposed.

Wyoming Statute § 18-5-319. Fencing Requirements for Subdivision Permits. [Effective July 1, 2023]:

(a) Each subdivider seeking to create or divide a subdivision that is adjacent to lands upon which livestock can be legally run at large shall comply with all of the following:

(i) The subdivider shall be responsible for the construction of a perimeter fence on any part of the subdivision that is adjacent to lands upon which livestock can

480 be legally run at large unless a legal perimeter fence already exists at that
481 location or all adjacent landowners' consent that a perimeter fence is not
482 necessary;

483 (ii) The perimeter fence required under this subsection shall be a lawful fence
484 as prescribed by W.S. 11-28-102;

485 (iii) The subdivider shall be responsible for all costs of the original construction
486 for the perimeter fence.

487 (b) Upon completion of the construction of a perimeter fence required under
488 this section, the subsequent landowner or, if the subdivided parcel has not been
489 sold, the subdivider shall:

490 (i) Be responsible for the costs of maintaining the perimeter fence provided that
491 the adjoining landowner shall be responsible for half of the costs of maintaining
492 the perimeter fence, not to exceed the reasonable costs to maintain the fence
493 if the fence was a fence under W.S. 11-28-102(a)(i);

494 (ii) Not be liable for any damage caused by or arising from livestock pastured
495 on adjoining land that may breach the perimeter fence and wander on the
496 subdivided land, provided that the perimeter fence is maintained in accordance
497 with this section.

498 (c) The adjoining landowner shall not be liable for any damages caused by, or
499 arising from, livestock pastured on the adjoining land that may wander onto the
500 subdivided land except as provided in W.S. 11-28-108.

501 (d) Before receiving a subdivision permit under this article, a subdivider shall
502 provide information and evidence of the construction or plans to construct any
503 perimeter fence required by this section in accordance with W.S. 18-5-
504 306(a)(xiii).

505 **Statute applies. It appears that livestock can be run at large on lands**
506 **adjacent to the proposed subdivision. Applicant will need to provide**
507 **evidence of (1) an existing legal perimeter fence as prescribed by W.S.**
508 **11-28-102, (2) written consent from all adjacent landowners a perimeter**
509 **fence is not necessary, or (3) design plans to construct a perimeter fence**
510 **as required by this section in accordance with W.S. 18-5-306(a)(xiii). If**
511 **plans to construct a perimeter fence are necessary, a Subdivision**
512 **Improvements Agreement will be required.**

513
514 **Overlay Districts:** The subdivision is located within an Agricultural Overlay District.
515 The proposed subdivision is not located within a Flood Overlay District or an Airport
516 Overlay District. Therefore, the commission shall examine:

517
518 A. Impacts on Agricultural Operations: The Board or Commission shall
519 examine the effects of non-agricultural development on nearby commercial
520 agricultural operations in the AGO district not including agricultural
521 operations of the applicant, if any. The review may identify reasonable
522 changes to the design or operating features of a development that shall be
523 implemented to mitigate adverse impacts to commercial agriculture. Such
524 requirements may include, but are not limited to control of weeds, pests and
525 litter; confinement of domestic pets that may threaten livestock; and

- 526 protection and maintenance of irrigation facilities and ditches that cross
527 private property. **These impacts were addressed earlier in this report.**
- 528 B. Vulnerability of Use to Agricultural Practices: Examine whether the
529 proposed use will be particularly vulnerable to problems resulting from
530 exposure to legal and generally accepted commercial agricultural practices
531 in the vicinity. Uses that will be vulnerable to agricultural noise, dust, odors,
532 light, etc., shall be designed and operated to minimize such problems. **The**
533 **applicants are aware of the surrounding agricultural practices. A note**
534 **will be placed on the plat regarding the Wyoming Right to Farm &**
535 **Ranch Act of 1991.**
- 536 C. Use of Marginal Land: Examination of the location of the proposed non-
537 agricultural development relative to the conversion of productive agricultural
538 land to non-agricultural use. Applicants shall minimize such conversion by
539 locating non-agricultural use on the least productive or agriculturally
540 marginal portions of the applicant's property if this is practical given
541 consideration of other factors involved in siting the use. **The lands are not**
542 **irrigated or considered to be prime farmland. The proposed**
543 **subdivision will not result in a significant reduction in land available**
544 **for agricultural use.**
- 545 D. Limitations on Review: This review shall not be used as a basis for denial
546 of approval for any use that is permitted by right of by Special Use Permit
547 in the zoning district in which the subject property is located.
- 548
549

550 **Approval Standards:** In conducting review of the sketch plan, the Planning & Zoning
551 Commission should:

- 552 A. Give particular attention to the arrangement, location and dimensions of the
553 lots and the means of access, their relationship to the topography of the land,
554 relationship to the geologic and hydrologic setting, sewage disposal, drainage,
555 arrangement for domestic water, the potential future development of adjoining
556 land, and the goals and objectives of the County's Land Use Plan; **The**
557 **proposed lots appear to be adequately sized to allow for development.**
558 **Should the subdivision be approved and developed, domestic water will**
559 **be provided by individual on-site water wells. Conventional small**
560 **wastewater systems will likely be adequate.**
- 561 B. Review whether the design and development of subdivisions makes every
562 effort to retain the natural terrain, natural drainage, existing topsoil, trees,
563 wildlife and fish habitats; **Drainage, topsoil and wildlife are not expected to**
564 **be significantly impacted by the proposed subdivision.**
- 565 C. Review impacts to agriculture; **The proposed subdivision will not**
566 **significantly reduce acreage available for agricultural uses.**
- 567 D. Review whether land subject to hazardous conditions such as landslides, rock
568 falls, possible subsidence, shallow water table, open quarries, floods, and
569 polluted or non-potable water supply has been identified and that the hazards
570 have been eliminated or will be eliminated by the subdivision and construction
571 plans; **No known information concerning landslides, steep slopes, rock**

- 572 **falls, polluted or non-potable water supply, high voltage lines, danger**
 573 **from fire or explosion has been revealed.**
- 574 E. Review whether land subject to flooding has been set aside for uses which will
 575 not aggravate the danger of flood hazard, will not be endangered by flooding,
 576 or will not endanger the general health, safety or welfare of the public; **No**
 577 **portion of the proposed subdivision falls within the mapped special flood**
 578 **hazard area.**
- 579 F. Review whether land for natural areas, schools, parks, open spaces, and future
 580 road rights-of-way are reserved and located according to good planning
 581 practices and principles; **No open spaces, natural areas, schools or parks**
 582 **are proposed or required. No future road plans are foreseen specific to**
 583 **this subdivision, therefore particular attention to future rights-of-way are**
 584 **unnecessary.**
- 585 G. Make specific written requirements for changes in the subdivision to address
 586 identified problems and ensure compliance with these regulations. The
 587 applicant shall incorporate any required changes in the next submission to the
 588 County; **To be completed by the Planning and Zoning Commission, if**
 589 **necessary.**
- 590 H. Subdivisions may be reclassified by the Commission to receive additional
 591 evidence and testimony for good cause shown. **The subdivision is classified**
 592 **as a minor subdivision with no known unusual characteristics warranting**
 593 **reclassification to a major subdivision.**

594
 595 ***CONCLUSION: Based upon the above findings, approval standards***
 596 ***requirements pertaining to sketch plan review have been met.***
 597

598 **Summary of Findings:**

- 599 1. Rusty Blough of Morrison-Maierle, on behalf of Randy Lohrenz submitted a
 600 Minor Subdivision Application on February 2, 2024, including payment,
 601 sketch plan, a copy of the Notice of Intent to Subdivide and other supporting
 602 documentation;
- 603 2. A revised sketch plan was received on March 29, 2024;
- 604 3. The applicants request approval of a four-lot subdivision consisting of three
 605 2.27-acre lots, and one 3.18-acre lot, each for residential use;
- 606 4. Ownership is affirmed by Warranty Deed, dated April 21, 1988 (MF Book 154,
 607 Page 594) to Randy Lee Lohrenz and Lori Lee Lohrenz, husband and wife as
 608 tenants by entireties with right of survivorship, and subsequent Affidavit of
 609 Survivorship, dated October 21, 2022, (Doc. #2022-5831) evidencing the
 610 right, title and estate is now vested in Randy Lee Lohrenz;
- 611 5. Applicable Regulations for this development are the *Park County, Wyoming,*
 612 *2015 Development Standards and Regulations* adopted September 15, 2015
 613 (“Regulations”);
- 614 6. This subdivision is classified as a minor subdivision;

- 615 7. The property is in a GR-P zoning district;
- 616 8. The lot sizes as proposed are consistent with the GR-P zoning district;
- 617 9. The parcel is part of Farm Unit "K" and is the S1/2S1/2 of Lot 50-S, Section
618 2, Township 54 North, Range 100 West 6th P.M., Park County, Wyoming;
- 619 10. The proposed subdivision is located approximately 2.7 miles southwest of the
620 City of Powell, on the south side of County Lane 14, with an address of 1474
621 Lane 14, Powell;
- 622 11. Proposed Lot 4 is developed with a residence (unpermitted), accessory
623 structures, a septic system and a domestic water well;
- 624 12. Proposed Lots 1, 2 and 3 are vacant, dryland;
- 625 13. The property topography is relatively flat;
- 626 14. Neighboring land uses are residential and agricultural, with some residential
627 vacant lands nearby. There are subdivisions to the west, northwest, north and
628 northeast;
- 629 15. This property is not located within one mile of any municipality; therefore,
630 municipal review is not required;
- 631 16. Public notice requirements have been met;
- 632 17. Relevant agencies were notified as required;
- 633 18. Garland Light & Power can serve the proposed subdivision by installation of
634 1000 feet of single-phase primary powerline in the south right of way along
635 Lane 14;
- 636 19. TCT stated they have terrestrial wireless service available in this area and
637 may be able to provide internet and VOIP phone to his location, depending
638 on line-of-site to one of their towers;
- 639 20. Powell Clarks Fork Conservation District identified three soil types on the
640 property: Frisite loam, 0 to 3 percent slopes (11.5% of area), Griffy-
641 Preatorson complex, 0 to 3 percent slopes (71.6% of area), and
642 Robertsondraw-Cascajo complex, 0 to 2 percent slopes (16.9% of the area);
- 643 21. The soil types identified by the Conservation District are not considered prime
644 farmland and are rated:
 - 645 - "not limited" regarding dwellings with or without basements and small
646 commercial buildings;
 - 647 - primarily "very limited" regarding septic tank absorption fields due to
648 slow water movement and filtering capacity;
- 649 22. Park County School District #1 stated they will have bus stops at all exit points
650 onto County Lane 14;
- 651 23. Park County Fire Protection District #1 can provide fire suppression to the
652 proposed subdivision and request that all access points are constructed to
653 accommodate the fire equipment;

