



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Planner

**DATE:** March 2<sup>nd</sup>, 2021

**TITLE:** PUBLIC HEARING regarding a Zone Change from A2 – Agricultural to AR – Agricultural Residential, and a Subdivision Permit & Plat for Four Mile Meadows Subdivision located in a portion of the N1/2, Section 17, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

Chris Knudson, on behalf of MK Investments, LLC, has submitted Zone Change and Subdivision Permit & Plat applications for Four Mile Meadows Subdivision, consisting of five tracts located southeast of the intersection of Reese Rd and E Four Mile Rd. The applications have been submitted to request a zone change from A2 to AR, and to replat the tract into five residential-use tracts.

Both applications have been combined into one staff report for ease of presentation and discussion, with separate motions required on the two actions.

### BACKGROUND

The subject property is currently undeveloped with a variety of agricultural and residential-use properties of varying acreages surrounding it.

### **Pertinent Regulations**

**Section 1-2-103(b)** of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

**Section 4-2-100** of the Laramie County Land Use Regulations governing the Agricultural Residential Zone District.

**Section 2-1-101 (a-e)** of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Rural Metro (RM). This designation generally includes areas within the MPO boundary. Residences can have private or small, shared septic or sewer systems. The average tract size may range from 2.5 to 5 acres depending on availability of services.

PlanCheyenne designates this area as Rural Residential (RR), which encourages clustered development of single-family residences. This designation states the average density should be 5-10 acres. Secondary uses are agricultural or rural in nature, including open spaces and recreation, equestrian uses, etc.

The subject property is bordered by the A2 – Agricultural zone district to the west, east, and south and the A1 – Agricultural and Rural Residential zone district to the north.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this zone change, the Board must find at least one of the following:

- i. That the zoning district map amendments or regulations are consistent with plans and policies of Laramie County; or
- ii. That the original zoning classification given to the property was inappropriate or improper; or
- iii. That there have been changes of an economic, physical or social nature within the area involved which altered the basic character of such area, and that the amendment will not detrimentally affect the area involved.

Criteria i. is met by conformance with the Laramie County Comprehensive Plan and PlanCheyenne with the type of development.

Agency review comments were received regarding corrections to the zone change and plat maps, and the proposed easement design. Revised zone change and plat maps were submitted to County Planning on February 2<sup>nd</sup>, 2021, copies of which are attached. The applicant is working towards completing all remaining clerical corrections.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. No public comment was received.

A public hearing of this application was held on February 11<sup>th</sup>, 2021 by the Laramie County Planning Commission. Public comment was received regarding drainage and traffic concerns, proximity to oil wells, property use, and the access and cul-de-sac for the subdivision. The Planning Commission voted 5 - 0 to recommend approval for both applications to the Board with one condition each.

Staff finds the applications are consistent with the plans and policies of Laramie County.

## **RECOMMENDATION and FINDINGS**

**Based on evidence provided for the *zone change* request, staff recommends the Board find that:**

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

and that the Board approve a Zone Change from A2 to AR for a portion of the N1/2, Section 17, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County, WY with the following condition:

1. All clerical corrections to the Zone Change Map shall be addressed prior to the recordation of the Resolution and Exhibit 'A' Zone Change Map.

**Based on evidence provided for the *subdivision permit & plat*, staff recommends the Board find that:**

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

and that the Board approve the Subdivision Permit and Plat for Four Mile Meadows Subdivision with the following conditions:

1. All clerical corrections to the Plat shall be addressed prior to plat recordation.
2. E Four Mile Road shall be dedicated as an 80' ROW on the plat prior to recordation.

## **PROPOSED MOTION – ZONE CHANGE**

**I move to approve a Zone Change from A2 to AR for a portion of the N1/2, Section 17, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County, WY with one condition, and adopt the findings of facts a and b for the *zone change*, as shown in the staff report.**

## **PROPOSED MOTION – SUBDIVISION PERMIT & PLAT**

**I move to approve the Subdivision Permit and Plat for Four Mile Meadows Subdivision with two conditions, and adopt the findings of fact a for the *subdivision permit & plat*, as shown in the staff report.**

## **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning Map**
- Attachment 6: Public Comment Letter – Merrill Freeman**
- Attachment 7: Combined Agency Comments Report**
- Attachment 8: Resolution Exhibit ‘A’ - Zone Change Map**
- Attachment 9: Resolution – Zone Change**
- Attachment 10: Plat – Revised February 2<sup>nd</sup>, 2021**
- Attachment 11: Resolution – Subdivision Permit & Plat**

