



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Michael Surface, Planner

DATE: February 18, 2020

TITLE: PUBLIC HEARING regarding a Zone Change and a Subdivision Permit & Plat for South Fork, 8th Filing, consisting of Tract 284, South Fork, 5th Filing, Tract 476, South Fork, 7th Filing, and a portion of the S1/2, Sec. 20, T.13N., R.66W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Edwards Development, on behalf of Southern Pointe, LLC and South Fork MHS, LLC, has submitted Zone Change and Subdivision Permit & Plat applications for South Fork, 8th Filing.

The Zone Change application has been submitted to request a zone change from MR and A-2 to CB for portions of Tracts 284, South Fork, 5th Filing, Tract 476, South Fork, 7th filing and a portion of the S1/2, Sec. 20, T.13N, R.66W. The remainders of Tract 284, South Fork, 5th Filing and Tract 476, South Fork, 7th Filing will remain in the MR zone district. The area proposed for rezoning shows in gray shade on the Zone Change Map. The Subdivision Permit & Plat application was submitted to reconfigure the three tracts into two larger tracts. The applications were prepared in anticipation of future development. There is no development application for the property at this time.

Please note that the Zone Change is necessary to approve prior to approving the subdivision. Two separate motions are necessary.

BACKGROUND

Most of the property is vacant. There is a single-family dwelling with a garage on the southern portion of proposed Tract 1.

Pertinent Regulations

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

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

Section 4-2-107 of the Laramie County Land Use Regulations governing the criteria for the CB – Community Business zone district.

Section 4-2-104 of the Laramie County Land Use Regulations governing the criteria for the MR – Medium Density Residential zone district.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). This area is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access and a greater overall level of community services. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas.

Plan Cheyenne designates this area as Mixed-Use Commercial (MU-C) and Mixed- Use Residential (MU-R). The related underlying future land use for the MU-C is community business while the MU-R designation has a mixed-use residential emphasis. In this instance, commercial land is proposed along a principal arterial with residential behind it, to the west.

The subject properties are bordered by the following zoning districts: MR zone district to the north, A-2 to the west, CB and A-2 to the south, and AR to the east.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of a zone change, the Planning Commission 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. meets the approval criteria for a zone change since the zone district map amendments are in conformance with the Laramie County Comprehensive Plan with the type of development anticipated.

Review comments from agencies were received for the zone change and plat.

Public notice requirements per Section 1-2-104 of the Land Use Regulations were satisfied. There were no public comments.

Staff finds the applications are consistent with the Laramie County Comprehensive Plan and its policies.

RECOMMENDATION and FINDINGS

Based on evidence provided for the *zone change* request, staff recommends the Board of County Commissioners 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 4-2-107 of the Laramie County Land Use Regulations.

and that the Board of County Commissioners approve a Zone Change from MR and A-2 to CB for portions of Tracts 284, South Fork, 5th Filing, Tract 476, South Fork, 7th Filing, and a portion of the S1/2, Sec. 20, T.13N., R.66W., of the 6th P.M., Laramie County, WY to the Laramie County Board of Commissioners with no conditions.

Based on evidence provided for the *subdivision permit & plat*, staff recommends the Board of County Commissioners 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 of Commissioners approve the Subdivision Permit and Plat for South Fork, 8th Filing to the Laramie County Board of Commissioners with no conditions.

PROPOSED MOTION – ZONE CHANGE

I move to approve the zone change from MR and A-2 to CB for portions of Tract 284, South Fork, 5th Filing, Tract 476, South Fork 7th Filing, and a portion of the S1/2, Sec. 20, T.13N, R66W. of the 6th P.M., Laramie County Wyoming with no conditions, and adopt the finding of fact 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 South Fork, 8th Filing to the Laramie County Board of Commissioners, 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: Combined Agency Comments Report**
- Attachment 7: Plat – Revised January 14, 2019**
- Attachment 8: Resolution – Zone Change**
- Attachment 9: Resolution ‘Exhibit A’ - Zone Change Map**
- Attachment 10: Resolution – Subdivision Permit & Plat**

