

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

1. **DATE OF PROPOSED ACTION:** February 17, 2015

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

APPLICANT: John E. Frentheway and
Lodgepole Ranch LLC **AGENT:** Steil Surveying Services
LLC

4. **DESCRIPTION:**

Consideration of a Subdivision Permit and Plat for Meadowlark Ridge Estates, a portion of the East ½ of Section 31, T. 15 N., R. 67 W., of the 6th P.M. , Laramie County, Wyoming.

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

Amount \$ _____ From _____

5. **DOCUMENTATION:** 1 Originals 0 Copies

<u>Commissioner</u>		<u>Clerks Use Only:</u>	
		<u>Signatures</u>	
Ash	_____	Co Atty	_____
Holmes	_____	Asst Co Atty	_____
Heath	_____	Grants Manager	_____
Kailey	_____		
Thompson	_____		
Action	_____	Outside Agency	_____



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Brett Walker, Planning Manager

DATE: February 17, 2015

TITLE: Review and action of a Subdivision Permit and Plat for Meadowlark Ridge Estates, a portion of the East ½ of Section 31, T. 15 N., R. 67 W., of the 6th P.M. , Laramie County, Wyoming, located adjacent to and north of Horse Creek Road, east of County Road 118A.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of John Edward Frentheway and Lodgepole Ranch LLC, has submitted an application for the purpose of establishing a 39 lot residential subdivision, with approximately 5-acre lots.

BACKGROUND

Notice was published and mailed to adjacent property owners as required per Section 1-2-104(a). The Preliminary Development Plan for this item was discussed at the January 8, 2015 Planning Commission public hearing, and the recommendations from that hearing carry forward with this application as conditions of approval.

The Subdivision Permit and Plat application was heard before the Laramie County Planning Commission at the January 22, 2015 public hearing. The Planning Commission voted (4 – 0) to continue this application to the February 12, 2015 public hearing, in order to allow time to address the unresolved conditions.

Pertinent Regulations

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

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

AGENCY REVIEW

Assessor:

Book 2207 Pg 144 noted in the warranty deed from Swinging F Trust to Meadowlark Ridge Estates, LLC, is the 5th page of a mortgage for Lot 22, Block 8, Orchard Valley Addition.

When Charles Jake and Gladys Louise Frentheway first deeded property to John Edward and Erma Kay Frentheway in Book 1146 Pg 40 (Oct 15, 1980) the north-south distance was from the south line of Section 31 (this is the same property as shown in the Quitclaim Deed from Erma Kay Frentheway to John Edward Frentheway and Erma Kay Frentheway, Bk 2118 Pg 305). The property went between the two parties a few times with John Edward and Erma Kay Frentheway finally taking title in Bk 1158 Pg 932 (Aug 20, 1981). However, the north-south distance was still 1320 feet, but now measured 40' north of the section line. This resulted in a piece north of the north line of Parcel D still owned by John Edward and Erma Kay Frentheway. This issue was addressed with the Frentheway's back in 1997, but has not been dealt with since. John Edward and Erma Kay Frentheway need to deed this parcel to Meadowlark Ridge Estates. This could be handled by them using the same legal description used by Swinging F to Meadowlark Ridge Estates.

At the time Charles Jake and Gladys Louise Frentheway deeded the East ½ of Sec 31, T15N, R67W to Swinging F Trust (Nov 7, 1995), numerous parcels had been transferred to other individuals. The 'exceptions' were not noted on said deed, but that is of little consequence now. We only transferred what had not been deeded to others.

County Engineer:

1. The subdivision has more than 12 lots and will require an approved secondary access.
2. The drainage study submitted is adequate for this development.
3. The traffic study/information provided is adequate for this development. The County will always accept and assume the average daily trips and not the estimated lowest numbers. As shown in the information provided, the average does exceed 200 daily trips.
4. Full construction design plans shall be submitted to the County for review and approval for all roadways.
5. The floodplain crossing will require a floodplain development permit which shall include the design of the culvert and all associated hydrologic/hydraulic calculations, etc.

County Public Works Department:

Applicant will need to consult with WYDOT regarding access from Horse Creek Road. A floodplain development permit will be necessary and all interior roads dedicated to the public will need to meet Wyoming Public Works Specifications.

Environmental Health Department:

Laramie County Small Wastewater System Regulations:

There is a small drainage located north of the marked FEMA flood zone that should be addressed in the platting process. A small wastewater system permit shall be required on each application for each permit. A copy of the signed final plat and DEQ subdivision review shall be submitted

to this office prior to issuance of any permit. A perc test will be required on each lot prior to the issuance of a small wastewater system permit. A soil survey shall be submitted to this office if it is not included in the DEQ subdivision report.

No small wastewater system permit will be issued in a drainage if it is platted or not.

Agencies Responding with No Comments: Combined Communications Center, Sheriff's Office.

Agencies Not Responding: Laramie Co School Dist. No. 1, Wyoming State Engineer's Office, Wyoming DEQ, US Post Office, Emergency Management, Fire District No. 2, Cheyenne Light Fuel & Power.

DISCUSSION

This property is adjacent to, but outside of, the zoned boundary and thus outside the area that PlanCheyenne (County Version, 2014) contemplates. The Laramie County Comprehensive Plan (2001) recommends Low Density Rural/Agricultural for this area with lot sizes of 10 to 35 acres. However, there are several older subdivisions throughout this area of the County with 5 acre lots, such as Yellowstone North, Lodgepole Estates, Spring Creek Ranch, and Mountain Meadows, and others with average lot sizes of well below 10 acres. Furthermore, the proposed project dovetails with many of the stated policies in the Laramie County Comprehensive Plan regarding residential development:

Accommodate a range of residential types and densities, in appropriate locations, to provide housing opportunities for a variety of lifestyles and income levels. (6.4.2)

Encourage and support private sector initiatives to provide quality affordable housing throughout the County. (6.4.3)

Accommodate rural residential development outside of municipal growth areas in a manner that minimizes impacts on the County's natural resources, and public expenditures. (6.4.5)

Evaluate the development potential of any particular site based on its own merits; size, shape location, natural features and site concept development, rather than according to a predetermined classification (6.3)

The Wyoming Department of Environmental Quality (DEQ) is required to review and approve subdivisions of more than five residential lots. The applicant will be required to show evidence of DEQ approval prior to public hearing of the subdivision permit application with the Laramie County Board of Commissioners. This development is not within the Wyoming State Engineer Control Area boundary.

The primary remaining issue regarding this potential subdivision is the requirement that any subdivision of 12 lots or greater must have 2 accesses into the subdivision per Section 2-1-102c(v), LCLUR. Having one access onto Horse Creek is not sufficient. The applicant has expressed a willingness to connect to Road 118A to the west via Road 216 along the northern

edge of the proposed plat, and has dedicated 40' of ROW for the purpose of access. Staff and the applicant continue to work on the specific design and maintenance agreements and will resolve them by the time that the subdivision permit and plat is considered by the Laramie County Board of Commissioners.

Right-of-Way is being proposed with this application, and will be privately maintained. Access along the north boundary, which was a precondition during the PDP process, will become a condition of approval. Again, the staff and applicant are working on resolving this issue.