# Laramie County, Wyoming



## Four Mile Meadows Subdivision

### Zone Change Subdivision Permit & Plat

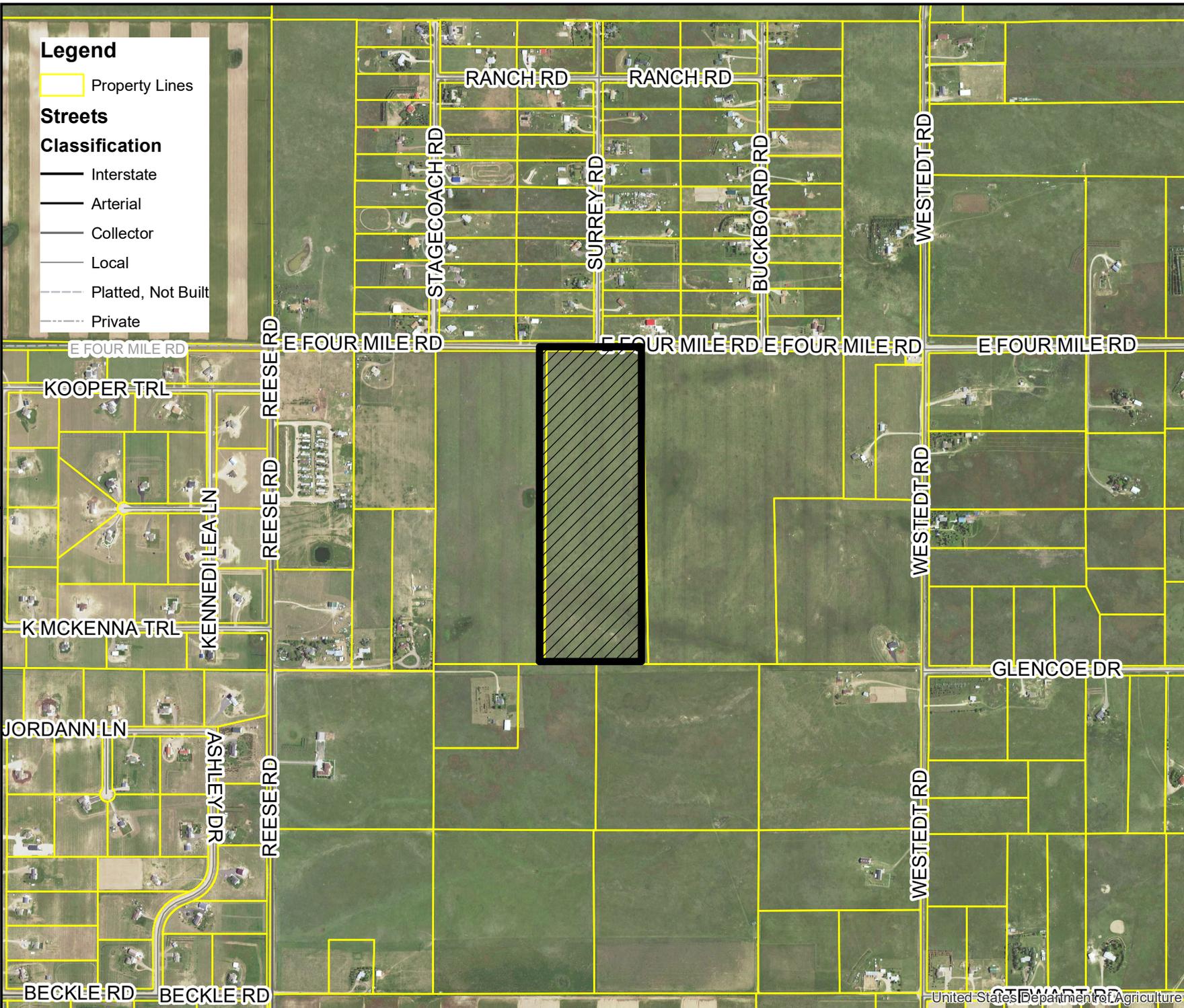
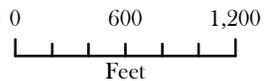
PZ-20-00350(351)

### Location Map

Subject Properties



December 2020



### Legend

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

This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

# Laramie County, Wyoming



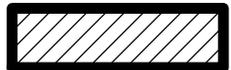
Four Mile Meadows Subdivision

Zone Change Subdivision Permit & Plat

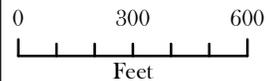
PZ-20-00350(351)

