



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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## Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Marissa Pomerleau, Associate Planner

**DATE:** June 7, 2022

**TITLE:** PUBLIC HEARING regarding a Zone Change from A2 to AR and a Subdivision Permit & Plat for Four Mile Meadows Subdivision, 3<sup>rd</sup> Filing for a portion of the E1/2 NW1/4 Section 17, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Margarete and Kenneth Dunlap, has submitted Zone Change and Subdivision Permit & Plat applications for Four Mile Meadows Subdivision, 3<sup>rd</sup> Filing. The applications have been submitted to request a zone change from A2 – Agricultural to AR – Agricultural Residential and to subdivide the parcel into three (3) residential-use tracts with a 39.13-acre remainder parcel that will remain unplatted.

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

### BACKGROUND

The subject property is assessed as residential vacant land. It also has an oil well pad in the center of it with a mandatory 500' building buffer on the easement. The plat does take this buffer into account and provides sufficient space for residences and their associated structures/services.

### **Pertinent Regulations**

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

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

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

## **DISCUSSION**

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

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

The subject property is bordered by the A1 – Agricultural and Rural Residential zone district to the west and north as well as A2 to the east, south and west. The surrounding property acreages range from 3.01 acres to 30 acres with surrounding uses consisting of entirely residential or residential vacant land. A change in zone district from A2 to AR would allow for a smaller tract size of 5.25 acres.

According to the AMEC Memo dated January 31, 2014, the properties lie within Zone 2 of the study area. Development standards dictate that lots within this zone shall be a minimum of 5.25 acres in order to sufficiently recharge groundwater after withdraws from a pumping well.

The subject property is located within the State Engineer's Office Control Area. According to the Order of the State Engineer for the Laramie County Control Area dated April 1, 2015, this property lies within the Conservation Area, in which the well spacing requirements for new permits are indicated at one (1) well for domestic use per each lawfully subdivided lot or one (1) per each ten (10) acres of any other legal parcel of land.

Section 1-2-103 (b) of the Laramie County Land Use Regulations specifies that in order to recommend approval of this 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. is met by conformance with the Laramie County Comprehensive Plan and PlanCheyenne with the type of development.

Agency review comments were received regarding clerical corrections to the zone change and plat maps, missing information and legibility. Revised zone change and plat maps were submitted to County Planning on May 29th that have addressed all review comments.

Public notice; via a legal ad, adjacent neighbor notice letters and a development notice sign was provided per Section 1-2-104 of the Land Use Regulations. Planning did not receive any public comment.

These applications were heard by the Planning Commission on May 12, 2022. The Planning Commission voted 4 – 0 to recommend approval of both the zone change and subdivision with a condition on each.

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

### **RECOMMENDATION and FINDINGS**

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

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

**And that the Board approve a Zone Change from A2 to AR for a portion of the E1/2 NW1/4 Section 17, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County WY.**

**Based on evidence provided for the *subdivision permit & plat*, the Planning Commission with 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 section 4-2-100 governing the AR – Agricultural Residential zone district.

**And that the Board approve the Subdivision Permit and Plat for Four Mile Meadows Subdivision, 3<sup>rd</sup> Filing.**

### **PROPOSED MOTION – ZONE CHANGE**

**I move to approve the Zone Change from A2 to AR for a portion of the E1/2 NW1/4 Section 17, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County, WY and adopt the findings of facts a and b for the *zone change*, as shown on the attached ‘Exhibit A’ – Zone Change Map**

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

**I move to approve the Subdivision Permit and Plat for Four Mile Meadows Subdivision, 3<sup>rd</sup> Filing and adopt the findings of facts a and b 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: AMEC Memo Area Map**
- Attachment 7: SEO Control Area Map**
- Attachment 8: Combined Agency Comments Report**
- Attachment 9: Resolution – Zone Change**
- Attachment 10: Resolution ‘Exhibit A’ - Zone Change Map**
- Attachment 11: Plat – Revised May 29, 2022**
- Attachment 12: Resolution – Subdivision Permit & Plat**