The studies or technical reports that were prepared, or requested to be prepared, were approved by the County Engineer, and no modifications or conditions of approval of the application are required.

All proposed lots shall be buildable lots, with the exception of the lot designated as open space, which will also serve as a gateway into the subdivision. This project is not anticipated to create any undue influence on existing or potential development for adjacent property.

Staff received phone calls from a few adjacent property owners, mostly just inquiring about the project with no opinion one way or the other. Mike Smith, an adjacent owner to the west, is not in support of this project because of density and traffic concerns.

There was no public comment regarding the Preliminary Development Plan (PDP) at the Planning Commission meeting on January 8, 2015. The Planning Commission agreed with staff's recommendation that the following comments be incorporated into the subdivision permit and plat application:

- a. The applicant shall provide evidence of DEQ approval prior to scheduling the Laramie County Board of Commissioners public hearing for the subdivision permit/plat application.
- b. The applicant shall provide evidence that the proposed subdivision is in conformance with all requirements of the State Engineer's Office prior to scheduling the Laramie County Board of Commissioners public hearing for the subdivision permit/plat application.
- c. The road standards and maintenance agreements for Road 216 shall be resolved and approved by the County Engineer and Public Works Department prior to scheduling the Laramie County Board of Commissioners public hearing for the subdivision permit/plat application.

At its meeting on January 22, 2015, the Laramie County Planning Commission voted (4 – 0) to continue the application for the Subdivision Permit and Plat for Meadowlark Ridge Estates. There was significant public concern over the proposed lot size of ~5 acres, but not of development of single-family residential per se. There were also concerns about water quality and traffic. The meeting minutes are attached below. The Planning Commission was also presented with a memo modifying the staff conditions as listed in the staff report (the memo is also attached below). They were approved as amended, and read as follows:

1. Prior to signatures being affixed to the Final Plat, the applicant shall provide a "non-adverse" letter indicating WYDEQ concurrence with the proposed plat.
2. Prior to the Laramie County Board of Commissioners Public Hearing, evidence shall be provided indicating that any proposed well permits would be in conformance with current WY State Engineers Office regulations and requirements.
3. Prior to signatures being affixed to the Final Plat, the applicant shall provide "Proposed Road Construction Standards for all public rights-of-way within this plat (including existing CR 216) AND the applicant shall provide a "Maintenance Plan" meeting the approval of the County Engineer and County Public Works Director.

As of the date of this staff report, Item 1 has been addressed, though not resolved. A letter from the DEQ (attached) explains where the applicant is in their process, and states that they will not be able to issue their findings until March 30, 2015. While item 1 will remain a condition of this staff report, and indeed a "non-adverse" letter is a requirement of any plat of this type, by addressing it in this manner, it highlights the applicant's willingness to work with staff to resolve concerns.

Item 2 has been resolved. Please see the letter from the State Engineer's Office below.

Item 3 will remain a condition as well. The applicant and staff continue to work on this matter.

Since this application was continued to the Laramie County Planning Commission public hearing of February 12, 2015, and that meeting has not taken place prior to the Board agenda submittal deadline, results of the Planning Commission public hearing will be presented to the Board at the February 17, 2015 meeting.

As outlined in Section 1-1-106(c), Community Facility Fees are calculated as follows:

Total Plat Area: 203 acres
(less exempted land per Section 1-1-106(d)i-iv): 21 acres
(equals) Fee Subject Area: 182 acres

1-1-106(c)i Land within any water and/or sewer district or serviced by a public water and/ or sewer utility in Laramie County shall be assessed community facility fees at a rate of five hundred dollars (\$500.00) per acre. This fee shall be prorated to the nearest one tenth (0.1) of an acre, but the minimum fee shall not be less than two hundred and fifty dollars (\$250.00).

- ✓ 1-1-106(c)ii Land outside of a water and/or sewer district and land not served by any public water and/or sewer utility in Laramie County shall be assessed community facility

fees at a rate of fifty dollars (\$50.00) per acre. The fee shall be prorated to the nearest one tenth (0.1) of an acre, but the minimum fee shall not be less than twenty-five dollars (\$25.00).

182 x \$50.00 = \$9,100.00 due before signatures are affixed to map

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:

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

and that the Laramie County Board of Commissioners approve the Subdivision Permit and Plat for Meadowlark Ridge Estates, a portion of the East ½ of Section 31, T. 15 N., R. 67 W., of the 6th P.M. , Laramie County, Wyoming with the following conditions:

1. Prior to signatures being affixed to the Final Plat, the applicant shall provide a "non-adverse" letter indicating WYDEQ concurrence with the proposed plat.
2. Prior to signatures being affixed to the Final Plat, the applicant shall provide "Proposed Road Construction Standards for all public rights-of-way within this plat (including existing CR 216) AND the applicant shall provide a "Maintenance Plan" meeting the approval of the County Engineer and County Public Works Director.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Meadowlark Ridge Estates with conditions 1 & 2 and adopt the findings of fact a and b of the staff report.

ATTACHMENTS

Attachment 1: Staff Aerial Map
Attachment 2: Neighbor Letters
Attachment 3: Planning Commission Meeting Minutes – January 22, 2015
Attachment 4: Memo to Planning Commission - January 22, 2015
Attachment 5: DEQ Letter
Attachment 6: State Engineer Letter
Attachment 7: Plat
Attachment 8: Resolution