Aerial Map

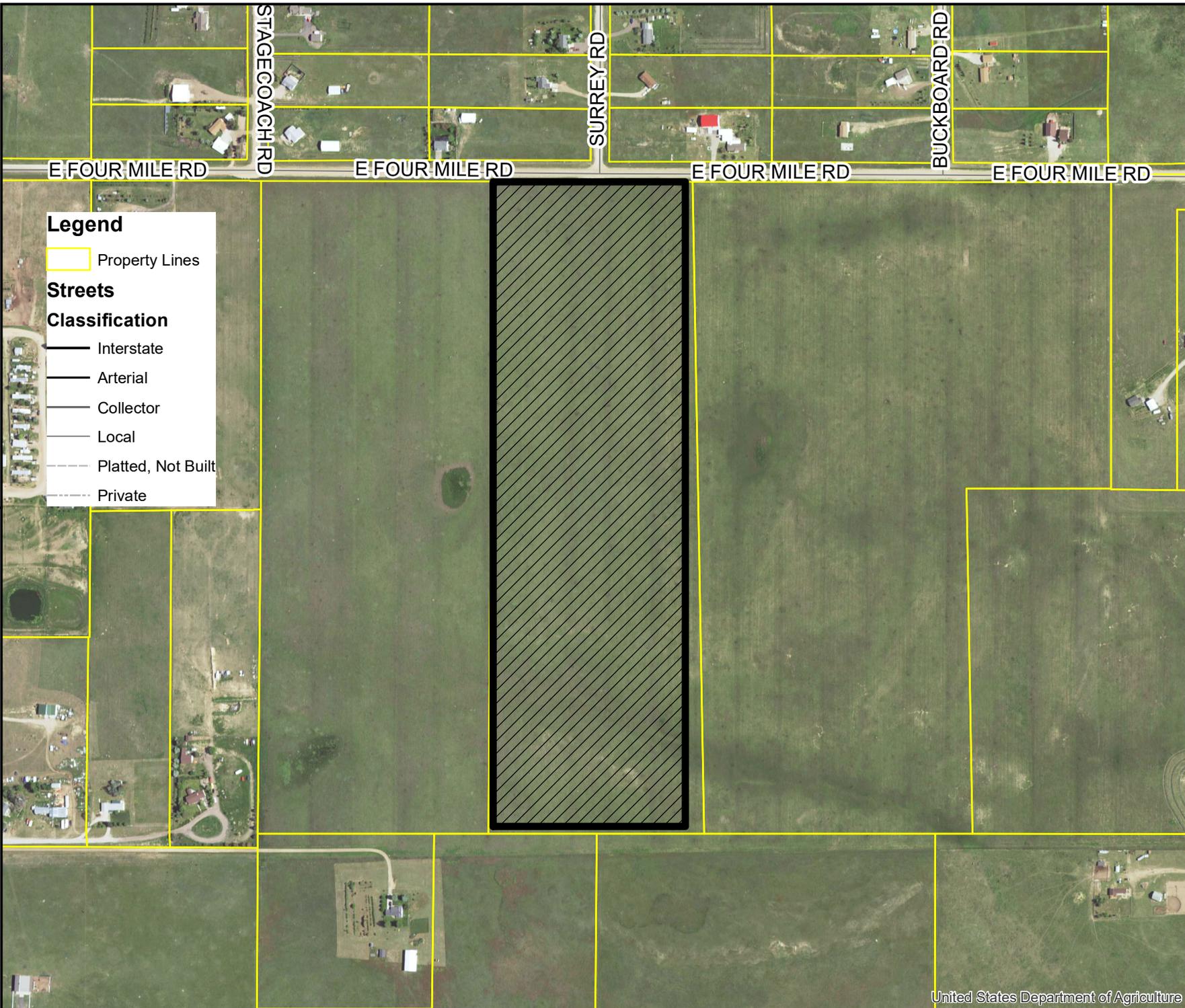
Subject Properties



December 2020



United States Department of Agriculture



## Legend

Property Lines

## Streets

### Classification

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

# Laramie County, Wyoming



Four Mile Meadows Subdivision

Zone Change Subdivision Permit & Plat

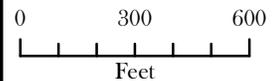
PZ-20-00350(351)

Comprehensive Plan Map

Subject Properties



December 2020



United States Department of Agriculture



### Legend

Property Lines

### Future Land Use Districts

#### OTHER

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

### Streets

#### Classification

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- Arterial
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# Laramie County, Wyoming



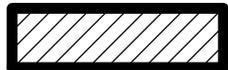
**Four Mile Meadows Subdivision**

**Zone Change Subdivision Permit & Plat**

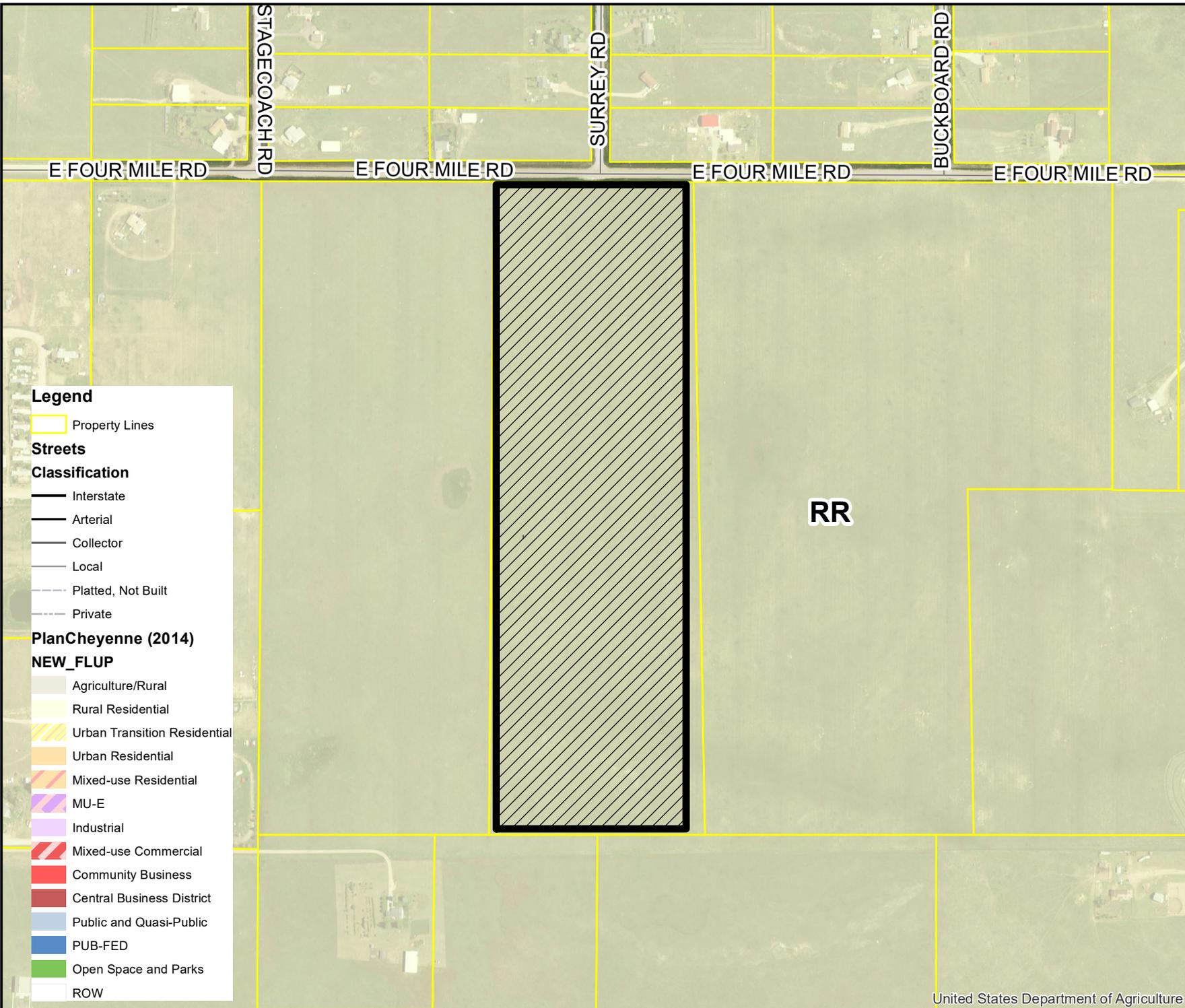
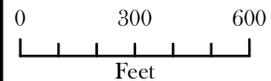
**PZ-20-00350(351)**