- 654 24. Park County Weed & Pest found noxious weed species in their initial
655 inspection and a Long-Term Noxious Weed Management Plan is required,
656 and a plan has been approved and submitted to the Planning & Zoning
657 Department for recording with the final plat;
- 658 25. USPS will be able to add the new addresses to an existing route and request
659 the mailboxes for the new addresses be put near the existing box at the
660 address of 1474 Lane 14;
- 661 26. Wyoming DEQ provided agency contacts and information for permitting
662 associated with various construction activities;
- 663 27. The Park County Treasurer stated the first half of property taxes have been
664 paid and the second half are due on May 10th;
- 665 28. Wyoming Game & Fish stated they have no terrestrial wildlife comments for
666 this subdivision, but offer their standard subdivision recommendations to help
667 mitigate wildlife issues;
- 668 29. Willwood Irrigation District confirmed no irrigation water rights exist on the
669 property and Joslen Drain (running south to north along the eastern boundary
670 of Lot 4) requires a 50' easement from the center of the drain, with the option
671 of exceeding that width if necessary;
- 672 30. Black Hills Energy and Park County Public Works have not submitted
673 responses;
- 674 31. No public comments have been received;
- 675 32. A pre-application meeting was held on January 29, 2024;
- 676 33. A title report has been received;
- 677 34. No new roads or driveways are proposed;
- 678 35. Solid waste disposal services are available through private companies;
- 679 36. No hazardous features are known to exist on the property;
- 680 37. Access to each lot will be directly from County Lane 14;
- 681 38. Application submission requirements for sketch plan have been met;
- 682 39. A percolation test was completed on proposed Lot 1 and Lot 3 on March 15,
683 2024. The percolation rate was 12mpi on Lot 1 and 9mpi on Lot 3;
- 684 40. Groundwater exploration cuts were made to a depth of approximately 10 feet
685 on proposed Lot 1 and Lot 3 on March 15, 2024. Groundwater was not
686 discovered in either excavation;
- 687 41. Wastewater requirements pertaining to sketch plan review have been met
688 and conventional wastewater systems will likely be sufficient should the
689 subdivision be approved and new development occur;
- 690 42. Domestic water will be provided by individual on-site wells to be permitted
691 and approved by the Wyoming State Engineer's Office;

- 692 43. A water quality test reported satisfactory results of the elements and
693 compounds that were analyzed as required to establish ambient
694 groundwater quality;
- 695 44. Domestic water requirements pertaining to sketch plan review have been
696 met;
- 697 45. Agricultural impacts to the subdivision have been addressed, as well as
698 impacts of surrounding agricultural activities on the subdivision, with the
699 exception of addressing the control of pests or litter and the confinement of
700 domestic pets;
- 701 46. The proposed subdivision is within the Willwood Irrigation District;
- 702 47. No irrigation water rights are known to exist on the property, therefore a water
703 distribution plan will not be required; however, the Joslen Drain easement, as
704 required by Willwood Irrigation District will be placed on the final plat;
- 705 48. No stream or river is within or adjacent to the proposed subdivision;
- 706 49. All water rights requirements pertaining to sketch plan have been met;
- 707 50. Electric service is not yet adjacent to each lot;
- 708 51. The availability of natural gas to serve the subdivision is not known;
- 709 52. Utility requirements pertaining to sketch plan have been met, with the
710 exception that power service is not adjacent to each lot and natural gas may
711 be required to be stubbed to each lot line; therefore, a Subdivision
712 Improvements Agreement will be required;
- 713 53. Lot standards have been met;
- 714 54. Common maintenance of facilities is not proposed;
- 715 55. No sidewalks, street lighting, alleys, or open spaces are proposed;
- 716 56. An HOA will not be required unless common facilities maintained by lot
717 owners are proposed;
- 718 57. It appears that livestock can be legally run at large on lands adjacent to the
719 proposed subdivision. The subdivision is subject to Wyoming Statute § 18-
720 5-319;
- 721 58. The applicant will be required to provide evidence of 1) an existing legal
722 perimeter fence as prescribed by W.S. 11-28-102; 2) written consent from all
723 adjacent landowners a perimeter fence is not necessary; or 3) plans to
724 construct a perimeter fence as required by statute and in accordance with
725 W.S. 18-5-306(a)(xiii);
- 726 59. The subdivision is within an Agricultural Overlay District;
- 727 60. A note regarding the Wyoming Right to Farm & Ranch Act of 1991 will be
728 placed on the final plat;
- 729 61. The proposed subdivision will not result in a significant reduction in land
730 available for agricultural use;

- 731 62. The proposed lots appear to be adequately sized to allow for development;
- 732 63. No open spaces, natural areas, schools, or parks are proposed or required;
- 733 and
- 734 64. Approval standards requirements pertaining to sketch plan review have been
- 735 met.

736 **Conditions Recommended by Staff:**

- 737 1. The applicants shall provide all easements as requested by applicable utilities
738 and special districts, irrigation districts or public agencies providing services.
739 The width of any utility easement shall be sufficient to allow adequate
740 maintenance of the system, but in no case shall such utility easement be less
741 than 20 feet in width. Easements must be identified on the final plat;
- 742 2. Prior to Sketch Plan Review by the Board of County Commissioners, the
743 applicant shall submit a Building Permit Application for the existing modular
744 residence on Lot 4, to the Planning and Zoning Department;
- 745 3. Prior to Sketch Plan Review by the Board of County Commissioners, the
746 applicants shall provide responses from Black Hills Energy and Park County
747 Public Works to the Planning and Zoning Department;
- 748 4. Prior to Final Plat Review by the Board of County Commissioners, the
749 applicant shall provide evidence of 1) an existing legal perimeter fence as
750 prescribed by W.S. 11-28-102; 2) written consent from all adjacent
751 landowners a perimeter fence is not necessary; or 3) plans to construct a
752 perimeter fence as required by statute and in accordance with W.S. 18-5-
753 306(a)(xiii);
- 754 5. Prior to Final Plat Review by the Board of County Commissioners, the
755 applicants shall submit an appropriate Subdivision Improvements Agreement,
756 if applicable, addressing all applicable required improvements (ie. utilities,
757 fencing, etc.) for review by staff and approval of the County Attorney and the
758 Board;
- 759 6. Prior to Final Plat Review by the Board of County Commissioners, the
760 applicants shall place the following note on the final plat: "Any proposed water
761 wells on these subdivision lots shall be permitted by the Wyoming State
762 Engineer's Office prior to installation";
- 763 7. Prior to Final Plat Review by the Board of County Commissioners, the
764 applicants shall place a notice of the Wyoming Right to Farm and Ranch Act
765 of 1991 on the plat; and
- 766 8. The applicants shall otherwise comply with standards in the Park County
767 Development Regulations and the minimum subdivision requirements as set
768 forth in Wyoming Statute 18-5-306.

769 **Next Step:** Whether the Planning and Zoning Commission recommends approval or
770 denial, the applicants may proceed with the subdivision process by requesting Sketch
771 Plan Review by the Board of County Commissioners.

772 **Photo 1: From the northwest corner of proposed Lot 1, facing east across the**
773 **northern section of the proposed subdivision and an existing access that serves**
774 **an adjacent property to the south.**



775
776 **Photo 2: From the northwest corner of proposed Lot 1 facing south along the**
777 **western boundary of the subdivision.**



778 **Photo 3: From the southwest corner of proposed Lot 1, facing east across the**
779 **southern section of the subdivision.**



794

795 **Photo 4: From the northeast corner of proposed Lot 4, facing south across the**
796 **eastern boundary.**



797 **Photo 5: From the northeast corner of proposed Lot 4, facing west across the**
798 **northern subdivision boundary.**

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813 **Photo 6: From the northwest corner of proposed Lot 4, facing southwest across**
814 **the subdivision.**

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830 **Photo 7: From the north boundary of proposed Lot 4, facing southeast across the**
831 **lot to view the existing development.**





Park County Planning & Zoning

1002 Sheridan Ave. Suite 109, Cody, WY 82414
Phone: 307-527-8540 | Fax: 307-527-8515
E-mail: planning@parkcounty-wy.gov

Lohrens MS-81

Rec. By:	<u>ECD</u>
Date:	<u>3/5/24</u>
Receipt #:	<u>240302</u>
App. #: MIN	<u>20240305-1</u>

MINOR SUBDIVISION PERMIT APPLICATION (4 pages) Fee: \$300.00*

A minor subdivision permit application is required to obtain a permit to divide a tract of record into three to five lots, each lot being smaller than 35 acres. All minor subdivisions require a subdivision permit per Wyoming State Statute. No land subject to subdivision shall be transferred or sold before a subdivision plat has been approved and recorded. Please contact the Planning and Zoning Department for any assistance needed to complete this application. **The applicant is required to hold a pre-application meeting with Planning and Zoning Staff and Public Works prior to submitting this application. Further, the applicant must also provide proof that a "Notice of Intent to Subdivide" was published in the legal section of the local newspaper once each week for two weeks within 30 days prior to submitting this application.** * Additional fees apply.

SECTION 1: APPLICANT INFORMATION:

Name: Morrison-Maierle (Agent Rusty Blough)

Mailing Address: 1402 Stampede Ave
Cody, WY 82414

Phone: 307-587-6281

Email: rblough@m-m.net

OWNER INFORMATION (if different from applicant):

Name: Randy Lohrenz

Mailing Address: 1474 Lane 14
Powell, WY 82435

Phone: 307-272-9005

Email: randy.lohrenzhdns@gmail.com

SECTION 2: PROPERTY INFORMATION:

Physical Address: 1474 Lane 14, Powell, WY 82435 Not addressed

Property ID # or Deed Recording #: 01540005019002

Property Identification # or Deed Recording #: 2022-5831

Proposed Subdivision Name: Lohrenz Minor Subdivision

SECTION 3: INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- Proof of "Notice of Intent to Subdivide"
- Title Report – full chain of title (back to patent) showing proof of ownership & encumbrances of record
- Letters or emails from the following service providers indicating 1) if they already provide service to the proposed lots and 2) if they have the capacity to serve the proposed lots:
 - Fire Protection District / Fire Station
 - US Postal Service mail delivery
 - School district - bus stop locations
 - TV/ Telephone/internet
 - Natural Gas
 - Electricity
- Evidence that a subdivision soils review has been requested from the local conservation district.
- Evidence that the local irrigation district (if applicable) has been contacted.
- Evidence that the County Weed and Pest District has been contacted.
- Draft Disclosure Statement

SECTION 4: PROVIDE THE FOLLOWING INFORMATION:

- Identification of entities responsible for road construction and maintenance including snow removal and drainage facilities (if applicable): Park County R&B Lane 14

- Any known information concerning landslides, steep slopes, rock falls, high water tables, polluted or non-potable water supply, high voltage lines, high pressure gas lines, danger from fire or explosion or other hazardous features on the property: N/A

SECTION 5: SUBMIT A LEGIBLE AND REPRODUCIBLE 11" x 17" SKETCH PLAN SHOWING:

- Legal Description
- Boundaries of the area to be subdivided
- Lot layout indicating the approximate dimensions and acreage of lots
- Total acreage of subdivision
- Size of recreational, open and/or dedicated spaces (if proposed)
- Current zoning district classification
- Existing structures, wells and septic facilities (to include utility lines)
- Irrigation facilities (e.g., laterals, head gates, waste ditches, direction of flow of flood irrigation)
- Existing uses of adjoining properties (e.g., residential, commercial, industrial, agricultural, public)
- Means of access from the lots to the public road system:
 - For County road access, proof of right-of-way permit from Public Works
 - For State highway access, proof of access permit from WYDOT
 - For access over private land outside of the subdivision, proof of recorded easement(s)
 - For access over public land outside of the subdivision, written evidence of verified access

SECTION 6: WASTEWATER AND DOMESTIC WATER

What is proposed for wastewater (check all that apply and identify for which proposed lots)?

- On-site, individual wastewater system(s): Lot(s) 1-4 (perc tests and GW cut required)
- On-site, shared wastewater system(s): Lot(s) _____ (DEQ review required)
- Connection to planned/existing municipal sewer line: Lot(s) _____
Name of provider: _____
- Other: _____

What is proposed for domestic water?

