

City of Laramie
Monolith Ranch Advisory Committee
City Council Work Session

August 8, 2017

Monolith Ranch Advisory Committee Members

Marius Favret	Chair	Economist
Vicki Henry	City Council Liaison	
Paul Rechard	Committee Member	Hydrologist, Engineer, Land Surveyor
Keith Rittle	Committee Member	Geologist
Amy Nagler	Vice Chair	Agricultural Economist
Jason Sherwood	Committee Member	Wildlife and Outdoor Recreation Manager
Tony Hoch	Committee Member	Natural Resources Administrator, Geologist

Agenda

Management Plan

- Management Goals and Objectives
- Long Term Goals and Objectives
- Overview and Management Plan Areas

Active Projects

- Goforth Reservoir
- Tri-State Substation
- Hunter Management Area
- Future Grants for Land/Facility Improvements

Conclusions

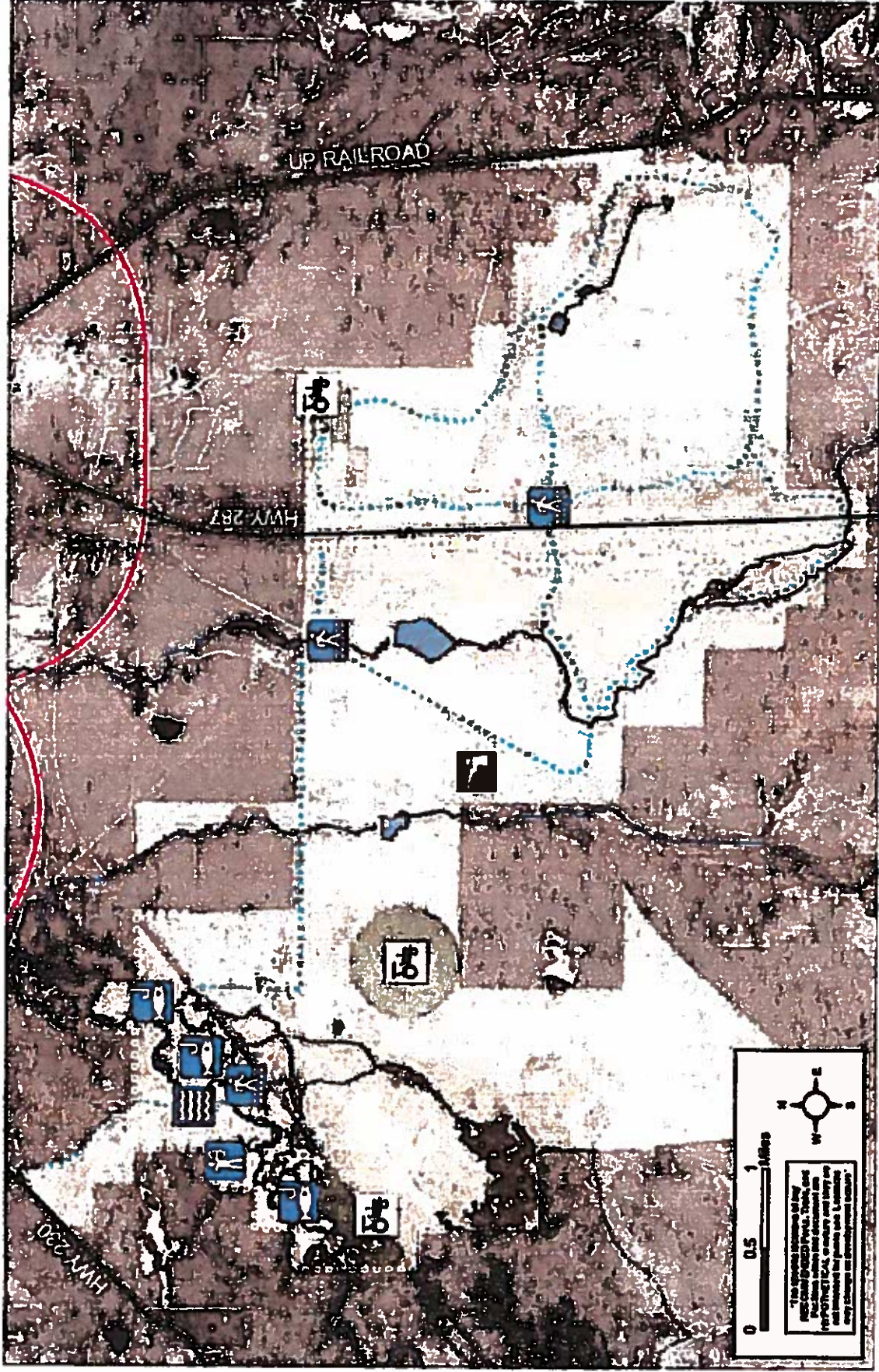
Management Goals & Objectives

- Maintain and maximize water rights for eventual transfer to City for municipal use to meet future City needs. ([Dowlin Ditch, Pioneer Pasture](#))
- Explore potential development of groundwater. ([East of 287](#))
- Rehabilitate all unused water rights. ([Pioneer Pasture, Goforth](#))
- Consider leveraging tradable upland land toward protection of Casper Aquifer Protection Area. ([East of 287, Savory Pastures](#))
- Consider leveraging tradable land or purchase of additional land toward consolidation of Dowlin Ditch water rights.
- Prioritize lease, transfer, or exchange of land over sale. ([For example, Tri-State Substation vs. Mountain Cement](#))
- If land is sold, retain access rights (if desirable and feasible) and ensure there will be no detrimental impact on water rights.
- Preserve and/or expand open space to connect with other publicly owned land while improving water rights. ([Pioneer - UW Stock Farm, BLM/State sections](#))
- Continue current ranching operations so long as it is the best option to 1) maintain the consumptive use plan so as to maximize the City's water rights and 2) realize a revenue return to the City, thereby offsetting the cost to maintain the water right.
- Preserve and protect access to the Laramie River and protect riparian/wetland areas, and irrigated meadows. ([WY Game and Fish access](#))