# Laramie County, Wyoming

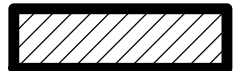


**Four Mile  
Meadows  
Subdivision,  
3rd Filing**

**PZ-22-00122(123)**

**Location Map**

**Subject  
Property**



April 2022



0 400 800  
Feet

Cheyenne and Laramie County GIS Cooperative

## Legend

Property Lines

## Streets

### Classification

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

KOOPER TRL

KENNEDI-LEA LN

K MCKENNA TRL

JORDANN LN

ASHLEY DR

REESE RD

REESE RD

REESE RD

STAGECOACH RD

SURREY RD

BUCKBOARD RD

E FOUR MILE RD

E FOUR MILE RD

E FOUR MILE RD

E FOUR MILE RD

WINDY LN

STADEL RD



# Laramie County, Wyoming



**Four Mile Meadows Subdivision, 3rd Filing**

**Zone Change and Subdivision Permit & Plat**

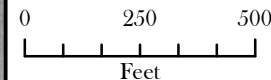
**PZ-22-00122(123)**

**Aerial Map**

**Subject Property**



May 2022



Cheyenne and Laramie County GIS Cooperative

## Legend

Property Lines

## Streets

### Classification

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

OUR MILE RD

E FOUR MILE RD

SURREY RD

E FOUR MILE RD

REESE RD

WINDY LN

REESE RD



# Laramie County, Wyoming



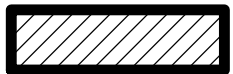
**Four Mile Meadows Subdivision, 3rd Filing**

**Zone Change and Subdivision Permit & Plat**

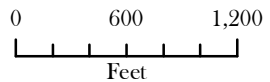
**PZ-22-00122(123)**

**Comprehensive Plan Map**

**Subject Property**



May 2022



## Legend

Property Lines

## Future Land Use Districts

### OTHER

Urban-Rural Interface (URI)

Rural Metro (RM)

Rural Ag Interface (RAI)

Ag & Range Land (AGR)