- Connection to existing water main connected to a water treatment plant
- On-site well(s) (requires well analysis, estimated total number of gallons per day needed, plans for mitigation of water right conflicts, State well permit)
- Other: _____

SECTION 7: IMPACTS TO AGRICULTURE

- How will you minimize negative impacts to agricultural operations (e.g., weed intrusion, pet disturbances, etc.), if applicable? _____

- The final plat shall contain a notice of the Wyoming Right to Farm and Ranch Act of 1991.
- Address any changes to existing irrigation facilities or easements and address existing ditches and easements on the plat.
- Plats shall provide irrigation easements prohibiting building construction and allowing access for maintenance.

SECTION 8: WATER RIGHTS (IF APPLICABLE, IRRIGATION DISTRICT REVIEW MAY BE REQUIRED)

What do you intend to do with respect to existing water rights appurtenant to the land being subdivided? (check all that apply)

- Abandon/detach water rights (requires state review and approval)
- Retain all water rights on the property and distribute to each lot accordingly (no change in use; must submit water distribution plan to the irrigation district for review and approval)
- Change of use (e.g., flood irrigation to reservoir) (requires state review and approval)
- Change in place of use (e.g., to neighbor or other location) or change in point of diversion or means of conveyance (requires state review and approval of plan)

SECTION 9: GENERAL QUESTIONS

- Is the subdivision within an already platted subdivision lot? Yes No
- Who will conduct the survey work for the subdivision? Morrison-Maierle
- Who will complete any engineering work for the subdivision? Morrison-Maierle
- Are you proposing to have covenants or an HOA? YES NO

SECTION 10: CONFIRM EACH OF THE FOLLOWING (T for TRUE / F for FALSE):

- T / F There is not a financing agreement, mortgage or lien that could prevent this subdivision.
- T / F There are not existing conservation easements that could prevent this subdivision.**
- T / F This subdivision will not be served by a central water supply system not owned or operated by a public entity.**
- T / F This subdivision will not be served by a central sewer system not owned or operated by a public entity.**
- T / F There are no hazards listed in Section 4 of this application.**

**This condition, if false, may qualify the subdivision as a major subdivision.

SIGN HERE: In accordance with Wyo. Stat. §1-2-104, I certify under penalty of false swearing that the foregoing is true and the information provided in this application is accurate and complete. I agree that providing incomplete or inaccurate information may void or delay any and all permits authorized under this application. I further understand that any permit granted under this application by the Park County Board of Commissioners does not approve any continued or future violation of County regulations or State law. I further agree to comply with all County regulations and laws of the State of Wyoming pertaining to this application and authorize representatives of Park County to enter upon the abovementioned property for inspection purposes before, during and/or after the permitting process to ensure compliance. I further acknowledge that if signing on behalf of co-owners, multiple owners, a corporation, partnership, Limited Liability Company or similar entity, the undersigned hereby swear(s) that authorization is given, to the full extent required, with the necessary and appropriate approval, allowing the undersigned to act on behalf of such entity. I also understand that additional permitting may be necessary prior to or after the authorization of a Minor Subdivision Permit.

RANDY LOHRENZ Randy Lorenz 3-3-2024
 Owner's Name (required) Owner's Signature (required) Date
Russell B. Blough Russell B. Blough 3/4/2024
 Applicant's Name (if not the owner) Applicant's Signature Date

Zoning District (circle one): GR-M GR-P GR-40 GR-35 GR-20 GR-5 RR-2 R-H C I T

- Planning Area: Cody/Bowell Rural Within 1-mile of a city? YES NO
- Date of pre-application meeting: 1/29/24
- Confirm Subdivision Name: Lorenz MS-81
- Is this a re-subdivision? YES NO If yes, note vacation notice requirements.
- In an ag overlay zone? YES NO - If yes, consult ag overlay regs & notify applicant of dust/noise considerations.
- In a flood overlay zone? YES NO - If yes, contact applicant regarding floodplain development reqs.
- In an airport overlay zone? YES NO - If yes, consult airport overlay regs.
- Notes: _____

• Date sketch plan reviewed by P&Z: _____ Resolution #: _____
 P&Z recommended: APPROVAL DENIAL - Reason: _____

• Date sketch plan reviewed by BCC: _____ Resolution #: _____
 BCC: APPROVED DENIED - Reason: _____

Staff Initials: _____



755 HIGHWAY 14A • POWELL, WY 82435

February 5, 2024

Kenny Marchbanks, Land Surveyor Intern
Morrison Maierle
1402 Stampede Ave
Cody, WY 82414

RE: Lohrenz Simple Subdivision

Kenny,

Garland Light and Power Co. currently serves the property owned by Randy Lohrenz and the proposed simple subdivision described within S1/2S1/2 Lot 50-S, Section 2, Township 54 North, Range 100 West, 6th Principal Meridian, Park County, Wyoming, will also be located in Garland's certified territory. Garland has the capacity to serve the new development and Steve Reimer has given you a brief description of how it would be served. If the project moves forward, you will need to have an estimate done by Steve for \$105.

Please let us know if you have further questions or concerns.

Regards,

Molly Lynn
General Manager



03/06/2024
Work Order 2024010
Lohrenz Minor Subdivision
1478 Lane 14
New

This is an estimate to install a single-phase primary powerline 1000' to feed Lohrenz Minor Subdivision in the south R/W of Lane 14.

All easements will be secured and in place before construction will begin.

Estimates shall be paid before Garland Light & Power Work Order will be scheduled.

****This is an estimate based on current prices, following the date of final construction costs are computed, over payments will be refunded and under payments will be billed the balance of the total cost of construction****

Cost Estimates will only be valid for (90) ninety days.

Garland Light & Power Co. Work Order 2024010 Total Construction Estimated Amount: \$19,042.93.



LEGEND

- COMPUTED POSITION, NOTHING SET
- 8" REBAR WITH 2" AL. CAP SET
- REBAR & ALUM. CAP FOUND
- (RECORD DIMENSION
- - - INDICATES BREAK IN LINE
- T TELEPHONE PEDESTAL
- POWER POLE
- ⊖ CLEAN OUT
- MAILBOX
- GUY ANCHOR
- - - SIGN POST
- OHP
- STOCKADE FENCE
- ELECTRIC FENCE
- - - BARBED WIRE FENCE
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- - - SUBD BOUNDARY
- - - DITCH CENTERLINE
- - - EASEMENT R.O.W.



DRAWN BY: JWH
 PLOTTED BY: JWH
 CHK BY: JWH
 DATE: 08/20/24

Morrison
Maiterle
 ENGINEERS - ARCHITECTS - PLANNERS - SURVEILLORS

1422 Broadway Avenue
 Cheyenne, WY 82001
 Phone: 307.597.6281
 www.morrisonmaiterle.com

3110031 Lohrenz Subd Plan (10031001) SKETCH PLAN-028

Powell

RANDY & LORI LOHRENZ

PROJECT NO.
10031.001

SHEET NUMBER
1 OF 1

SKETCH PLAN FOR PROPOSED 4 LOT MINOR SUBDIVISION
 WITHIN S1/2S1/2 LOT 50-S, SEC. 2, T. 84 N., R. 100 W., 6TH P.M.
 PARK COUNTY, WYOMING

GEORGE V. & JANET E. NEILSON TRUST
 DOC. NO. 2022-3649

RANDY LEE & LORI LEE LOHRENZ
 DOC. NO. 2022-5831
 ±10 ACRES GROSS

PROPOSED LOT 3
 ±2.27 ACRES GROSS
 ±2.06 ACRES NET

PROPOSED LOT 4
 ±3.18 ACRES GROSS

PROPOSED LOT 2
 ±2.27 ACRES GROSS
 ±2.07 ACRES NET

PROPOSED LOT 1
 ±2.27 ACRES GROSS
 ±2.06 ACRES NET

LOT 1
 RAY SS-65
 GARY WAYNE RAY
 DOC. NO. 2009-9625

JOHNNY M. & DONA C. SIMMONS
 DOC. NO. 2016-441

GARY WAYNE RAY
 DOC. NO. 2009-9625

RUBY CAROL JOHNSTON
 DOC. NO. 2008-1190

FOUND 2" ALUM. CAP
 ON SUPPLIER ROAD

20.00' PROPOSED
 POWERLINE EASEMENT

300.56'

889.49S1/4E1/4 1317.49'

W.C. 30.0' SOUTH

W.C. 30.0' SOUTH

341.58'

303.56'

414.58'

W.C. 45.0' WEST

423.49'

531.22' W 390.63'

501.08' W 1317.77'

296.78'

299.58'

298.92'

299.58'

501.08' W 1317.77'

531.22' W 390.63'

423.49'

W.C. 45.0' WEST

501.08' W 1317.77'

531.22' W 390.63'

27.54'

N07°16'18"E 330.85'

298.92'

299.58'

298.92'

299.58'

501.08' W 1317.77'

531.22' W 390.63'

423.49'

W.C. 45.0' WEST

501.08' W 1317.77'

531.22' W 390.63'



Basin Office
PO Box 310 - 405 S 4th St
Basin, WY 82410
307.568.3357

Billings Office
1321 Discovery Dr.
Billings, MT 59102
406.248.4204

Cody Office (Corporate)
1601 S. Park Dr.
Cody, WY 82414
307.586.3800

Lovell Office
451 Shoshone Ave
Lovell, WY 82431
307.548.2275

Powell Office
401 S Bent St, #4
Powell, WY 82435
307.754.9160

Your Superior Hometown Service Provider • 1.800.354.2911 • www.tct.net

February 5, 2024

RE: Lohrenz Simple Subdivision on Lane 14.

Dear Mr. Marchbanks,

The purpose of this letter is to inform you that TCT may have the availability and capacity to provide terrestrial wireless internet and VOIP phone service to the simple subdivision for the Lohrenz Simple Subdivision, on Lane 14, in Park County. Line of sight to one of our towers is required, however, so service is not guaranteed. All install and equipment fees are the responsibility of the customer.

Sincerely,

Stacy Southworth
TCT

Powell-Clarks Fork Conservation District

1017 Highway 14A Powell Wyoming 82435 • 307-754-9301 ext 3 • FAX 307-754-2761 • Email ann.trosper@wy.nacdnet.net

2/6/2024

To: Park County Planning and Zoning
Re: Randy Lohrenz Simple Subdivision

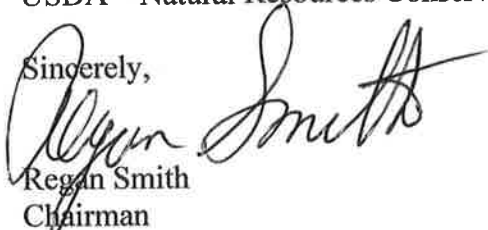
The Conservation District Board of Supervisors has reviewed natural resource information for the Randy Lohrenz Simple Subdivision. The project is located at 1474 Lane 14, Powell, Wyoming. The project will encompass 12.5 acres. We have included with this letter soils information.

It is the policy of the Powell Clarks Fork Conservation District that agricultural land should stay in agriculture production. Under this policy we encourage you not to increase urban development on property under agriculture production. We also strongly suggest that the appropriate irrigation district review and approve an irrigation water management plan. Such plan should be attached to the property and reviewed upon sale of property to fully explain to future landowners the rights and responsibilities associated with irrigation water for both the new landowner and the irrigation district. A weed management plan should also be reviewed by Park County Weed and Pest. This plan should also be attached to the property and reviewed upon sale to property to fully explain to future landowners the need and legal requirements to manage the property for noxious weed control. Where wildlife/human encounters are anticipated, we also recommend that the Wyoming Game and Fish be contacted for wildlife management advice.

We emphasize the need for proper engineering and construction of sanitary facilities. Consultation with a knowledgeable entity, including proper permits by law, must occur before construction or installation. Appropriate measures must be taken to overcome the soils limitations for these uses.