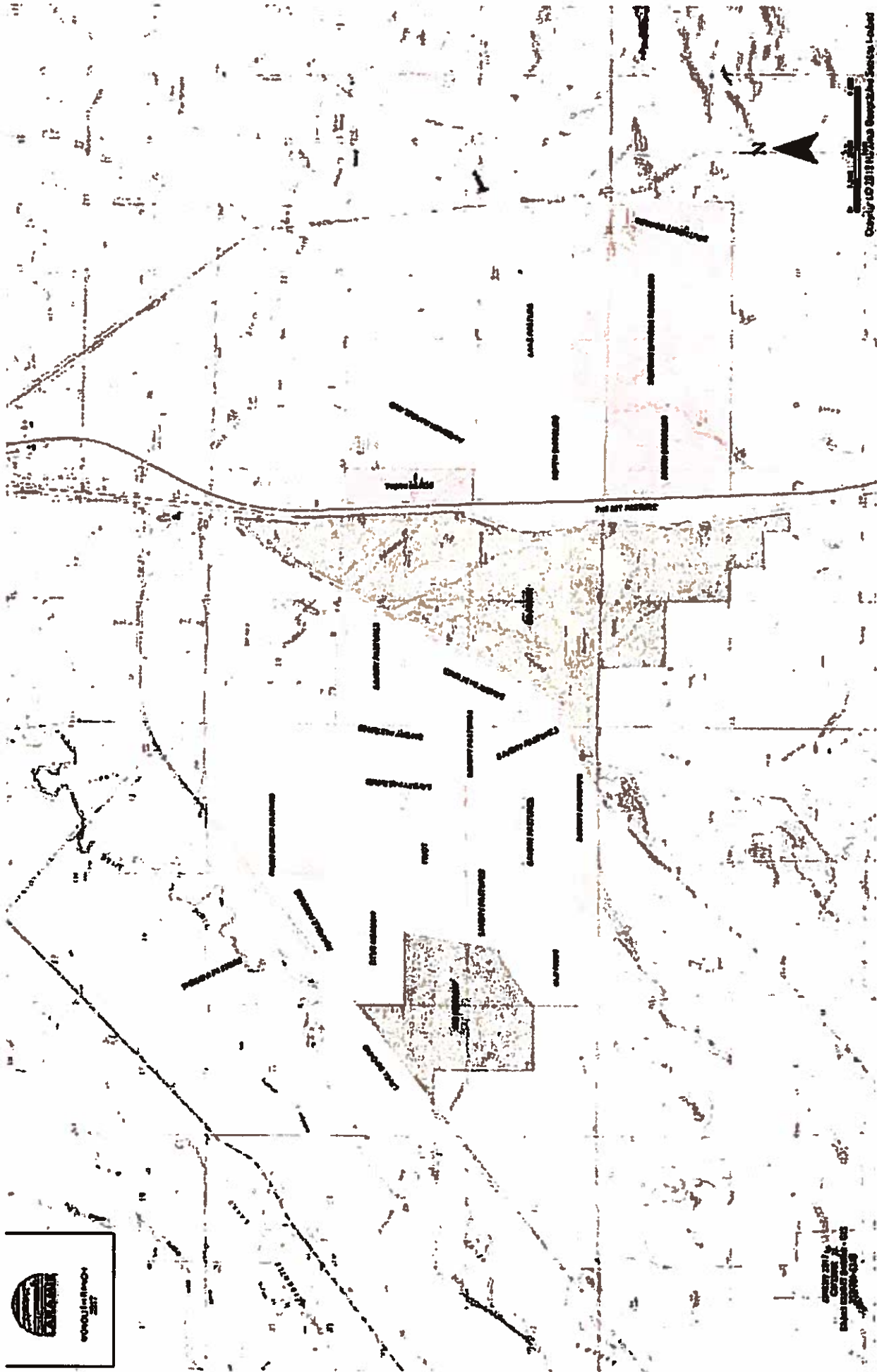
Long Term Goals & Objectives

- **Retain select lands for preservation of open space and to provide possible public recreational opportunities.**
- **Use City of Laramie Parks & Recreation Master Plan as basis for future recreation initiatives. ([Parks and Rec Master Plan, p. 321](#))**
- **Provide for compatible public use, both in activities and intensity of use.**
- **Regularly re-evaluate and review potential for uses beyond the current ranching operation, such as solar, wind, community agriculture, wildlife habitat, recreation/tourism, residential, business and/or industrial applications.**