Laramie County, Wyoming



South Fork, 8th Filing

Zone Change and
Subdivision Permit
and Plat

PZ-19 - 00330 and 00332

Location Map

 Subject Property


January 23, 2020



0 495 990
Feet





Cheyenne Laramie County GIS Cooperative

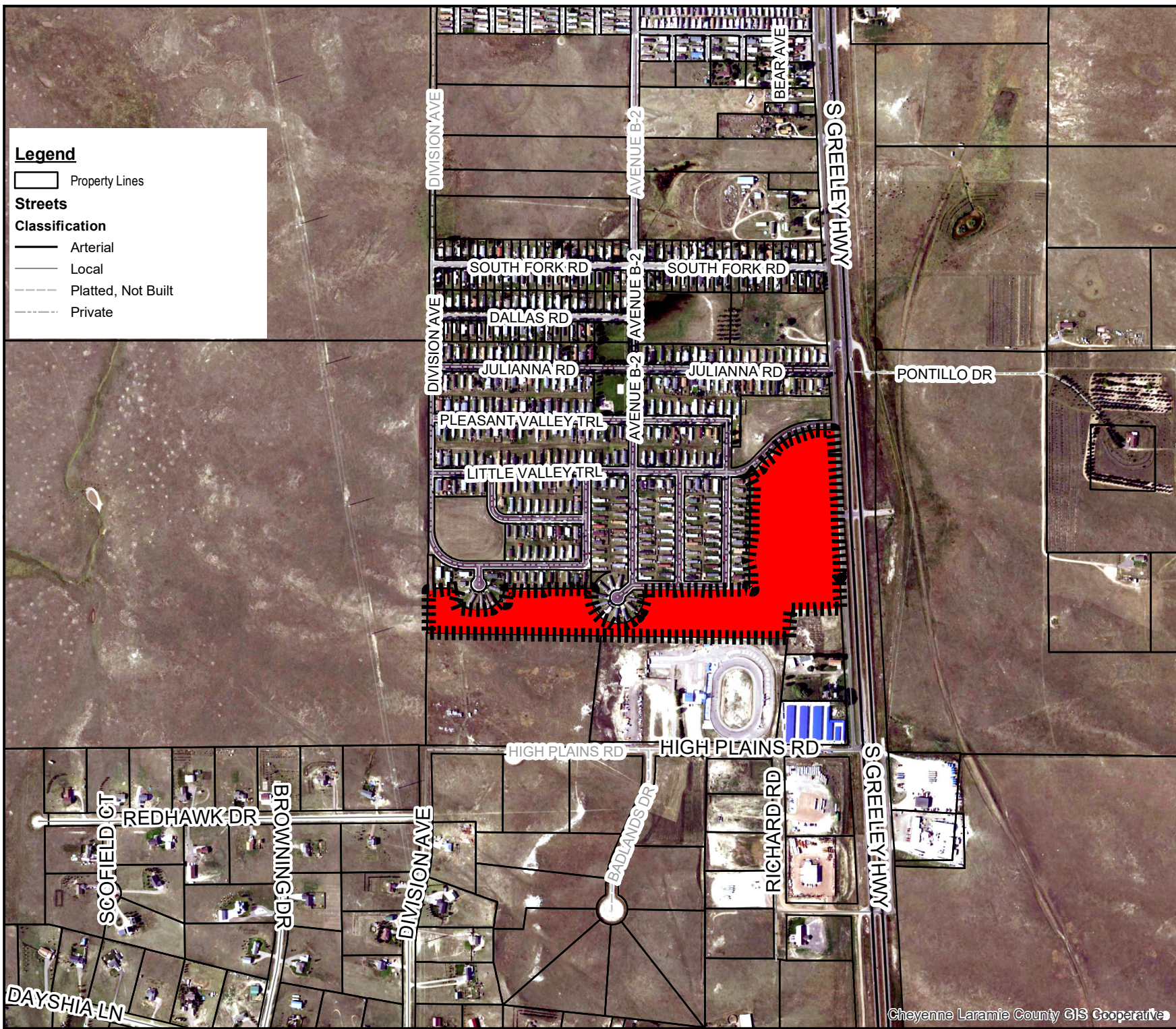
Legend

 Property Lines

Streets

Classification

-  Arterial
-  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



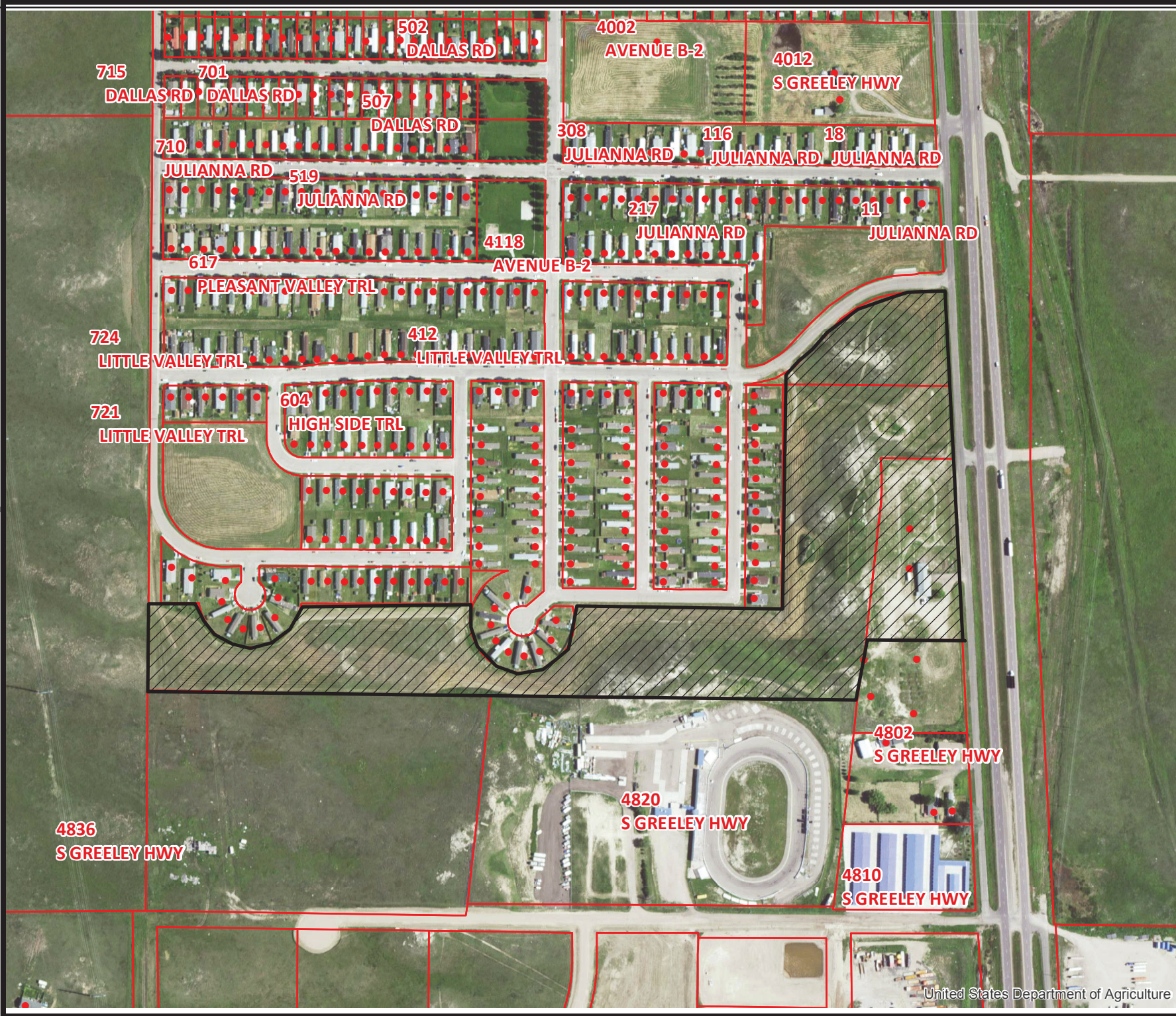
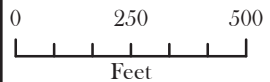
South Fork,
8th Filing
Zone Change
and Subdivision
Permit & Plat

PZ-19-00330(332)