**PlanCheyenne Map**

**Subject Properties**



December 2020



**Legend**

Property Lines

**Streets**

**Classification**

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

**PlanCheyenne (2014)**

**NEW\_FLUP**

- Agriculture/Rural
- Rural Residential
- Urban Transition Residential
- Urban Residential
- Mixed-use Residential
- MU-E
- Industrial
- Mixed-use Commercial
- Community Business
- Central Business District
- Public and Quasi-Public
- PUB-FED
- Open Space and Parks
- ROW

United States Department of Agriculture

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**PZ-20-00350(351) Public Comments – Merrill Freeman 02/11/21**

## Zone change south of Ranch Home Estates

*Planning* Mr. Freeman, Thank you for your public comment. Your comments will be attached to the p... 8:30 AM

mnkfreeman [mnkfreeman@millelect.com]

   Actions

To: [Planning](#)

Wednesday, February 10, 2021 8:29 PM

- Retention Policy: 2 Year Delete Inbox (2 Years) Expires: 2/10/2023
- You replied on 2/11/2021 8:30 AM.

Express my disapproval for zone change, reasons:  
Proximity to oil wells,  
Traffic, roads are not that good for increased traffic.

Thanks for consideration  
Merrill Freeman  
7819 Surrey Rd  
Cheyenne, Wy 82009

Sent from my Galaxy

**Environmental Health:** Environmental Health Department, Tiffany Gaertner Comments Attached 01/14/2021

Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

WASTEWATER PERMITS ARE REQUIRED FOR EACH LOT. ALL SMALL WASTEWATER SYSTEMS MUST HAVE A 50' SETBACK FROM ALL PROPERTY LINES AND INTERMITTENT WATER I.E. DRAINAGES. A SIGNED FINAL PLAT SHALL BE SUBMITTED TO THIS OFFICE PRIOR TO APPLICATION FOR ANY PERMITS.

**Intraoffice:** Planners, Marissa Pomerleau Comments Attached 01/19/2021

1. Please see Plat review comments for clerical corrections as they concern this map as well.
2. Titled Tracts 1 - 5 must be removed along with any proposed easements. This map should only indicate the existing parcel and its acreage.
3. The proposed access needs to be removed from this map.

**AGENCIES WITH NO COMMENTS:**

Cheyenne MPO  
County Assessor  
County Real Estate Office  
County Public Works Department  
Combined Communications Center  
Fire District No. 2  
Planners, Cambia McCollom

**AGENCIES WITH NO RESPONSE:**

County Attorney  
County Treasurer  
WYDOT  
Emergency Management  
Sherriff's Office

**County Assessor:** County Assessor, Kaycee Eisele Comments Attached 01/12/2021  
In the dedication, "Four Mile Industrial Subdivision" is referred to twice. The title block says "Four Mile Meadows Subdivision".

Also in the notary statement, it will need to include the owners names of MK Investments LLC and their capacity with that company ( ex."The foregoing plat was acknowledged before me this \_\_\_\_ Day of \_\_\_\_\_, 2021 by Josh Miller and Chris Knudsen as \_\_\_\_\_ for MK Investments LLC")

**County Real Estate Office:** County Real Estate Office, Laura Pate Comments Attached 01/08/2021

In the notary acknowledgement, after "The Foregoing Plat was acknowledged before me this---day of --- 20--." Please add

"By Chris Knudson as \_\_ (title)\_\_ and Josh Miller as \_\_ (title)\_\_ of MK Investments LLC"

Notary is incomplete without the Name, Title and Business Name of who actually appeared before the notary.

**County Engineer:** County Engineer, Scott Larson Comments Attached 01/19/2021  
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since the proposed development will have a negligible impact on both.
2. The type of sewage disposal, water supply, and Fire District that will serve this subdivision needs to be stated on the Plat.
3. "THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT OT FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE" is a statement that is required to be shown on the plat.
4. The Plat title and Certificate of Surveyor indicates "Four Mile Meadows Subdivision" but in the Dedication it refers to it as the "Four Mile Industrial Subdivision". Please clarify/correct.
5. The roadway will need to be designed and meet all the requirements per the LCLUR and the plans shall be submitted to the County for review and approval prior to construction. The plat indicates a 50' easement for the roadway and a 26' roadway top width. However, the LCLUR requires a 30' roadway top width (11' lanes with 4' shoulders) along with 3' edges on each side (36' total) then 4:1 slopes to ditch bottom. It will be incumbent on the applicant to insure that a 50' roadway easement is sufficient width to build and maintain the roadway, ditches, etc.

Surveyor Review

1. The proposed name of the subdivision is not placed in the lower right hand corner of the plat.
2. In the DEDICATION the ownership is addressed as "OWNERS", plural. Therefore,

“HAS” should be “HAVE” in the first line of the last paragraph of the DEDICATION.

3. “MAP OR PLAT” should just be “PLAT” in the CERTIFICATE OF SURVEYOR.

4. The exact location and geometry of the cul-de-sac at the south end of WINDY LANE is little difficult to determine as defined, labeled and shown on the plat. The center of the cross with 75.00’ dimensions and the radius arrow label with  $R = 75.00'$  do not appear to match. It is not clear on the drawing exactly where the radius point or the center of the cross are located with respect to the south end of WINDY LANE or the southeast corner of TRACT 5.

5. It appears that the 50.00’ WIDE ROAD EASEMENT of WINDY LANE and the 20.00’ OFFSET PROPERTY LINE TO UTILITY EASEMENT along the east boundary of the subdivision create overlapping easements. Is that a problem for Laramie County Planning?