## Streets

### Classification

Interstate

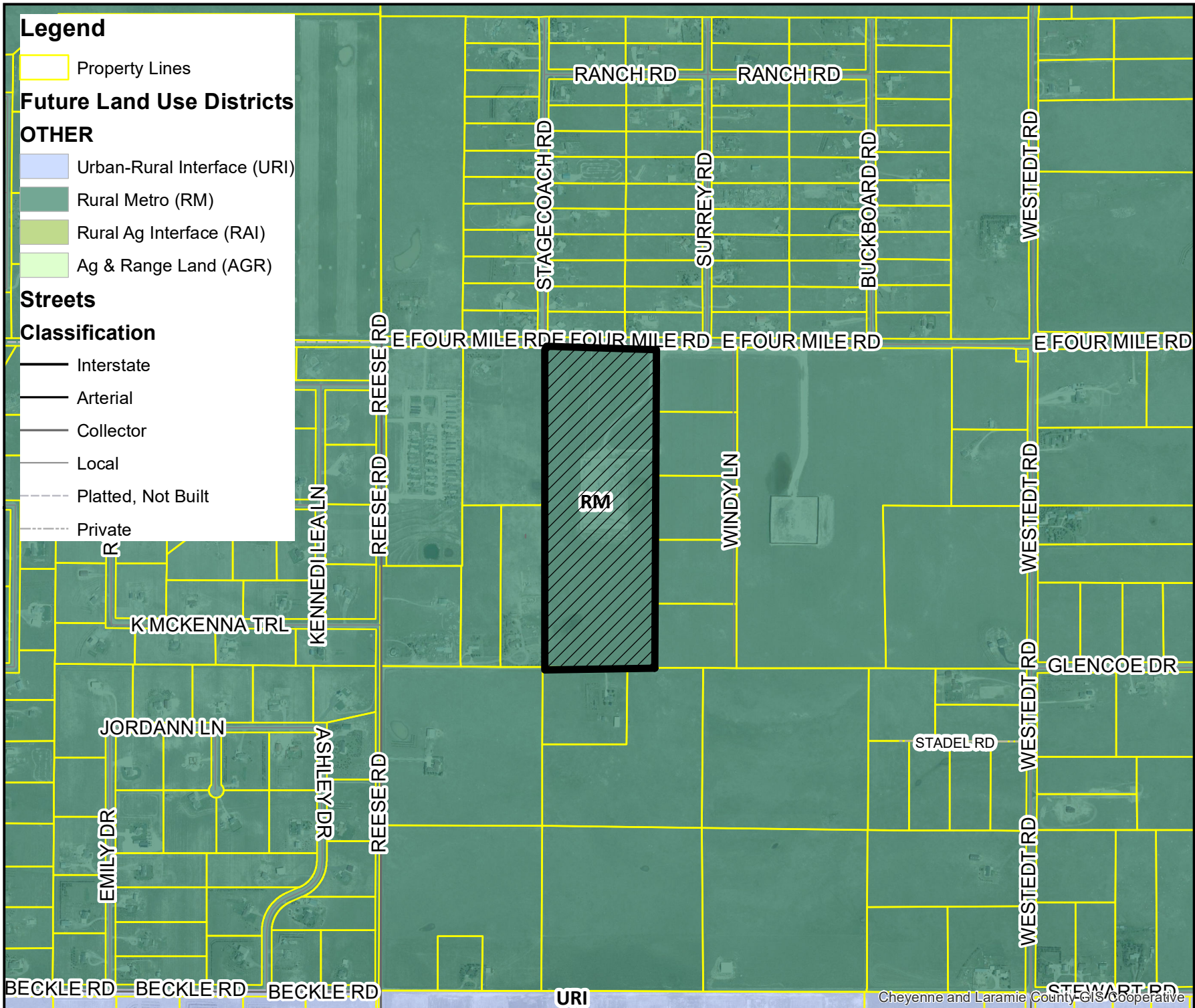
Arterial

Collector

Local

Platted, Not Built

Private



Cheyenne and Laramie County GIS Cooperative

# Laramie County, Wyoming



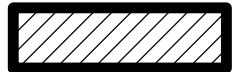
**Four Mile Meadows Subdivision, 3rd Filing**

**Zone Change and Subdivision Permit & Plat**

**PZ-22-00122(123)**

**PlanCheyenne Map**

**Subject Property**



May 2022



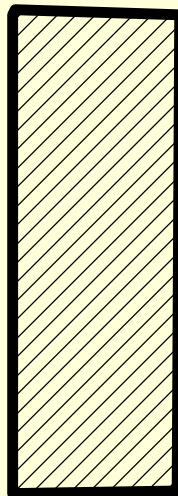
0 600 1,200  
Feet

## Legend

### PlanCheyenne

#### 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



Cheyenne and Laramie County GIS Cooperative

UTR



# Laramie County, Wyoming



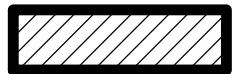
**Four Mile Meadows Subdivision, 3rd Filing**