- **In evaluating plans for individual parcels, consider implications to the value and use options for the other parcels and to the ranch as a whole.**

Parks and Rec Master Plan Hypothetical Recreational Uses



Property Overview



Management Plan Areas

As a starting point, the ranch can be divided into five areas based on use, physical, and other characteristics, as follows:

- East of 287
- Goforth Reservoir
- Savory Pastures
- Dowlin Irrigated
- Pioneer Pasture

Management Plan Areas – East of 287

Highest potential for development of groundwater (high production municipal wells)

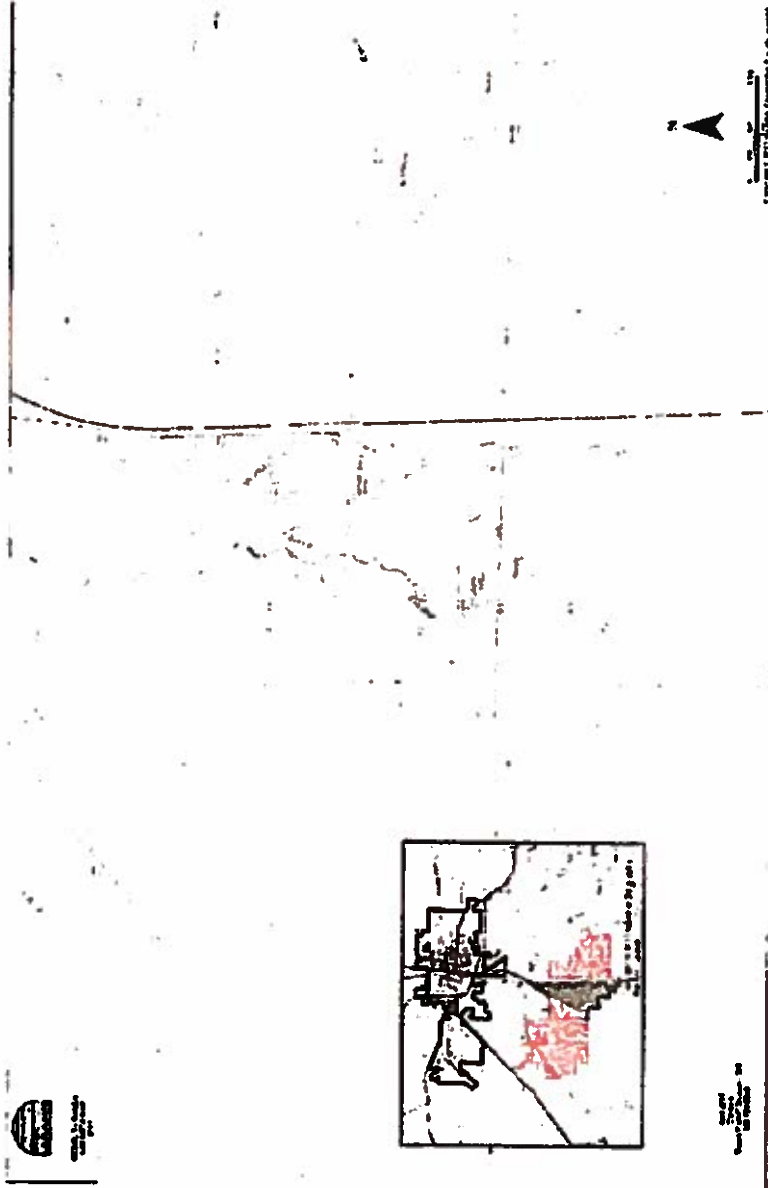
Good groundwater potential in general and soil quality makes this a logical area for development (County Comp Plan)