**County Public Works Department:** County Public Works Department, David Bumann  
Comments Attached 01/14/2021

Not sure why “light industrial” trip generation was utilized for a residential subdivision. perhaps this was the identical traffic estimate used when this was project previously proposed.

**Environmental Health:** Environmental Health Department, Tiffany Gaertner Comments  
Attached 01/15/2021

Regulations:

Laramie County Small Wastewater Systems Regulations

Wastewater permits are required for each lot. All small wastewater systems must have a 50 feet setback from all property lines and intermittent water areas (Drainages). A signed final plat shall be submitted to this office prior to application for any permits.

**High West Energy:** High West Energy, David Golden Comments Attached 01/04/2021  
16’ wide drainage easement overlaps 20’ wide utility easement on west side of road (east side of development). This can be problematic for infrastructure installation.

**Building Dept.:** Building Dept., Antony Pomerleau Comments Attached 01/14/2021  
All fire apparatus access shall comply with 2018 IFC section 503.

Building permtis shall be required for new construction.

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

**Intraoffice:** Planners, Marissa Pomerleau Comments Attached 01/19/2021

1. The plat title and legal description are required to be at the bottom right corner of the

plat.

2. As the County Engineer/Surveyor stated, there is no curve data indicating the radius, arc length, etc. for the proposed road easement and cul-de-sac. These items are required to be on the plat.

3. In Note 2 it is stated "Areas determined to outside". This should state, "Areas determined to be outside".

4. The name of the subdivision must be consistent throughout the plat.

5. Please change the title of the Location Map to Vicinity Map.

6. Per the County Engineer/Survey comment #5, these overlapping easements will not cause issues. However, the Travelway Lane and Roadway Top Widths should be removed from the plat. Rather the entire Access Easement should be labeled with one measurement.

7. As Four Mile Road is an existing ROW, it is recommended that the north 40' wide road easement instead be dedicated to the County as ROW.

8. Please see engineer/surveyor review comments regarding corrections to the plat.

**AGENCIES WITH NO COMMENTS:**

Cheyenne MPO

Combined Communications Center

Fire District No. 2

Planners, Cambia McCollom

**AGENCIES WITH NO RESPONSE:**

County Conservation District

County Attorney

County Treasurer

Wyoming State Engineer's Office

WYDOT

Emergency Management

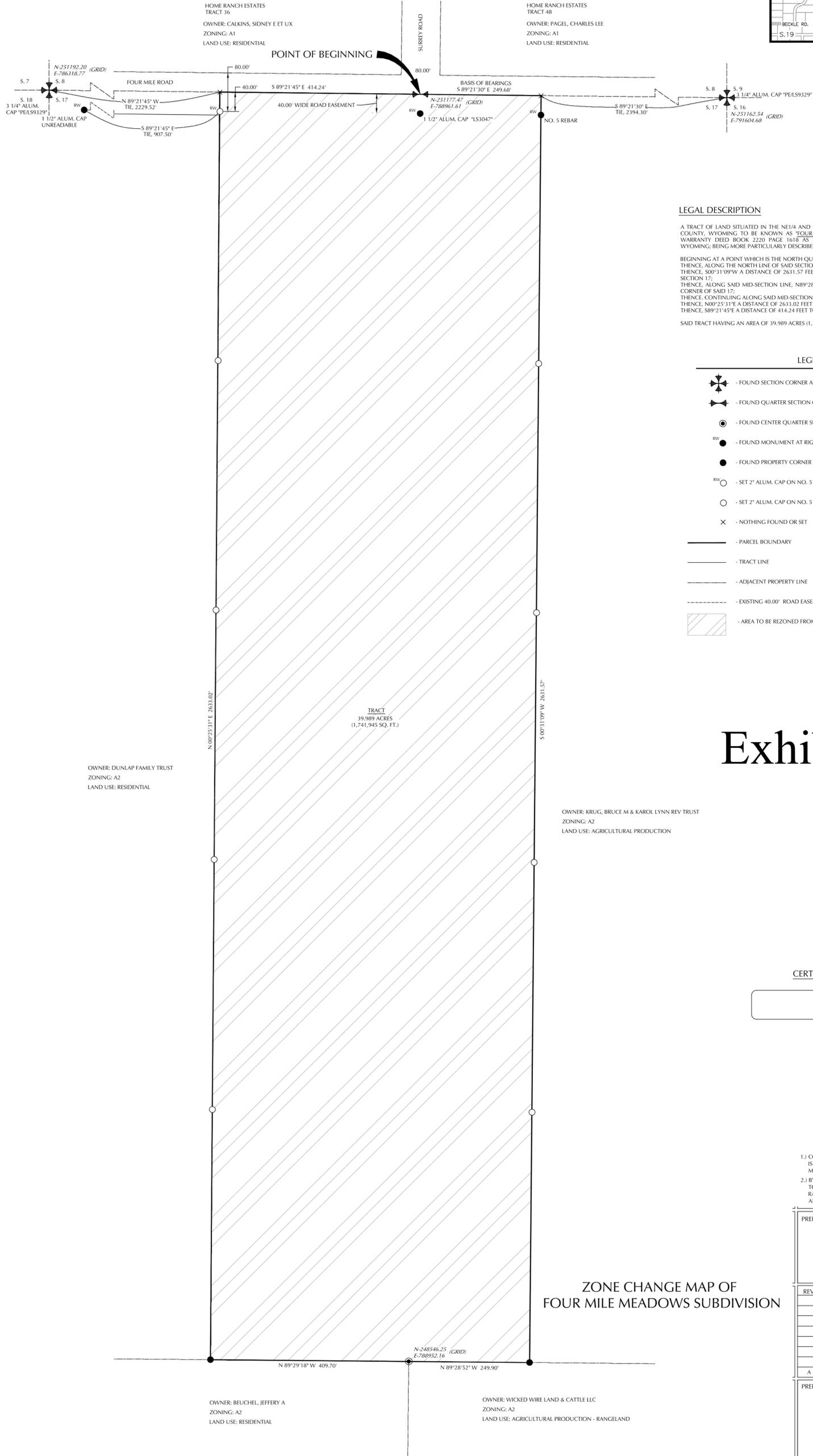
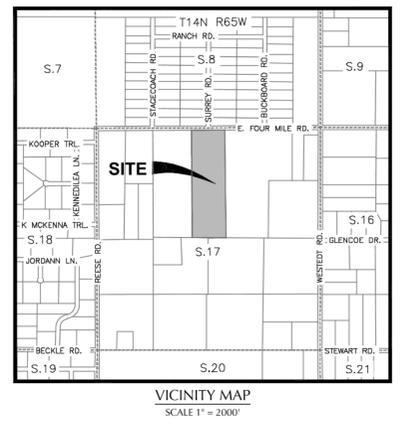
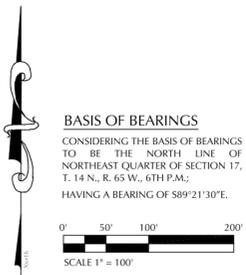
Sheriff's Office