**Zone Change and Subdivision Permit & Plat**

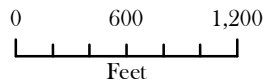
**PZ-22-00122(123)**

**Current Zoning Map**

**Subject Property**



May 2022



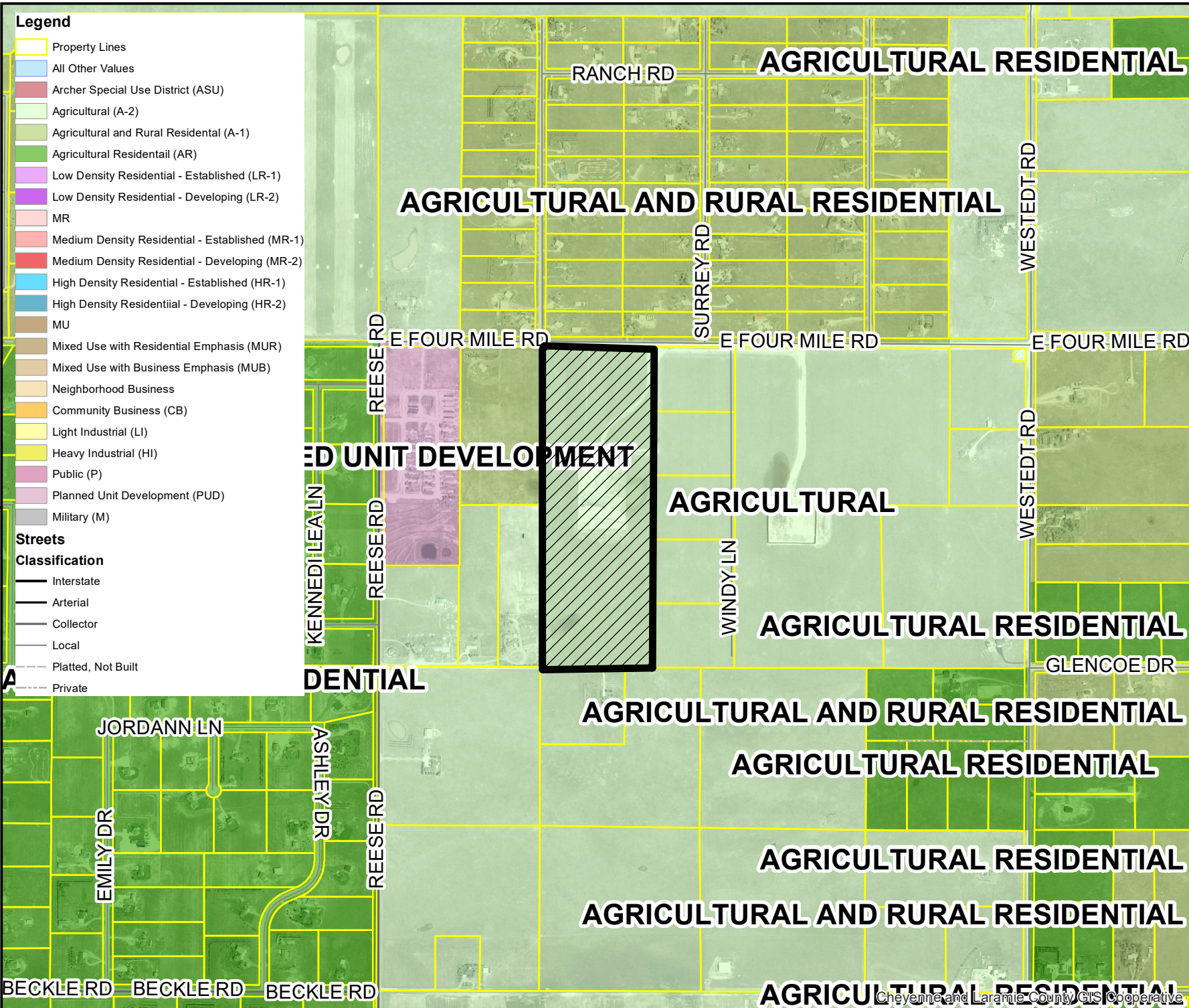
## Legend

- 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)

## Streets

### Classification

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



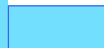
Cheyenne and Laramie County GIS Cooperative

# Legend

memo\_zone



1



2



3



4



5

## Laramie County, Wyoming



**Four Mile  
Meadows  
Subdivision,  
3rd Filing**

**Zone Change  
and  
Subdivision  
Permit & Plat**

**PZ-22-00122(123)**

**AMEC Memo  
Area Map**

**Subject  
Property**



May 2022



0 600 1,200  
Feet

Cheyenne and Laramie County GIS Cooperative


# Legend

 Property Lines

## Streets

### Classification

 Interstate

 Arterial

 Collector

 Local

 Platted, Not Built

 Private

 SEO\_LC Control Area

# Laramie County, Wyoming



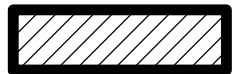
**Four Mile  
Meadows  
Subdivision,  
3rd Filing**