Meadowlark Ridge Estates

Subdivision Permit and Plat PZ-14-00194

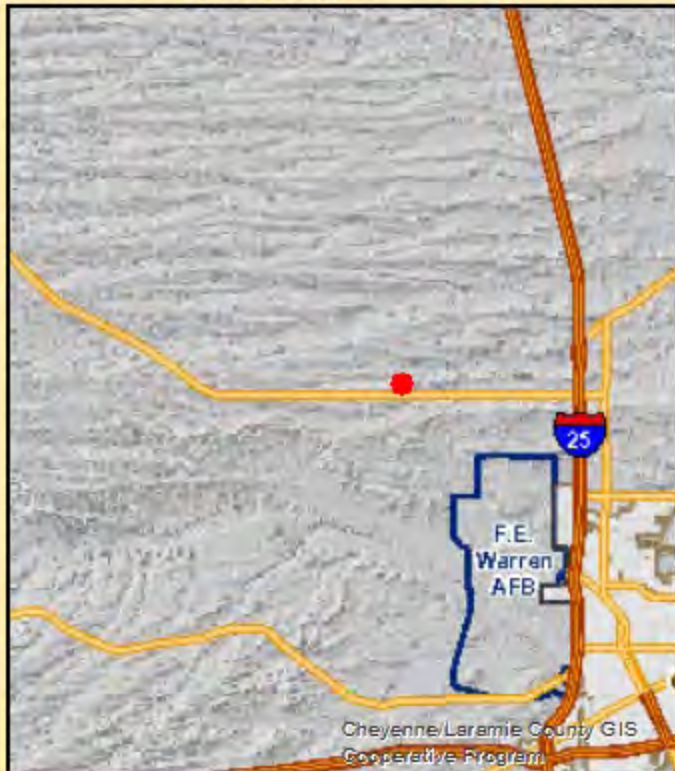


Laramie
County,
Wyoming



Date: 12/29/2014

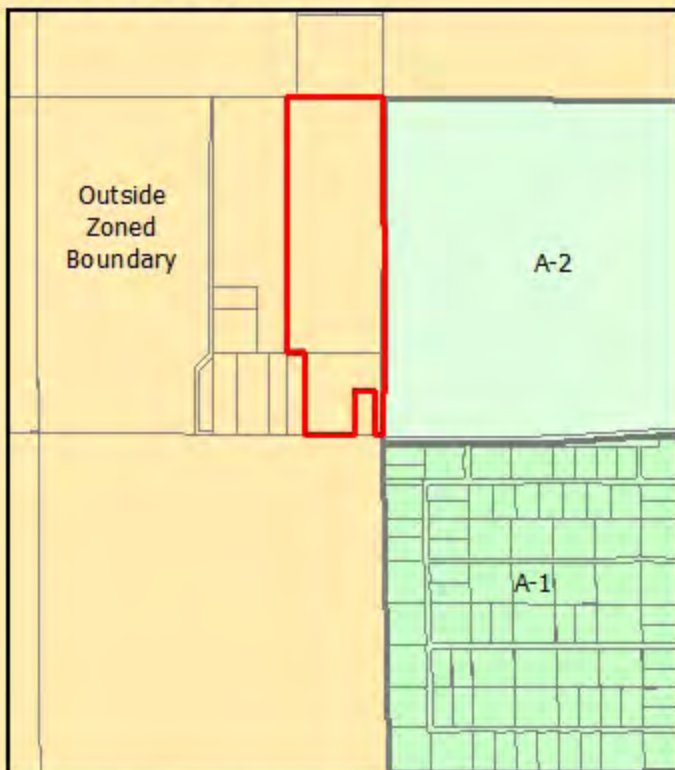
Location 1 inch = 20,000 feet



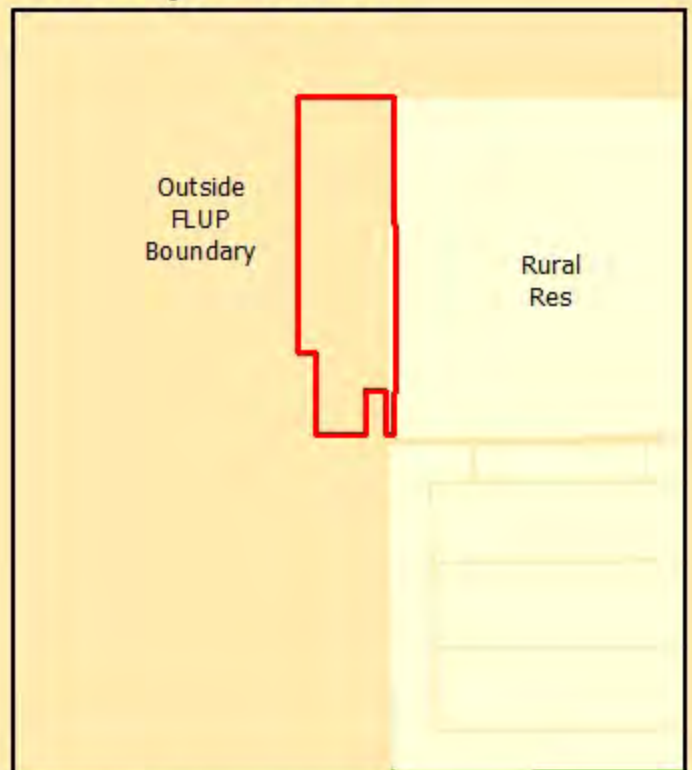
Aerial 1 inch = 3,000 feet



Zone Districts



PlanCheyenne FLUP



Laramie County Planning Commission
3966 Archer Pkwy
Cheyenne, Wy. 82009

LARAMIE
COUNTY

January 19 2015

JAN 20 2015

Mrs. Jody Clark, Chairperson

PLANNING & DEVELOPMENT

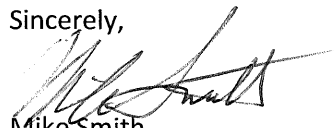
RE: Proposed Development Meadowlark Ridge Estates (Project # PZ-14-00194)

I have some reservations in writing this letter because I have a good relationship with the developers. However, as an adjacent landowner I have real concerns that I must address concerning the application for a residential subdivision known as MEADOWLARK RIDGE ESTATES. I reside at 1850 Horse Creek Road and own the 109 acres from the west side of the proposed subdivision to County Rd 118A. I have no objection to the development itself, my concerns are related to the tract size and the impact they will have on the underground water supply caused by 40 new homes and wells on only 193 acres. This proposed project is asking to have approval with an average tract size of 4.82 acres. As you are aware the current size recommendation from Laramie County for Agriculture Residential (AR) is 5 acres and the State Engineers office recommends a tract size of 8.5 acres minimum per well. I strongly support the States engineers recommendation and would hope that the Laramie County Planning and Development Board would adopt the same requirement in this application. Not only is the number of wells an issue in this small area, but drainage is also a concern. Due to the steep terrain on this property, there will surely be challenges with managing water drainage especially with approximately 40 individual lots in this steep terrain. A more reasonable tract size of 8-10 acres would be much more realistic for both water/well and drainage issues. I understand the desire by a developer to maximize the number of available lots to sell. However, we must be prudent in planning to protect not only those purchasing the lots, but also the surrounding property owners and the impact such a large number of homes, wells, and drainage would have in such a small area.

A very appropriate example is the development just 1 mile east on Horse Creek Rd. known as Legacy Ridge. This development is designated as A1 Agricultural and Rural Residential and the Density requirements are as follows: *The minimum lot size for any use in this district is ten (10) acres. For single family uses, the density may be averaged within the subdivision/development, provided that no lot or tract shall be less than six (6) acres gross.* (4-2-101 District A1 C. Density, page 255)

The terrain of Legacy Ridge is very similar to the proposed Meadowlark Ridge Estates. There is great logic to adopt the same requirements for Meadowlark Ridge Estates as those approved for Legacy Ridge. By requiring Meadowlark Ridge Estates to abide by the A1 density requirements it alleviates both the well and drainage concerns and any other issues that may arise. Again I am not against a development, but with all the water concerns in this county I would urge the Commission to require a more reasonable minimum tract size of at least 8 acres. I would like to know if there has been any kind of an impact study done in this area to evaluate water and drainage relative to small tract sizes?

