

**LARAMIE COUNTY CLERK  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM PROCESSING FORM**

1. DATE OF PROPOSED ACTION: December 5, 2017

2. AGENDA ITEM: ☐ Appointments ☐ Bids/Purchases ☐ Claims  
☐ Contracts/Agreements/Leases ☐ Grants ☒ Land Use: Board App/Subdivision/ZC  
☐ Proclamations ☐ Public Hearings/Rules & Reg's ☐ Reports & Public Petitions  
☐ Resolutions ☐ Other

3. DEPARTMENT: Planning & Development Office

Granite Peaks Development,  
APPLICANT: LP AGENT: AVI, PC.

4. DESCRIPTION:

Consideration of a Subdivision Permit and Plat application for approval of Swan Ranch Rail Park, Twelfth Filing, for a portion of Sections 27 and 28, T.13N., R.67W., of the 6th P.M., Laramie County, WY.

RECEIVED AND APPROVED AS  
TO FORM ONLY BY THE  
LARAMIE COUNTY ATTORNEY

Amount \$ \_\_\_\_\_ From \_\_\_\_\_

5. DOCUMENTATION: 1 Originals 0 Copies

Clerks Use Only:

Commissioner

Thompson \_\_\_\_\_  
Kailey \_\_\_\_\_  
Ash \_\_\_\_\_  
Heath \_\_\_\_\_  
Holmes \_\_\_\_\_  
Action \_\_\_\_\_

Signatures

Co Atty \_\_\_\_\_  
Asst Co Atty \_\_\_\_\_  
Grants Manager \_\_\_\_\_  
  
Outside Agency \_\_\_\_\_



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

---

Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Nancy M. Trimble, Associate Planner

**DATE:** December 5, 2017

**TITLE:** Review and action of a Subdivision Permit and Plat for Swan Ranch Rail Park, Twelfth Filing, in a portion of Sections 27 and 28, T.13N., R.67W., of the 6th P.M., Laramie County, WY.

---

### EXECUTIVE SUMMARY

AVI, PC, on behalf of Granite Peak Development LP, has submitted a Subdivision Permit and Plat application for approval of Swan Ranch Rail Park, Twelfth Filing, for a portion of Sections 27 and 28, T.13N., R.67W., of the 6th P.M., Laramie County, WY, located northwest of the intersection of Berwick and Tundra Drives, at 5648 Berwick Drive. The application has been submitted for the purpose of platting the area currently being used as the Cheyenne Rail Hub into a single lot.

### BACKGROUND

A Subdivision Permit application was submitted for the proposed platting of this property on January 30, 2015, to be known as Swan Ranch Rail Park 10<sup>th</sup> Filing. The Laramie County Board of Commissioners approved the application on April 21, 2015; however, the recordation of the subdivision permit and plat did not occur before the recordation period expired on October 21, 2016.

This subdivision is occurring within a mile of the City and requires Governing Body review (W.S. 18-5-308(b) and approval. This plat has been submitted to the City and is processing concurrently with the County.

### **Pertinent Regulations**

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

**Section 4-2-112** of the Laramie County Land Use Regulations governing the PUD – Planned Unit Development zone district; *more specifically*, the Swan Ranch Rail Park North PUD.

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI), which is intended to accommodate a mix of more intensive land uses than other areas.

PlanCheyenne contemplates Industrial as the future land use. The Industrial category provides for a range of employment-focused uses, which may have impacts such as noise, outdoor storage, and freight needs that make them incompatible in other areas of the community.

The property is zoned Planned Unit Development (PUD); more specifically, Swan Ranch North PUD. This zone allows for industrial, community open space, and commercial uses. The Swan Ranch North PUD does not establish minimum or maximum lot size, but rather setbacks, open space, and landscaping requirements based on lot size and building coverage percentages.

Due to the existing development of the site, a request for waiver of the drainage and traffic studies was submitted with the application. The County Engineer has concurred with the waiver request. Should additional construction on the site be contemplated, a site plan application submittal would be required and would ensure that drainage and traffic impacts are evaluated.

A development action sign was posted on the property and notifications were sent to the adjacent property owners regarding the application. No comments were received.

Staff received agency comments confirming the application is in process with the City, requesting updated trip generation information, and requiring mapping revisions. A revised plat was submitted on October 30, 2017 and has been included with this staff report.

The Laramie County Planning Commission held a public hearing of this application on November 9, 2017. No public comment was received. The Planning Commission voted 5 – 0 to recommend approval of the subdivision permit and plat to the Board with no conditions.

Staff finds the proposal to be in general conformance with the plans and policies of the Laramie County Land Use Regulations, PlanCheyenne, and the Swan Ranch Rail Park North PUD zone district.

## **RECOMMENDATION and FINDINGS**

**Based on evidence provided, 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.

- b. This application is in conformance with the Swan Ranch Rail Park North PUD zone district.