**Zone Change  
and  
Subdivision  
Permit & Plat**

**PZ-22-00122(123)**

**SEO Control  
Area Map**

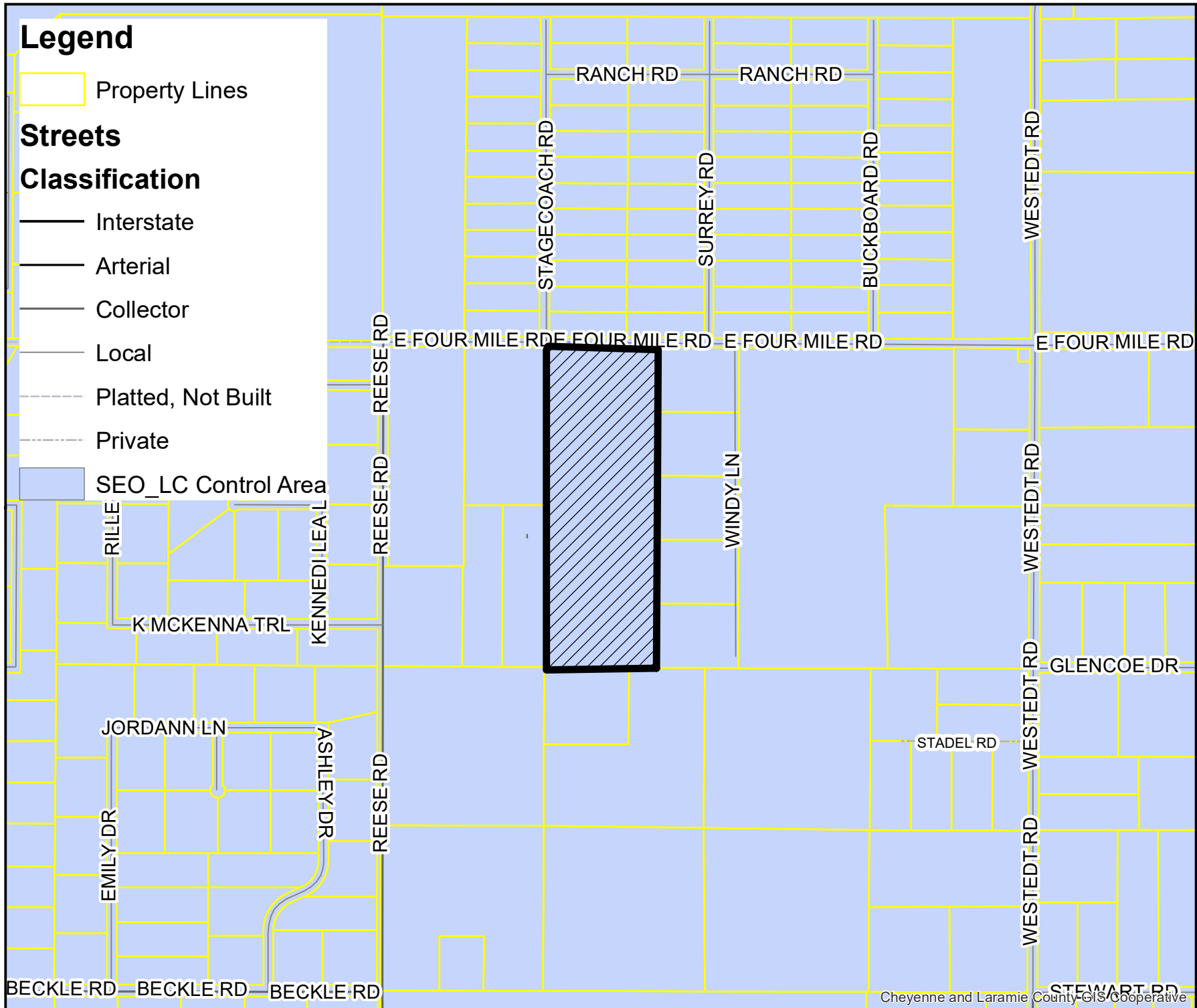
**Subject  
Property**



May 2022



0 600 1,200  
Feet



**Planners:** Planners, Marissa Pomerleau Comments Attached 04/27/2022

1. The tracts that are proposed with the Four Mile Meadows Subdivision, 3<sup>rd</sup> filing do not exist yet. Therefore the zone change map should not show the three tracts, but rather how it currently exists.
2. Please remove the vegetation shown on the map.
3. Please add "of the 6th P.M." to the legal description after the township and range.
4. Please remove the dedication.
5. Please remove the notes at the top of the map as they are not needed for a zone change.
6. Please add the surrounding property uses. They are all either residential or residential vacant land.
7. Please remove the filing record space.
8. Please verify overall property dimensions as there appears to be some discrepancies.

**AGENCIES WITH NO COMMENTS**

County Assessor, County Attorney, County Real Estate Office, Intraoffice

**AGENCIES WITH NO RESPONSE**

County Clerk, County Treasurer



**Cheyenne MPO:** Cheyenne MPO, Christopher Yaney Comments Attached 04/14/2022

1. Consider running 30' Access Easement along the eastern edge of Tract 3. To southern property.
2. Consider shared access for Tracts 1,2 & 3.

**County Engineer:** County Engineer, Scott Larson Comments Attached 04/22/2022

Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both.
2. It appears the scale on the plat is incorrect. I believe it should be 1"=100' instead of 1"=300'.
3. There is no note regarding the FEMA FIRM panel number/date associated with the platted area.
4. The adjacent property owner's names should not be included on the plat.
5. The basis of bearing is not identified on the plat drawing.

Surveyor Review

1. The public land survey system corners should be labeled so that they can easily be correlated with the public land survey system ties required on the plat.
2. There are two easements that do not show boundary ties, the 20' HW ELEC ESMT (B2562, P127) and the 30' ACCESS EASEMENT through TRACTS 2 and 3.
3. What exactly are the restrictions of the 500' BUILDING BUFFER FROM WELL PAD? The conditions and/or restrictions should be clearly spelled out on the plat.
4. The names of the streets on the VICINITY MAP are not legible.
5. The Vicinity Map would be easier to read and it would be more useful 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.

**County Real Estate Office:** County Real Estate Office, Laura Pate Comments Attached 04/13/2022

In the Signature area of the Dedication please add "of the Dunlap Family Trust dated May 27, 2015" for both Kenneth and Margarete.

**Environmental Health:** Environmental Health Department, Tiffany Gaertner Comments Attached 04/18/2022

Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines and intermittent bodies of water i.e. drainages and floodplains. Also, keep wastewater systems out of easements and buffers. This makes thirteen cumulative lots in this subdivision, so a DEQ letter and Chapter 23 report must be submitted to this office along with the signed final plat prior to application for any permits.

**High West Energy:** High West Energy, David Golden Comments Attached 04/19/2022  
20' easement required per plat markup on one side or the other of property lines.