Sincerely,



Mike Smith

villasierra@gmail.com

LARAMIE
COUNTY

JAN 20 2015

PLANNING & DEVELOPMENT
OFFICE

To Laramie County Planning Commission

310 West 19th St. Cheyenne, Wy. 82001

Phone 307 633-4303

Re: PZ-14-00194

January 14th 2015

I am writing in regard to the request from MEADOWLARK RIDGE ESTATES LLC for a Plat approval of 40 Tracts and potential of 38 new wells and septic systems on their location North/West of Cheyenne, 5 miles West of I-25 on the Horse Creek Road, Section 31. I purchased my property many years ago across Horse Creek Rd. (Section 5 on the south side of road) directly across from this proposed subdivision there are about 60 homes in our area known as Quarter Circle 5. Most of us (if not all) of the property owners in our area were not aware at the time of purchasing our properties that the City of Cheyenne, had a long standing lease agreement attached to all of this property in Section 5 for water rights, and have 9 commercial wells (called the Bell Field) on this aquifer to supply water to the City of Cheyenne. and used approx 1200 acre feet in 2013 (last reported year) which is the equivalent of approx. 2000 residential homes.

In the 160 acres proposed for development, As shown bordered in red on the Plat there are 32 Tracts (#s 9 thru 40) after removing the 19.5 acres for road access it would leave 140.5 acres divided by 32 = 4.39 acres (average) The county at present time has a min. requirement of 5 acres, and the State Engineers Office recommends 8.5 acres,

Also to note, Tracts # 5 thru 8 are only showing a 40 ft. right of way and access to property, why not the standard 80 ft road? Why is it not on the Plat at this time to be built? (no access)

Tracts # 2,3,6,7,8. would represent 24.51 acres also below the 5 acres (without the additional reduction due to no road access shown on the Plat)

Tract 3 & 4 have 3 well permits shown on the State Register now and would need to be amended with the State Engineers Office Ground Water Division, because of the acreage size reduction for those wells.

There also is a cemetery in the Tract #1 which is designated as 1.89 acres of open space, what is the plan for it? (Does it have a well?)

Cheyenne has recognized since 1965 that we do not have sufficient water for our projected growth, and have brought water from as far away as the Snowy Range to keep pace, why do we continue to allow these small acreage Plats to be approved? I am not against growth, but feel that we should be looking at the future, and the States Recommendations for larger acreages per well and septic systems. Having a well on this aquifer, I have a concern with adding 38 new wells in such a small Plat. I request that the Planning Commission follow the State Recommendations and only allow a Plat with a min. of 8 acres. Let's not set a precedent we will regret later.

Thank You for your Consideration.

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #21 - THE SURFACE ESTATE OF THE LAND IS TO BE SUBDIVIDED & SURVEYED TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LINE TABLE				
Line #	Bearing	Length	Chord	Dist
1	N 89° 42' 30" E	45.00	44.98	45.00
2	N 89° 42' 30" E	45.00	44.98	45.00
3	N 89° 42' 30" E	45.00	44.98	45.00
4	N 89° 42' 30" E	45.00	44.98	45.00
5	N 89° 42' 30" E	45.00	44.98	45.00

CURVE TABLE				
Curve #	Dist	Radius	Chord	Length
1	54.38' 30"	100.00'	54.38'	43.63'
2	12.12' 45"	100.00'	12.12'	9.85'
3	12.12' 45"	100.00'	12.12'	9.85'
4	54.38' 30"	100.00'	54.38'	43.63'
5	54.38' 30"	100.00'	54.38'	43.63'

LEGEND

- SET 1/4" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007" ON 1/4" X 1/4" LONG 1/2"
- SET 1/4" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007" ON 1/4" X 1/4" LONG 1/2"
- FOUND 3/4" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/2" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/4" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/8" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/16" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/32" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/64" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/128" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/256" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/512" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/1024" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/2048" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/4096" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/8192" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
- FOUND 1/16384" ALUMINUM CAP STAMPER "S.S. P.L.S. 2007"
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Minutes of the Proceedings
Meadowlark Ridge Estates Subdivision
Laramie County Planning Commission
Prepared by the Laramie County Planning & Development Office
Laramie County Wyoming

Thursday, January 22, 2015

150122 00 The Laramie County Planning Commission met in regular session on Thursday, January 22, 2015 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Bert Macy, Pat Moffett, and Bonnie Reider; Dan Cooley, Planning Director; Brett Walker, Planning Manager; Barbara Kloth, Senior Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Bill Swearingin, 7610 S. Milliron Road, Cheyenne; Ann Marie Taylor, 5908 Yellowstone Road, Cheyenne; Gary Datus, 10004 E. Milliron Road, Cheyenne; Bud Schepp, 4901 Klipstein Road, Cheyenne; Dan Schepp, 7808 Quarter Circle Drive, Cheyenne; Mike Smith, 1850 Horse Creek Road, Cheyenne; Casey Palma, 1102 W. 19th Street, Cheyenne; Seth Frentheway, 1800 Hackamore Road, Cheyenne; Tom Mason, 2101 O'Neil, Cheyenne; Dave and Edna Johnson, 3663 Piper Lane, Cheyenne.

01 Review and action of a Subdivision Permit and Plat for Meadowlark Ridge Estates, a portion of the East ½ of Section 31, T. 15 N., R. 67 W., of the 6th P.M. , Laramie County, Wyoming.

Casey Palma, of Steil Surveying Services, was present as agent for the owner. He explained the preliminary development plan for this proposed subdivision was heard by the Planning Commission on January 8, 2015, at which time they approved the three staff-recommended comments. Mr. Palma and the owner have been working with the County Engineer and Public Works to determine the exact configuration and standards for the two major roads which were to be built. He clarified that Lodgepole Ranch LLC was not an owner, as indicated on the plat, but did own property bordering to the east which would share an 80 foot easement to be dedicated. He confirmed the signature line would be removed from the final plat. Mr. Palma confirmed he had received a copy of the amended conditions, and stated the owner was amenable to those conditions.

Commissioner Clark requested the staff report. Brett Walker, Planning Manager, gave an overview of the proposed project. He explained that DEQ was required to review and approve a subdivision containing more than 5 lots; evidence of said approval was listed as a condition on the staff report. He read the recommended findings and *amended* conditions of approval, with conditions 1 and 2 requirements revised to be met *prior to signatures being affixed to the final plat*.

Commissioner Clark opened the hearing to the public. Billy Swearingin, 7610 S. Milliron Road, stated he was not against development in the County; however, water rights issues were currently prevalent. He was concerned about the quantity of homes in too small an area, and with the 8-acre size recommended by the State Engineer's Office. Mr. Walker interjected that, though nothing written was received, there were phone calls received regarding density and traffic concerns, and minimum lot sizes for water usage.

Dan Schepp, 7808 Quarter Circle Drive, agreed with Mr. Swearingin's concerns expressed. He felt a lot size of 5 acres was too small for that area, with most established lots out there being 10 acres.

Bud Schepp, 4901 Klipstein Road, said he has lived in the area for 40 years, and has seen many subdivisions developed since he's lived there. He expressed satisfaction with the 10 acre limitation. He was not against development, but felt the character of the area calls for lots larger than 5 acres, and he would like to see the limit stay at 10 acres (gross). He was concerned that water supply would be much more of a problem in the future.

Mike Smith 1850 Horse Creek Road, agreed with all previous concerns expressed regarding density and water issues, and was not against development.