Portions could be traded for more sensitive Casper Aquifer properties

Preserve Simpson Springs area



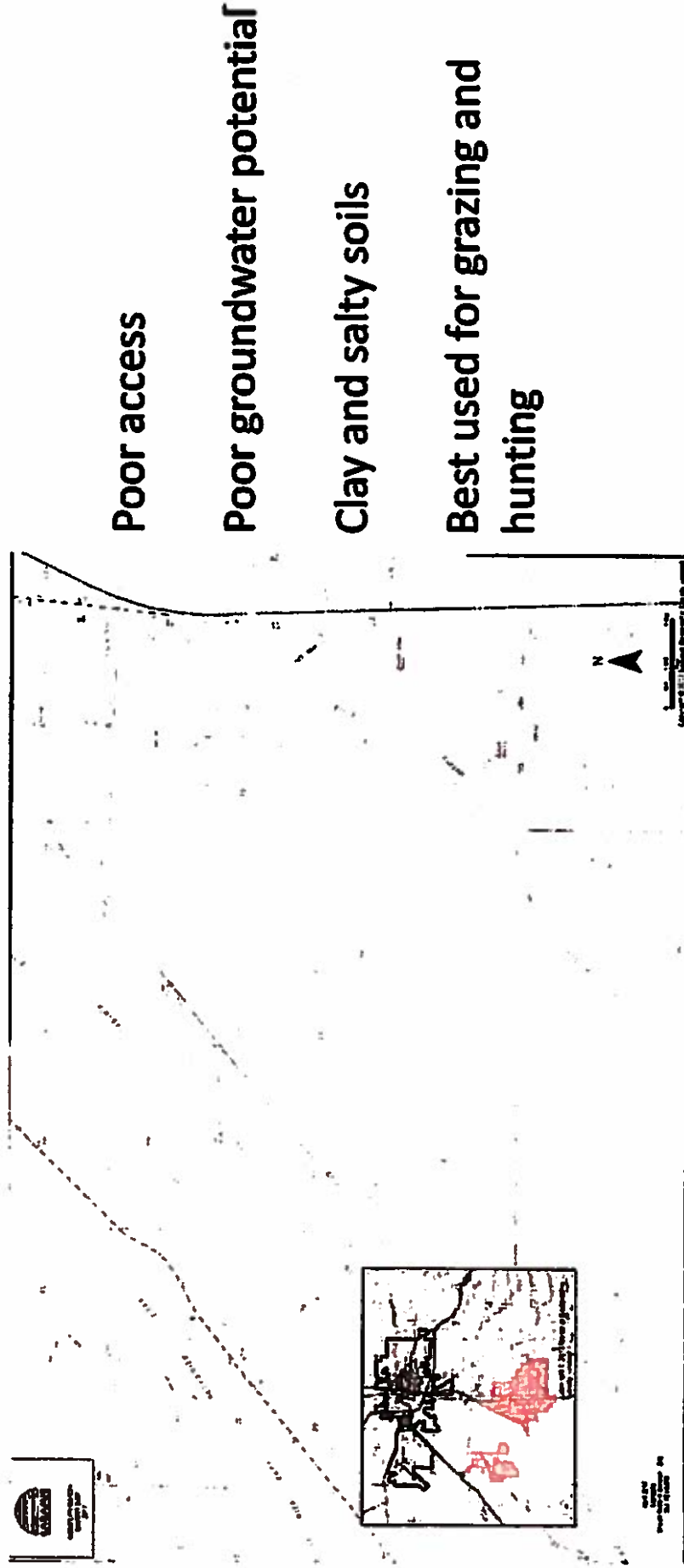
Management Plan Areas – Goforth



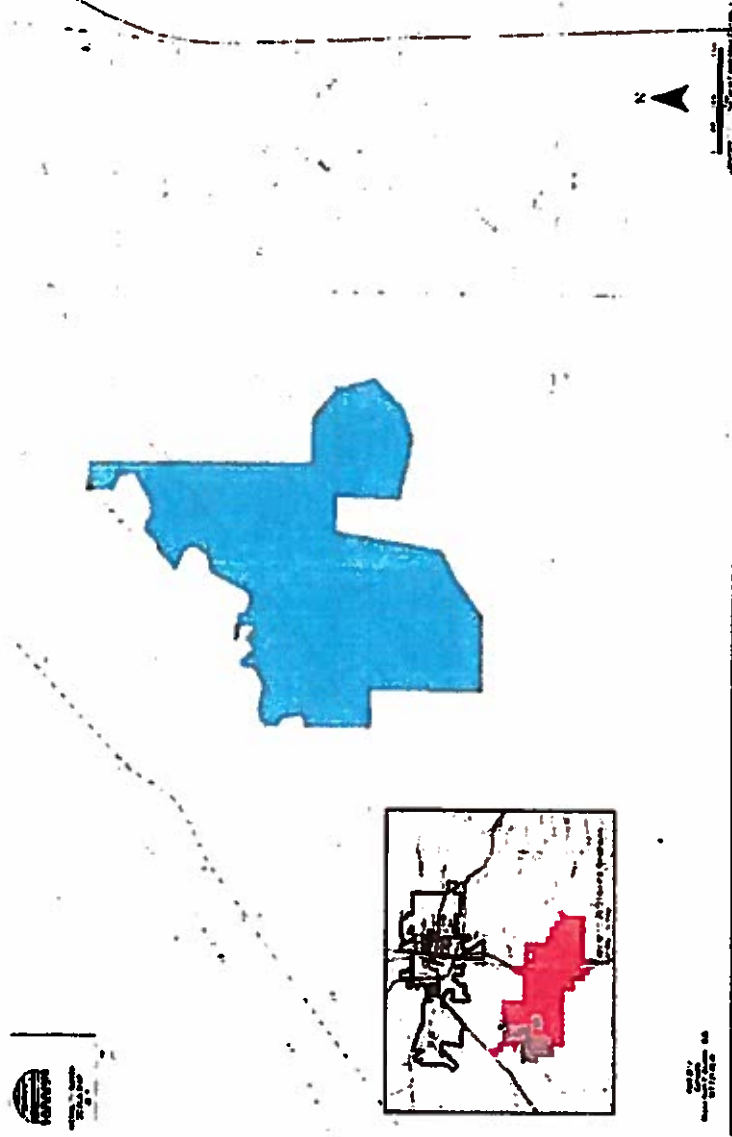
Development of Harney Creek surface water resource (Goforth Reservoir) – plans