**and that the Board approve the Subdivision Permit and Plat for Swan Ranch Rail Park, Twelfth Filing, in a portion of Sections 27 and 28, T.13N., R.67W., of the 6th P.M., Laramie County, WY, with no conditions.**

### **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for Swan Ranch Rail Park, Twelfth Filing, and adopt the findings of facts a and b of the staff report.**

### **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Zoning Map**
- Attachment 6: Agency Review Comments Report**
- Attachment 7: Revised Plat – October 30, 2017**
- Attachment 8: Resolution**



# Laramie County, Wyoming



## SWAN RANCH RAIL PARK TWELFTH FILING SUBDIVISION PERMIT AND PLAT

PZ-17-00197

Location Map


 Approximate  
Plat Area

### Legend

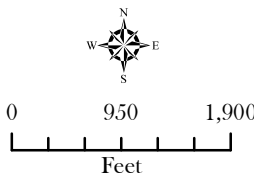
 Property Lines

### Cities & Towns

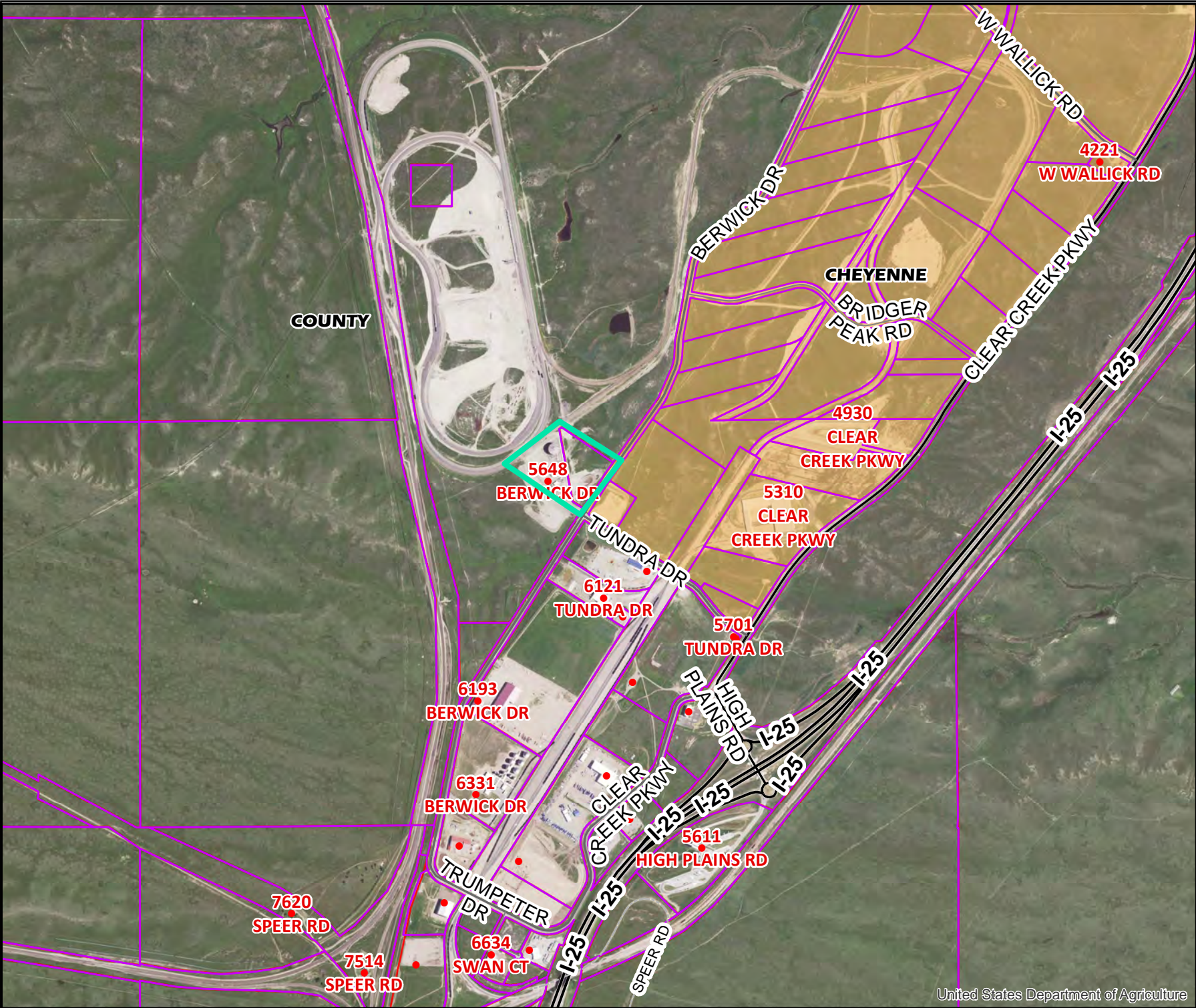
#### TOWN

-  ALBIN
-  BURNS
-  CHEYENNE
-  PINE BLUFFS

Printed on Oct 03, 2017



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



## SWAN RANCH RAIL PARK TWELFTH FILING SUBDIVISION PERMIT AND PLAT

PZ-17-00197

Aerial Map


 Approximate  
Plat Area

### Legend

 Property Lines

### Cities & Towns

#### TOWN

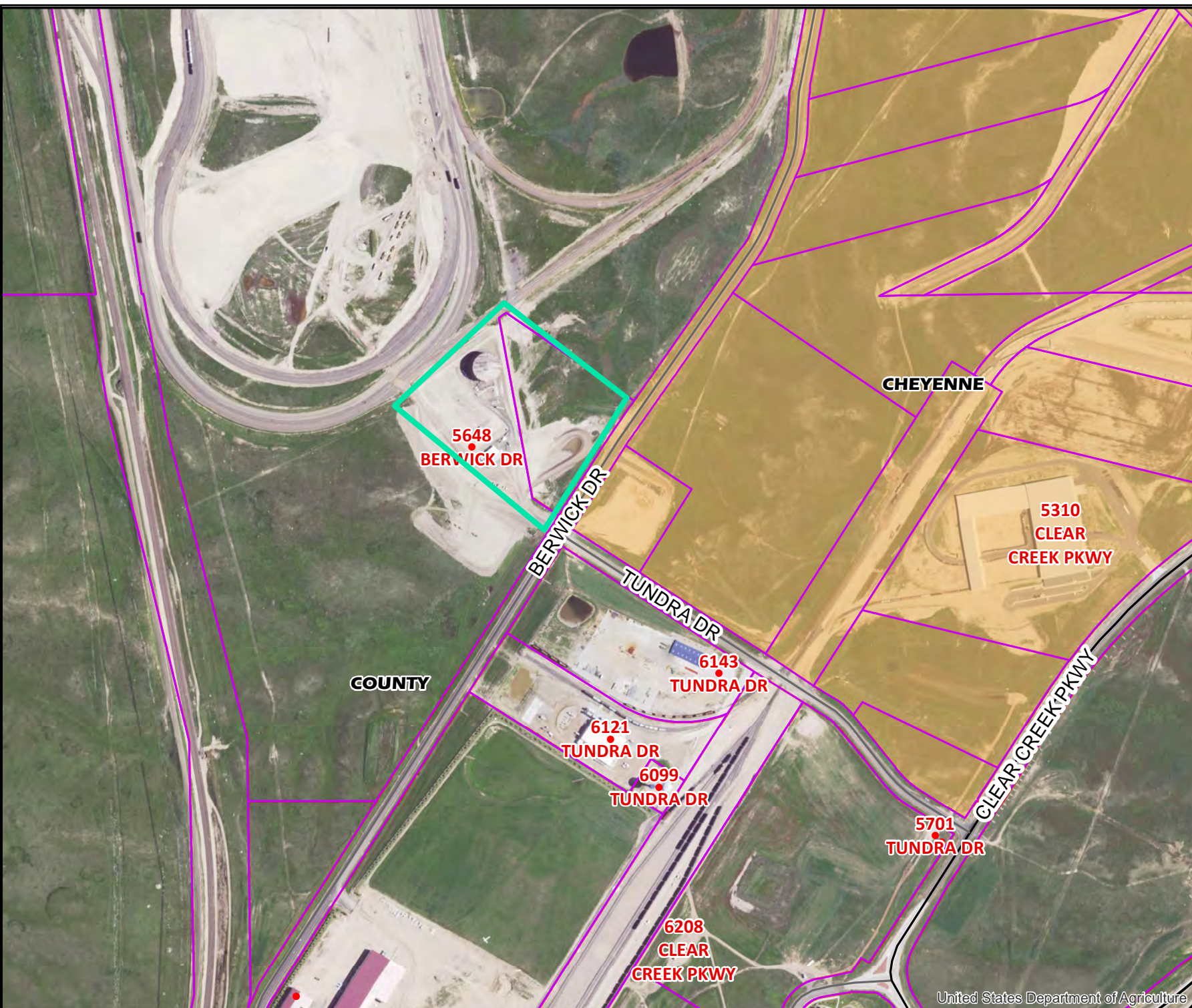
-  ALBIN
-  BURNS
-  CHEYENNE
-  PINE BLUFFS