CenturyLink

Laramie County Weed & Pest

# ZONE CHANGE MAP FOUR MILE MEADOWS SUBDIVISION

SITUATED IN THE NE1/4 AND NW1/4 OF SECTION 17,  
T. 14 N., R. 65 W., 6TH P.M.  
LARAMIE COUNTY, WYOMING



**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATED IN THE NE1/4 AND NW1/4 OF SECTION 17, T. 14 N., R. 65 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "FOUR MILE MEADOWS SUBDIVISION", SAID PARCEL DESCRIBED IN WARRANTY DEED BOOK 2220 PAGE 1618 AS DOCUMENT NO. 569110, RECORDS OF LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE NORTH QUARTER CORNER OF SAID SECTION 17;  
THENCE, ALONG THE NORTH LINE OF SAID SECTION 17, S89°21'30"E A DISTANCE OF 249.68 FEET;  
THENCE, S00°31'09"W A DISTANCE OF 2631.57 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 17;  
THENCE, ALONG SAID MID-SECTION LINE, N89°28'52"W A DISTANCE OF 249.90 FEET TO THE CENTER QUARTER CORNER OF SAID 17;  
THENCE, CONTINUING ALONG SAID MID-SECTION LINE, N89°29'18"W A DISTANCE OF 409.70 FEET;  
THENCE, N09°25'31"E A DISTANCE OF 2633.02 FEET TO THE NORTH LINE OF SAID SECTION 17;  
THENCE, S89°21'45"E A DISTANCE OF 414.24 FEET TO THE SAID POINT OF BEGINNING;

SAID TRACT HAVING AN AREA OF 39.989 ACRES (1,741,945 SQ. FT.)

**LEGEND**

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER 1 1/2" ALUM. CAP "PLS5910"
- FOUND CENTER QUARTER SECTION CORNER 2" ALUM. CAP "PLS2927"
- FOUND MONUMENT AT RIGHT-OF-WAY AS NOTED
- FOUND PROPERTY CORNER 1 1/2" ALUM. CAP "LS3047"
- SET 2" ALUM. CAP ON NO. 5 X 24" REBAR, "PLS11268" AT RIGHT-OF-WAY
- SET 2" ALUM. CAP ON NO. 5 X 24" REBAR, "PLS11268"
- NOTHING FOUND OR SET
- PARCEL BOUNDARY
- TRACT LINE
- ADJACENT PROPERTY LINE
- EXISTING 40.00' ROAD EASEMENT
- AREA TO BE REZONED FROM A2 TO AR

## Exhibit 'A'

**CERTIFICATE OF RECORDER**

**NOTES:**

- 1.) COORDINATES SHOWN FOR EACH PUBLIC LAND CORNER SHOWN HEREON IS WYOMING STATE PLANE, EAST ZONE, NAD83(CORS96) AND WERE MEASURED DURING THE SURVEY.
- 2.) BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAINS OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 56021C1120F AND 56021C1110F, WITH AN EFFECTIVE DATES OF 1/17/2007.

PREPARED FOR:

**MK INVESTMENTS, LLC**  
135 PINE STREET  
BUFFALO, WYOMING 82834

REV.	DATE	DESCRIPTION	BY	ENG.	CHK.
A	2/2/21	COUNTY REVIEW	KJL	JRS	CBC

PREPARED BY:

**ALC ENGINEERING**  
SURVEYING & DESIGN & CONSULTING

DATE: 3/5/2020 DRAWN BY: BLS CHECKED BY: CBC  
JOB NO. 20-01 BOOK: 48 PAGES: 20-21 & GPS

PO BOX 502 | 135 PINE STREET |  
BUFFALO, WY 82834 | 307.684.1200

**ZONE CHANGE MAP OF  
FOUR MILE MEADOWS SUBDIVISION**

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

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM A2 – AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL  
FOR A PORTION OF THE N1/2, SECTION 17, T.14N., R.65W., OF THE 6<sup>TH</sup> P.M.,  
LARAMIE COUNTY, WY.**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed zone change is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING**, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-100 of the Laramie County Land Use Regulations.

**And the Board approves a Zone Change from A2 – Agricultural to AR – Agricultural Residential for a portion of the N1/2, Section 17, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map with the following condition:**

- 1. All clerical corrections to the Zone Change Map shall be addressed prior to recordation of the Zone Change Resolution and Resolution Exhibit ‘A’ Zone Change map.