are in motion with Ducks Unlimited proposal

Possible development of 287 Pasture—between the UPRR and US 287

Management Plan Areas – Savory Pastures



Management Plan Areas – Dowlin Irrigated



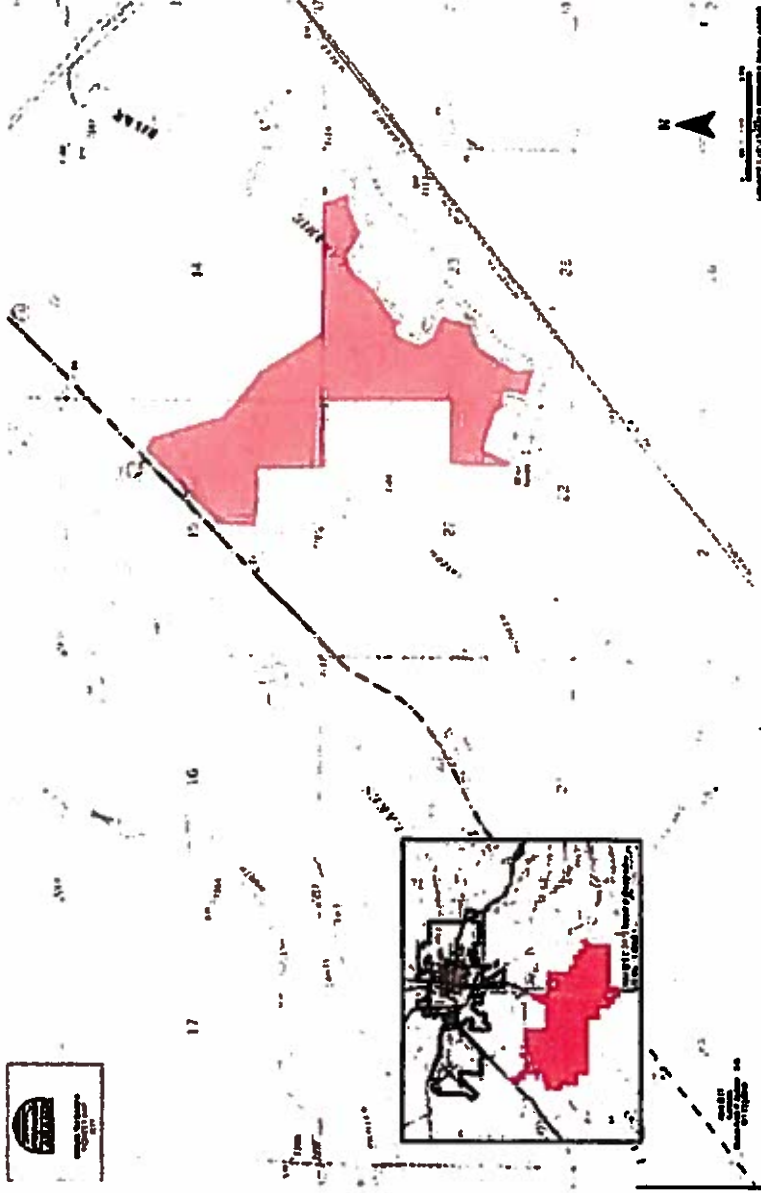
This is the core area for the purchase of the ranch