Printed on Oct 03, 2017



0 400 800  
Feet

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



## SWAN RANCH RAIL PARK TWELFTH FILING SUBDIVISION PERMIT AND PLAT

PZ-17-00197

### Comprehensive Plan Map


 Approximate  
Plat Area

#### Legend

 Property Lines

#### Future Land Use Districts

##### OTHER

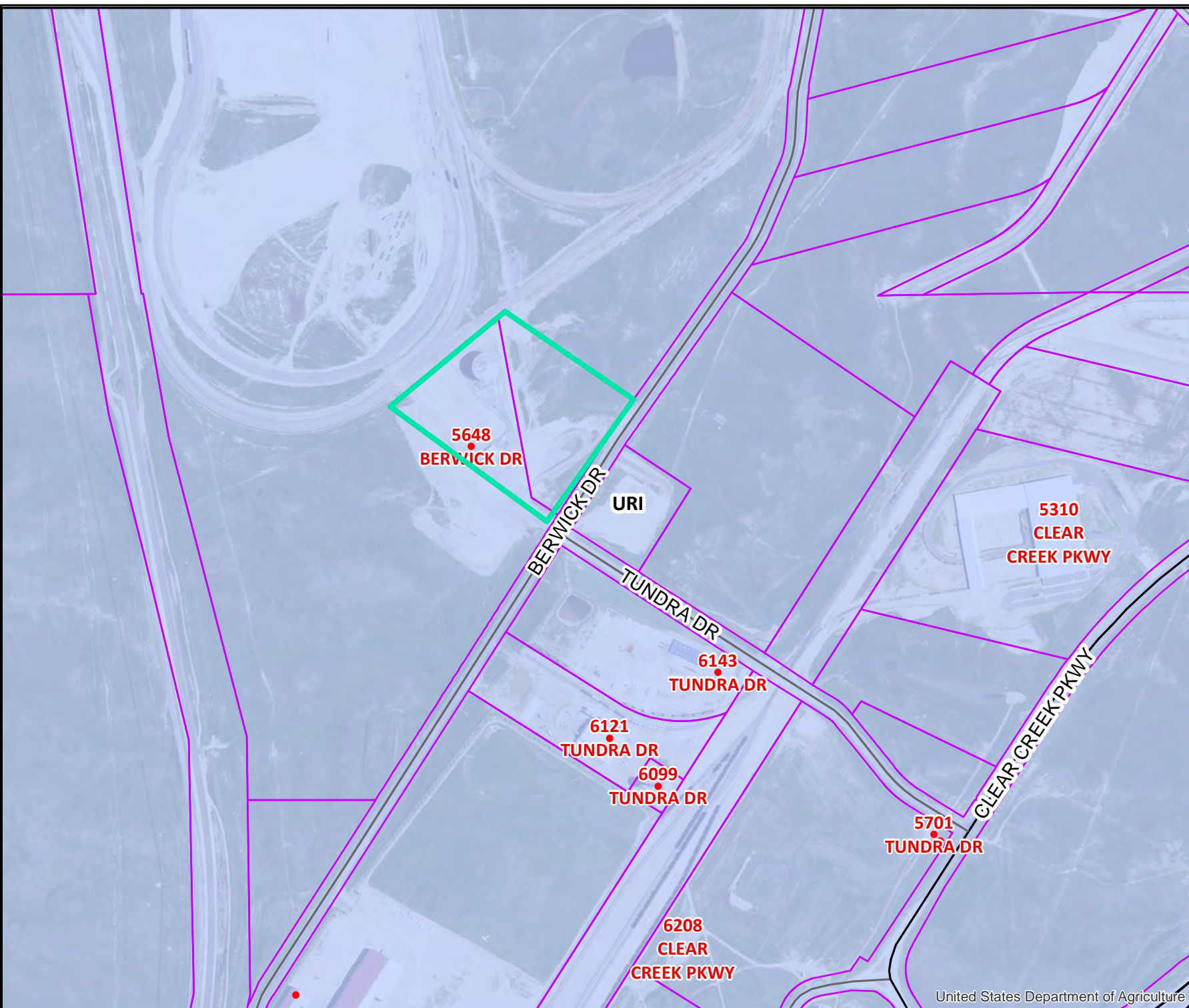
-  Urban-Rural Interface (URI)
-  Rural Metro (RM)
-  Rural Ag Interface (RAI)
-  Ag & Range Land (AGR)

Printed on Oct 03, 2017



0 400 800  
Feet

United States Department of Agriculture





# Laramie County, Wyoming



## SWAN RANCH RAIL PARK TWELFTH FILING SUBDIVISION PERMIT AND PLAT

PZ-17-00197

PlanCheyenne  
Map

 Approximate  
Plat Area

### Legend

 Property Lines

### PlanCheyenne (2014)

#### NEW\_FLUP

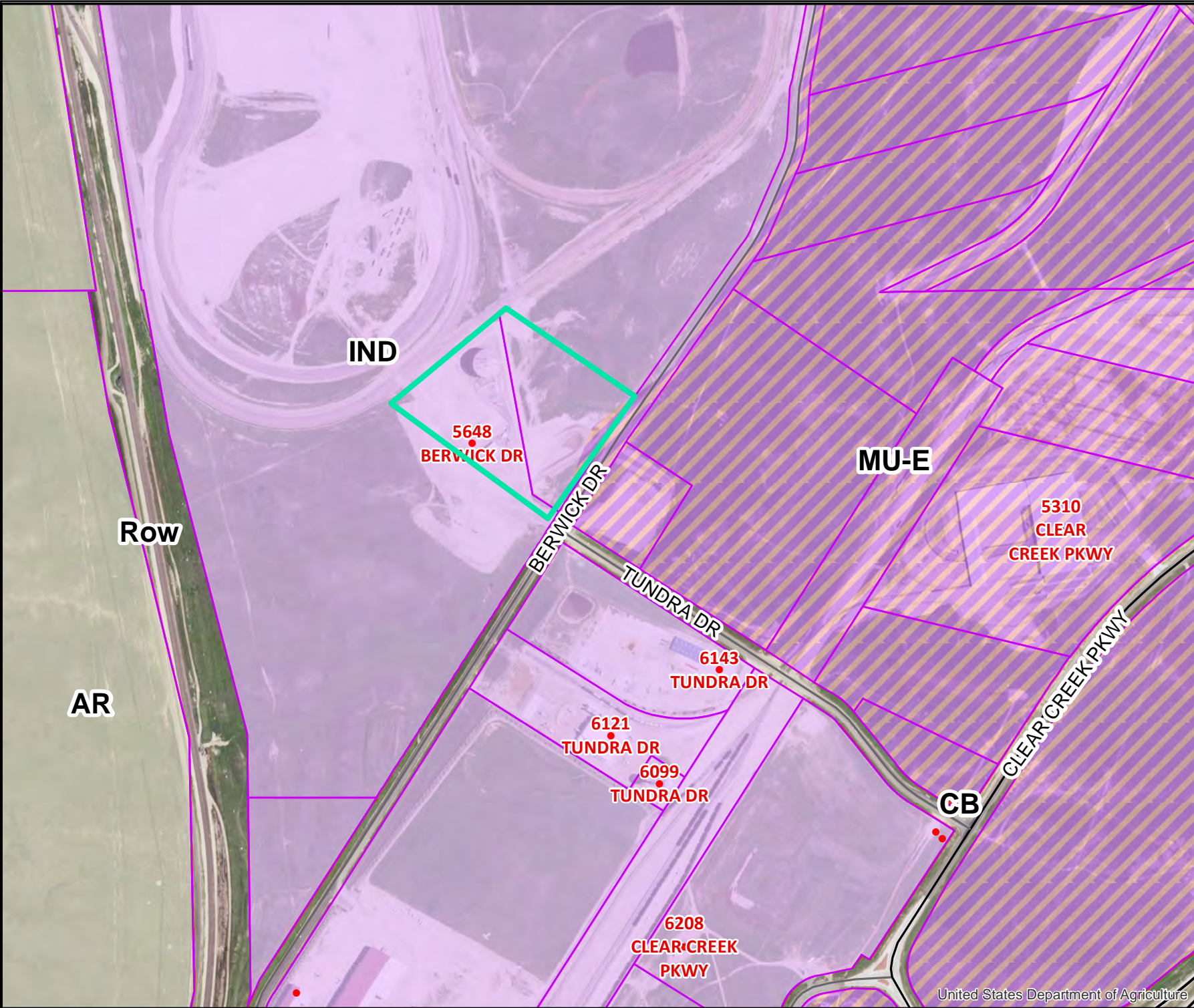
-  Agriculture/Rural
-  Rural Residential
-  Urban Transition Residential
-  Urban Residential
-  Mixed-use Residential
-  MU-E
-  Industrial
-  Mixed-use Commercial
-  Community Business
-  Central Business District
-  Public and Quasi-Public
-  PUB-FED
-  Open Space and Parks
-  ROW