Aerial Map
Subject
Property



December 2019



United States Department of Agriculture

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



South Fork, 8th Filing

Zone Change and
Subdivision Permit
and Plat

PZ-19 - 00330 and 00332

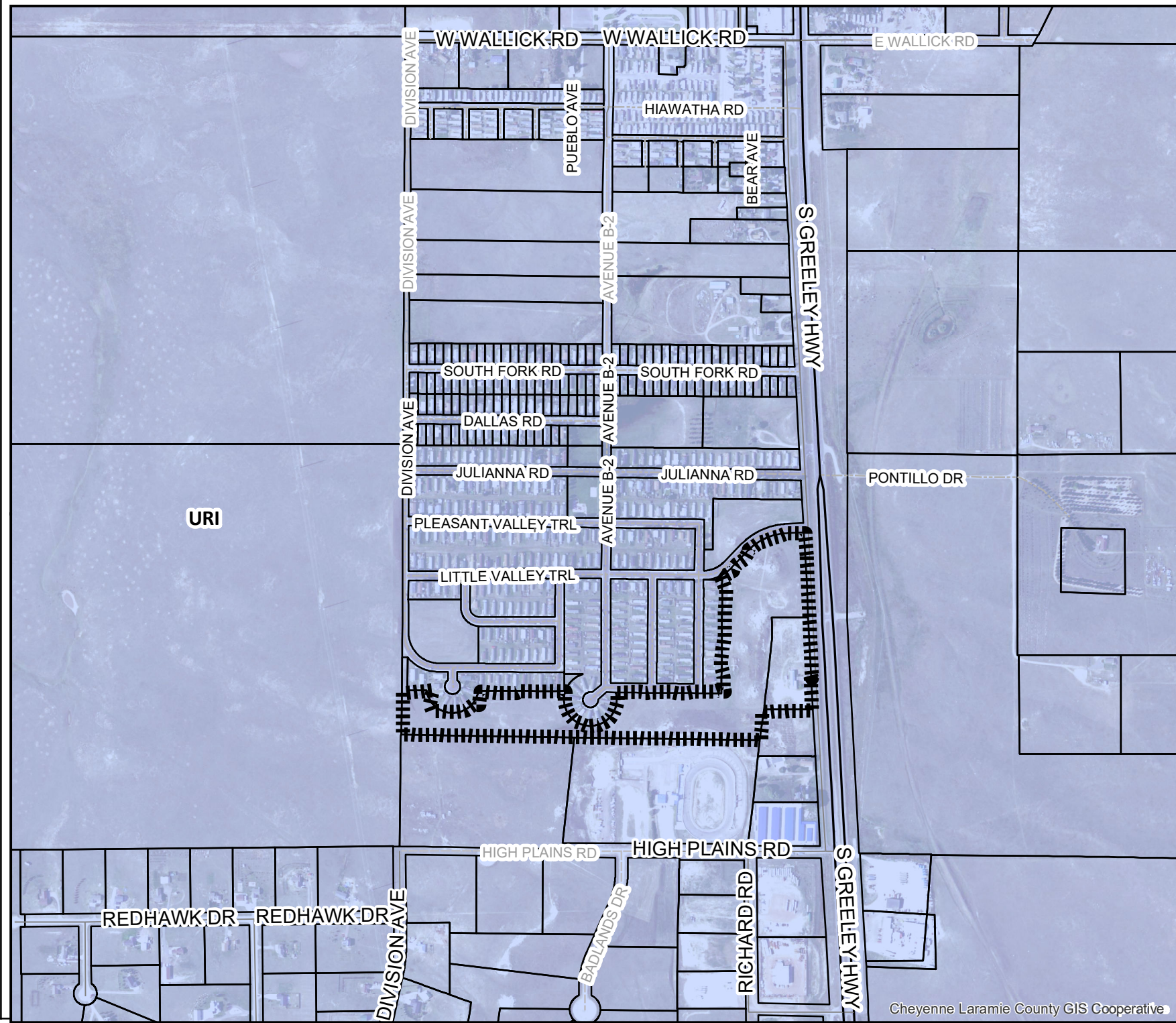
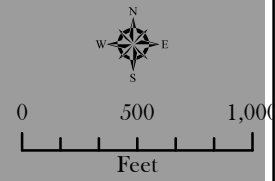
Laramie County
Comprehensive Plan

Legend

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

URI is the Urban Rural Interface Area of the Laramie County Comprehensive Plan

January 23, 2020



Cheyenne Laramie County GIS Cooperative

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



South Fork, 8th Filing

Zone Change and
Subdivision Permit
and Plat

PZ-19 - 00330 and 00332

Plan Cheyenne

Legend

Property Lines

Streets

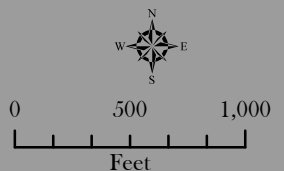
Classification

- Arterial
- Local
- Platted, Not Built
- Private

Subject Property

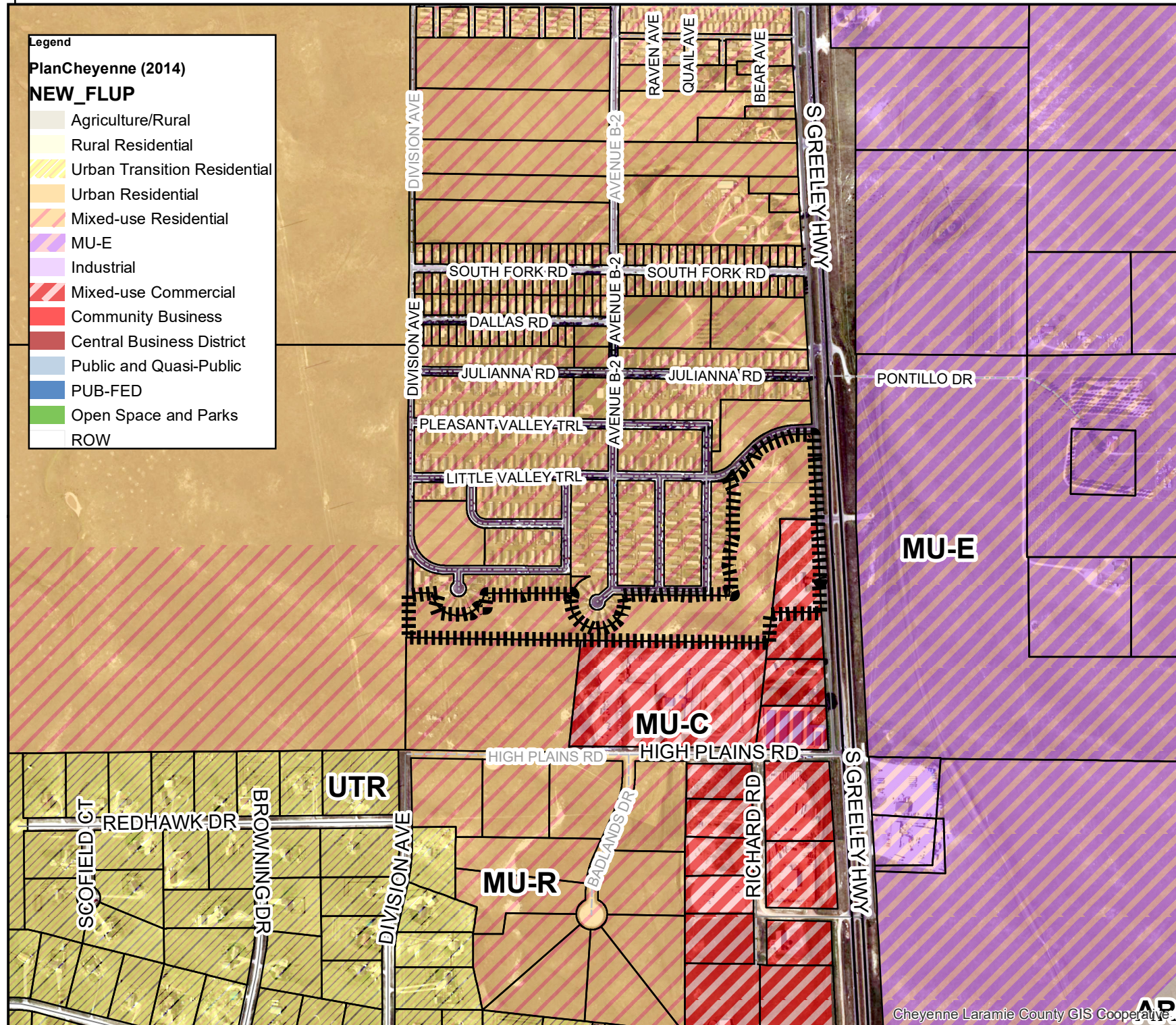
MU-C is Mixed Use
Commercial
UR is Urban Residential