Attached is the soils report for the property. If development occurs, we recommend not removing vegetation off the site prior to any construction activity to reduce the risk of wind and/or water erosion of the soil. During construction, the use of wind barriers is encouraged. Erosion control efforts should also include using adapted grass species to seed areas that have been disturbed to reduce bare areas. Good grass cover will also reduce weed problems.

If you have any additional natural resource information needs, please contact the District or the USDA – Natural Resources Conservation Service.

Sincerely,

Regan Smith
Chairman

cc: Morrison Maierle Kenny Marchbanks

Park County School District #1 Transportation

160 North Everts Street
Powell, Wyoming 82435
Phone: 307-764-6189
Fax: 307-764-6178

Stephen Janes, *Supervisor*
Email: srjanes@pcsd1.org
Christy Schwartz, *Administrative Assistant*
Email: cdschwartz@pcsd1.org

February 6, 2024

Kenny Marchbanks
Survey Technician, Morrison-Maierle
1-307-586-1541
1402 Stampede Ave, Cody, WY 82414

RE: Bus routing for Lohrenz Minor Subdivision

The proposed minor subdivision is located southwest of Powell. The proposed subdivision is on the south side of Lane 14 and west of address marker 1474 Lane 14. The proposed subdivision will have busing available. It is within the boundaries of Park County #1 school district. The bus would pick up and drop off at all exit points on Lane 14. The bus will be a right hand stop in the morning and would not require the students to cross the road. Students will have to cross the road in the afternoon. If you need any further information, feel free to email or call.

Sincerely,



Stephen R. Janes
Transportation Supervisor
PCSD #1



Park County Fire Protection District #1

1101 E. South Street Powell, Wyoming

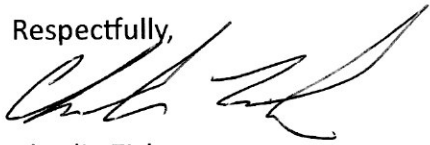
(307) 754-2211

charlie@pvfd.net

02/12/2024

Regarding the proposed Lohrenz Simple Subdivision located at 1474 Lane 14, Park County Fire Protection District #1 along with the Powell Volunteer Fire Department can provide fire suppression to said property. Park County Fire District #1 requests that all access points are constructed to accommodate our fire equipment.

Respectfully,



Charlie Ziska

Administrator



Park County Weed & Pest Control District

P.O. Box 626

1067 Road 13

Powell, WY 82435

Phone: 307-754-4521 Powell

Phone: 307-527-8885 Cody

Fax: 307-754-9005

www.parkcountyweeds.org

Kenny Marchbanks
Morrison Maierle
1402 Stampede Ave.
Cody, WY 82414

February 22, 2024

Dear Mr. Marchbanks,

Park County Weed and Pest Control District (PCWP) has completed the initial inspection of the proposed **Lohrenz Minor Subdivision** located at 1474 Lane 14 Powell, WY. During this survey, the following noxious weed species were found to be present on the property including (but not limited to):

Canada thistle (*Cirsium arvense*)

Russian knapweed (*Rhaponticum repens*)

Russian olive (*Elaeagnus angustifolia*)

The property is currently being utilized as residential acreage with native rangeland. Significant infestations of Russian knapweed were found on proposed Lot # 1 and along the boundary between lots #1 and Lot # 2. This noxious species is toxic to horses and can be fatal if consumed in large quantities or over a long period of time. Minor amounts of Canada thistle were located on Lot 1 as well. Incidental occurrence of other species are noted on the map. The remaining parcels are native rangeland in good to excellent condition.

Due to infestations of the noxious species noted and the likelihood of disturbance with construction, a Long-Term Noxious Weed Management Plan addressing a prevention and control program to minimize the introduction or spread of these or any noxious weeds as defined in Wyoming Statutes §11-5-101 inclusive **will be** required. Templates of this required Integrated Weed Management Plan were provided along with a copy of this correspondence and treatment recommendations. Mitigation of these *or any* noxious weed species should begin **before** any disturbance commences.

Park County Weed and Pest Control District staff can provide technical assistance or referrals if necessary. We appreciate your cooperation in this matter. Park County Weed and Pest Control District staff can provide technical assistance or referrals if necessary. We appreciate your cooperation in this matter

Sincerely,

Assistant Supervisor

cc: Randy Lohrenz
Park County Planning and Zoning

Lohrenz Minor Subdivision



Park County Weed and
Pest Control District

Mary McKinney

February 22, 2024

Noxious Weed locations (*approximate and many contiguous*)
(*More incidentals may be present*) Russian knapweed

Russian olive X Canada thistle X



Noxious species



Russian knapweed



Canada thistle



Russian olive



To Mr. Marchbanks,

We already service the area on Lane 14 and have the capacity to add the to our existing route. We can service the proposed subdivision which is approximately four miles from the intersection of Highway 14A and Willwood Road, more particularly described within S1/2S1/2 Lot 50-S, Section 2, Township 54 North, Range 100 West, 6th Principal Meridian, Park County, Wyoming according to the Government Resurvey.as listed in your email and would ask that the mail boxes for those new addresses be put near the existing box at the address of 1474 Lane 14. If you need anything else please reach out to our office.

Jason Flint
270 N Bent St.
Powell WY, 82435

307-754-2952

From: [Eric Hargett](#)
To: [Jennifer Cramer](#)
Cc: [Anne Lawler](#); [Ben McDonald](#); [Brian Edwards](#); [Corey Class](#); [Game and Fish - Jason Burckhardt](#); [Game and Fish - Laura Burckhardt](#); [Game and Fish - Tony Mong](#); [Game and Fish - Sam Hochhalter](#); [Nick Oliver](#); [Shoshone Irrigation](#); [Trent Shoshone Irr](#); [Burrell, Joseph](#)
Subject: Re: Agency Notice - Lohrenz Minor Subdivision (MS-81)
Date: Monday, March 18, 2024 7:58:00 AM

CAUTION: This email originated from outside of Park County Government.

Jennifer,

If the development on this property is anticipated to result in the discharge of dredged or fill material, stormwater, or other pollutant into a surface water (stream, river, wetland, lake, pond, reservoir, ditch), please consult the following information:

For any dredged or fill activity associated with the proposed project that occurs on a water of the United States, the project proponent may need to secure a 404 permit from the U.S. Army Corps of Engineers and a 401 water quality certification from the Wyoming DEQ. For more information on determining whether a 404 permit and 401 water quality certification may be needed, the project proponent can click on 'How to Apply for a 401 Water Quality Certification for USACE Section 404 Permits' at <https://deq.wyoming.gov/water-quality/watershed-protection/cwa-section-401-turbidity-wetland/401-water-quality-certification/>.

If the dredged or fill activity occurs on a stream or wetland that is not considered a water of the United States, then the project proponent would need to work with the Wyoming DEQ to secure proper coverage for the activity.

For activities that will clear, grade or otherwise disturb 1 or more acres of land and there is a potential for discharge of storm water to surface waters of the state, coverage under a stormwater permit must be obtained from the Wyoming DEQ. More information regarding stormwater permits can be found at <https://deq.wyoming.gov/water-quality/wypdes/discharge-permitting/storm-water-permitting/>.

For any point source discharge to surface waters not related to stormwater runoff or dredged/fill material such as discharges from gravel crushing and washing operations, cofferdam or site dewatering, vehicle or machinery washing, drilling fluids or cuttings, or other material processing operations, coverage under a Wyoming DEQ WYPDES temporary discharge permit may be required. More information on temporary discharge permits can be found at <https://deq.wyoming.gov/water-quality/wypdes/discharge-permitting/>.

Eric

On Sun, Mar 17, 2024 at 11:45 AM Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

Good Morning,

Jennifer Cramer

From: Anne Lawler
Sent: Monday, March 18, 2024 8:58 AM
To: Jennifer Cramer
Subject: RE: Agency Notice - Lohrenz Minor Subdivision (MS-81)

Good Morning,

The 1st half is paid and 2nd half due May 10th 2024.

Thank you,

Anne Lawler
1st Deputy
Park County Treasurer
307-527-8630

Please note new e-mail

Anne.Lawler@parkcounty-wy.gov

From: Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov>
Sent: Sunday, March 17, 2024 11:45 AM
To: Anne Lawler <Anne.Lawler@parkcounty-wy.gov>; Ben McDonald <Ben.McDonald@parkcounty-wy.gov>; Brian Edwards <Brian.Edwards@parkcounty-wy.gov>; Corey Class <corey.class@wyo.gov>; Game and Fish - Jason Burckhardt <jason.burckhardt@wyo.gov>; Game and Fish - Laura Burckhardt <laura.burckhardt@wyo.gov>; Game and Fish - Tony Mong <tony.mong@wyo.gov>; Game and Fish - Sam Hochhalter <sam.hochhalter@wyo.gov>; Eric Hargett <eric.hargett@wyo.gov>; Nick Oliver <sid.archivist@gmail.com>; 'Shoshone Irrigation' <sid.secretary@outlook.com>; 'Trent Shoshone Irr' <shoshoneid@hotmail.com>; Burrell, Joseph <Joseph.Burrell@blackhillscorp.com>
Subject: Agency Notice - Lohrenz Minor Subdivision (MS-81)

Good Morning,

Attached please find an application and Sketch Plan for the Lohrenz Minor Subdivision (MS-81) (Applicant: Rusty Blough with Morrison-Maierle on behalf of Randy Lohrenz, landowner). The proposed four lot subdivision will create three 2.27-acre lots and one 3.18-acre lot, from a 10-acre parcel for residential use. The proposed subdivision is within Farm Unit "K" of Lot 50, or the S1/2S1/2 of Lot 50-S, Resurvey, T54N, R100W of the 6th P.M., Park County, WY. The property is located in a GR-P zoning district in the Cody/Powell Rural Area, approximately 2.7 miles southwest of the City of Powell on the south side of County Lane 14, with an address of 1474 Lane 14, Powell.

The Property Tax Identification Number is 01540005019002 . Here is a link to the parcel on Park County Mapserv: [Park County, Wyoming, MapServer \(greenwoodmap.com\)](https://www.parkcountywy.gov/MapServer/greenwoodmap.com)

From: [Corey Class](#)
To: [Jennifer Cramer](#); [Tony Mong](#); [Luke Ellsbury](#); [Sam Hochhalter](#)
Subject: Re: Agency Notice - Lohrenz Minor Subdivision (MS-81)
Date: Tuesday, March 19, 2024 2:14:29 PM

CAUTION: This email originated from outside of Park County Government.

We have no terrestrial wildlife comments for this project but offer standard subdivision language to help mitigate wildlife issues.

1. Riparian/Wetland Habitat It is extremely important that existing riparian habitat be retained and/or enhanced. We recommend no construction within a 100-foot buffer along each side of live or intermittent streams. All wetland areas should be evaluated and protected before final approval is obtained. If protection is not possible, we recommend on or off-site mitigation (in-kind replacement) at a ratio of two acres for every acre lost. Enhancing wetlands for wildlife by improving water supply, pothole development and shallow water impoundment of suitable water sources should be considered.

2. Habitat Alteration Development should be minimized or avoided in mountain shrub communities, aspen stands and any other important plant communities. Burning or cutting may revitalize old, decadent stands of aspen. Standing dead trees and dead and downed plant material should be left to provide important habitat for small wildlife species and to replenish soil nutrients through decomposition. No filling, excavating, dredging, mining, drilling, or removing of topsoil, sand, gravel, rock, or other minerals should be done except when associated with approved development plans.

3. Non-native Plants Introduction of non-native shrubs and trees should be restricted to those species that are the least palatable to browsing wildlife animals and pose little risk of spreading to adjacent areas (e.g., Russian olive should never be planted). The developer should consult with our local wildlife biologist _____ when planning landscaping for the subdivision.