**Planners:** Planners, Marissa Pomerleau Comments Attached 04/27/2022

1. Add "of the 6th P.M." to the legal description after the township and range.
2. The fire protection must be updated to Laramie County Fire Authority.
3. Be sure to stamp the certificate of surveyor prior to mylar submittal.
4. Update the language that states "Remainder Dunlap Property" to Remainder Parcel and include the acreage of this remainder.
5. The name of the previously approved/recorded plat is Four Mile Meadows Subdivision, 1st Filing - Subdivision must be added to the title. This needs to be updated in the dedication as well.
6. The plat does not have basis of bearing/azimuth and survey ties.
7. Differences between bearings/azimuths and/or distances of adjoining record surveys or subdivisions/developments must be shown on the plat.
8. Please add specific details regarding the 500' building buffer.
9. The correct FEMA Panel with date must be shown on the plat.
10. I assume that the utility easements that board the proposed tracts are proposed, but what about the 30' Access Easement? There is no recordation, book and page information provided. It would be helpful to delineate easements in the legend.
11. As stated in the zone change map review, there appears to be some discrepancies. The remainder parcel shows measurement as 2612.11' on the east boundary and 1878.17' on the west. How is this correct?
12. If the surrounding owner information is to remain on the plat they need to be cleaned up. Why do some of them state just the owners name and others include incomplete legal descriptions? Why do some of them have a book and page number listed?
13. Rather than stating how the subdivision will not be serviced, the land use regulations require that how it will be serviced be included.
14. The dedication states "E1/2" in the legal description. Please add this to the title's legal description.
15. As there are two owners described in the dedication shouldn't "Has" actually be "Have" and "does" actually be "do"?

**AGENCIES WITH NO COMMENTS**

Building Dept, County Assessor, County Attorney, Intraoffice, Laramie County Fire Authority, WYDOT

**AGENCIES WITH NO RESPONSE**

CenturyLink, County Clerk, County Conservation District, County Public Works Department, County Treasurer, Emergency Management, Laramie Co School Dist No 1, Sheriff's Office, US Post Office, WY State Engineer's Office

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

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT  
FROM A2 – AGRICULTURAL TO AR – AGRICULTURAL RESIDENTIAL  
FOR A PORTION OF THE E1/2 NW1/4 SECTION 17, T.14N., R.65W.,  
OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY.**

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

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

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

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

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

The Laramie County Board of Commissioners finds that:

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

**And the Board approves a Zone Change from A2 to AR for a portion of the E1/2 NW1/4 Section 17, T.14N., R.65W., of the 6<sup>th</sup> P.M., Laramie County WY and adopt the findings of facts a and b as shown on the attached ‘Exhibit A’ – Zone Change Map.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

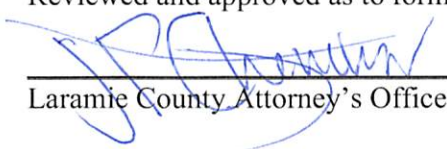
LARAMIE COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

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

Reviewed and approved as to form:

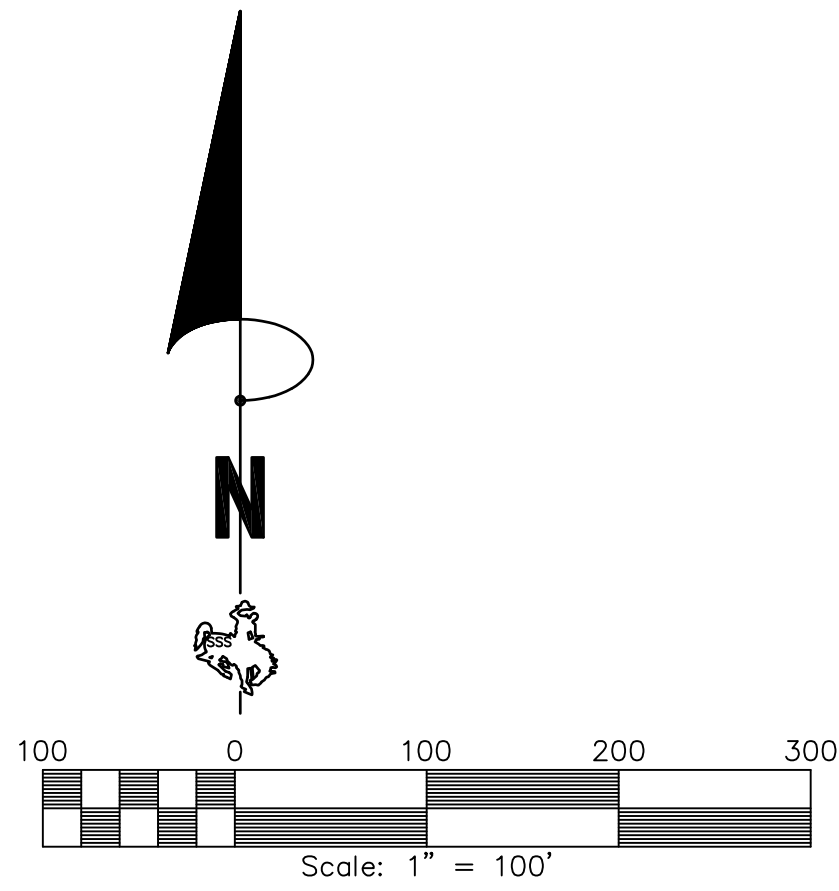
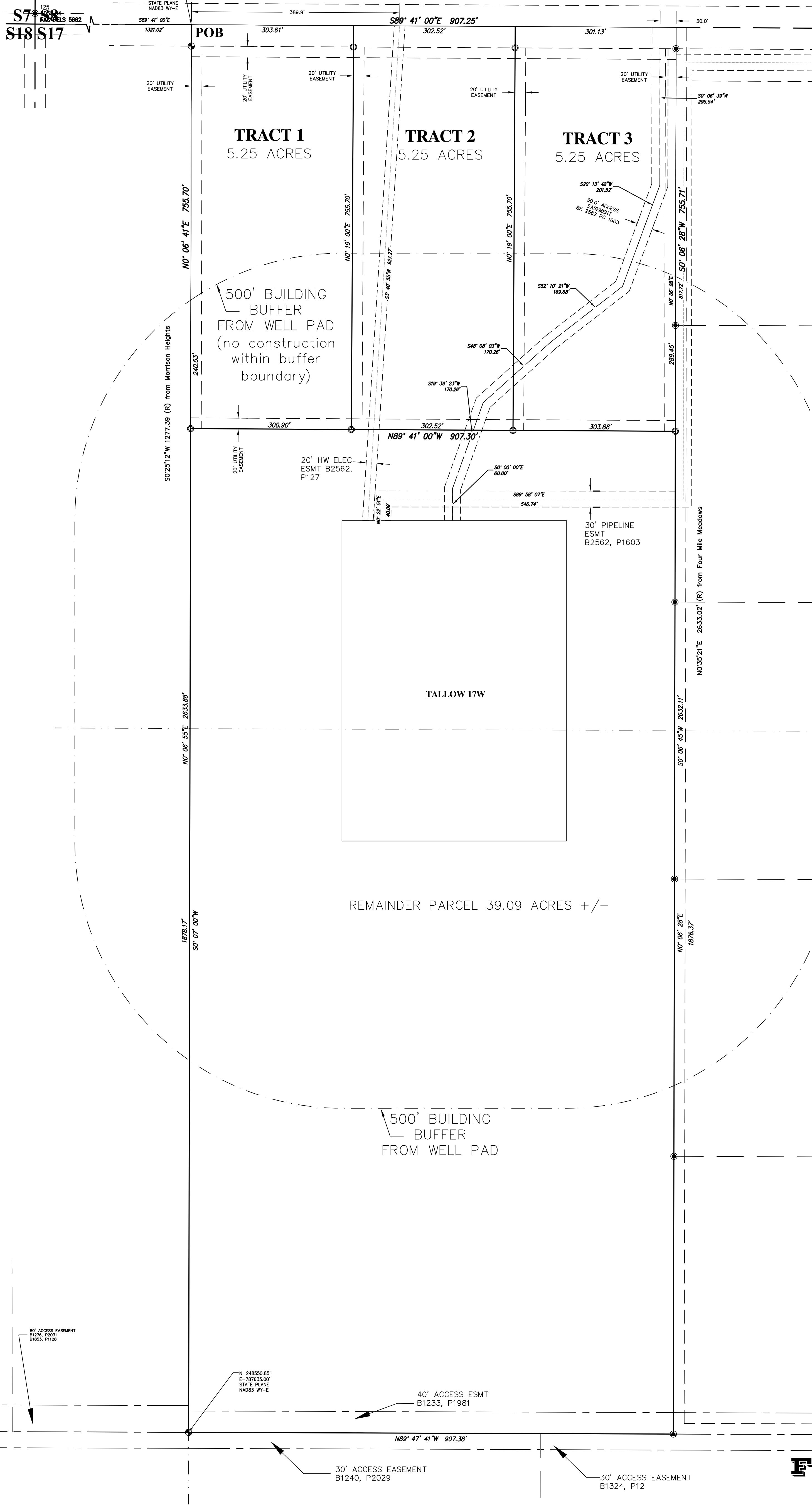
  
\_\_\_\_\_  
Laramie County Attorney's Office





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

## E FOUR MILE RD (80' R/W)



### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Kenneth Dunlap and Margarete H. Dunlap, Co-Trustees of the Dunlap Family Trust dated May 27, 2015, owners in fee simple of A parcel of land situate in the Westerly 907.57 feet of the E1/2 of the NW1/4 of Section 17, T. 14 N., R. 65 W. of the 6th P.M. in Laramie County, Wyoming, being more particularly described as follows: Beginning at the NW section corner of Section17; thence S89°41'00"E, a distance of 1321.02' to the Point of Beginning; thence S89°41'00"E, along the center line of Four Mile Road a distance of 907.25' to the Northeast corner of said parcel; thence S0°06'28"W, a distance of 755.51' to the Southeast corner of said parcel; thence N89°41'00"W, a distance of 907.30' to the Southwest corner of said parcel; thence N0°06'41"E, a distance of 755.70' to the Point of Beginning. Containing 15.75 acres more or less. Have caused the same to be surveyed, platted and known as FOUR MILE MEADOWS SUBDIVISION, 3rd FILING and 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.