January 23, 2020



Legend
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



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



South Fork, 8th Filing

Existing Zoning Map

PZ-19 - 00330

Legend

Property Lines

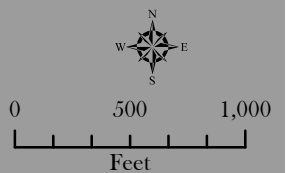
Streets

Classification

- Arterial
- Local
- Platted, Not Built
- Private

Subject Property

January 23, 2020



A-2

AR

A-2

MR

PONTILLO DR

A-2

AR

A-2

CB

HIGH PLAINS RD

CB

PUD

PUD

A-2

PUD

Cheyenne Laramie County GIS Cooperative

Legend

AGENCIES WITH COMMENTS

Note: Comments are made with this review about the proposed subdivision, South Fork, 8th Filing as well.

Cheyenne Development Services: Cheyenne Development Services, Lisa Pafford
COMMENTS ATTACHED 12/23/2019

It has been public record that the upper portions of Tracts 1 & 2 (5th Filing replat area) is intended to be a "Park Area". Is there an alternative area to be set aside?

County Assessor: County Assessor, Clarice Blanton COMMENTS ATTACHED
12/27/2019

No objection to South Fork, 8th Filing; however, Book 1888 Page 1071 is a State of Wyoming Corner Record, not a land description.

County Engineer: County Engineer, Scott Larson COMMENTS ATTACHED
12/30/2019

1. Over the past 5-10 years the County has discouraged and not allowed the use of "Road Reservations" and strongly suggest that the 40' Road Reservation shown on the Plat map and Zone Change map be changed to a 40' right-of-way.
2. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study at this time. If and when a site plan application is submitted, a Drainage Study and Traffic Study will be required at that time.
3. Within the written dedication, it indicates a portion of the southern line of Tract 2 as N89degrees11'50"W, along the south line of Tract 476, a distance of 824.53 feet. However, on the plat map the distance is shown as 824.35' (M). Whichever one is correct needs to be used for both.

Intraoffice: Planners, Michael Surface COMMENTS ATTACHED 12/31/2019
Review -- PZ-19-00330 South Forth, 8th Filing Rezone Request

Reference: Laramie County Map R0006956, R0006949 and R0006950

1. Changing circumstances exist to justify the rezone. Steady growth in residential and commercial sectors.
2. The rezone, in part, is in conformance with Plan Cheyenne along Greeley Highway. The proposed Tract 2 is viewed as Urban Residential.
3. Tract 2 is more easily developed with commercial than residential. Residential use would mean a very long cul-de-sac or removal of a mobile home space to create road connectivity. Commercial uses would have to buffer against the residential, but have less of an issue with road connectivity.
4. Development of property along Greeley Highway as commercial would be required to buffer against the existing residential.
5. The 20156 Laramie County Comprehensive Plan shows the property as being in the rural urban interface, or more specifically, urban interface. The Greeley Highway is a major arterial in the community and is lined with a variety of businesses. As such, the

rezone is in conformance with the Comprehensive Plan.

PZ-19-00332 South Fork, 8th Filing
Subdivision Plat and Permit

1. The subdivision request is to create two tracts from three tracts for the purpose of sale and eventual development. There is no proposed development at this time.
2. The property is required to be rezoned prior to subdividing as no tract can be split by a zoning district.

Cheyenne Planning: Cheyenne Development Services, Seth Lloyd COMMENTS
ATTACHED 12/30/2019

Comments on the zone change (PZ-19-00330):

Anissa Gerard (CITY Traffic Engineer): It states in traffic waiver that a traffic study was deemed unnecessary. Since this will be rezoned to CB, I would be concerned about the impacts to the intersection with S. Greeley highway. This is State jurisdiction. They City would require this at the plat level but I think any impacts could be caught at the Site plan level.

Seth Lloyd (CITY Planning and Development):

1. Tract 1 being CB appears to meet the intent of the future land use plan and surrounding zoning. This land is 8.35 acres with frontage and visibility along a major arterial.
2. Tract 2 being CB does not make as much sense. This land is 18.85 acres, has no real visibility from major roadways, has significant slope, and is surrounding a residential neighborhood (with the only real access to most of the parcel being through the residential neighborhood). Recommend Tract 2 remain zoned MR (which is the current zoning for the entirety of the proposed Tract 2). See also comments on the Plat (PZ-19-00332

AGENCIES WITH NO COMMENTS

Fire District No 1

County Public Works Department

County Treasurer

Environmental Health

Intraoffice

AGENCIES WITH NO RESPONSE

County Real Estate Office

Cheyenne Urban Planning Office

Combined Communications Center

Emergency Management

Cheyenne Engineering Services

South Chey Community Dev Assoc

South Cheyenne Water & Sewer

NOTE: Also see Agency Comments for PZ-19-330 for more comments about the proposed subdivision.

AGENCIES PROVIDING COMMENTS

Intraoffice: Planners, Michael Surface

PZ-19-00332 South Fork, 8th Filing

1. The subdivision request is to create two tracts from three tracts for the purpose of sale and eventual development. There is no proposed development at this time.
2. The property is required to be rezoned prior to subdividing as no tract can be split by a zoning district.

WYDOT: WYDOT

Prior to site development a traffic impact study may be required to evaluate the impacts and interaction with US 85. Any change in land use will require access permitting through WYDOT.

At some point in the future the southern terminus of the US 85 Service Rd will be disconnected from its current location at Speedway (High Plains Rd corridor plan.)

Prior to site development a drainage study may be required to evaluate pre- and post-development runoff flows that enter WYDOT RW.