Gary Datus, 10004 E Milliron, agrees with all previous concerns density and water issues. He wanted to know what the plan was for road maintenance, as it was already a concern, and how the Planning Commission intended to address the situation. He asked if access would be directly from Horse Creek Road. Commissioner Clark deferred to Mr. Walker, who responded yes, access would be from Horse Creek Road, and there would be an additional access point to the north, where Road 216 joins with Road 118A. Mr. Datus questioned where that location was in relation to Iron Mountain Lane. There was some confusion as to the location, with ensuing discussion regarding maintenance of the roads. Mr. Walker clarified the roads shown on the plat would be privately maintained, which included interior roads. Mr. Datus asked if the cemetery was a county one. Mr. Palma responded there was currently a family cemetery on Tract 1. Mr. Datus asked if the State Hydrologist was involved with the well permit process. Ms. Kloth responded it was unclear whether the State Hydrologist was part of the State Engineer's Office, which did review and issue the well permits. Mr. Datus encouraged the Planning Commission members to seriously contemplate the issues presented today.

Hearing no further comment, Commissioner Clark closed the public portion of the hearing. Mr. Walker clarified the three conditions, as shown on the memo distributed at today's public hearing, are the recommended amended conditions of approval. Commissioner Moffett had concerns about density and water rights. He was not opposed to development, but was not sure if this was the right location for this development. Commissioner Reider addressed Mr. Datus, advising him she was a member on the water committee, which was working on the control area to propose a plan to the State, and assured him she was very concerned. She had looked at the project and the

topography of the site, and had concerns about the density and the placement of septic systems.

Mr. Walker stated condition two addressed this concern. Commissioner Macy asked why this application was before them today, instead of waiting until State approval was received. Commissioner Clark asked if septic systems could be placed on the lots that were smaller than 5 acres. Mr. Walker responded the average gross lot size was 5 acres, which was the minimum lot size for placement of septic and well systems on a lot, and stressed that Environmental Health had reviewed the application and commented on the floodway area. Mr. Palma said he understood the concerns, and stated they had hired a geologist right away, who had performed an analysis, then the data had been submitted to DEQ for review and approval. The owner had made sure that preparation for the requirements (conditions) had been executed, as they were aware of all the concerns with the development. Mr. Palma clarified that the 8-acre limitation referenced property in the control area, which did not apply to this property. The State designated control areas where there were concerns about water issues; this property was not located within a control area. If the State found this development was not in compliance, then the subdivision would not be developed. Mr. Palma expressed this proposed development would fulfill the needs for a specific group of people, who didn't want 10 acres (to run horses, etc.), and didn't want to live in the city.

Commissioner Moffett appreciated the great job Mr. Palma has done on other projects, and the due diligence given, but he still had concerns with moving this application forward. He would be more inclined to recommend approval if the conditions had already been met, and felt there were too many unanswered questions at this point. Mr. Palma said they would be amenable to continuation until the next scheduled Planning Commission meeting, as it would allow time to resolve ownership issues and obtain the State Engineer's letter. He could not guarantee that DEQ would be able to return a "non-adverse recommendation" in that period of time. The owner indicated his agreement with the continuation request.

Commissioner Macy moved to continue the application to the next meeting, which would be held on February 12th; Commissioner Moffett seconded the motion, and it passed with a vote of 4 – 0.



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Brett Walker, Planning Manager

DATE: January 22, 2015

TITLE: Changes to Staff Conditions for Subdivision Permit and Plat for Meadowlark Ridge Estates

EXECUTIVE SUMMARY

Staff recommends that the three (3) conditions currently outlined in the staff report be amended as described below. The staff and applicant are continuing to work on resolving these issues and staff is confident that this will be achieved. However, in our efforts toward resolution, it is apparent that a more time is needed. For clarity, this memo starts with the reasoning for the change, states the original condition, and then state the amended condition.

As the WYDEQ review will not be completed in time for the commissioners hearing, staff requests that the Commissioners Approval be **CONDITIONED** upon a non-adverse determination by DEQ. If such determination is never received, the plat will not be allowed to be signed/recorded.

Therefore, staff proposes that the original condition:

1. The applicant shall provide evidence of DEQ approval prior to scheduling the Laramie County Board of Commissioners public hearing for the subdivision permit/plat application.

Be amended to read:

1. Prior to signatures being affixed to the Final Plat, the applicant shall provide a "non-adverse" letter indicating WYDEQ concurrence with the proposed plat.

The SEO office does not review subdivision permit applications with respect to lot size, and as such, there is no "subdivision requirement" outside of the SEO Water Control Area to conform to. However, given the numerous emergency orders and the impending decision by the SEO regarding aquifers, staff is requesting some documentation/evidence of 'permittability' for forthcoming well permit applications.

Therefore, staff proposes that the original condition:

2. The applicant shall provide evidence that the proposed subdivision is in conformance with all requirements of the State Engineer's Office prior to scheduling the Laramie County Board of Commissioners public hearing for the subdivision permit/plat application.)

Be amended to read:

2. Prior to the Laramie County Board of Commissioners Public Hearing, evidence shall be provided indicating that any proposed well permits would be in conformance with current WY State Engineers Office regulations and requirements.

As the proper engineering and documentation described may require more time and analysis than can be accomplished prior to the BOCC meeting, we would request (as is standard practice) that the Commissioners Approval be **CONDITIONED** upon an agreed-upon solution, to be reached as soon as it is feasible or proper.

Therefore, staff proposes that the original condition:

3. The road standards and maintenance agreements for Road 216 shall be resolved and approved by the County Engineer and Public Works Department prior to scheduling the Laramie County Board of Commissioners public hearing for the subdivision permit/plat application.

Be amended to read:

3. Prior to signatures being affixed to the Final Plat, the applicant shall provide "*Proposed Road Construction Standards* for all public rights-of-way within this plat (including existing CR 216) AND the applicant shall provide "*Maintenance Plan*" meeting the approval of the County Engineer and County Public Works Director.

In summary, the amended staff conditions as reflected above, would look like this in the section of your staff report for recommendations and findings as follows on the next page:

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Planning Commission find that:

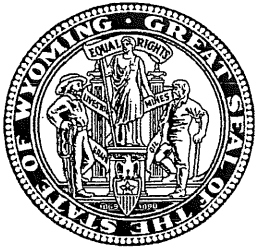
- a.** This application meets the criteria for a subdivision permit pursuant to section 2-1-101 (a-d) of the Laramie County Land Use Regulations.
- b.** This application meets the criteria for a plat pursuant to section 2-1-101 (e) of the Laramie County Land Use Regulations.

and that the Planning Commission recommend approval of the Subdivision Permit and Plat for Meadowlark Ridge Estates, a portion of the East ½ of Section 31, T. 15 N., R. 67 W., of the 6th P.M. , Laramie County, Wyoming with the following conditions:

- 1.** Prior to signatures being affixed to the Final Plat, the applicant shall provide a "non-adverse" letter indicating WYDEQ concurrence with the proposed plat.
- 2.** Prior to the Laramie County Board of Commissioners Public Hearing, evidence shall be provided indicating that any proposed well permits would be in conformance with current WY State Engineers Office regulations and requirements.
- 3.** Prior to signatures being affixed to the Final Plat, the applicant shall provide "Proposed Road Construction Standards for all public rights-of-way within this plat (including existing CR 216) AND the applicant shall provide "Maintenance Plan" meeting the approval of the County Engineer and County Public Works Director.

