

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR A PORTION OF THE NW¼ OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6TH P.M., LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS “FERTIG RANCH”

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

WHEREAS, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations (LCLUR); 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, the application is in conformance with the LU – Land Use zone district; and

WHEREAS, a non-adverse Chapter 23 determination by the Wyoming Department of Environmental Quality is required of all subdivisions of six (6) or more lots; and

WHEREAS, this resolution shall constitute the subdivision permit application for Fertig Ranch.

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) governing the criteria for a subdivision permit & plat.
- b. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.
- c. A non-adverse DEQ recommendation has not been received as of the date of this Resolution.

And the Board approves the Subdivision Permit and Plat for Fertig Ranch with three (3) condition:

- 1. A non-adverse Chapter 23 DEQ recommendation is received by the Planning department prior to plat recordation.
- 2. The developer of this subdivision shall build Railway Lane from Railroad Road as shown on the plat up to the access of the exempt subdivision to the north to County standards, and shall build Fertig Ranch Road and Raymond Trail as shown on the plat to the proposed local county road rural subdivision with buildout volume less than 350 ADT as shown in the attached Exhibit A.
- 3. The developer of this subdivision shall build the remainder of the private access easement duly recorded as Bk 2421, Pg 1003 also as shown in the attached Exhibit A.

PRESENTED, READ AND ADOPTED THIS 4 **DAY OF** Feb, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

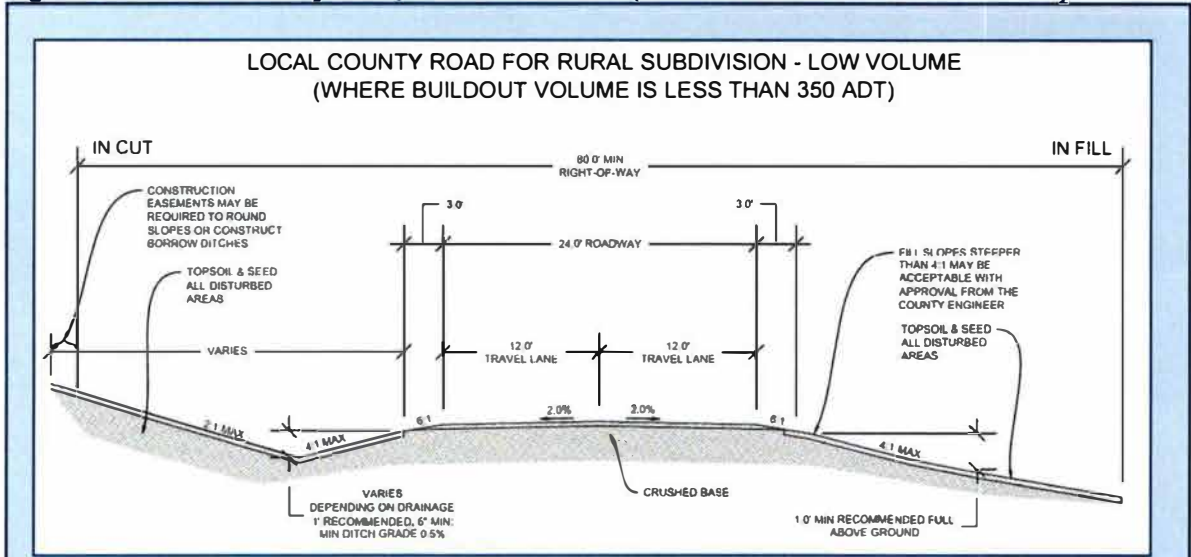


Laramie County Attorney's Office

EXHIBIT A

LARAMIE COUNTY LAND USE REGULATIONS

Figure 5-6-13 Local County Road, Rural Subdivision (Buildout Volume less than 350 ADT)



Roadway Width	24' (minimum)
Right-of-Way Width	80' (minimum)
Travel Lanes	2 lanes, 12' wide (minimum)
Shoulder	None. Note; the 6:1 tapers for the asphalt and base material shall not be included in the 24' roadway width
Bike Lanes	None
Parking	Not Permitted
Landscape Area	None
Sidewalk	As required by the Laramie County Public Works Department. Sidewalks shall be in the public right-of-way
Seeding	As required by the Laramie County Public Works Department
Maximum Grade	11 percent
Minimum Grade	0.3 percent
Speed Limit	35 mph or less as determined by Laramie County Public Works in conjunction with the Design Engineer
Access	Limited. See Chapter 5-6-105 & 106
Maintenance	Private for the entire roadway section/right-of-way