4. Bird Nesting/Perching Habitat Nesting and perching areas for raptors and some cavity nesting birds should be maintained and human disturbance minimized during incubation and rearing time frames. See [Raptors](#) for the appropriate time frames. Developments should be located to protect unique physical or vegetative features that provides important nesting habitat. Home construction should be discouraged in these areas.

5. Damage/Feeding When applicable, the subdivision covenants should explain to prospective purchasers that wildlife inhabits, winters and/or migrates through the area. It is very likely that wildlife may damage ornamental shrubs, trees, homes and fences. The land purchaser accepts this risk factor. We will not accept compensation claims for damages caused by wildlife to ornamentals, homes and fences. Supplemental feeding of ungulates or carnivores should not be allowed. Homeowners in elk range should protect hay, alfalfa and other stored livestock feed at their own expense. In most cases, protecting stored feed with elk-proof fencing is the most effective method for preventing elk damage. In addition, livestock feed such as grain, or other attractants including pet food, bird feeders or barbecue grills, should be stored in such a manner to make them inaccessible to bears.

6. Information on [Fences](#)

7. **Garbage** Garbage disposal must be strictly regulated. No open pits or landfills should be allowed. If black bears and/or grizzly bears are known to frequent the area, garbage collection and/or disposal rules must be formulated and enforced to minimize bear-human conflicts. Bear-proof garbage containers should be required in areas with resident bear populations.

8. **Pets** Domestic pets, especially dogs and cats, should be restrained and prevented from roaming at large. Unrestrained pets can harass and kill small and large birds and mammals.

9. **Migration Corridors and Crucial Habitats** Subdivisions in these habitats should be avoided. If avoidance is not possible, the developer should consider obtaining conservation easements to protect remaining important habitats. Where migration corridors are affected, the subdivision layout or plat should attempt to maximize an open-space, natural-habitat corridor.

10. **Agriculture** The pasturing of livestock (e.g., horses, sheep, cattle) should be confined to established agricultural meadows, and stocking rates should be limited to those that maintain adequate plant cover to prevent erosion. Livestock should not be allowed to graze forest and shrub habitats since these types are important to wildlife and can be seriously impacted. Overgrazing by livestock can cause significant damage to plants by direct consumption, trampling, soil compaction and erosion. Livestock can displace wildlife by directly competing for forage and degrading habitat.

11. **Roads** Construct the minimum standard and number of roads needed to serve the subdivision. Roads should be constructed to avoid watercourses, wetlands and other important wildlife habitats.

12. **Habitat Enhancement** Enhancements can improve the existing wildlife habitat and provide enjoyment for wildlife enthusiasts within the subdivision. Enhancements should be planned thoroughly and thoughtfully prior to any construction. The developer and/or homeowners association should review the plan before approval. We will assist developers or homeowners in designing habitat enhancements.

13. **Chemical Herbicides, Pesticides, Fertilizers** The use of chemical herbicides, pesticides and fertilizers is discouraged. Spot treatments with herbicides are acceptable for controlling noxious terrestrial weeds. Only licensed personnel should apply herbicides, pesticides, and fertilizers.

14. **Off-road Vehicles** Restricted use of off-road vehicles should be written into the covenant. Off-road vehicles include all-wheel drives, motorcycles, all-terrain vehicles, and snowmobiles.

15. **Land Use Plan** An integrated and comprehensive land use plan should be developed. The plan should consider natural resource values in the county for orderly, long-term development.

16. **Corridors** - Developers should preserve wildlife corridors by maintaining areas of undeveloped open or wooded habitat and reducing the density of dwellings or through cluster

development with undeveloped land between clusters. Corridors will help wildlife move through or around developments, provide protection for sensitive areas, and reduce many land use conflicts.

Corey Class
Cody Wildlife Management Coordinator
Wyoming Game and Fish Department
NEW 2 Tilden Trail
Cody, WY 82414
NEW Office:(307)586-2858
Cell: (307)399-9241
corey.class@wyo.gov



wgfd.wyo.gov

On Sun, Mar 17, 2024 at 11:45 AM Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

Good Morning,


Attached please find an application and Sketch Plan for the Lohrenz Minor Subdivision (MS-81) (Applicant: Rusty Blough with Morrison-Maierle on behalf of Randy Lohrenz, landowner). The proposed four lot subdivision will create three 2.27-acre lots and one 3.18-acre lot, from a 10-acre parcel for residential use. The proposed subdivision is within Farm Unit "K" of Lot 50, or the S1/2S1/2 of Lot 50-S, Resurvey, T54N, R100W of the 6th P.M., Park County, WY. The property is located in a GR-P zoning district in the Cody/Powell Rural Area, approximately 2.7 miles southwest of the City of Powell on the south side of County Lane 14, with an address of 1474 Lane 14, Powell.

The Property Tax Identification Number is 01540005019002 . Here is a link to the parcel on Park County Mapserver: [Park County, Wyoming, MapServer \(greenwoodmap.com\)](http://Park County, Wyoming, MapServer (greenwoodmap.com))

This subdivision application is scheduled to be heard by the Planning & Zoning Commission on April 10th . If possible, please send any comments or concerns by March 26th by replying to Jennifer.cramer@parkcounty-wy.gov

From: [Rusty Blough](#)
To: [Jennifer Cramer](#)
Subject: FW: Lohrenz Minor Subdivision MS-81 question
Date: Thursday, March 28, 2024 3:14:36 PM
Attachments: [image001.png](#)
[image001.png](#)
[image001.png](#)

CAUTION: This email originated from outside of Park County Government.

 **Rusty Blough, PLS**
Professional Land Surveyor, Morrison-Maierle
[+13075861546](#) direct | [+13078993643](#) mobile

A 100% Employee-Owned Company

From: Willwood Irrigation District <willwoodirrigation@gmail.com>

Sent: Thursday, March 28, 2024 12:16 PM

To: Rusty Blough <rblough@m-m.net>

Subject: Re: Lohrenz Minor Subdivision MS-81 question

*****This message originated from an External Source.*** Please use proper judgment and caution when opening attachments, clicking links, or responding to this message.**

50' on both sides. 100' is correct. With option of exceeding that if needed. Thanks

On Thu, Mar 28, 2024, 10:49 AM Rusty Blough <rblough@m-m.net> wrote:

Yes the Lohrenz property is getting subdivided into 3, 2.0 acre parcels and the existing house on a 3 acre lot. Did you mean for the drainage to have a 50' wide total or each side of centerline for a total of 100'?

We can put a width on their plat for an easement and a note to go with it that the district reserves the right to expand the easement should it become necessary for work on the ditch.

Otherwise I think that is enough of an answer for the county.

Thanks,

Rusty Blough, PLS
Professional Land Surveyor, Morrison-Maierle
[+13075861546](#) direct | [+13078993643](#) mobile

A 100% Employee-Owned Company

From: Willwood Irrigation District <willwoodirrigation@gmail.com>

Sent: Thursday, March 28, 2024 10:31 AM

To: Rusty Blough <rblough@m-m.net>

Subject: Re: Lohrenz Minor Subdivision MS-81 question

*****This message originated from an External Source.*** Please use proper judgment and caution when opening attachments, clicking links, or responding to this message.**

Rusty,

The Lohrenz property will be getting subdivided? Most our easements are 50 foot or whatever is needed to complete the work. For Joslen we have a huge berm of dirt running on the West side of the drainage. If we have to we will need to remove that dirt to make our work area bigger. Unsure that answers your question. We call it Joslen Drain, and Lohrenz has no water rights to my knowledge. I will be out rest of today, I can answer more questions tomorrow if that works for you. Thanks,

On Thu, Mar 28, 2024 at 10:24 AM Rusty Blough <rblough@m-m.net> wrote:

Travis,

I have a question from the county planning and zoning for a minor subdivision we are doing across from Joslen Drive that we were just discussing on the south side of Lane 14. The same drainage that Gary Willems will have to get an access across runs along the east side of the Lohrenz property. This drainage runs under the canal I believe but is then used as an irrigation waste water drain?

Could you let me know what that ditch is referred to as and what the easement width is for putting it on the subdivision plat? I don't believe the Lohrenz property has any irrigation rights but is subject to the easement for the drain.

Thanks,

Rusty Blough, PLS
Professional Land Surveyor, Morrison-Maierle
[+13075861546](tel:+13075861546) direct | [+13078993643](tel:+13078993643) mobile

A 100% Employee-Owned Company

From: Willwood Irrigation District <willwoodirrigation@gmail.com>
Sent: Wednesday, March 27, 2024 3:44 PM
To: Rusty Blough <rblough@m-m.net>
Subject: Re: FW: 68 Joslen Drive Gary Willems access approach

This message originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this message.

Here is the two major important ones in our Board Policies. We will put together a contract for Gary to sign. It will have the \$250.00 fee on the contract.

15. CROSSINGS (BRIDGES, CMP, FLUMES)

- A. All bridges, pipe crossings, etc., into farmsteads shall be the responsibility of the landowner to maintain after initial construction or R & B programs have been completed.**
- B. Access crossings, when permitted by the Board of Commissioners, shall be constructed and maintained by the landowner according to the specifications approved by the District. Approval of the District must be obtained before any crossings over the irrigation and drainage system shall be constructed. The District will limit the number of crossings permitted.**

We are also making it mandatory that if they have a contractor install any structure that they must be bonded. And we require proof of this. But that will also be included in the contract. I will plan to get down there tomorrow morning 03/28/2024 to look at Mr. Nalley's culvert. Thanks,

On Wed, Mar 27, 2024 at 12:16 PM Willwood Irrigation District <willwoodirrigation@gmail.com> wrote:

Good Afternoon Rusty,

A permit for installing a culvert I would have to look into. We are charging a review fee of \$250.00 on anything related to the Irrigation District. We haven't paid for drainage culverts in my time that I have worked here that is usually at the expense of the landowner. Only exception we make is with open laterals. And we have only done that one time in the last 7 years. I don't know why the district would have paid for Nalley to have a crossing either. I don't know if we would even have records for that and if we did. Wouldn't know where to look.

I will look this afternoon at our By-Laws and see what they say. I will get back to you shortly. Thanks,

On Wed, Mar 27, 2024 at 11:33 AM Rusty Blough <rblough@m-m.net> wrote:

Travis,

Gary Willems has contacted us to create this family exemption at 68 Joslen Drive in Lot 61 of T55N R100W using the centerline of the drainage as a dividing line. They will have to cross the drainage to get to that portion of the property as they don't have an easement across the neighbor to the south who already has a crossing built.

Gary had a couple of questions.

Will he need a permit or anything from Willwood Irrigation District to create the crossing? It appears that a 36" culvert is what will work as that is what the adjacent neighbor has installed.

Gary is under the impression that the district paid for the neighbors access, I am not sure to what extent, if it was the culvert and material provided or actually built it for him or what his understanding is. I am guessing that is not the case but if you can give me who is responsible for the construction of the access across the drainage that will be helpful as well.

Thanks,

Rusty Blough, PLS
Professional Land Surveyor, Morrison-Maierle
[+13075861546](tel:+13075861546) direct | [+13078993643](tel:+13078993643) mobile

A 100% Employee-Owned Company

--

Travis Moger
Manager
Willwood Irrigation District
307-754-3831 Office
307-202-1330 Cell

--

Travis Moger
Manager
Willwood Irrigation District
307-754-3831 Office
307-202-1330 Cell

Park County
Planning and Zoning Department
1002 Sheridan Avenue Ste 109
Cody, Wyoming 82414-3550
307-527-8540 or 307-754-8540



Memo

Date: March 28, 2024

Re: Lohrenz MS-81

A review of the subsurface evaluation data submitted on behalf of the applicants indicates that conventional septic systems will likely be sufficient should this minor subdivision be approved, and septic systems proposed.