Cheyenne Planning: Cheyenne Development Services

City reviewer comments on the Plat (PZ-19-00332):

Anissa Gerard (CITY Traffic Engineer): It states in traffic waiver that a traffic study was deemed unnecessary. Since this will be rezoned to CB, I would be concerned about the impacts to the intersection with S. Greeley highway. This is State jurisdiction. They City would require this at the plat level but I think any impacts could be caught at the Site plan level.

Chris Yaney (MPO):

1. With the potential of increasing the site with 118+ units and a potential business site along US 85, there will be the need to provide a traffic study to show impact to the roadway network.
2. There will be a need to provide a minimum of three access point into the new area with future connectivity between lots to the southwest for potential growth.

Lisa Pafford (CITY Planning and Development):

It has been public record that the upper portions of Tracts 1 & 2 (5th Filing replat area) is intended to be a "Park Area". Is there an alternative area to be set aside?

Seth Lloyd (CITY Planning and Development):

1. "Clustering" of residential units is allowed as long as the remainder area is developed

as open space (see 2019 LCLUR 4-1-100.a and 2019 LCLUR 2-1-103.c.ix.G). Please confirm the open spaces dedicated with South Fork 5th Filing and 7th Filing were not set aside as open space to fulfill a clustering requirement.

2. Open Space, once dedicated, appears to be intended to remain as Open Space in perpetuity (see 2019 LCLUR 2-1-103.c.ix.F). This proposed plat appears to remove all of Tract 284 of 5th Filing and Tract 476 of 7th Filing from open space.

3. Recommend dedicating Tract 2 as "Open Space" pursuant to 2019 LCLUR 2-1-103 [specifically 2-1-103.b.i (sloped property should not be building sites), c.ix.A (sloped land suggested as reserved open space), c.ix.D (open space be designated at time of platting), c.ix.E (open space land would be exempt from community facility fees), and c.ix.F (allowing the continuance of at least a portion of land previously designated as open space to remain open space)].

Intraoffice: Planners, Cambia McCollom

There are currently 2 addresses that are associated with this site, 4600 & 4610 S Greeley Hwy. Both of these addresses were established prior to 1990. There is currently only one structure that appears on the 2019 Aerial Photography. What is the intention of this subdivision in regards to the addresses? With there only being one structure on the site, there has been some ambiguity as to what the actual address of the structure/site should be.

Fire District No 1: Fire District No. 1

Addresses, changes and access shall be addressed and updated with County GIS and the Laramie County Combined Communications Center to ensure proper dispatch utilizing E911 and the CAD (Computer Aided Dispatching) systems.

2018 International Fire Code:

Chapter 5:

Section 503 Fire Apparatus Access Roads, ALL; page 73.

Section 505 Premises Identification, ALL; Page 75.

County Engineer: County Engineer

1. Over the past 5-10 years the County has discouraged and not allowed the use of "Road Reservations" and strongly suggest that the 40' Road Reservation shown on the Plat map and Zone Change map be changed to a 40' right-of-way.

2. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study at this time. If and when a site plan application is submitted, a Drainage Study and Traffic Study will be required at that time.

3. Within the written dedication, it indicates a portion of the southern line of Tract 2 as N89degrees11'50"W, along the south line of Tract 476, a distance of 824.53 feet. However, on the plat map the distance is shown as 824.35' (M). Whichever one is correct needs to be used for both.

County Assessor: County Assessor

No objection to South Fork, 8th Filing; however, Book 1888 Page 1071 is a State of Wyoming Corner Record, not a land description.

Agencies With No Comments

County Treasurer

Building Dept.

AGENCIES WITH NO RESPONSE

Cheyenne MPO

Cheyenne Urban Planning Office

Cheyenne Development Services

County Assessor

County Attorney

County Real Estate Office

County Public Works Department

County Conservation District

Environmental Health

Combined Communications Center

Emergency Management

Sheriff's Office

Black Hills Energy

CenturyLink

South Cheyenne Water & Sewer

Cheyenne Engineering Services

South Chey Community Dev Assoc.

Laramie County Weed & Pest



A COMMUNITY OF CHOICE

Planning and Development Department
2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001
(Phone) 307-637-6282 (Fax) 307-637-6366

January 2, 2020

Board of County Commissioners
310 W 19th St #320
Cheyenne, WY 82001

RE: South Fork, 8th Filing City Comments

Board of County Commissioners,

In compliance with W.S. 34-12-103 (b) the City hereby submits the following comments regarding the South Fork, 8th Filing Plat:

1. Future annexation of the property will prompt review by the City. Concurrent with annexation by petition, public improvements to streets may be required; driveway accesses will be reviewed for conformance with City standards and may require modification; and Community Facility Fees will be required to be paid to the City. The City defers timing of design and construction of public improvements to the County.

I do not believe that there are any items of disagreement that warrant a response by the Board of County Commissioners pursuant to W.S. 34-12-103-(b).

Thank you,

Charles W. Bloom, AICP
Planning and Development Director

**PROPOSED CENTRAL WATER SUPPLY & SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #1 -
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
NO PUBLIC MAINTENANCE OF STREETS OR ROADS BUILT TO COUNTY STANDARDS**