And the PROPOSED MOTION would remain unchanged:

I move to recommend approval of the Subdivision Permit and Plat for Meadowlark Ridge Estates, to the Laramie County Board of Commissioners with conditions 1, 2, & 3, and adopt the findings of fact a and b of the staff report.



Department of Environmental Quality

*To protect, conserve and enhance the quality of Wyoming's
environment for the benefit of current and future generations.*



Matthew H. Mead, Governor

Todd Parfitt, Director

February 3, 2015

Laramie County Board of Commissioners
309 W. 20th Street
Cheyenne, WY 82001

**LARAMIE
COUNTY**

FEB -5 2015

**PLANNING & DEVELOPMENT
OFFICE**

RE: Meadowlark Ridge Estates Subdivision, Laramie County
WDEQ Application #15-030

Dear Commissioners:

The Wyoming Department of Environmental Quality (WDEQ) has received application material related to the Meadowlark Ridge Estates Subdivision for review of the safety and adequacy of water supply and sewer systems pursuant to W.S. §18-5-306. The application material and signed application form was received January 30, 2015. As described in the statute, WDEQ has 30 days to respond with comments and recommendations, however, if necessary WDEQ may extend the review period for an additional 30 days. Due to workload, at this time WDEQ is extending the review period. Therefore, WDEQ's recommendations will be provided to the Commission by March 30, 2015.

A copy of the subdivision application package has been provided to the Wyoming State Engineer's Office for their information and advice to the Water Quality Division.

Please do not hesitate to contact me at (307)-777-7088 if you have any questions regarding this subdivision application or WDEQ's subdivision application review process.

Sincerely,

Seth Tourney, PE
Southeast District Engineer
Water and Wastewater Program, Wyoming Water Quality Division

SWT/rm/15-099

cc: Seth Frentheway, Coldwell Banker, 255 Storey Blvd, Cheyenne, WY 82009
Russell Dahlgren, Dahlgren Consulting, Inc., 914 East 23rd Street, Cheyenne, WY, 82001
Laramie County Planning Department, 309 East 20th Street, Cheyenne, WY, 82001
Russell Radliff, State Engineer's Office, 122 West 25th Street, 4-W, Cheyenne, WY, 82002





State Engineer's Office

HERSCHLER BUILDING, 4-E CHEYENNE, WYOMING 82002

(307) 777-7354

FAX (307) 777-5451

<http://seo.state.wy.us>

MATTHEW H. MEAD
GOVERNOR

PATRICK TYRRELL
STATE ENGINEER

January 27, 2015

Casey L. Palma, Development Director
Steil Surveying Services, LLC
1102 West 19th Street
Cheyenne, WY 82001

Re: Proposed Meadowlark Ridge Estates

Dear Mr. Palma:

This letter is in response to your January 23, 2015 e-mail regarding the Laramie County Planning Commission's requirement to meet amended conditions placed on the subdivision permit/plat application for Meadowlark Ridge Estates.

Amended Condition #2 states, "Prior to the Laramie County Board of Commissioners Public Hearing, evidence shall be provided indicating that any proposed well permits would be in conformance with current WY State Engineer's Office regulations and requirements".

The Laramie County Planning & Development Department should realize that the State Engineer's Office cannot provide such evidence when we have not yet received a groundwater permit application to review. What we can provide is the following:

According to the Final Plat of Meadowlark Ridge Estates that you attached to your e-mail, the proposed location of the subdivision is "...in the west 40.00 feet of Section 32 and a portion of the E1/2 of Section 31, T.15 North, R.67 West, of the 6th P.M., Laramie County, Wyoming". As you acknowledge in your e-mail, the proposed subdivision is outside the current boundaries of the Laramie County Groundwater Control Area. Subsequently, any U.W. 5 Form, or Application for Permit to Appropriate Ground Water, will be reviewed on an individual basis. If compliant with W.S. 41-3-931, the application could be approved by the State Engineer.

W.S. 41-3-931. Application; when granted generally; denial subject to review; defects and corrections generally; cancellation.

An application for a permit for a well in any areas not designated as a critical area shall be granted as a matter of course, if the proposed use is beneficial and, if the state engineer finds

Surface Water
(307) 777-6475

Ground Water
(307) 777-6163

Board of Control
(307) 777-6178

that the proposed means of diversion and construction are adequate. If the state engineer finds that to grant the application as a matter of course, would not be in public's water interest, then he may deny the application subject to review at the next meeting of the state board of control. If the state engineer shall find that the proposed means of diversion or construction are inadequate, or if the application is otherwise defective, he may return the application for correction. If such correction is not made within ninety (90) days, the state engineer may cancel the application.

I hope this meets both your needs and that of the Laramie Planning & Development Department. Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa Lindemann", with a stylized flourish at the end.

Lisa Lindemann, Administrator
Ground Water Division

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

LINE TABLE		
Line #	Bearing	Length
L1	N85° 44' 34"W	107.15'
L2	S89° 59' 38"W	133.03'
L3	N89° 59' 38"E	136.01'
L4	S85° 44' 34"E	109.95'
L5	S0° 11' 26"E	40.00'

CURVE TABLE					
Curve #	Delta	Radius	Chord Bearing	Chord Length	Arc Length
C1	54° 36' 28"	50.00'	S80° 25' 40"W	45.87'	47.65'
C2	72° 15' 44"	50.00'	N36° 08' 14"W	58.96'	63.06'
C3	72° 16' 29"	50.00'	N36° 07' 52"E	58.97'	63.07'
C4	54° 35' 43"	50.00'	S80° 26' 02"E	45.86'	47.64'
C5	6° 44' 19"	3460.00'	S86° 37' 32"W	406.70'	406.94'
C6	4° 44' 27"	3460.00'	S80° 53' 09"W	286.21'	286.30'
C7	27° 11' 55"	220.00'	S87° 53' 07"E	103.46'	104.44'
C8	43° 10' 35"	220.00'	S52° 41' 51"E	161.89'	165.79'
C9	27° 00' 53"	220.00'	S17° 36' 07"E	102.77'	103.73'
C10	2° 17' 33"	6540.00'	S2° 56' 54"E	261.65'	261.66'
C11	4° 25' 00"	6540.00'	S0° 24' 22"W	504.01'	504.14'
C12	4° 15' 43"	6540.00'	S4° 44' 44"W	486.37'	486.48'
C14	29° 26' 50"	460.00'	S21° 36' 00"W	233.82'	236.42'
C15	27° 00' 15"	460.00'	S49° 49' 33"W	214.80'	216.80'
C16	35° 51' 48"	460.00'	S81° 15' 34"W	283.25'	287.93'
C17	5° 11' 47"	4460.00'	S83° 24' 25"E	404.36'	404.49'
C18	4° 29' 35"	4460.00'	S88° 15' 06"E	349.65'	349.74'
C19	2° 05' 18"	3540.00'	S88° 57' 03"W	129.02'	129.03'
C20	6° 36' 15"	3540.00'	S84° 36' 17"W	407.80'	408.03'
C21	2° 47' 14"	3540.00'	S79° 54' 32"W	172.19'	172.20'
C22	97° 23' 24"	140.00'	S52° 47' 22"E	210.34'	237.97'
C23	3° 45' 30"	6460.00'	S2° 12' 56"E	423.67'	423.75'
C24	2° 28' 10"	6460.00'	S0° 52' 54"W	274.64'	274.66'
C25	2° 28' 31"	6460.00'	S3° 20' 15"W	279.07'	279.09'
C26	2° 18' 05"	6460.00'	S5° 43' 33"W	259.45'	259.46'
C27	80° 12' 17"	380.00'	S46° 58' 43"W	489.56'	531.94'
C28	12° 06' 37"	380.00'	N86° 51' 50"W	80.17'	80.32'
C29	3° 30' 00"	4540.00'	S82° 33' 32"E	277.29'	277.33'
C30	6° 10' 50"	4540.00'	S87° 23' 57"E	489.51'	489.74'