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

LARAMIE COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

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

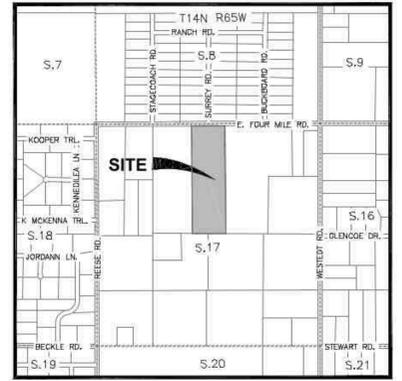
Reviewed and approved as to form:

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

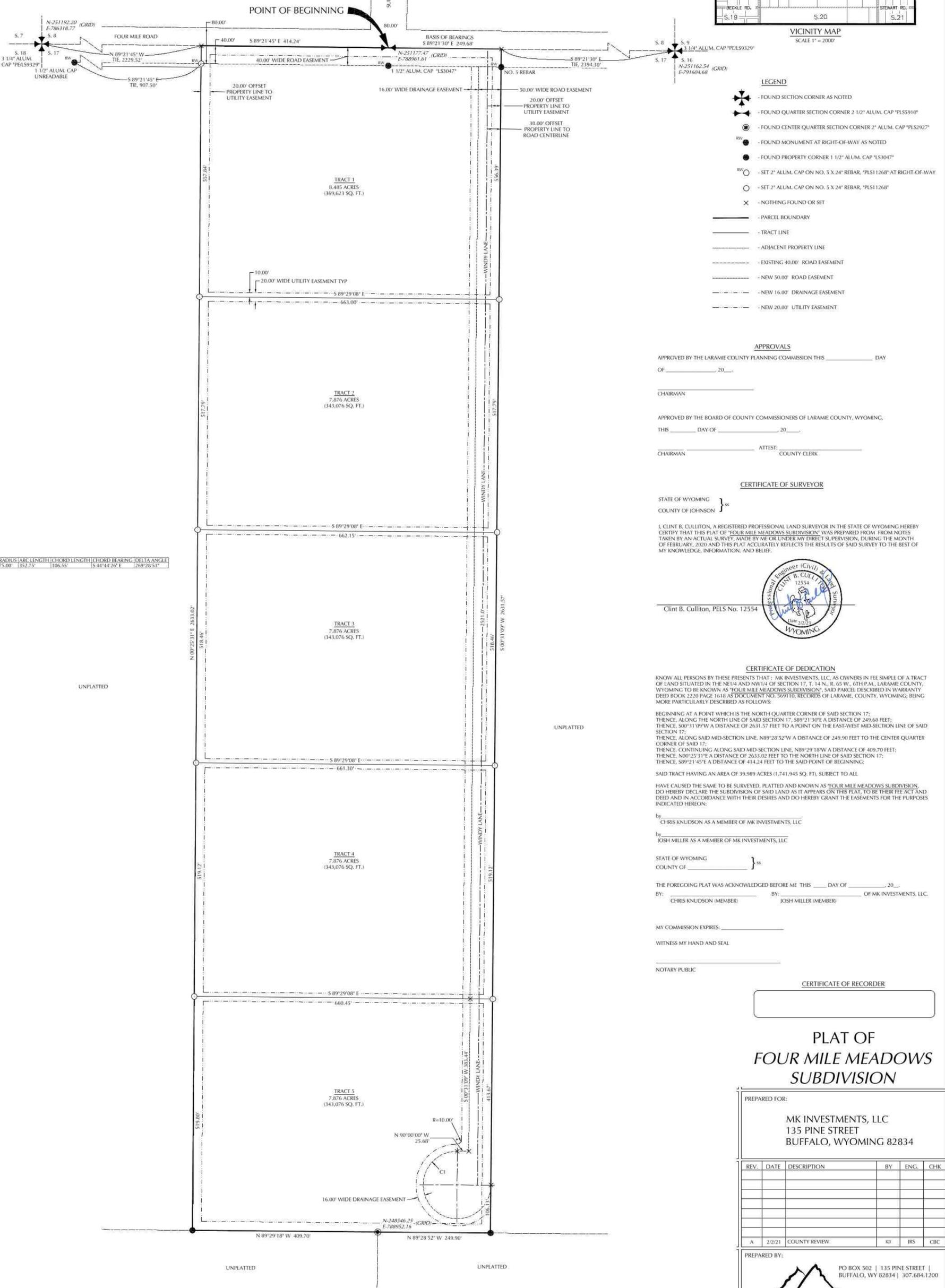
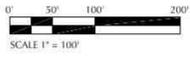
○ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ○ NO PROPOSED CENTRALIZED WATER SUPPLY SYSTEM ○  
 ○ FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #2 ○ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ○

# PLAT OF FOUR MILE MEADOWS SUBDIVISION

SITUATED IN THE NE1/4 AND NW1/4 OF SECTION 17,  
T. 14 N., R. 65 W., 6TH P.M.  
LARAMIE COUNTY, WYOMING



**BASIS OF BEARINGS**  
 CONSIDERING THE BASIS OF BEARINGS TO BE THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 17, T. 14 N., R. 65 W., 6TH P.M.; HAVING A BEARING OF S89°21'30"E.