Kenneth Dunlap, Trustee  
of the Dunlap Family Trust  
dated May 27, 2015

Margarete H. Dunlap, Trustee  
of the Dunlap Family Trust  
dated May 27, 2015

### ACKNOWLEDGEMENT

STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by Kenneth Dunlap and Margarete H. Dunlap, Co-Trustees of the Dunlap Family Trust dated May 27, 2015.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

### APPROVALS

Approved by the Laramie County Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this \_\_\_\_ day of \_\_\_\_\_, 2022.

Chairman

ATTEST: County Clerk

### NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES, COMBINATION FACTOR = 0.999872254
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" SET ¾" x 24" REBAR.
  - NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #56021C1120F, DATED JANUARY 17, 2007.
  - ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
  - CWPP - THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWPP.

### LEGEND

- Set ¾" dia x 24" long rebar with 1½" aluminum cap stamped "SSS P.L.S. 5910".
- Found 1½" aluminum cap LS 519.
- Found 2½" aluminum cap PLS 12554.
- Found 1½" aluminum cap LS 3047

### CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A 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.

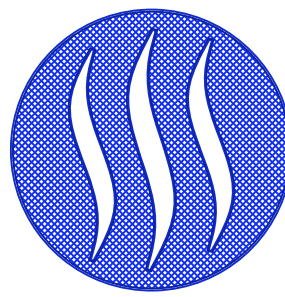
## FOUR MILE MEADOWS SUBDIVISION, 3rd FILING

SITUATED IN THE E½ OF SECTION 17,  
TOWNSHIP 14 NORTH, RANGE 65 WEST,  
OF THE 6TH P.M.,  
LARAMIE COUNTY, WYOMING

PREPARED FEBRUARY 2022

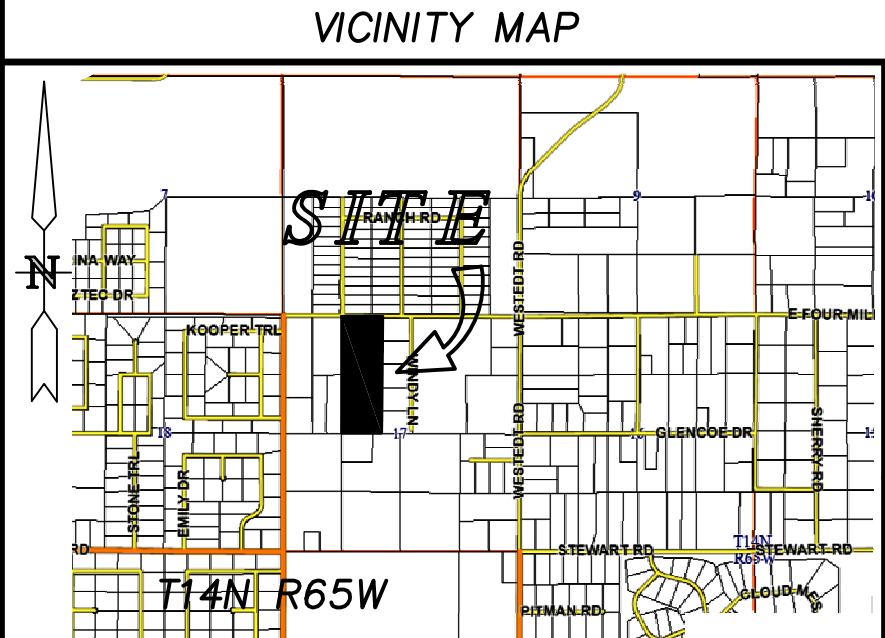
**STEIL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS

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REVISED: Thursday, March 17, 2022  
21356 S17-14-65 BNDY.DWG

FILING RECORD



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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT  
FOR A PORTION OF THE E1/2 NW1/4 SECTION 17, T.14N., R.65W.  
OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS  
“FOUR MILE MEADOWS SUBDIVISION, 3<sup>RD</sup> 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 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 and plat is in accordance with section 4-2-100 of the Laramie County Land Use Regulations; and

**WHEREAS**, this resolution is the subdivision permit for Four Mile Meadows Subdivision, 3<sup>rd</sup> 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 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 section 4-2-100 governing the AR – Agricultural Residential zone district.

**And the Board approves the Subdivision Permit and Plat for Four Mile Meadows Subdivision, 3<sup>rd</sup> Filing.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.**


LARAMIE COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

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

Reviewed and approved as to form:

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