APPROVALS

Approved by the Laramie County Planning Commission, this ____ day of _____, 2014

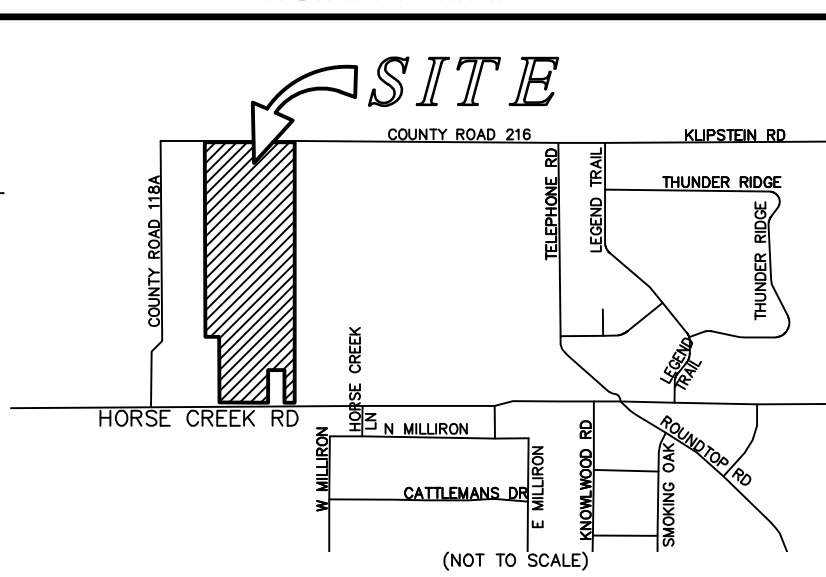
Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this ____ day of _____, 2014

Chairman

ATTEST: _____
County Clerk

VICINITY MAP



NOTES

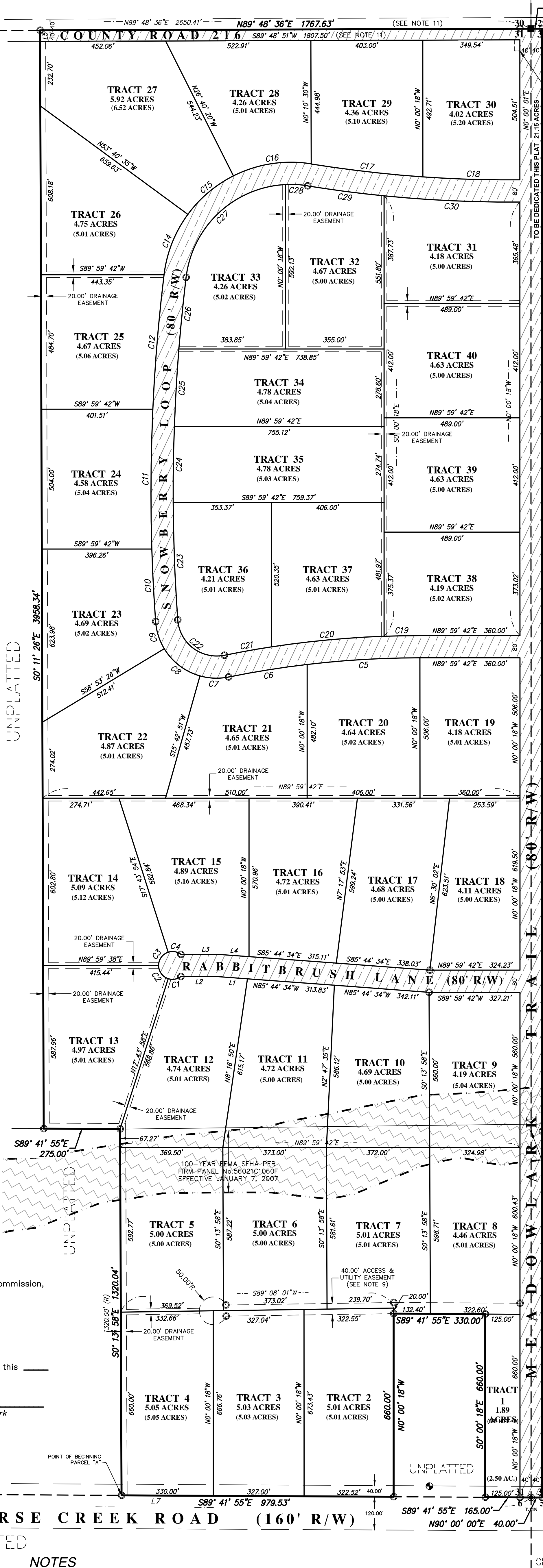
- BASIS OF BEARINGS - EAST LINE OF SECTION 31, HAVING A BEARING OF S00°00'18"E.
- ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" REBAR.
- PLATTED DRAINAGE EASEMENT(S) AND FEMA SPECIAL FLOOD HAZARD AREA DESIGNATION(S) AND BOUNDARIES DO NOT WARRANT OR GUARANTEE THE NATURAL FLOW OF ANY STREAM OR DRAINAGE CHANNEL WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION. FURTHERMORE, WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING NEAR SAID STREAM OR RIVER.
- CONSTRUCTION OF STRUCTURES, WELLS AND SEPTIC SYSTEMS SHALL BE LIMITED TO AREAS OUTSIDE OF THE FLOOD HAZARD AREA.
- WATER SERVICE TO EACH LOT TO BE PROVIDED BY SEPARATE WELLS. ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT. NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.