- LEGEND**
- FOUND SECTION CORNER AS NOTED
  - FOUND QUARTER SECTION CORNER 2 1/2" ALUM. CAP "PLS5910"
  - FOUND CENTER QUARTER SECTION CORNER 2" ALUM. CAP "PLS2927"
  - FOUND MONUMENT AT RIGHT-OF-WAY AS NOTED
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  - NOTHING FOUND OR SET
  - PARCEL BOUNDARY
  - TRACT LINE
  - ADJACENT PROPERTY LINE
  - EXISTING 40.00' ROAD EASEMENT
  - NEW 50.00' ROAD EASEMENT
  - NEW 16.00' DRAINAGE EASEMENT
  - NEW 20.00' UTILITY EASEMENT

**APPROVALS**

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_ ATTEST: \_\_\_\_\_ COUNTY CLERK

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING } ss  
 COUNTY OF JOHNSON }

I, CLINT B. CULLITON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING HEREBY CERTIFY THAT THIS PLAT OF "FOUR MILE MEADOWS SUBDIVISION" WAS PREPARED FROM NOTES TAKEN BY AN ACTUAL SURVEY, MADE BY ME OR UNDER MY DIRECT SUPERVISION, DURING THE MONTH OF FEBRUARY, 2020 AND THIS PLAT ACCURATELY REFLECTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Clint B. Culliton, PELS No. 12554

**CERTIFICATE OF DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: MK INVESTMENTS, LLC, AS OWNERS IN FEE SIMPLE OF A TRACT OF LAND SITUATED IN THE NE1/4 AND NW1/4 OF SECTION 17, T. 14 N., R. 65 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "FOUR MILE MEADOWS SUBDIVISION", SAID PARCEL DESCRIBED IN WARRANTY DEED BOOK 2220 PAGE 1618 AS DOCUMENT NO. 56910; RECORDS OF LARAMIE COUNTY, WYOMING; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE NORTH QUARTER CORNER OF SAID SECTION 17;  
 THENCE ALONG THE NORTH LINE OF SAID SECTION 17, S89°21'30"E A DISTANCE OF 249.68 FEET;  
 THENCE S00°31'09"W A DISTANCE OF 2631.57 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 17;  
 THENCE ALONG SAID MID-SECTION LINE, N89°28'52"W A DISTANCE OF 249.90 FEET TO THE CENTER QUARTER CORNER OF SAID 17;  
 THENCE CONTINUING ALONG SAID MID-SECTION LINE, N89°29'18"W A DISTANCE OF 409.70 FEET;  
 THENCE N00°25'31"E A DISTANCE OF 2633.02 FEET TO THE NORTH LINE OF SAID SECTION 17;  
 THENCE S89°21'45"E A DISTANCE OF 414.24 FEET TO THE SAID POINT OF BEGINNING.

SAID TRACT HAVING AN AREA OF 39.989 ACRES (1,741,945 SQ. FT.), SUBJECT TO ALL

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "FOUR MILE MEADOWS SUBDIVISION", DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT, TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON:

by \_\_\_\_\_ CHRIS KNUDSON AS A MEMBER OF MK INVESTMENTS, LLC  
 by \_\_\_\_\_ JOSH MILLER AS A MEMBER OF MK INVESTMENTS, LLC

STATE OF WYOMING } ss  
 COUNTY OF \_\_\_\_\_ }

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ BY: \_\_\_\_\_ OF MK INVESTMENTS, LLC.  
 CHRIS KNUDSON (MEMBER) JOSH MILLER (MEMBER)

MY COMMISSION EXPIRES: \_\_\_\_\_  
 WITNESS MY HAND AND SEAL  
 \_\_\_\_\_  
 NOTARY PUBLIC

**CERTIFICATE OF RECORDER**

PLAT OF  
FOUR MILE MEADOWS  
SUBDIVISION

PREPARED FOR:

MK INVESTMENTS, LLC  
135 PINE STREET  
BUFFALO, WYOMING 82834

REV.	DATE	DESCRIPTION	BY	ENG.	CHK.
A	2/2/21	COUNTY REVIEW	KJI	IRS	CBC

PREPARED BY:

ALC ENGINEERING  
SURVEYING & DESIGN & CONSULTING

PO BOX 502 | 135 PINE STREET |  
BUFFALO, WY 82834 | 307.684.1200

DATE: 3/5/2020 DRAWN BY: BLS CHECKED BY: CBC  
 JOB NO. 20-001 BOOK: 48 PAGES: 20-21 & GPS

**NOTES:**

- COORDINATES SHOWN FOR EACH PUBLIC LAND CORNER SHOWN HEREON IS WYOMING STATE PLANE, EAST ZONE, NAD83(CORS96) AND WERE MEASURED DURING THE SURVEY.
- BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 56021C1120F AND 56021C1110F, WITH AN EFFECTIVE DATES OF 1/17/2007.
- NO CENTRALIZED SEWER OR WATER SYSTEMS ARE PROPOSED. WATER SERVICE & WASTEWATER DISPOSAL TO BE PROVIDED BY INDIVIDUAL WELL & SEPTIC LEACH FIELDS FOR EACH TRACT, ALL SYSTEMS SHALL BE PROPERLY PERMITTED AND SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- PER LARAMIE COUNTY COMBINED COMMENTS REPORT FOR FOUR MILE MEADOWS SUBDIVISION, SUBDIVISION PERMIT (PZ-20-00351), DATED 1/19/2021, COUNTY ENGINEER CONCURS ON WAIVER OF DETAILED DRAINAGE STUDY AND TRAFFIC STUDY.

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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
A PORTION OF THE N1/2 SECTION 17, T.14N., R.65W., OF THE 6<sup>TH</sup> P.M.,  
LARAMIE COUNTY, WY,  
TO BE PLATTED AND KNOW AS "FOUR MILE MEADOWS SUBDIVISION".**

**WHEREAS**, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

**WHEREAS**, this resolution is the subdivision permit for Four Mile Meadows Subdivision Permit & Plat.

**NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING**, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

**And the Board approves the Subdivision Permit and Plat for Four Mile Meadows Subdivision with the following conditions:**

1. All clerical corrections to the plat shall be addressed prior to recordation of the plat.
2. E Four Mile Road shall be dedicated as an 80' ROW on the plat prior to recordation.

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

\_\_\_\_\_, 2021.

LARAMIE COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

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

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney's Office