Printed on Oct 03, 2017



0 400 800  
Feet

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



## SWAN RANCH RAIL PARK TWELFTH FILING SUBDIVISION PERMIT AND PLAT

PZ-17-00197

Zoning Map

 Approximate  
Plat Area

Legend

	Property Lines
	All Other Values
	Archer Special Use District (ASU)
	Agricultural (A-2)
	Agricultural and Rural Residential (A-1)
	Agricultural Residential (AR)
	Low Density Residential - Established (LR-1)
	Low Density Residential - Developing (LR-2)
	MR
	Medium Density Residential - Established (MR-1)
	Medium Density Residential - Developing (MR-2)
	High Density Residential - Established (HR-1)
	High Density Residential - Developing (HR-2)
	MU
	Mixed Use with Residential Emphasis (MUR)
	Mixed Use with Business Emphasis (MUB)
	Neighborhood Business
	Community Business (CB)
	Light Industrial (LI)
	Heavy Industrial (HI)
	Public (P)
	Planned Unit Development (PUD)
	Military (M)

Printed on Oct 03, 2017



0 400 800  
Feet

United States Department of Agriculture

**PLANNED  
UNIT  
DEVELOPMENT**

**PLANNED  
UNIT  
DEVELOPMENT**

**PLANNED  
UNIT  
DEVELOPMENT**

**AGRICULTURAL**

5648  
BERWICK DR

5310  
CLEAR  
CREEK PKWY

6143  
TUNDRA DR

6121  
TUNDRA DR

6099  
TUNDRA DR

5701  
TUNDRA DR

6208  
CLEAR  
CREEK PKWY

BERWICK DR

TUNDRA DR

CLEAR CREEK PKWY

**PZ-17-00197 SWAN RANCH RAIL PARK 12<sup>TH</sup> FILING SUB PERMIT/PLAT**

**Cheyenne Development Services:** Lisa Pafford COMMENTS ATTACHED 10/16/2017  
This subdivision is occurring within a mile of the City and requires Governing Body review (W.S. 18-5-308(b) and approval. This plat has been submitted to the City and is processing concurrently with the County.

**County Real Estate Office:** Laura Pate COMMENTS ATTACHED 10/13/2017  
Shouldn't there be an Approval from County Planning and the Commissioners in addition to the Approval that is on there for the City?

**County Engineer:** Scott Larson COMMENTS ATTACHED 10/19/2017  
*Engineer Review*

1. Note 1 on the plat drawing indicates there is a FEMA special flood hazard area within the platted area but it is not shown. The floodplain area shall be included on the plat and labeled.
2. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study as they shall be included with the Site Plan application.

*Surveyor Review*

1. Plat requirements include dedication and acknowledgment statements must be executed by all owners of legal and equitable interests in the property being subdivided/developed. In the last sentence of the DEDICATION, "PURPOSED" should be "PURPOSES". In the ACKNOWLEDGEMENTS, "MEMBER" should be "MANAGING MEMBER".
2. Plat requirements include signature blocks for use by the Chairman of the Planning Commission, the Chairman of the Board and County Clerk for Laramie County, Wyoming, as well as the Mayor and Clerk of the appropriate city or town, should the subdivision/development be located within one (1) mile of the city/town limits. Signature blocks are not provided for Chairman of the Board or County Clerk.
3. Plat layouts require the area of each lot or tract in square feet and/or acres. Lot 1 is extremely 'chopped up' by easements. It seems like would only be fair and a good idea to indicate the gross area of the lot and the net usable area after deducting the area consumed by easements.
4. Plat layouts require a vicinity map indicating the location of the proposed subdivision development with respect to the surrounding area. The Vicinity Map would be easier to read and it would be more useful to the 'lay public' if one were to add some information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section. It is helpful to identify where the subdivision is located with respect to nearest well known community or significant area feature that the general public is familiar with and can relate to.
5. Plat layouts require any recorded easements or restrictions applicable to the subdivision shall be noted by reference to Register's book and page number. The County will not be involved in the enforcement of deed restriction or covenant instruments. There is a "40' PIPELINE EASEMENT" shown in the northwest corner of Lot 1 that does not reference the Register's book and page number.