FILING RECORD

- 19.49 ACRES OF RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT. ALL RIGHTS-OF-WAY DEDICATED THIS PLAT TO BE DEDICATED TO THE PUBLIC AND PRIVATELY MAINTAINED.
- TEMPORARY TURNAROUND EASEMENTS ARE PROVIDED FOR EMERGENCY VEHICLE DEAD-END TURNAROUND AND TO EXPIRE AT SUCH TIME THAT ROAD 216 IS EXTENDED WEST TO ROAD 118A OR SUFFICIENT RIGHT-OF-WAY EXTENSION, CONNECTION OR ALTERNATE TURNAROUND IS CONSTRUCTED.
- "40' ACCESS & UTILITY EASEMENT" PROVIDED FOR MUTUAL ACCESS AND LOCAL UTILITIES SERVICES FOR AND TO TRACTS 2 THRU 8, THIS PLAT.
- TRACT 1 TO BE PERPETUALLY DESIGNATED OPEN SPACE THIS PLAT; OWNERSHIP SHALL BE ESTABLISHED BY UNDIVIDED INTEREST OF ALL OWNERS' LANDS CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT AND/OR THEIR LEGAL SUCCESSORS OR ASSIGNS.
- COUNTY ROAD 216 DECLARED 80' RIGHT-OF-WAY: 40' DEDICATED THIS PLAT.
- PORTIONS OF PROPOSED TRACTS 5 THRU 12 OF THE SUBJECT PROPERTY FALL WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL No.56021C1060F, DATED JANUARY 17, 2007.

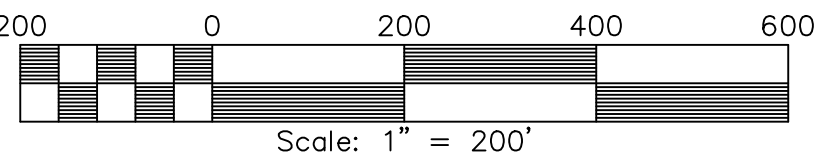
ANY CONSTRUCTION ACTIVITY WITH THE FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA SHALL BE GOVERNED BY LARAMIE COUNTY FLOODPLAIN REGULATIONS.

UNPLATTED



LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" LONG REBAR
- SET 2½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ¾"x24" LONG REBAR
- FOUND 3¼" ALUMINUM CAP STAMPED "L.S. 2617"
- FOUND ¾" REBAR
- FOUND SURVEY STONE
- FOUND 3¼" ALUMINUM CAP STAMPED "P.L.S. 2927"
- FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER FIRM PANEL No.56021C1060F
- RIGHT-OF-WAY DEDICATED THIS PLAT



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: LODGEPOLE RANCH LLC, a Wyoming Limited Liability Company, owner in fee simple of a portion of land being known hereon as "PARCEL "B"" and being more particularly described as follows:

The West 40.00 feet of Section 32, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming;

AND

MEADOWLARK RIDGE ESTATES, LLC owner in fee simple of A portion of the East 1/2 of Section 31, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, being known hereon as "PARCEL "C"" and being more particularly described as follows:

Commencing at the Southeast corner of Section 31, thence N.00°00'18"W, along the East line of said Section, a distance of 1320 feet to the True Point of Beginning, said point being the Northeast corner of Tract D in Book 2068, Page 474 recorded at Laramie County Clerks Office; thence N.89°41'55"W, along the North line of Book 2068, Page 474 and Book 2207, Page 144, a distance of 1754.78 feet; thence N.00°11'26"W, a distance of 3958.34 feet to the North line of Section 31; thence N.89°48'36"E, along the North line of said Section, a distance of 1767.63 feet to the Northeast corner of Section 31; thence S.00°00'18"E, along the East line of said Section 31 a distance of 3973.37 feet to the Point of Beginning

AND

JOHN EDWARD AND ERMA KAY FRENTHWAY, husband and wife, owners in fee simple of the following portions of the East 1/2 of Section 31, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, being known hereon as "PARCEL "A"" and "PARCEL "D"" and being more particularly described as follows:

PARCEL "A"

Beginning at a point 1155 feet east of the Southwest corner of the Southeast Quarter (SE1/4) of Section 31, T.15 N., R. 67 W. of the 6th P.M., thence East parallel to the south line of said Section 31 a distance of 330 feet; thence North parallel to the east line of the east half (E1/2) Section 31, a distance of 1320 feet; thence West parallel to the south line of Section 31, a distance of 330 feet; thence South parallel to east line of said Section 31, a distance of 660 feet; thence West parallel to the south line of said Section 31, a distance of 660 feet; thence North parallel to the east line of said Section 31, a distance of 1320 feet; thence East parallel to the south line of said Section 31, a distance of 1155 feet; thence South parallel to the east line of said Section 31, 1320 feet to the Point of Beginning

PARCEL "D"

Beginning at the SE corner of SE1/4 of said Section 31; thence West on the south line of said Section 31, a distance of 165 feet; thence North parallel to the east line of said Section 31, a distance of 660 feet; thence West parallel to the south line of said Section 31, a distance of 330 feet; thence South parallel to east line of said Section 31, a distance of 660 feet; thence West parallel to the south line of said Section 31, a distance of 660 feet; thence North parallel to the east line of said Section 31, a distance of 1320 feet; thence East parallel to the south line of said Section 31, a distance of 1155 feet; thence South parallel to the east line of said Section 31, 1320 feet to the Point of Beginning

Have caused the same to be surveyed, platted and known as MEADOWLARK RANCH, 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 and dedicate to the public the rights-of-way as shown.

Lodgepole Ranch, LLC

by: _____
Douglas D. Samuelson, Manager

Meadowlark Ridge Estates, LLC

by: _____
John E. Frenthway, Registered Agent

John Edward & Erma Kay Frenthway, Husband & Wife

by: _____ John Edward Frenthway by: _____ Erma Kay Frenthway

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2014 by Douglas D. Samuelson, Manager for Lodgepole Ranch, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2014 by John E. Frenthway, Registered Agent for Meadowlark Ridge Estates, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2014 by John Edward and Erma Kay Frenthway, Husband and Wife.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil 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 OF MEADOWLARK RIDGE ESTATES

A REPLAT OF
A PORTION OF THE E½ OF SECTION 31,
TOWNSHIP 15 NORTH, RANGE 67 WEST
OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED SEPTEMBER 2014



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 522-9789
www.SteilSurvey.com • info@SteilSurvey.com

REVISED: 12/17/2014

J:\2014 DWG\14269 S31-T15-R67\14269 MEADOWLARK RANCH FINAL.DWG

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
MEADOWLARK RIDGE ESTATES, A PORTION OF THE EAST ½ OF SECTION 31,
T. 15 N., R. 67 W., OF THE 6TH P.M., LARAMIE COUNTY, WYOMING**

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 is in accordance with section 2-1-101 (a-d) of the Laramie County Land Use Regulations; and

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

WHEREAS, this resolution is the subdivision permit for Meadowlark Ridge Estates.

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

And that the Board approves the Subdivision Permit and Plat for Meadowlark Ridge Estates, with the following conditions:

1. Prior to signatures being affixed to the Final Plat, the applicant shall provide a "non-adverse" letter indicating WYDEQ concurrence with the proposed plat.
2. Prior to signatures being affixed to the Final Plat, the applicant shall provide "Proposed Road Construction Standards for all public rights-of-way within this plat (including existing CR 216) AND the applicant shall provide a "Maintenance Plan" meeting the approval of the County Engineer and County Public Works Director.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2015.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Amber Ash, Chairman

ATTEST:

Debra K. Lathrop, Laramie County Clerk

Reviewed and approved as to form:



Mark T. Voss, Laramie County Attorney