DEDICATION

KNOW ALL PERSONS BY THESE PRESENT THAT: SOUTH FORK MHS, LLC., AND SOUTHERN POINT, LLC, OWNERS IN FEE SIMPLE OF A TRACT OF LAND BEING ALL OF TRACT 284, SOUTH FORK 5th FILING AND ALL OF TRACT 476, SOUTH FORK 7th FILING AND THAT PARCEL RECORDED BOOK 1888, PAGE 1701 LARAMIE COUNTY CLERK'S OFFICE SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, T.13N., R.66W., OF THE 6TH P.M., LARAMIE COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 476 BEING THE POINT OF BEGINNING, FROM WHICH THE SOUTHWEST CORNER OF SECTION 20, T.13N., R.66W., OF THE 6TH P.M. BEARS S01°17'45"W, A DISTANCE OF 735.91 FEET; THENCE N01°17'45"E, ALONG THE WEST LINE OF TRACT 476, A DISTANCE OF 504.46 FEET; THENCE S89°32'15"E, ALONG THE NORTH LINE OF TRACT 476, A DISTANCE OF 40.00 FEET; THENCE S01°17'45"W, ALONG THE EAST LINE OF TRACT 476, A DISTANCE OF 213.50 FEET; THENCE S89°59'24"E, ALONG THE NORTH LINE OF TRACT 476 A DISTANCE OF 124.25 FEET; THENCE ALONG THE NORTH LINE OF TRACT 476, A DISTANCE OF 478.48 FEET ON A CURVE TO THE LEFT, THROUGH AN ANGLE OF 161°15'51", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S89°32'45"E, A DISTANCE OF 335.47 FEET; THENCE N01°14'47"E, ALONG THE NORTH LINE OF TRACT 476, A DISTANCE OF 549.83 FEET; THENCE S89°27'25"E, ALONG THE NORTH LINE OF TRACT 476, A DISTANCE OF 114.68 FEET; THENCE S89°59'24"E, ALONG THE NORTH LINE OF TRACT 476, A DISTANCE OF 174.91 FEET; THENCE ALONG THE NORTH LINE OF TRACT 476, A DISTANCE OF 857.15 FEET ON A CURVE TO THE LEFT, THROUGH AN ANGLE OF 288°53'24", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S53°45'46"E, A DISTANCE OF 197.70 FEET; THENCE S89°23'09"E, ALONG THE NORTH LINE OF TRACT 476, A DISTANCE OF 562.20 FEET; THENCE S89°23'01"E, A LONG THE NORTH LINE OF TRACT 476, A DISTANCE OF 120.00 FEET; THENCE N03°36'12"E, ALONG THE WEST LINE OF TRACT 476, A DISTANCE OF 729.88 FEET; THENCE N89°23'41"W, ALONG THE SOUTH LINE OF TRACT 284, A DISTANCE OF 119.94 FEET; THENCE ALONG THE NORTH LINE OF TRACT 284, A DISTANCE OF 187.06 FEET ON A CURVE TO THE LEFT, THROUGH AN ANGLE OF 45°54'54", HAVING A RADIUS OF 233.42 FEET, AND WHOSE LONG CHORD BEARS N67°37'34"E, A DISTANCE OF 182.09 FEET; THENCE N44°39'23"E, ALONG THE NORTH LINE OF TRACT 284, A DISTANCE OF 171.78 FEET; THENCE ALONG THE NORTH LINE OF TRACT 284, A DISTANCE OF 272.91 FEET ON A CURVE TO THE RIGHT, THROUGH AN ANGLE OF 42°15'41", HAVING A RADIUS OF 370.00 FEET, AND WHOSE LONG CHORD BEARS N65°47'55"E, A DISTANCE OF 266.77 FEET; THENCE N86°58'26"E, ALONG THE NORTH LINE OF TRACT 284, A DISTANCE OF 115.71 FEET; THENCE S03°03'01"E, ALONG THE EAST LINE OF TRACT 284 AND THE WESTERLY LINE OF BOOK 1888, PAGE 1701, A DISTANCE OF 1151.25 FEET; THENCE N89°19'29"W, ALONG THE SOUTH LINE OF BOOK 1888, PAGE 1701, A DISTANCE OF 323.06 FEET; THENCE S06°31'08"W, ALONG THE EAST LINE OF TRACT 476, A DISTANCE OF 199.93 FEET; THENCE N89°13'03"W, ALONG THE SOUTH LINE OF TRACT 476, A DISTANCE OF 1199.62 FEET; THENCE N89°11'50"W, ALONG THE SOUTH LINE OF TRACT 476, A DISTANCE OF 824.35 FEET; THENCE N89°13'18"W, ALONG THE SOUTH LINE OF TRACT 476, A DISTANCE OF 295.58 FEET TO THE POINT OF BEGINNING. CONTAINING 27.20 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED, AND PLATTED TO BE KNOWN AS SOUTH FORK 8TH FILING, AND DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT, TO BE THEIR FREE ACT AND DEED IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS _____ DAY OF _____, A.D., 2020,

BY: WILLIAM J. EDWARDS, MANAGER SOUTHERN POINT, LLC
WILLIAM J. EDWARDS, MANAGER SOUTH FORK MHS, LLC

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

**FINAL PLAT
FOR
SOUTH FORK
8TH FILING**

A RE-PLAT OF ALL TRACT 284 SOUTH FORK 5TH FILING AND TRACT 476 SOUTH FORK 7TH FILING, AND BOOK 1888, PAGE 1701, SITUATED IN A PORTION OF THE SW¼ OF SECTION 20, T13N, R66W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