Dowlin water rights will be transferred to municipal use

Important to keep water delivery system in good shape and use it

Laramie River frontage, but with poor access

Management Plan Areas –Pioneer Pastures



Currently the only public access—managed by WY Game and Fish

WWDC funds could be used to repair ditch and rehabilitate water rights

Pioneer Pasture soil requires extensive amendment for productive agricultural use

Active Projects

- **Goforth Reservoir**
- **Tri-State Substation**
- **Hunter Management Area**
- **Future Grants for Land/Facility Improvements**

Projects – Goforth Reservoir

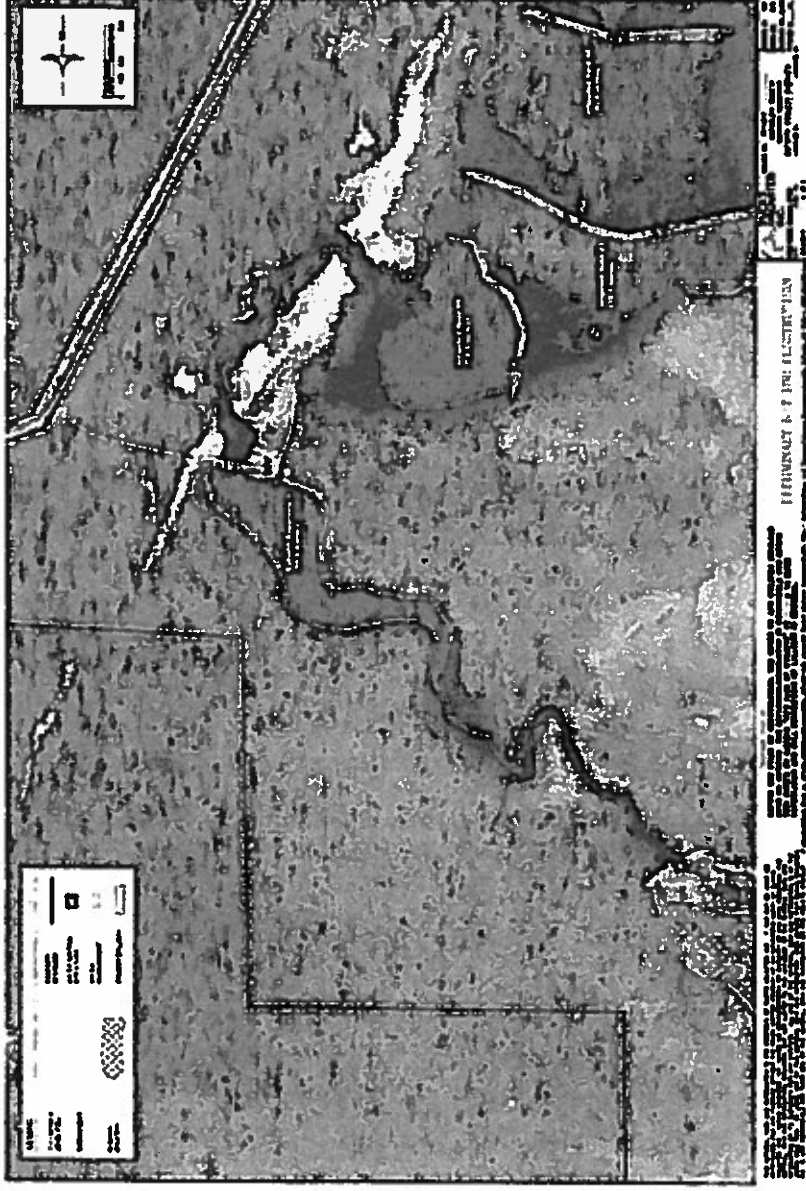
Goforth Reservoir dam breached with 1980's flooding, compromising the water rights associated with Harney Creek