Percolation tests were completed on proposed Lot 1 and Lot 3 on March 15, 2024. Percolation rates were determined to be 12 mpi on Lot 1, and 9 mpi on Lot 3.

Groundwater exploration cuts were made on March 15, 2024 on proposed Lot 1 and Lot 3, each to a depth of 10 feet. Groundwater was not discovered, nor did they encounter any impermeable layers.

Site specific testing will be required for any new septic application, and any new septic system will be required to meet current county regulations.

Joy Hill
Planning Director,
Small Wastewater Administrator



ANALYTICAL SUMMARY REPORT

March 18, 2024

Morrison Maierle Inc Cody
1402 Stampede Ave
Cody, WY 82414-4226

Work Order: B24030402

Project Name: 1474 Lane 14, Powell WY

Energy Laboratories Inc Billings MT received the following 1 sample for Morrison Maierle Inc Cody on 3/7/2024 for analysis.

Lab ID	Client Sample ID	Collect Date	Receive Date	Matrix	Test
B24030402-001	Garden Spigot	03/06/24 11:25	03/07/24	Drinking Water	Metals by ICP/ICPMS, Drinking Water Alkalinity to pH 4.5 Anion - Cation Balance Bacteria, Private Water Supply Conductivity Hardness Hardness as CaCO3, grains/gallon Anions by Ion Chromatography Langelier Index Livestock Suitability; Irrigation Classification Nitrogen, Nitrate + Nitrite pH Metals Digestion by E200.2 Sodium Adsorption Ratio Solids, Total Dissolved

The analyses presented in this report were performed by Energy Laboratories, Inc., 1120 S 27th St., Billings, MT 59101, unless otherwise noted. Any exceptions or problems with the analyses are noted in the report package. Any issues encountered during sample receipt are documented in the Work Order Receipt Checklist.

The results as reported relate only to the item(s) submitted for testing. This report shall be used or copied only in its entirety. Energy Laboratories, Inc. is not responsible for the consequences arising from the use of a partial report.

If you have any questions regarding these test results, please contact your Project Manager.

Report Approved By:



LABORATORY ANALYTICAL REPORT

Prepared by Billings, MT Branch

Client: Morrison Maierle Inc Cody
Project: 1474 Lane 14, Powell WY
Lab ID: B24030402-001
Client Sample ID: Garden Spigot

Report Date: 03/18/24
Collection Date: 03/06/24 11:25
Date Received: 03/07/24
Matrix: Drinking Water

Analyses	Result	Units	Qualifiers	RL	MCL/ QCL	Method	Analysis Date / By
PHYSICAL PROPERTIES							
pH	7.6	s.u.	H	0.1		A4500-H B	03/07/24 13:55 / njp
pH Measurement Temp	15.2	°C		1.0		A4500-H B	03/07/24 13:55 / njp
Conductivity @ 25 C	594	umhos/cm		5		A2510 B	03/07/24 13:55 / njp
Corrosivity (Langelier Index)	0.3					A2330 B	03/14/24 09:05 / klc
Solids, Total Dissolved TDS @ 180 C	371	mg/L		20		A2540 C	03/07/24 14:42 / pmw
If a sample temperature at the time of collection is not provided, the Langelier is calculated using a default temperature of 20 degrees C.							
INORGANICS							
Alkalinity, Total as CaCO3	218	mg/L		4		A2320 B	03/07/24 17:51 / spb
Bicarbonate as HCO3	266	mg/L		4		A2320 B	03/07/24 17:51 / spb
Carbonate as CO3	ND	mg/L		4		A2320 B	03/07/24 17:51 / spb
Chloride	3	mg/L		1		E300.0	03/08/24 06:29 / caa
Sulfate	88	mg/L		1		E300.0	03/08/24 06:29 / caa
Fluoride	0.3	mg/L		0.2		E300.0	03/08/24 06:29 / caa
Hardness as CaCO3	228	mg/L		1		A2340 B	03/08/24 14:22 / klc
Hardness as CaCO3 - Grains	13.3	grains/gal		0.1		A2340 B	03/08/24 14:22 / klc
Sodium Adsorption Ratio (SAR)	1.02	unitless		0.01		Calculation	03/08/24 14:22 / klc
NUTRIENTS							
Nitrogen, Nitrate+Nitrite as N	0.61	mg/L		0.01	10	E353.2	03/08/24 14:57 / krt
METALS, TOTAL							
Arsenic	ND	mg/L		0.001	0.01	E200.8	03/08/24 15:42 / aem
Calcium	68	mg/L		1		E200.7	03/08/24 14:22 / enb
Copper	0.017	mg/L		0.005	1.3	E200.8	03/08/24 15:42 / aem
Iron	ND	mg/L	L	0.04		E200.7	03/08/24 14:22 / enb
Lead	ND	mg/L		0.001	0.015	E200.8	03/08/24 15:42 / aem
Magnesium	14	mg/L		1		E200.7	03/08/24 14:22 / enb
Manganese	ND	mg/L		0.001		E200.8	03/08/24 15:42 / aem
Potassium	2	mg/L		1		E200.7	03/08/24 14:22 / enb
Selenium	ND	mg/L		0.001	0.05	E200.8	03/08/24 15:42 / aem
Sodium	35	mg/L		1		E200.7	03/08/24 14:22 / enb
Zinc	0.03	mg/L		0.01		E200.7	03/08/24 14:22 / enb
QUALITY CONTROL							
A/C Balance	-1.60	%				A1030 E	03/14/24 09:05 / klc

Report Definitions:
 RL - Analyte Reporting Limit
 QCL - Quality Control Limit
 H - Analysis performed past the method holding time

MCL - Maximum Contaminant Level
 ND - Not detected at the Reporting Limit (RL)
 L - Lowest available reporting limit for the analytical method used and/or volume submitted



LABORATORY ANALYTICAL REPORT

Prepared by Billings, MT Branch

Client: Morrison Maierle Inc Cody
Project: 1474 Lane 14, Powell WY
Client Sample ID: Garden Spigot
Sampled By: Kenny Marchbanks
Lab ID: B24030402-001D

Report Date: 03/18/24
Collection Date: 03/06/24 11:25
Received Date: 03/07/24 10:24
Matrix: Drinking Water

Analyses	Result	Units	Safe/Unsafe	Qualifier	Method	Analysis Date / By
MICROBIOLOGICAL						
Coliform, Total	Absent	per 100ml	SAFE		A9223 B	03/07/24 14:05 / spb
Coliform, E-Coli	Absent	per 100ml			A9223 B	03/07/24 14:05 / spb

Comments: The notation "SAFE" indicates that the water was bacteriologically SAFE when sampled.
The notation "UNSAFE" indicates that the water was bacteriologically UNSAFE when sampled.

Qualifiers:

Sample ID: B24030402-001
Client ID: MRRSN-MRL-CDY

Livestock Suitability

Based on the mineral content only, the water is suitable for all classes of livestock.

Irrigation Classification

Salinity Hazard	C2	Medium-Salinity Water:	can be used if a moderate amount of leaching occurs. Plants with moderate salt tolerance can be grown in most cases without special practices for salinity control.
Sodium (Alkali) Hazard	S1	Low-Sodium Water:	can be used for irrigation on almost all soils with little danger of the development of harmful levels of exchangeable sodium. However, sodium-sensitive crops such as stone-fruit trees and avocados may accumulate injurious concentrations of sodium.



QA/QC Summary Report

Prepared by Billings, MT Branch

Client: Morrison Maierle Inc Cody

Work Order: B24030402

Report Date: 03/18/24

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual
Method: A2320 B Batch: R417727										
Lab ID: MBLK Run: METROHM 2_240307A										
Alkalinity, Total as CaCO3		Method Blank								03/07/24 16:32
		ND	mg/L	4						
Lab ID: LCS Run: METROHM 2_240307A										
Alkalinity, Total as CaCO3		Laboratory Control Sample								03/07/24 16:35
		101	mg/L	4.0	101	90	110			
Lab ID: B24030371-001ADUP Run: METROHM 2_240307A										
Alkalinity, Total as CaCO3	3	Sample Duplicate								03/07/24 16:46
		270	mg/L	4.0				0.1	10	
Bicarbonate as HCO3		312	mg/L	4.0				0.2	10	
Carbonate as CO3		8.69	mg/L	4.0				5.2	10	

Qualifiers:

RL - Analyte Reporting Limit

ND - Not detected at the Reporting Limit (RL)



QA/QC Summary Report

Prepared by Billings, MT Branch

Client: Morrison Maierle Inc Cody

Work Order: B24030402

Report Date: 03/18/24

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual	
Method: A2510 B							Analytical Run: PHSC_101-B_240307A				
Lab ID: CCV - SC 1413	Continuing Calibration Verification Standard										
Conductivity @ 25 C		1480	umhos/cm	5.0	104	90	110			03/07/24 12:34	
Method: A2510 B							Batch: R417729				
Lab ID: SC 2nd 1413	Laboratory Control Sample										
Conductivity @ 25 C		1420	umhos/cm	5.0	101	90	110			03/07/24 09:17	
Lab ID: MBLK	Method Blank										
Conductivity @ 25 C		ND	umhos/cm	5						03/07/24 12:37	
Lab ID: B24030382-001ADUP	Sample Duplicate										
Conductivity @ 25 C		3280	umhos/cm	5.0				5.2	10	03/07/24 12:43	

Qualifiers:

RL - Analyte Reporting Limit

ND - Not detected at the Reporting Limit (RL)



QA/QC Summary Report

Prepared by Billings, MT Branch

Client: Morrison Maierle Inc Cody

Work Order: B24030402

Report Date: 03/18/24

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual
Method: A2540 C								Batch: TDS20240307C		
Lab ID: MBLK_20240307-4		Method Blank					Run: Bal #30_240307C			03/07/24 14:39
Solids, Total Dissolved TDS @ 180 C		ND	mg/L	20						
Lab ID: LCS_20240307-4		Laboratory Control Sample					Run: Bal #30_240307C			03/07/24 14:40
Solids, Total Dissolved TDS @ 180 C		994	mg/L	25	99	90	110			
Lab ID: B24030402-001ADUP		Sample Duplicate					Run: Bal #30_240307C			03/07/24 14:42
Solids, Total Dissolved TDS @ 180 C		370	mg/L	25				0.2	10	

Qualifiers:

RL - Analyte Reporting Limit

ND - Not detected at the Reporting Limit (RL)



QA/QC Summary Report

Prepared by Billings, MT Branch

Client: Morrison Maierle Inc Cody

Work Order: B24030402

Report Date: 03/18/24

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual
Method: A4500-H B		Analytical Run: PHSC _101-B_240307A								
Lab ID: pH 8	2	Initial Calibration Verification Standard								
pH		8.0	s.u.	0.1	100	98	102			03/07/24 09:03
pH Measurement Temp		20.4	°C	1.0						
Lab ID: CCV - pH 7	2	Continuing Calibration Verification Standard								
pH		7.0	s.u.	0.1	101	98	102			03/07/24 12:31
pH Measurement Temp		20.9	°C	1.0		0	0			
Method: A4500-H B		Batch: R417729								
Lab ID: B24030382-001ADUP	2	Sample Duplicate								
		Run: PHSC _101-B_240307A								
pH		6.8	s.u.	0.1				0.9	3	H
pH Measurement Temp		13.9	°C	1.0						

Qualifiers:

RL - Analyte Reporting Limit

ND - Not detected at the Reporting Limit (RL)