6. I did not see any mention of irrigation water rights on the subdivision so I assume there aren't any on the subdivision.

**WYDOT:** Randy Griesbach COMMENTS ATTACHED 10/11/2017

Request that the spreadsheet tracking trip generation for specific developed sites associated with Swan Ranch be updated to reflect the difference with the original ITS assumptions for lot usage. Transportation Worksheet was included in City review documents for the 12th filing and showed 90 daily trips.

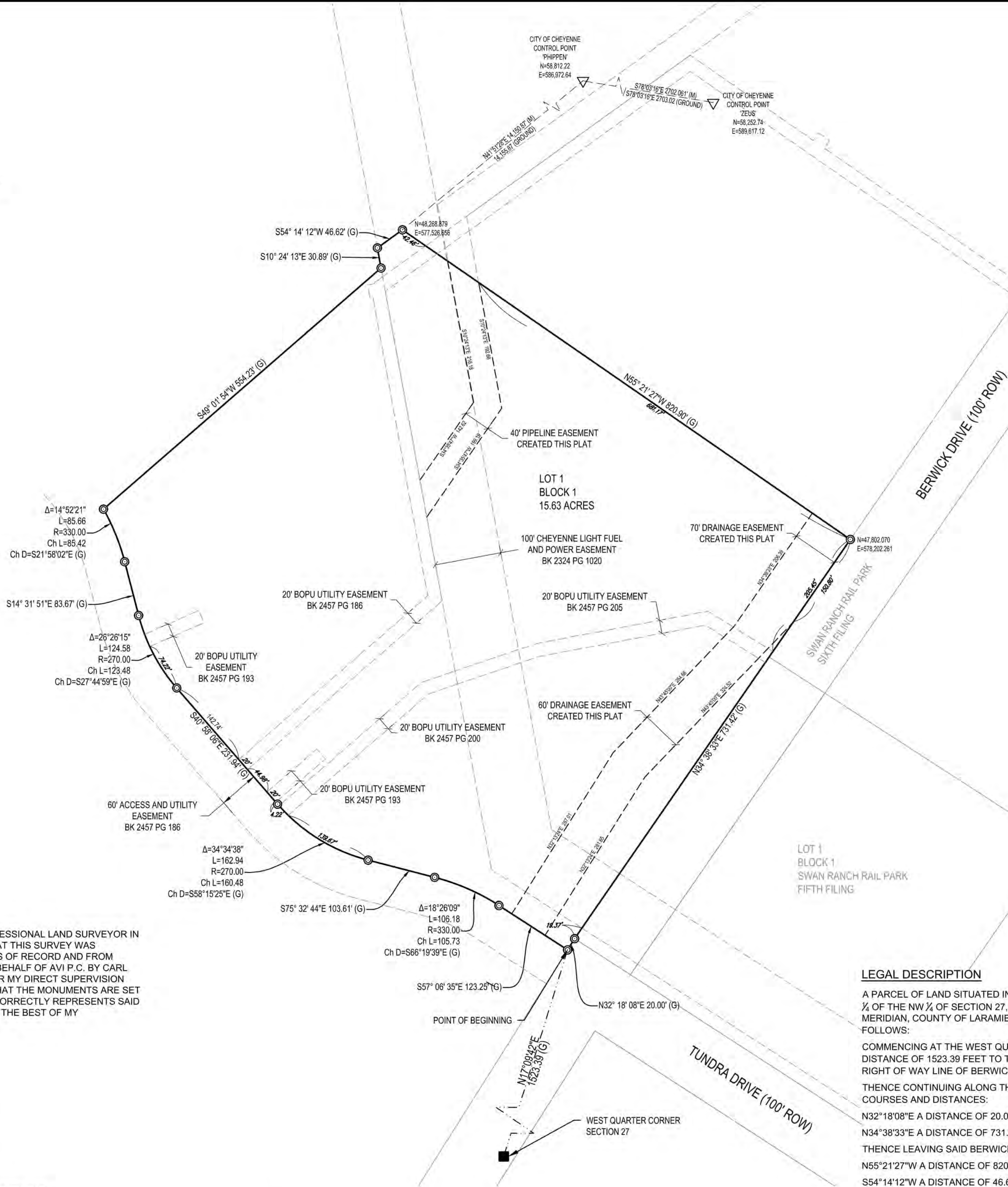
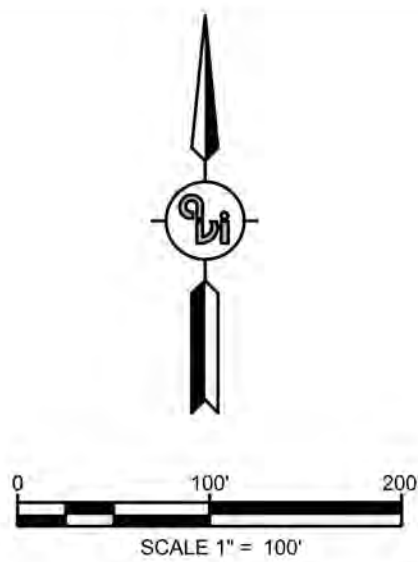
**Planner:** Nancy Trimble COMMENTS ATTACHED 10/19/2017

Clerical errors on the plat shall be corrected prior to recordation.