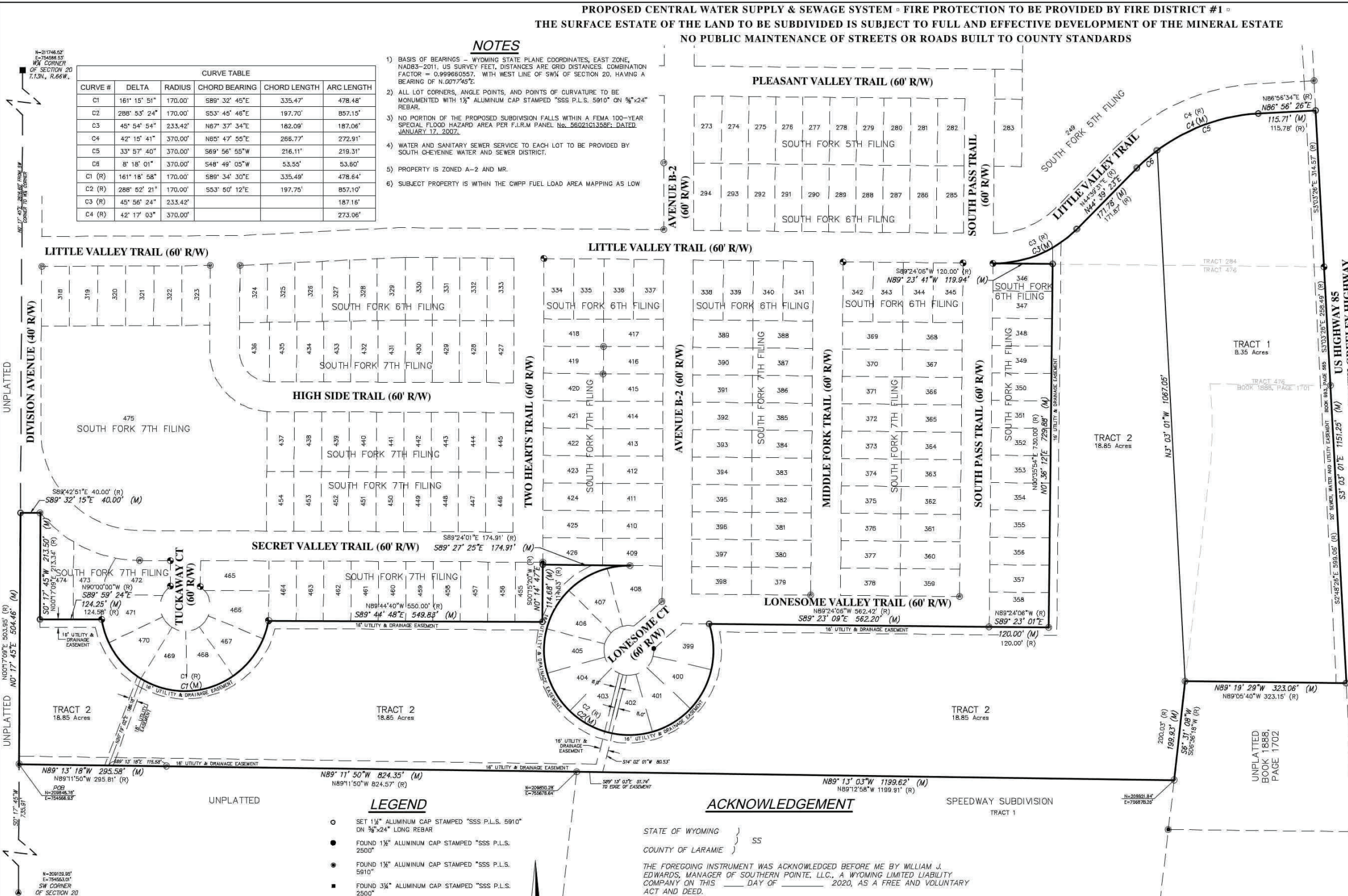
PREPARED DECEMBER 2019 PAGE 1 OF 1


STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
 www.SteelSurvey.com • info@SteelSurvey.com

NOTES

- 1) BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES, COMINATION FACTOR = 0.999960557, WITH WEST LINE OF SW¼ OF SECTION 20, HAVING A BEARING OF N.007°45'5".
- 2) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" REBAR.
- 3) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No. 58021C1358F, DATED JANUARY 17, 2007.
- 4) WATER AND SANITARY SEWER SERVICE TO EACH LOT TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.
- 5) PROPERTY IS ZONED A-2 AND MR.
- 6) SUBJECT PROPERTY IS WITHIN THE CWPP FUEL LOAD AREA MAPPING AS LOW

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	161° 15' 51"	170.00'	S89° 32' 45"E	335.47'	478.48'
C2	288° 53' 24"	170.00'	S53° 45' 46"E	197.70'	857.15'
C3	45° 54' 54"	233.42'	N67° 37' 34"E	182.09'	187.06'
C4	42° 15' 41"	370.00'	N85° 47' 55"E	266.77'	272.91'
C5	33° 57' 40"	370.00'	S69° 56' 55"W	216.11'	219.31'
C6	8° 18' 01"	370.00'	S48° 49' 05"W	53.55'	53.80'
C1 (R)	161° 18' 58"	170.00'	S89° 34' 30"E	335.49'	478.64'
C2 (R)	288° 52' 21"	170.00'	S53° 50' 12"E	197.75'	857.10'
C3 (R)	45° 56' 24"	233.42'			187.16'
C4 (R)	42° 17' 03"	370.00'			273.06'



LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" LONG REBAR
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 3/4" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND 2" ALUMINUM CAP STAMPED "PELS 662"
- FOUND 1½" ALUMINUM CAP STAMPED "P.L.S. 555"
- ⊙ FOUND 5" REBAR
- ⊙ FOUND ½" IRON PIPE
- (M) MEASURED DATA PER THIS SURVEY
- (R) RECORDED DATA PER SOUTH FORK 6th, 7th FILING, AND BOOK 1888, PAGE 1701

FILING RECORD

SCALE: 1"=100'

ACKNOWLEDGEMENT

STATE OF WYOMING }
 COUNTY OF LARAMIE } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM J. EDWARDS, MANAGER OF SOUTHERN POINT, LLC., A WYOMING LIMITED LIABILITY COMPANY ON THIS _____ DAY OF _____, 2020, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES _____

 NOTARY PUBLIC

STATE OF WYOMING }
 COUNTY OF LARAMIE } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM J. EDWARDS, MANAGER OF SOUTH FORK MHS, LLC., A WYOMING LIMITED LIABILITY COMPANY ON THIS _____ DAY OF _____, 2020, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES _____

 NOTARY PUBLIC

APPROVALS

APPROVED BY THE LARAMIE PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

CHAIRMAN _____

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2020.

ATTEST: _____

CHAIRMAN _____ COUNTY CLERK _____

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM MR - MEDIUM DENSITY RESIDENTIAL AND A-2 AGRICULTURAL TO CB – COMMUNITY BUSINESS FOR PORTIONS OF TRACT 284, SOUTH FORK, 5TH FILING, TRACT 476, SOUTH FORK, 7TH FILING AND A PORTION OF THE S1/2., SEC.20, T.13N., R.66W., OF THE 6TH 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 2011 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 2011 Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-107 of the 2011 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 2011 Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-107 of the 2011 Laramie County Land Use Regulations.

And the Board approves a Zone Change from MR – Medium Density Residential and A-2 Agricultural to CB – Community Business for portions of Tract 284, South Fork, 5th Filing Tract 476, South Fork, 7th Filing, and a portion of the S1/2, Section 20, T.13N., R.66W., of the 6th P.M., Laramie County, WY, as shown on the attached ‘Exhibit A’ – Zone Change Map.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2020.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Amber Ash, Chair Person

ATTEST:

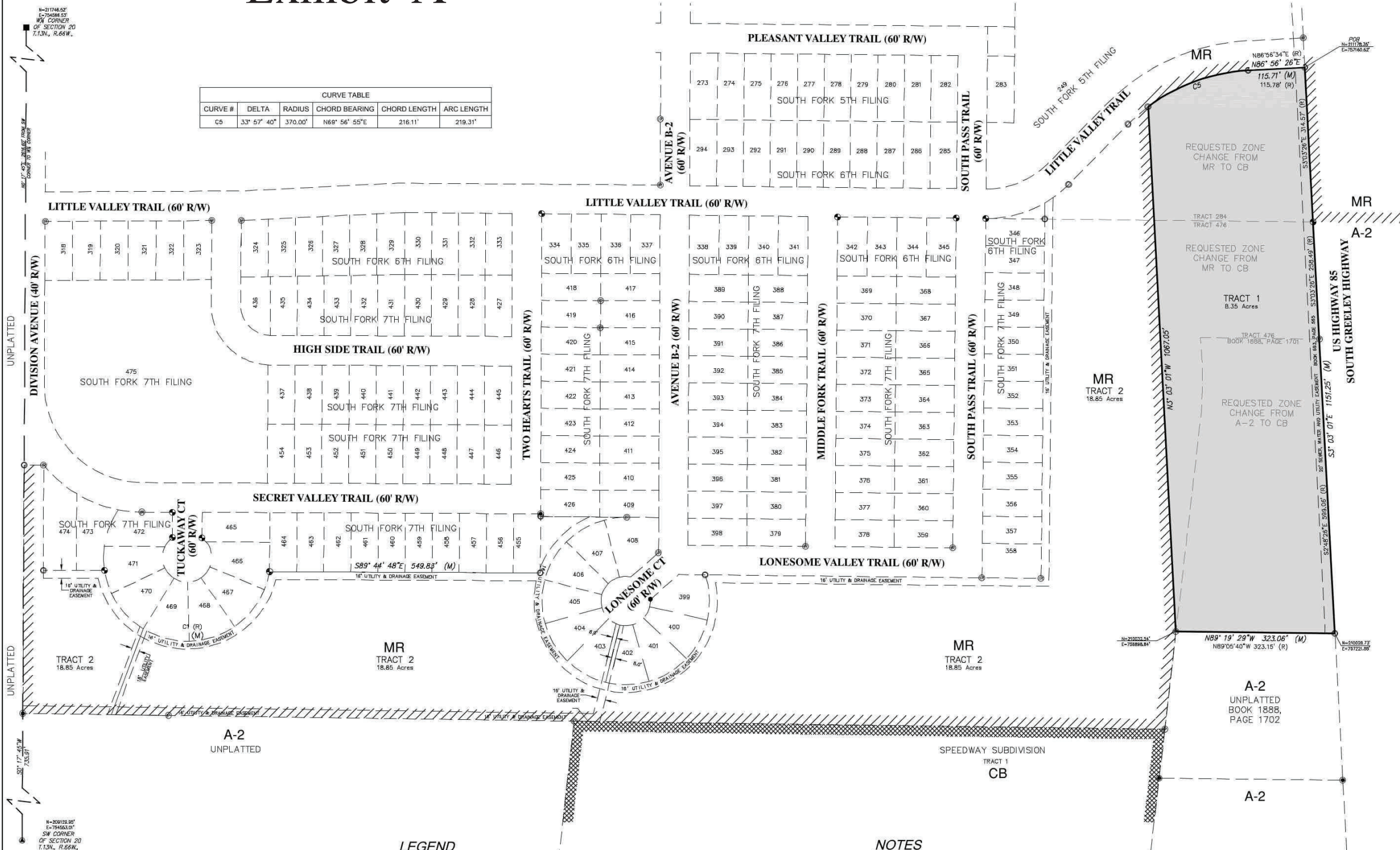
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

Exhibit 'A'

CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	ARC LENGTH
C5	33° 57' 40"	370.00'	N69° 56' 55"E	219.31'

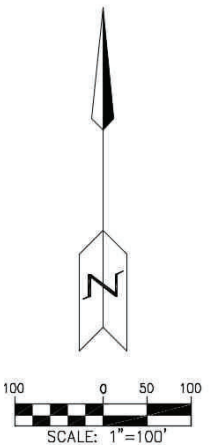


LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF TRACT 284, SOUTH FORK 5TH FILING AND ALL OF TRACT 476, SOUTH FORK 7TH FILING AND THAT PARCEL RECORDED IN BOOK 1888, PAGE 1701 LARAMIE COUNTY CLERKS OFFICE SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, T.13N., R.66W., OF THE 6TH P.M., LARAMIE COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 284, THENCE S03°03'01"E, ALONG THE EAST LINE OF TRACT 284, TRACT 476, AND THE EAST LINE OF BOOK 1888, PAGE 1701, A DISTANCE OF 1151.25 FEET; THENCE N89°19'29"W, ALONG THE SOUTH LINE OF BOOK 1888, PAGE 1701, A DISTANCE OF 323.06 FEET; THENCE N03°03'01"W, A DISTANCE OF 1067.05 FEET TO THE NORTH LINE OF TRACT 284; THENCE ALONG THE NORTH LINE OF TRACT 284, A DISTANCE OF 219.31 FEET ON A CURVE TO THE RIGHT, THROUGH AN ANGLE OF 33°57'40", HAVING A RADIUS OF 370.00 FEET, AND WHOSE LONG CHORD BEARS N69°56'55"E., A DISTANCE OF 216.11 FEET; THENCE N86°56'26"E., ALONG THE NORTH LINE OF TRACT 284, A DISTANCE OF 115.71 FEET, CONTAINING 8.35 ACRES, MORE OR LESS.

TO BE KNOWN AS TRACT 1, SOUTH FORK 8TH FILING



APPROVALS

APPROVED BY THE LARAMIE PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

CHAIRMAN _____

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2020.

ATTEST:

CHAIRMAN _____ COUNTY CLERK _____

ZONE CHANGE FOR SOUTH FORK 8TH FILING

A PORTION OF TRACT 284 SOUTH FORK 5TH FILING AND TRACT 476 SOUTH FORK 7TH FILING, AND BOOK 1888, PAGE 1701, SITUATED IN A PORTION OF THE SW¼ OF SECTION 20, T13N, R66W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED DECEMBER 2019 PAGE 1 OF 1

LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ½"x24" LONG REBAR
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 3½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND 2" ALUMINUM CAP STAMPED "PELS 662"
- FOUND 1½" ALUMINUM CAP STAMPED "R.L.S. 555"
- ⊙ FOUND 8" REBAR
- ⊙ FOUND ½" IRON PIPE
- (M) MEASURED DATA PER THIS SURVEY
- (R) RECORDED DATA PER SOUTH FORK 6TH, 7TH FILING, AND BOOK 1888, PAGE 1071
- ▨ AREA OF REQUESTED ZONE CHANGE
- ▨ AREA OF EXISTING CB ZONING
- ▨ AREA OF EXISTING MR ZONING

NOTES

- 1) BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES. COMBINATION FACTOR = 0.999660557. WITH WEST LINE OF SW¼ OF SECTION 20, HAVING A BEARING OF N.007°45'E.
- 2) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ½"x24" REBAR.
- 3) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No. 58021C1328E, DATED JANUARY 17, 2007.
- 4) WATER AND SANITARY SEWER SERVICE TO EACH LOT TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.
- 5) PROPERTY IS CURRENTLY ZONED A-2 AND MR.
- 6) SUBJECT PROPERTY IS WITHIN THE CWPFF FUEL LOAD AREA MAPPING AS LOW



VICINITY MAP (NOT TO SCALE)

STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
 www.SteelSurvey.com • info@SteelSurvey.com

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
A PORTION OF TRACT 284, SOUTH FORK, 5th FILING,
TRACT 476, SOUTH FORK, 7th FILING AND A PORTION OF THE
S1/2, SEC. 20., T. 13N, R. 66W., OF THE 6th P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS "SOUTH FORK, 8th FILING".**

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

WHEREAS, the Laramie County Board of Commissioners previously adopted the 2011 Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the 2011 Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for South Fork, 8th Filing.

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

The Laramie County Board of Commissioners finds that:

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

And the Board approves the Subdivision Permit and Plat for South Fork, 8th Filing.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF
_____, 2020.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Amber Ash, Chair Person

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office