Ducks Unlimited is rehabilitating the dam and building a series of embankments and gates to enhance irrigation

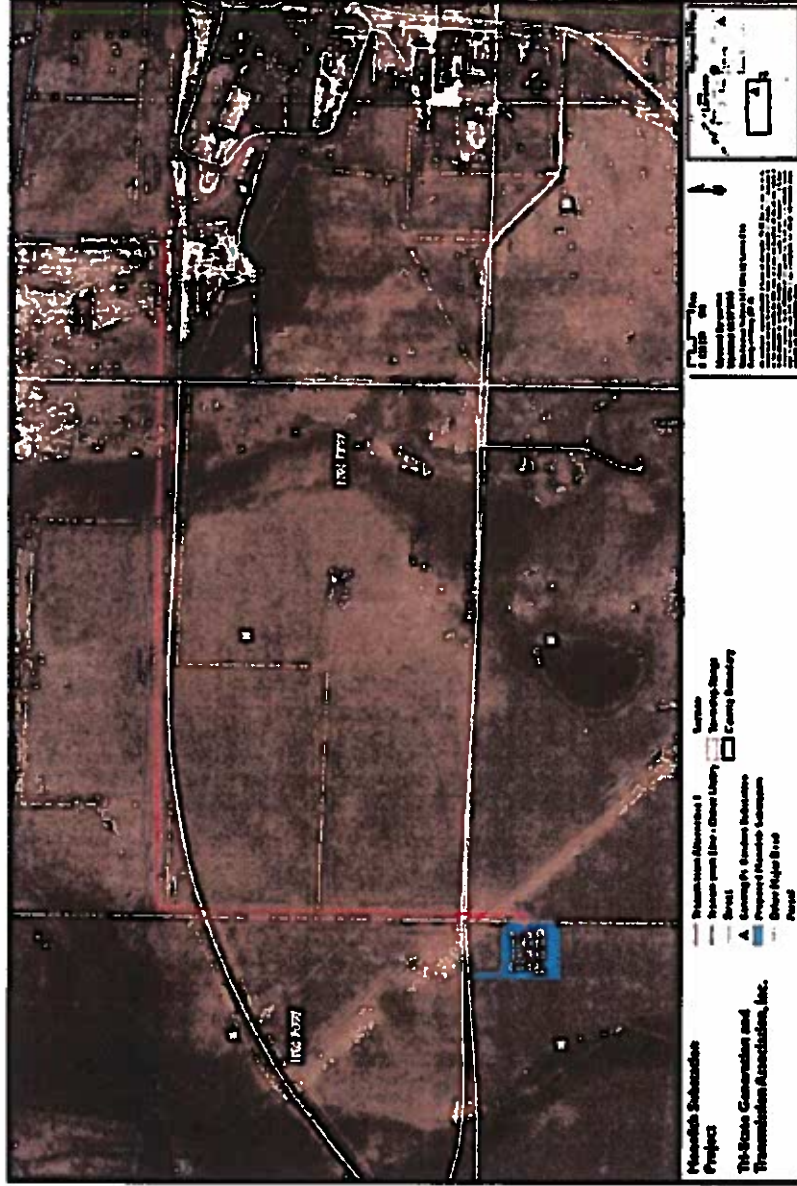
Baseline bird survey performed in June

City provided \$30,000 seed funds, total project cost is estimated at >\$700,000

The Goforth project will maximize surface water rights



Projects – Tri-State Substation



Tri-State Generation and Transmission Association is negotiating a lease agreement with the City of Laramie to construct a 5-acre sub-station off River Ranch Road

Tri-State is proceeding with planning and permitting, construction could commence as early as this fall

Projects – Future Grants for Land/Facility Improvements

Wyoming Water Development Commission Small Water project grants (up to \$35,000) to support facility improvements to enhance ongoing ranch operations and long-term property value

The current lessee may provide grant matching funds for these projects

Laramie Rivers Conservation District will be the sponsor on these applications and will provide assistance with their development

Potential improvements include:

- Thompson and Simpson Pasture stock watering
- Pioneer Pasture canal and distribution rehabilitation (maximizes use of water right)

Conclusions

- **MRAC Management and Long-term Goals and Objectives should be adopted by Laramie City Council**
- **MRAC Management and Long-term Goals and Objectives are the first step in developing a land use plan for the Monolith Ranch**
- **MRAC desires close involvement in the selection of any outside consultant hired for developing a land use plan**
- **MRAC desires close involvement in land use planning**

MONOLITH RANCH
EXPENDITURE/INCOME FYs 2010-2017

LARAMIE CITY COUNCIL WORK SESSION

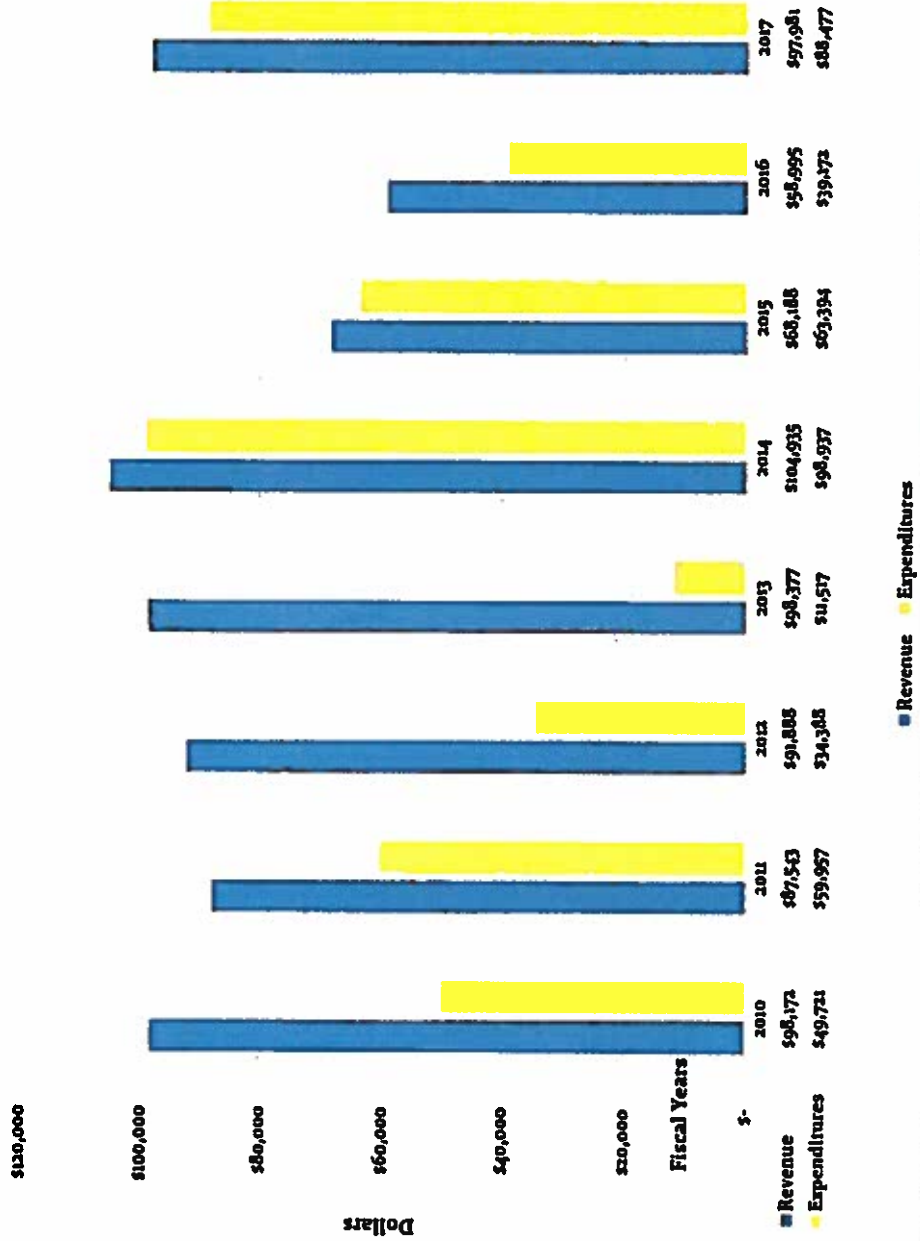
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Darren Parkin
Water Resources Administrator



Monolith Ranch Revenue and Expenditures FY 2010 to FY 2017



Water Rights Expenditures FY 2010 to FY 2017