H - Analysis performed past the method holding time

QA/QC Summary Report

Prepared by Billings, MT Branch

Client: Morrison Maierle Inc Cody

Work Order: B24030402

Report Date: 03/18/24

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual
Method: E200.7 Analytical Run: ICP204-B_240308A										
Lab ID: ICV	6 Continuing Calibration Verification Standard									03/08/24 11:48
Calcium		25.5	mg/L	1.0	102	95	105			
Iron		2.54	mg/L	0.040	101	95	105			
Magnesium		25.4	mg/L	1.0	102	95	105			
Potassium		25.3	mg/L	1.0	101	95	105			
Sodium		25.2	mg/L	1.0	101	95	105			
Zinc		2.47	mg/L	0.010	99	95	105			
Lab ID: CCV	6 Continuing Calibration Verification Standard									03/08/24 13:44
Calcium		25.4	mg/L	1.0	102	90	110			
Iron		2.29	mg/L	0.040	92	90	110			
Magnesium		22.7	mg/L	1.0	91	90	110			
Potassium		23.6	mg/L	1.0	94	90	110			
Sodium		22.7	mg/L	1.0	91	90	110			
Zinc		2.45	mg/L	0.010	98	90	110			
Method: E200.7 Batch: R417835										
Lab ID: MB-7400DIS240308A	6 Method Blank									Run: ICP204-B_240308A 03/08/24 12:11
Calcium		ND	mg/L	0.1						
Iron		0.04	mg/L	0.02						
Magnesium		0.08	mg/L	0.03						
Potassium		ND	mg/L	0.1						
Sodium		ND	mg/L	0.2						
Zinc		ND	mg/L	0.004						
Lab ID: LFB-7400DIS240308A	6 Laboratory Fortified Blank									Run: ICP204-B_240308A 03/08/24 12:15
Calcium		48.4	mg/L	1.0	97	85	115			
Iron		4.89	mg/L	0.041	98	85	115			
Magnesium		48.8	mg/L	1.0	98	85	115			
Potassium		49.4	mg/L	1.0	99	85	115			
Sodium		48.8	mg/L	1.0	98	85	115			
Zinc		0.967	mg/L	0.010	97	85	115			
Lab ID: B24030278-001BMS2	6 Sample Matrix Spike									Run: ICP204-B_240308A 03/08/24 13:53
Calcium		673	mg/L	5.2	114	70	130			
Iron		51.2	mg/L	0.41	101	70	130			
Magnesium		578	mg/L	5.2	103	70	130			
Potassium		568	mg/L	3.1	112	70	130			
Sodium		2850	mg/L	5.2	70	130				A
Zinc		8.11	mg/L	0.10	81	70	130			
Lab ID: B24030278-001BMSD2	6 Sample Matrix Spike Duplicate									Run: ICP204-B_240308A 03/08/24 13:57
Calcium		658	mg/L	5.2	111	70	130	2.4	20	
Iron		49.8	mg/L	0.41	98	70	130	2.8	20	
Magnesium		563	mg/L	5.2	100	70	130	2.6	20	
Potassium		551	mg/L	3.1	109	70	130	3.1	20	
Sodium		2900	mg/L	5.2	70	130	1.6	20	A	

Qualifiers:

RL - Analyte Reporting Limit

ND - Not detected at the Reporting Limit (RL)

A - Analyte level was greater than four times the spike level - in accordance with the method, percent recovery is not calculated



QA/QC Summary Report

Prepared by Billings, MT Branch

Client: Morrison Maierle Inc Cody

Work Order: B24030402

Report Date: 03/18/24

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual
Method: E200.7										
Batch: R417835										
Lab ID: B24030278-001BMSD2	6	Sample Matrix Spike Duplicate				Run: ICP204-B_240308A				03/08/24 13:57
Zinc		8.26	mg/L	0.10	83	70	130	1.8	20	
Lab ID: B24030434-001BMS2	6	Sample Matrix Spike				Run: ICP204-B_240308A				03/08/24 14:51
Calcium		595	mg/L	2.6	100	70	130			
Iron		23.9	mg/L	0.21	96	70	130			
Magnesium		276	mg/L	2.6	95	70	130			
Potassium		338	mg/L	1.5	100	70	130			
Sodium		654	mg/L	2.6	93	70	130			
Zinc		4.90	mg/L	0.052	90	70	130			
Lab ID: B24030434-001BMSD2	6	Sample Matrix Spike Duplicate				Run: ICP204-B_240308A				03/08/24 14:55
Calcium		594	mg/L	2.6	100	70	130	0.2	20	
Iron		23.8	mg/L	0.21	95	70	130	0.5	20	
Magnesium		273	mg/L	2.6	94	70	130	1.0	20	
Potassium		336	mg/L	1.5	100	70	130	0.4	20	
Sodium		655	mg/L	2.6	93	70	130	0.2	20	
Zinc		4.85	mg/L	0.052	89	70	130	1.1	20	

Qualifiers:

RL - Analyte Reporting Limit

ND - Not detected at the Reporting Limit (RL)



QA/QC Summary Report

Prepared by Billings, MT Branch

Client: Morrison Maierle Inc Cody

Work Order: B24030402

Report Date: 03/18/24

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual
Method: E200.8		Analytical Run: ICPMS207-B_240308A								
Lab ID: QCS	5	Initial Calibration Verification Standard							03/08/24 11:29	
Arsenic		0.0486	mg/L	0.0050	97	90	110			
Copper		0.0503	mg/L	0.010	101	90	110			
Lead		0.0503	mg/L	0.0010	101	90	110			
Manganese		0.249	mg/L	0.0050	100	90	110			
Selenium		0.0486	mg/L	0.0050	97	90	110			
Lab ID: CCV	5	Continuing Calibration Verification Standard							03/08/24 15:30	
Arsenic		0.0460	mg/L	0.0050	92	90	110			
Copper		0.0547	mg/L	0.010	109	90	110			
Lead		0.0538	mg/L	0.0010	107	90	110			
Manganese		0.0529	mg/L	0.0050	106	90	110			
Selenium		0.0481	mg/L	0.0050	96	90	110			
Method: E200.8		Batch: R417816								
Lab ID: LRB	5	Method Blank				Run: ICPMS207-B_240308A		03/08/24 11:52		
Arsenic		ND	mg/L	0.00008						
Copper		ND	mg/L	0.0002						
Lead		ND	mg/L	0.00003						
Manganese		ND	mg/L	0.00007						
Selenium		ND	mg/L	0.00007						
Lab ID: LFB	5	Laboratory Fortified Blank				Run: ICPMS207-B_240308A		03/08/24 12:10		
Arsenic		0.0488	mg/L	0.0050	98	85	115			
Copper		0.0554	mg/L	0.010	111	85	115			
Lead		0.0525	mg/L	0.0010	105	85	115			
Manganese		0.0474	mg/L	0.0050	95	85	115			
Selenium		0.0477	mg/L	0.0050	95	85	115			
Lab ID: B24030287-001CMS	5	Sample Matrix Spike				Run: ICPMS207-B_240308A		03/08/24 15:06		
Arsenic		0.0491	mg/L	0.0010	98	70	130			
Copper		0.105	mg/L	0.0050	75	70	130			
Lead		0.0486	mg/L	0.0010	93	70	130			
Manganese		0.0497	mg/L	0.0010	99	70	130			
Selenium		0.0534	mg/L	0.0010	102	70	130			
Lab ID: B24030287-001CMSD	5	Sample Matrix Spike Duplicate				Run: ICPMS207-B_240308A		03/08/24 15:12		
Arsenic		0.0544	mg/L	0.0010	109	70	130	10	20	
Copper		0.113	mg/L	0.0050	92	70	130	7.6	20	
Lead		0.0533	mg/L	0.0010	102	70	130	9.2	20	
Manganese		0.0537	mg/L	0.0010	107	70	130	7.7	20	
Selenium		0.0575	mg/L	0.0010	110	70	130	7.4	20	

Qualifiers:

RL - Analyte Reporting Limit

ND - Not detected at the Reporting Limit (RL)



QA/QC Summary Report

Prepared by Billings, MT Branch

Client: Morrison Maierle Inc Cody

Work Order: B24030402

Report Date: 03/18/24

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual
Method: E300.0		Analytical Run: IC METROHM 1_240305A								
Lab ID: ICV	3	Initial Calibration Verification Standard								03/05/24 10:53
Chloride		25.0	mg/L	1.0	100	90	110			
Sulfate		99.5	mg/L	1.0	99	90	110			
Fluoride		1.18	mg/L	0.10	95	90	110			
Lab ID: CCV	3	Continuing Calibration Verification Standard								03/08/24 04:50
Chloride		26.4	mg/L	1.0	106	90	110			
Sulfate		105	mg/L	1.0	105	90	110			
Fluoride		1.28	mg/L	0.10	102	90	110			
Method: E300.0		Batch: R417660								
Lab ID: ICB	3	Method Blank								Run: IC METROHM 1_240305A 03/05/24 11:09
Chloride		ND	mg/L	0.1						
Sulfate		ND	mg/L	0.5						
Fluoride		ND	mg/L	0.01						
Lab ID: LFB	3	Laboratory Fortified Blank								Run: IC METROHM 1_240305A 03/05/24 11:26
Chloride		25.2	mg/L	1.0	101	90	110			
Sulfate		101	mg/L	1.1	101	90	110			
Fluoride		1.23	mg/L	0.10	98	90	110			
Lab ID: B24030349-008BMS	3	Sample Matrix Spike								Run: IC METROHM 1_240305A 03/08/24 05:23
Chloride		41.2	mg/L	1.0	107	90	110			
Sulfate		185	mg/L	1.1	106	90	110			
Fluoride		2.03	mg/L	0.10	107	90	110			
Lab ID: B24030349-008BMSD	3	Sample Matrix Spike Duplicate								Run: IC METROHM 1_240305A 03/08/24 05:39
Chloride		41.1	mg/L	1.0	107	90	110	0.2	20	
Sulfate		184	mg/L	1.1	105	90	110	0.3	20	
Fluoride		2.03	mg/L	0.10	107	90	110	0.3	20	

Qualifiers:

RL - Analyte Reporting Limit

ND - Not detected at the Reporting Limit (RL)



QA/QC Summary Report

Prepared by Billings, MT Branch

Client: Morrison Maierle Inc Cody

Work Order: B24030402

Report Date: 03/18/24

Analyte	Count	Result	Units	RL	%REC	Low Limit	High Limit	RPD	RPDLimit	Qual	
Method: E353.2 Analytical Run: FIA203-B_240308B											
Lab ID: ICV		Initial Calibration Verification Standard									03/08/24 13:51
Nitrogen, Nitrate+Nitrite as N		0.568	mg/L	0.010	101	90	110				
Lab ID: CCV Continuing Calibration Verification Standard											
Nitrogen, Nitrate+Nitrite as N		1.00	mg/L	0.010	100	90	110			03/08/24 14:42	
Method: E353.2 Batch: R417840											
Lab ID: MBLK		Method Blank									03/08/24 13:52
Nitrogen, Nitrate+Nitrite as N		ND	mg/L	0.008						Run: FIA203-B_240308B	
Lab ID: LFB Laboratory Fortified Blank											
Nitrogen, Nitrate+Nitrite as N		1.03	mg/L	0.010	103	90	110			Run: FIA203-B_240308B 03/08/24 13:55	
Lab ID: FILTERLFB Laboratory Fortified Blank											
Nitrogen, Nitrate+Nitrite as N		1.03	mg/L	0.010	103	90	110			Run: FIA203-B_240308B 03/08/24 13:56	
Lab ID: B24030403-001AMS Sample Matrix Spike											
Nitrogen, Nitrate+Nitrite as N		1.26	mg/L	0.010	108	90	110			Run: FIA203-B_240308B 03/08/24 15:01	
Lab ID: B24030403-001AMSD Sample Matrix Spike Duplicate											
Nitrogen, Nitrate+Nitrite as N		1.26	mg/L	0.010	108	90	110	0.2	10	Run: FIA203-B_240308B 03/08/24 15:02	