**Agencies responding with No Comment:** Environmental Health Dept., Board of Public Utilities, Cheyenne MPO, Fire District No. 1, Cheyenne Light Fuel & Power, Building Dept.

**Agencies not responding:** County Assessor, County Public Works Dept., County Treasurer, US Post Office, Combined Communications Center, Emergency Management, Sheriff's Office.



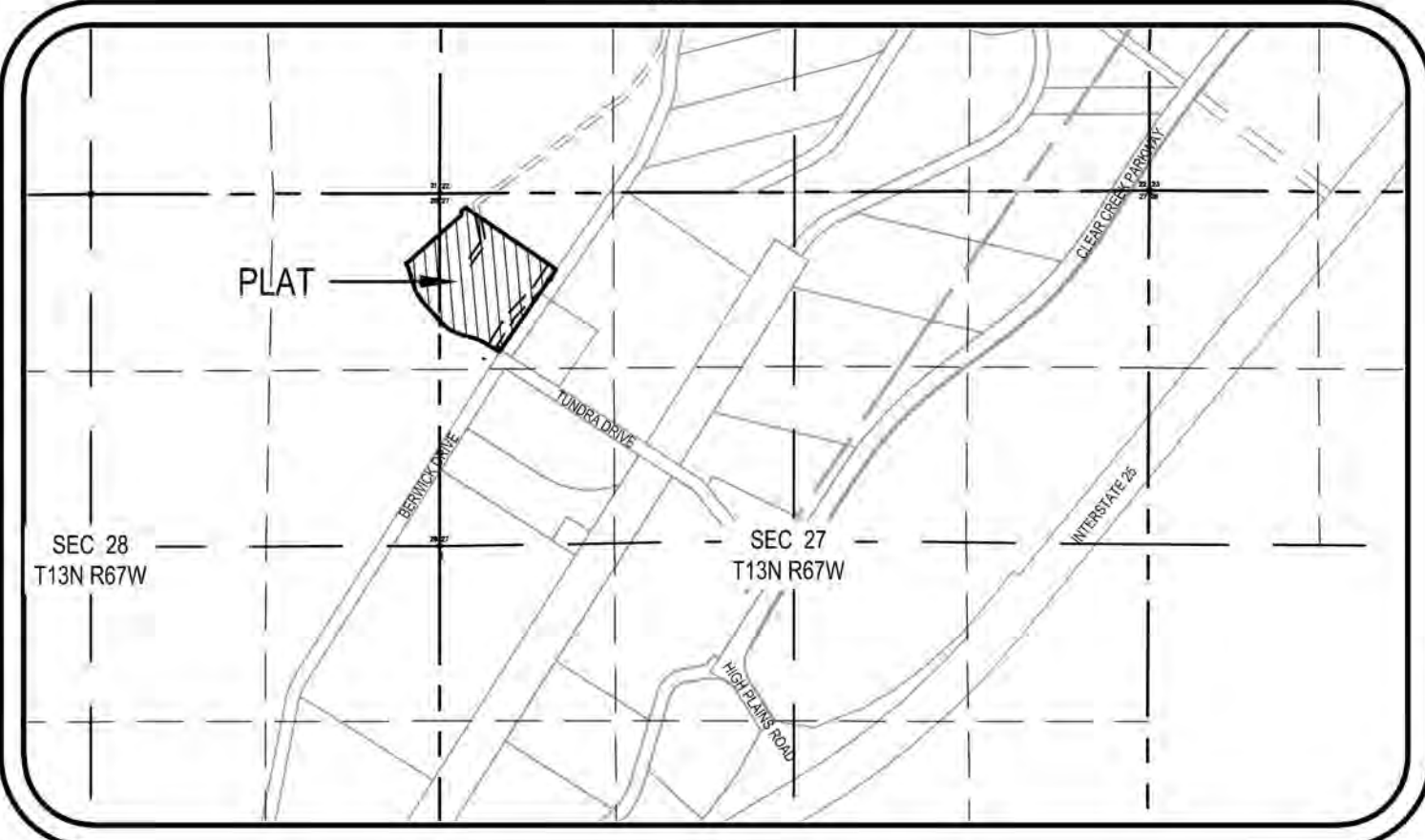


CERTIFICATE OF SURVEYOR

I, ADAM E DESCHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED ON BEHALF OF AVI P.C. BY CARL CARMICHAEL, P.L.S. #10838 AND ME OR UNDER MY DIRECT SUPERVISION DURING THE PERIOD OF 2009 TO 2010, AND THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.