Qualifiers:

RL - Analyte Reporting Limit

ND - Not detected at the Reporting Limit (RL)



Work Order Receipt Checklist

Morrison Maierle Inc Cody

B24030402

Login completed by: Yvonna E. Smith

Date Received: 3/7/2024

Reviewed by: agilbert

Received by: CMJ

Reviewed Date: 3/11/2024

Carrier name: Courier

Shipping container/cooler in good condition?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not Present <input type="checkbox"/>
Custody seals intact on all shipping container(s)/cooler(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not Present <input type="checkbox"/>
Custody seals intact on all sample bottles?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not Present <input checked="" type="checkbox"/>
Chain of custody present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Chain of custody signed when relinquished and received?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Chain of custody agrees with sample labels?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Samples in proper container/bottle?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Sample containers intact?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Sufficient sample volume for indicated test?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
All samples received within holding time? (Exclude analyses that are considered field parameters such as pH, DO, Res Cl, Sulfite, Ferrous Iron, etc.)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Temp Blank received in all shipping container(s)/cooler(s)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not Applicable <input type="checkbox"/>
Container/Temp Blank temperature:	3.6°C On Ice		
Containers requiring zero headspace have no headspace or bubble that is <6mm (1/4").	Yes <input type="checkbox"/>	No <input type="checkbox"/>	No VOA vials submitted <input checked="" type="checkbox"/>
Water - pH acceptable upon receipt?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Not Applicable <input type="checkbox"/>

Standard Reporting Procedures:

Lab measurement of analytes considered field parameters that require analysis within 15 minutes of sampling such as pH, Dissolved Oxygen and Residual Chlorine, are qualified as being analyzed outside of recommended holding time.

Solid/soil samples are reported on a wet weight basis (as received) unless specifically indicated. If moisture corrected, data units are typically noted as –dry. For agricultural and mining soil parameters/characteristics, all samples are dried and ground prior to sample analysis.

The reference date for Radon analysis is the sample collection date. The reference date for all other Radiochemical analyses is the analysis date. Radiochemical precision results represent a 2-sigma Total Measurement Uncertainty.

For methods that require zero headspace or require preservation check at the time of analysis due to potential interference, the pH is verified at analysis. Nonconforming sample pH is documented as part of the analysis and included in the sample analysis comments.

Contact and Corrective Action Comments:

None



Chain of Custody & Analytical Request Record

www.energylab.com

Account Information (Billing Information)

Company/Name <u>Morrison-Maierle</u>		
Contact <u>Kenneth Marchbanks</u>		
Phone <u>307-587-6281</u>		
Mailing Address <u>1402 Stampede Ave</u>		
City, State, Zip <u>Cody, WY 82414</u>		
Email <u>Kmarchbanks@M-m.net</u>		
Receive Invoice <input type="checkbox"/> Hard Copy <input checked="" type="checkbox"/> Email	Receive Report <input type="checkbox"/> Hard Copy <input checked="" type="checkbox"/> Email	
Purchase Order	Quote	Bottle Order <u>182074</u>

Report Information (if different than Account Information)

Company/Name <u>Randy Lohrenz</u>		
Contact		
Phone <u>307-272-9005</u>		
Mailing Address <u>1474 Lane 14</u>		
City, State, Zip <u>Powell, WY 82435</u>		
Email <u>randy.lorenzhdns@gmail.com</u>		
Receive Report <input type="checkbox"/> Hard Copy <input checked="" type="checkbox"/> Email		
Special Report/Formats:		
<input type="checkbox"/> LEVEL IV <input type="checkbox"/> NELAC <input type="checkbox"/> EDD/EDT (contact laboratory) <input type="checkbox"/> Other		

Comments

See Park County testing requirements

Project Information

Project Name, PWSID, Permit, etc. <u>Lohrenz Minor Sub'd</u>	
Sampler Name <u>Kenny</u>	Sampler Phone <u>307-254-1760</u>
Sample Origin State <u>WY</u>	EPA/State Compliance <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
URANIUM MINING CLIENTS MUST indicate sample type <input type="checkbox"/> Unprocessed Ore <input type="checkbox"/> Processed Ore (Ground or Refined) **CALL BEFORE SENDING <input type="checkbox"/> 11(e)2 Byproduct Material (Can ONLY be Submitted to ELI Casper Location)	

Matrix Codes

- A - Air
- W - Water
- S - Soils/Solids
- V - Vegetation
- B - Bioassay
- O - Oil
- DW - Drinking Water

Analysis Requested

Sample ID	Analysis Requested	See Attached
1		X
2		X
3		X
4		X
5		X
6		
7		
8		
9		

All turnaround times are standard unless marked as RUSH.
Energy Laboratories MUST be contacted prior to RUSH sample submittal for charges and scheduling - See Instructions Page

Sample Identification (Name, Location, Interval, etc.)	Collection		Number of Containers	Matrix (See Codes Above)
	Date	Time		
1 Garden Spigot	3/6/24	11:29	1	DW
2 Garden Spigot	3/6/24	11:29	1	DW
3 Garden Spigot	3/6/24	11:28	1	DW
4 Garden Spigot	3/6/24	11:27	1	DW
5 Garden Spigot	3/6/24	11:25	1	DW
6				
7				
8				
9				

ELI LAB ID
Laboratory Use Only

B24030402-001

ELI is REQUIRED to provide preservative traceability. If the preservatives supplied with the bottle order were NOT used, please attach your preservative information with this COC.

Custody Record MUST be signed	Relinquished by (print) <u>Kenny Marchbanks</u>	Date/Time <u>3/7/24 7:39</u>	Signature <u>[Signature]</u>	Received by (print) <u>Logan F</u>	Date/Time <u>3/7/24 7:39</u>	Signature <u>[Signature]</u>				
	Relinquished by (print)	Date/Time	Signature	Received by Laboratory (print) <u>Crystal Jones</u>	Date/Time <u>3/7/24 1029</u>	Signature <u>[Signature]</u>				
Shipped By	Cooler ID(s)	Custody Seals Y N C B	Intact Y N	Receipt Temp °C	Temp Blank Y N	On Ice Y N	LABORATORY USE ONLY	Payment Type CC Cash Check	Amount \$	Receipt Number (cash/check only)

In certain circumstances, samples submitted to Energy Laboratories, Inc. may be subcontracted to other certified laboratories in order to complete the analysis requested. This serves as notice of this possibility. All subcontracted data will be clearly notated on your analytical report.

HEALTH & WATER QUALITY

Chain-of-Custody

This paperwork must be completed and returned with your samples

Payment is expected upon receipt of samples

The cost of analysis is \$215.00 per sample.

The laboratory must receive all samples by 4:30 Monday-Thursday and will NOT accept samples on Friday.

The laboratory will NOT accept samples the business day prior to all major holidays.

The laboratory must receive the sample within 30 hours of sampling.

Report Delivery Information (Email is preferred) Standard turn around time is approximately 10 business days
Name: <u>Kenneth Marchbanks / Randy Lohrenz</u>
Phone: <u>307-587-6281</u>
Email: <u>Kmarchbanks@m-m.net</u>
Additional Email (if applicable): <u>randy.lohrenzhdns@gmail</u>
<i>If a hard copy is needed, please provide your mailing address below (this will include an additional 2-5 days for delivery):</i>
Mailing Address:
City, State, Zip:

Sample Information
Physical Address of Property: <u>1474 Lane 14, Powell, WY 82435</u>

Source / Site <small>(Well, Cistern, Kitchen Sink, Direct, etc.)</small>	Sample Collection Date	Sample Collection Time
<u>Garden Spigot</u>	<u>3/6/24</u>	<u>11:25 am</u>

Sampler Name (Printed): Kenny Marchbanks **Company (if applicable):** Morrison - Majerle

Sampler Signature:

I hereby acknowledge that this sample was collected at the above location, date, and time.

Custody Record MUST be Signed	Relinquished by Signature:	Date/Time: <u>3/7/24 7:34</u>	Received by Signature:	Date/Time: <u>3/7/24 7:39</u>
	Relinquished by Signature:	Date/Time:	Received by Laboratory Signature:	Date/Time: <u>3/7/24 1024</u>

LABORATORY USE ONLY				
Shipped by: _____	Custody Seals: Y N C B Intact: Y N	Receipt Temp: _____ °C	Temp Blank: Y N	On Ice: Y N
Payment Type (circle one) CC CASH CHK _____		Amount: \$ _____	Receipt Number: _____ <small>(Applicable to Cash & Check Payments)</small>	
ELI Laboratory ID: <u>B24030402-001</u>				

CHAPTER 11, PART D, SECTION 36(c)

(c) Groundwater protection and bedrock or impermeable soil separation.

(i) For single-family homes, the depth to bedrock or impermeable soil must be at least four feet from the bottom of the absorption system stone and the natural ground surface. The depth to seasonally high groundwater must be at least four feet from the bottom of the absorption system stone and at least two feet from the natural ground surface.

(ii) For all systems other than single family homes up to 2000 gallons per day, the depth to bedrock or impermeable soil must be at least four feet from the natural ground surface. The depth to seasonally high groundwater must be at least four feet from the bottom of the absorption system stone and at least two feet from the natural ground surface. Also, a minimum of three feet of unsaturated soil shall be maintained between the bottom of the absorption system stone and the estimated groundwater mound imposed on the seasonally high groundwater table. The height of the groundwater mound may be estimated from Figures 1 through 6. The average daily flow should be used and may be estimated as 0.6 times the flow determined from Table 1.

(iii) For all systems larger than 2000 gallons per day, a minimum of three feet of unsaturated soil shall be maintained between the bottom of the absorption system stone and the estimated groundwater mound imposed on the seasonally high groundwater table. The maximum height of the groundwater mound shall be estimated by the design engineer.

CHAPTER 23, SECTION 7(d)(vii)(C)(III)

(III) If the well surveys in subsections (I) and (II) of this part do not reveal any existing wells used for domestic purposes, ambient groundwater quality of the unconfined or semi-confined aquifer must be established, either from existing representative sample results or by collection of new representative samples. At a minimum, analytical laboratory results must be provided for:

(1) Total Dissolved Solids (TDS)

(2) Nitrate + Nitrite as N

(3) Total Coliform

(4) Sulfates

(5) Chloride

(6) Zinc

(7) Lead

(8) Copper

(9) Arsenic

(10) pH

(11) Selenium

(12) Additional constituents as may be deemed necessary by the department to classify the groundwater.

DEQ Water Quality Regulations
Chapter 23: Minimum Standards for Subdivision Applications
Section 8(d)(i)

For subdivisions proposing to use on-lot wells or surface water that will serve individual residences or fewer than 25 people, water quality data that is representative of the proposed drinking water source must be provided for the following analytes:

- (A) Total Dissolved Solids (TDS)
- (B) Nitrate + Nitrite as N
- (C) Total Coliform
- (D) Sulfates
- (E) Calcium
- (F) Magnesium
- (G) Sodium
- (H) Chloride
- (I) Iron
- (J) Zinc
- (K) Lead
- (L) Fluoride
- (M) Manganese
- (N) Copper
- (O) Arsenic
- (P) pH
- (Q) Additional constituents as may be deemed necessary by the department.