VICINITY MAP



FILING RECORD

Blank box for filing record.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN PORTIONS OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF LARAMIE, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 27, THENCE N17°09'42"E A DISTANCE OF 1523.39 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF BERWICK DRIVE;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF BERWICK DRIVE THE FOLLOWING COURSES AND DISTANCES:

N32°18'08"E A DISTANCE OF 20.00 FEET TO A POINT;

N34°38'33"E A DISTANCE OF 731.42 FEET TO A POINT;

THENCE LEAVING SAID BERWICK DRIVE RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:

N55°21'27"W A DISTANCE OF 820.90 FEET TO A POINT;

S54°14'12"W A DISTANCE OF 46.62 FEET TO A POINT;

S10°24'13"E A DISTANCE OF 30.89 FEET TO A POINT;

S49°01'54"W A DISTANCE OF 554.23 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST;

SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 14°52'21" AND WHOSE LONG CHORD BEARS S21°58'02"E A DISTANCE OF 85.42 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE 85.66 FEET TO A POINT;

THENCE S14°31'51"E A DISTANCE OF 83.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST;

SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 26°26'15" AND WHOSE LONG CHORD BEARS S27°44'59"E A DISTANCE OF 123.48 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 124.58 FEET TO A POINT;

THENCE S40°58'06" A DISTANCE OF 231.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST;

SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 34°34'38" AND WHOSE LONG CHORD BEARS S58°15'25"E A DISTANCE OF 160.48 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 162.94 FEET TO A POINT;

THENCE S75°32'44"E A DISTANCE OF 103.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST;

SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 18°26'09" AND WHOSE LONG CHORD BEARS S66°19'39"E A DISTANCE OF 105.73 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 106.18 FEET TO A POINT;

THENCE S57°06'35"E A DISTANCE OF 123.25 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS 15.63 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS OF RECORD.

LEGEND

- SET 2" AC WY PLS 12045
- MEASURED BEARING AND DISTANCE
- GRID DISTANCE
- SECTION CORNER
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING EASEMENT

NOTES

- THE PLATTED BOUNDARY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY, PANEL 1335 OF 1650. MAP NUMBER 56021C1335F WITH AN EFFECTIVE DATE OF JANUARY 17, 2007.
- WATER AND WASTE WATER SYSTEMS ARE SERVED BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES.
- FIRE PROTECTION IS PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 1

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS NAD 83 STATE PLANE COORDINATES, BASED ON RTK GPS MEASUREMENTS USING A LEICA MODEL 1200 GPS SURVEYING SYSTEM, WITH A BEARING OF N00°01'35"E, AS SHOWN HEREON ALONG THE WEST LINE OF SECTION 27.

COORDINATES AND DISTANCES ARE BASED ON THE WYOMING EAST STATE PLANE COORDINATE SYSTEM (FIPZONE 4901) NAD 83 - 1992 ADJUSTMENT. LABELED PLAT AND PLAN DATA (COORDINATES, CURVE DATA, BEARINGS, DISTANCES AND STATIONING) ARE GRID BASED, TO OBTAIN GROUND DISTANCES MULTIPLY PLAT DATA BY A PROJECT SCALE FACTOR OF 1.00035315981

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, JOSH JAMISON, MANAGING MEMBER OF GRANITE PEAK DEVELOPMENT LP, OWNER IN FEE SIMPLE OF THE LANDS EMBRACED IN THIS PLAT OF "SWAN RANCH TWELFTH FILING", DO HEREBY DECLARE THIS PLAT OF SAID LANDS TO BE THEIR FREE ACT AND DEED IN ACCORDANCE WITH THEIR DESIRE, DO HEREBY GRANT THE EASEMENTS SHOWN HERON FOR THE PURPOSES INDICATED.

JOSH JAMISON, MANAGING MEMBER  
GRANITE PEAK DEVELOPMENT LP

ACKNOWLEDGEMENTS

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOSH JAMISON, MANAGING MEMBER OF GRANITE PEAK DEVELOPMENT LP THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVALS

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

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR CITY CLERK

APPROVALS

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

CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS COUNTY CLERK

FINAL PLAT  
FOR  
SWAN RANCH RAIL PARK  
TWELFTH FILING  
BEING SITUATED IN PORTIONS OF THE NE 1/4, NE 1/4 OF  
SECTION 28, AND THE NW 1/4, NW 1/4 OF SECTION 27, T13N, R67W  
OF THE 6TH PRINCIPAL MERIDIAN,  
LARAMIE COUNTY, WYOMING  
PREPARED SEPTEMBER 2017

DATE	REVISION	NO.

PREPARED FOR:  
GRANITE PEAK DEVELOPMENT  
6215 CLEAR CREEK PARKWAY, BOX 1  
CHEYENNE, WY 82007

SWAN RANCH RAIL PARK  
TWELFTH FILING  
FINAL PLAT

PROJECT:  
DRAWING TITLE:

DATE:	9-29-17
DRAWN BY:	TR
DESIGNED BY:	
CHECKED BY:	AED
JOB NO.:	3724
DRAWING NO.	1 OF 1



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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
SWAN RANCH RAIL PARK, TWELFTH FILING, IN A PORTION OF SECTIONS 27  
AND 28, T. 13 N., R. 67 W., 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 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**, the proposed subdivision is in conformance with the plans and policies of the Swan Ranch Rail Park North PUD zone district; and

**WHEREAS**, this resolution is the subdivision permit for Swan Ranch Rail Park, Twelfth 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.
- b. This application is in conformance with the Swan Ranch Rail Park North PUD zone district.

**And the Board approves the Subdivision Permit and Plat for Swan Ranch Rail Park, Twelfth Filing.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.**

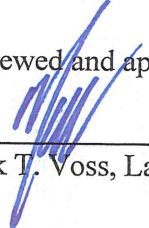
LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

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

Reviewed and approved as to form:

  
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney