



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: February 6th, 2018

TITLE: Review and action of a Subdivision Permit and Plat for Treadway Subdivision, a replat of Tracts 1-4, Ultrea Subdivision, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Treadway Revocable Trust, and Matthew & Debra Treadway, has submitted an application for Subdivision Permit & Plat for “Treadway Subdivision”, a replat of Tracts 1-4, Ultrea Subdivision.

BACKGROUND

The existing subdivision is located southeast of West Allison Road and Walterscheid Boulevard. The four existing tracts contain three residential structures addressed as 707 W. Allison Road, 713 W. Allison Road, and 712 Debbie Lane. The proposed subdivision would reconfigure the property to more closely align the lot boundaries with the existing uses.

The subdivision occurs within a mile of the City and requires Governing Body review and approval. On January 22, 2018, the Cheyenne City Council unanimously approved the resolution authorizing the Mayor and City Clerk to sign the plat.

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 4-2-104 of the Laramie County Land Uses Regulations governing the MR – Medium Density Residential zone district.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). Within this area, higher density residential, intensive commercial, employment centers and industrial uses are recommended. Generally, these uses have access to public water and sewer services. The subject property is located within the South Cheyenne Water and Sewer District.

PlanCheyenne contemplates Urban Residential (UR) uses for this area. This category includes many of the Cheyenne Area's existing neighborhoods, with primary uses including a broader variety of residential types, such as single-family residences, duplexes, patio homes, townhomes, condominiums, and apartments.

The subject property is located within the MR – Medium Density Residential zone district, which requires a minimum lot size of 6,000 square feet for single-family residential use. The proposed lot sizes meet this requirement.

There is an existing ingress & egress easement from West Allison Road that Lots 2 & 3 share, which continues south, and provides an additional access route for Lot 1. The plat indicates the existing 12' mutual ingress/egress easement shall remain.

A development sign was posted and the adjacent neighbors were notified via certified email, and a notice for the public hearings was posted in the newspaper. No public comment was received.

Staff received confirmation that the plat is in process with the City, and agency comments regarding property ownership, and required mapping and clerical revisions to the plat.

The Laramie County Planning Commission held a public hearing of this application on January 11th, 2018. Seth Lloyd with the City of Cheyenne Planning Department confirmed the plat was currently under review by the City, and made himself available for questions. No public comment was received. The Planning Commission voted (5-0) to recommend approval to the Board with one condition. This condition was satisfied by submittal of a revised plat on January 24th, showing all required corrections.

The attached resolution shall serve as the Subdivision Permit upon approval by the Board.

Staff finds the proposed Subdivision Permit and Plat is in conformance with the plans and policies of Laramie County

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 MR – Medium Density Residential zone district.

and that the Board approve the Subdivision Permit and Plat for Treadway Subdivision with no conditions.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Treadway Subdivision, 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

Attachment 7: Planning Commission Meeting Minutes – January 11, 2018

Attachment 8: Existing Conditions Map

Attachment 9: Revised Plat 01.24.18

Attachment 10: Resolution

Laramie County, Wyoming





Treadway Subdivision Subdivision Permit & Plat

PZ-17-00238

Location Map

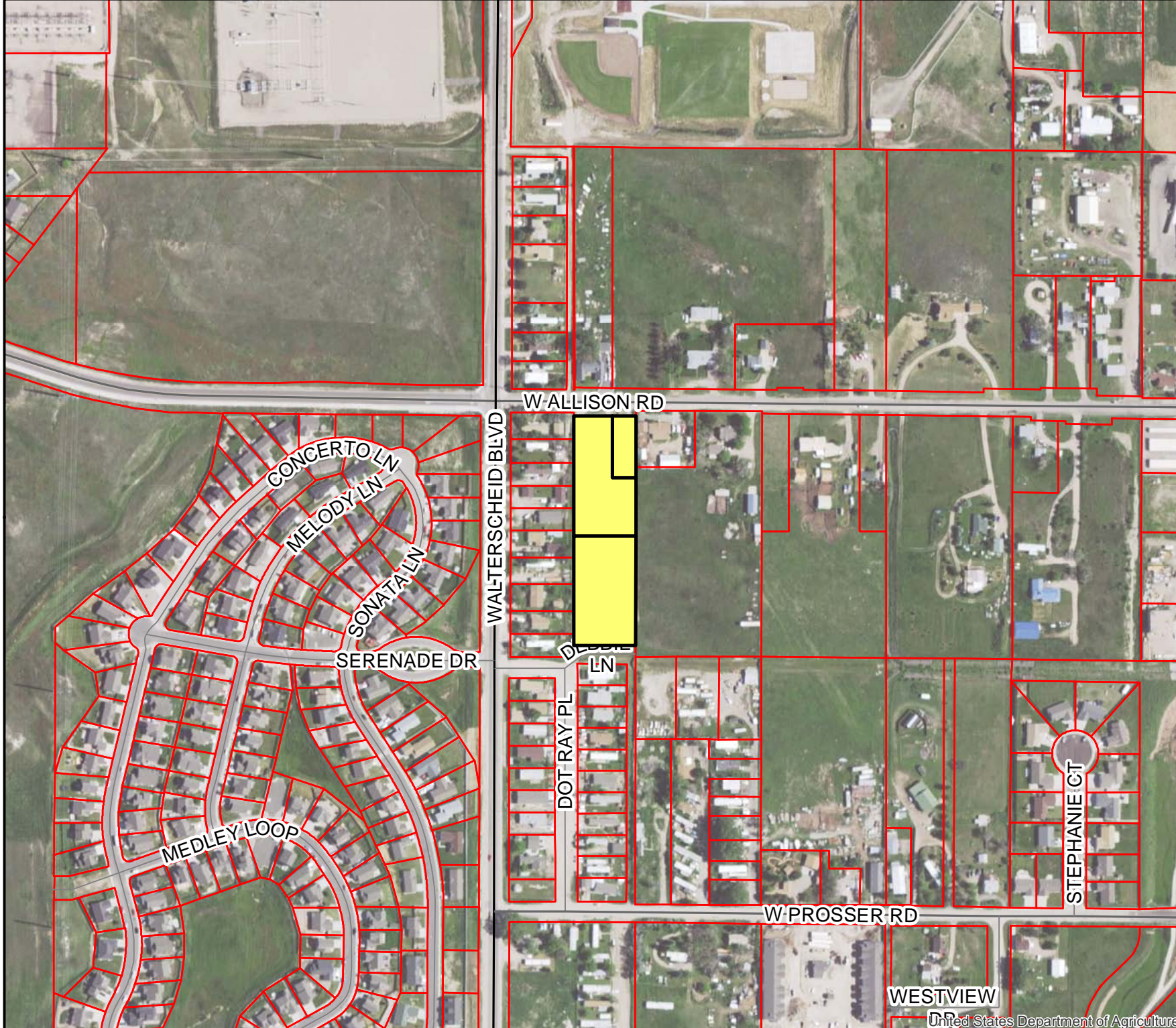
Legend

-  Subject Property
-  Assessment Boundary

Printed on December 1, 2017



0 210 420
Feet



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



Treadway Subdivision Subdivision Permit & Plat

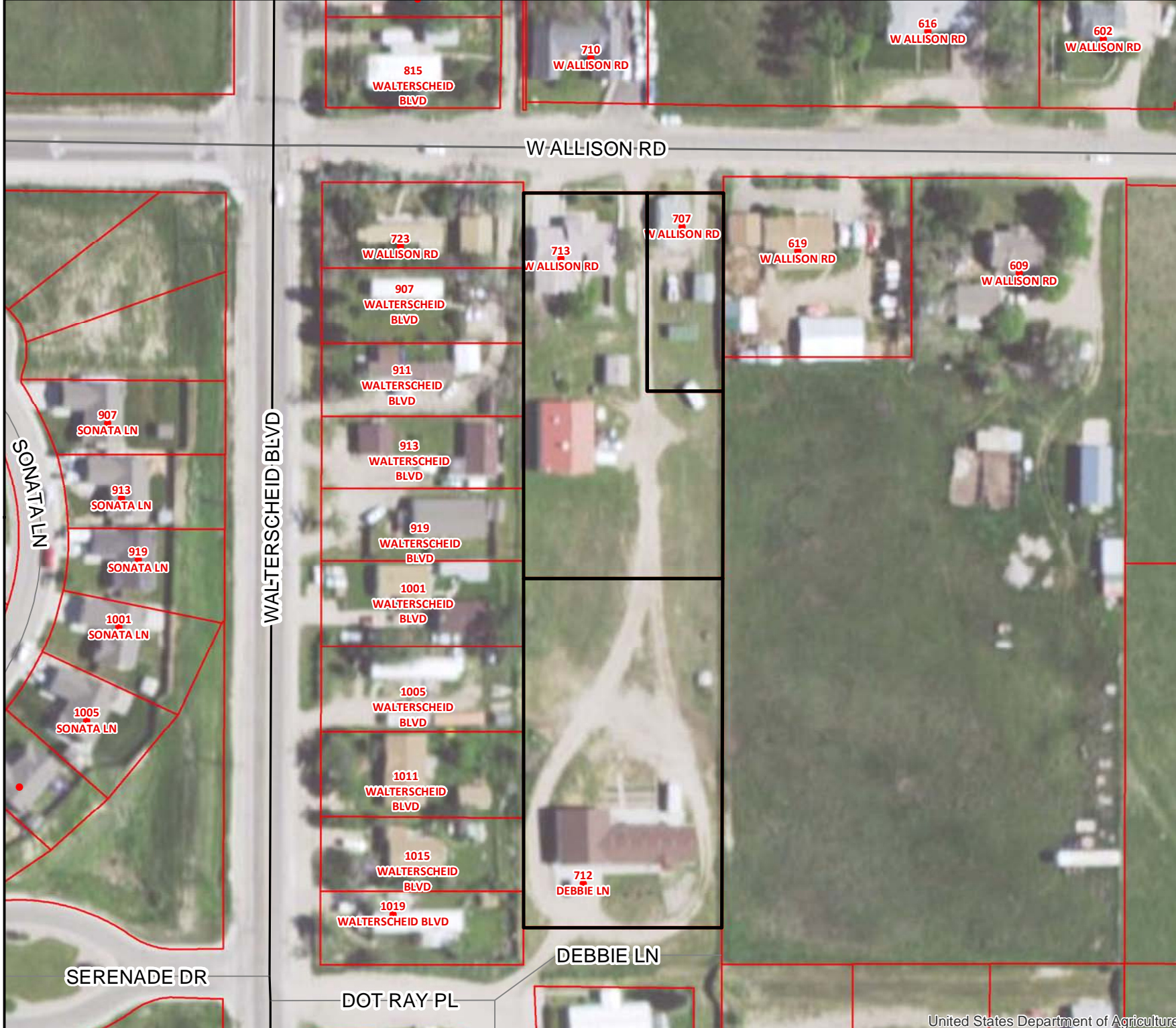
PZ-17-00238

Aerial Map

Legend

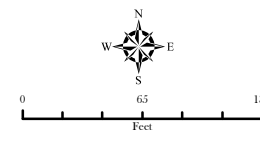
● Addresses

□ Subject Property



United States Department of Agriculture

Printed on December 1, 2017



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Laramie County, Wyoming









Treadway Subdivision Subdivision Permit & Plat

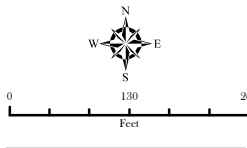
PZ-17-00238

Comprehensive Plan Map

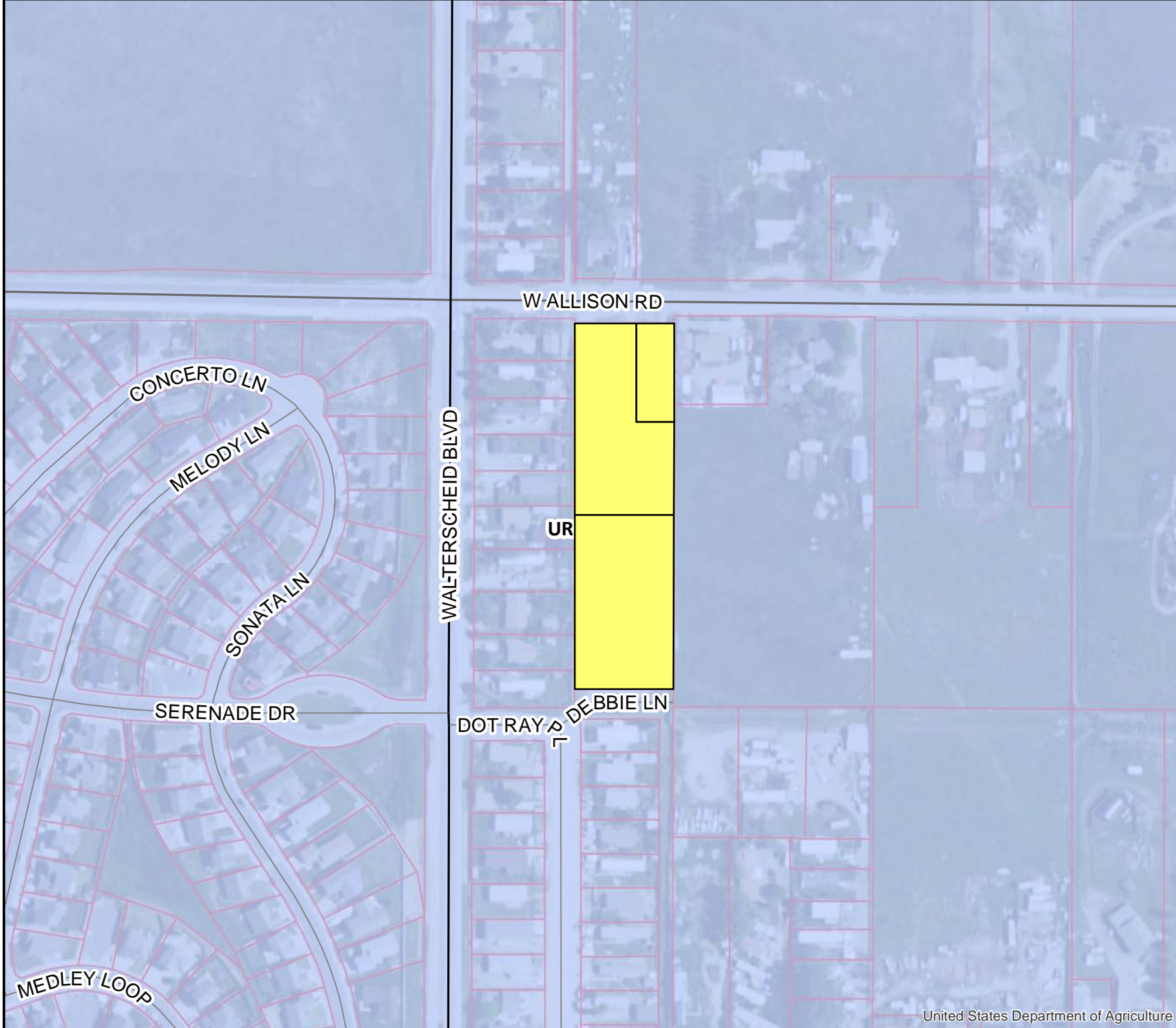
Legend

-  Subject Property
-  Assessment Boundary
-  Urban-Rural Interface (URI)
-  Rural Metro (RM)
-  Rural Ag Interface (RAI)
-  Ag & Range Land (AGR)

Printed on December 1, 2017

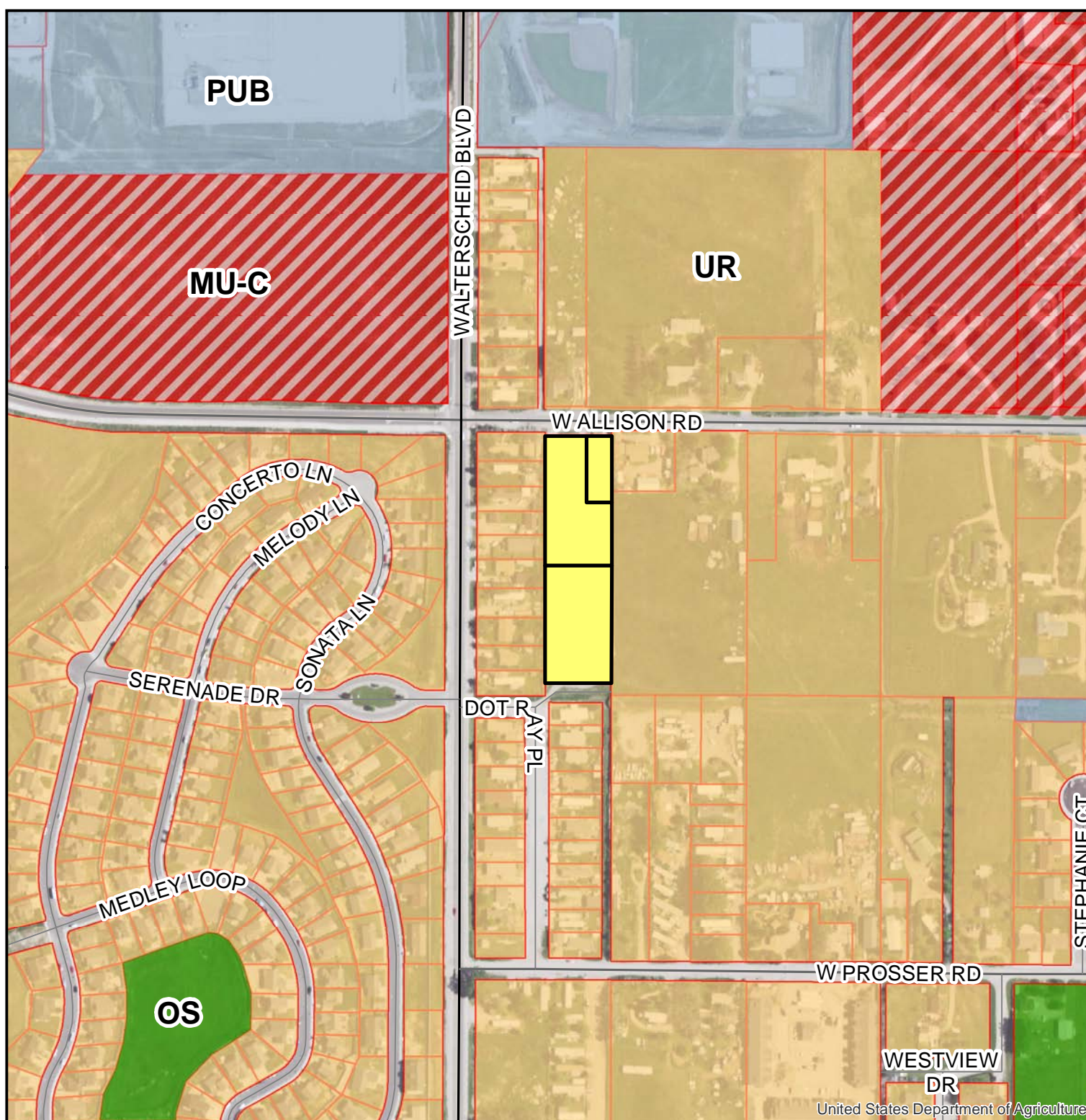


United States Department of Agriculture



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-  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



Laramie County, Wyoming





**Treadway Subdivision
Subdivision Permit
& Plat**

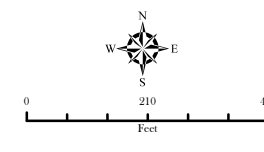
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PlanCheyenne Map

Legend

-  Subject Property
-  Assessment Boundary

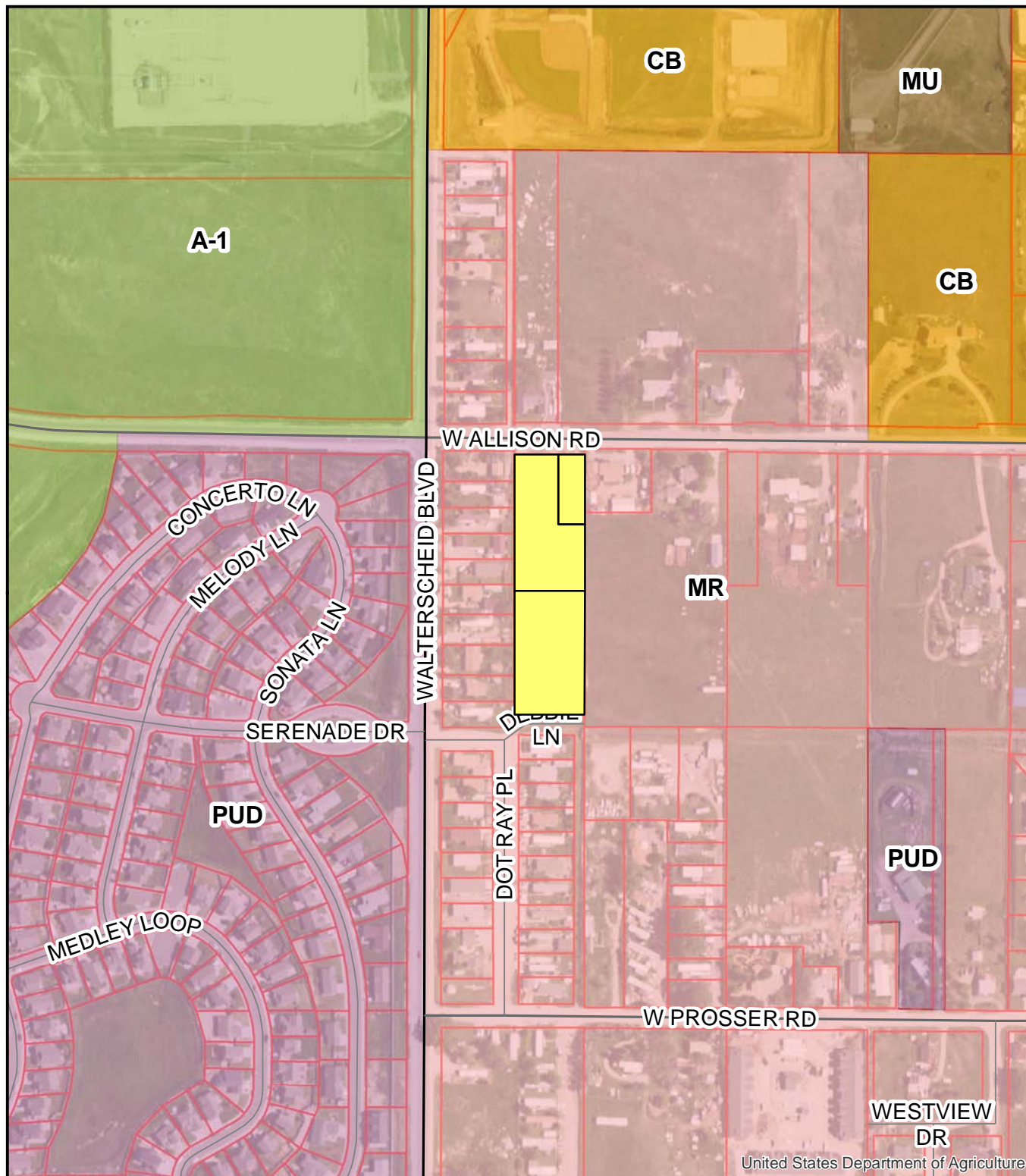
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United States Department of Agriculture

- All Other Values
- Archer Special Use District (ASU)
- Agricultural (A-2)
- Agricultural and Rural Residential (A-1)
- Agricultural Residentail (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)



Laramie County, Wyoming



Treadway Subdivision Subdivision Permit & Plat

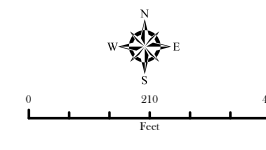
PZ-17-00238

Zoning Map

Legend

- Subject Property
- Assessment Boundary

Printed on December 1, 2017



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Cheyenne Development Services: Lisa Pafford COMMENTS ATTACHED 12/13/2017

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.

Additionally, there are some for technical changes to the map required.

County Assessor: Clarice Blanton COMMENTS ATTACHED 12/07/2017

1. We will not transfer ownership based on the Note to Assessor. After plat recordation deeds will need to be recorded with the Laramie County Clerk transferring ownership based on the Note. Joint owners will be shown on Lots 1 and 3 until deeds are filed.

County Engineer: Scott Larson COMMENTS ATTACHED 12/19/2017**Engineer Review**

1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study since neither will experience any significant changes or increases with this proposed action.

Surveyor Review

1. Plats require that dedication and acknowledgment statements must be executed by all owners of legal and equitable interests in the property being subdivided/developed. The DEDICATION includes the statement, "and do hereby dedicate the right-of-way to the public". It appears from the available public mapping on the County website that the only public right-of-way shown on the plat, DEBBIE LANE and ALLEY falling south of this subdivision, were dedicated on previously recorded adjoining plats.

2. Plats shall include the date of plat preparation, written and graphic scales, and north arrow designating true north. There are no written or graphic scales on the plat.

3. Plats require for subdivisions within one (1) mile of the city limits of Cheyenne, survey tie(s) by bearing/azimuth and the distance to two (2) of the City of the City of Cheyenne's Horizontal Control Network monuments shall be accurately described on the plat. In addition, for the purposes of enhancing the City and County GIS Program framework, all public land survey corners on or within the subdivision boundary shall have field observation coordinates provided on the plat. These coordinates shall reference Wyoming State Plane Coordinate System, East Zone, U.S. Survey foot, NAD 1983(CORS96). The coordinates shall be observed and verified at the time of the plat survey. According to an email memo from Jack Studley, Cheyenne City Surveyor "the conversion of City Ordinance requirements from the City Ground Datum system to the Wyoming State Plane Coordinate system was recently approved" and all future filings in the City should have State Plane coordinates and a combined scale factor for the project. I am not sure exactly when that would take affect or if it would specifically apply to this plat. This plat provides coordinates on the City of Cheyenne Datum only.

PLANNERS: Brad Emmons COMMENTS ATTACHED 12/18/2017

1. The 12' mutual ingress & egress easement could cause possible issues if future development or change of ownership were to occur.
2. The access provided by the 12' easement is not necessary from a planning standpoint based on the fact Lot 1 will be accessed from Debbie Lane.

BUILDING DEPT: Karen Moon COMMENTS ATTACHED 12/07/2017

NO COMMENTS AT THIS TIME. OWNER/APPLICANT IS ADVISED THAT UPON BUILDING APPLICATION SUBMITTAL, BUILDING CODE REQUIREMENTS SHALL BE ADDRESSED.

AGENCIES WITH NO COMMENTS:

Cheyenne MPO
Combined Communications Center
County Public Works Department
County Treasurer
Environmental Health Department
Sheriff's Office

AGENCIES WITH NO RESPONSE:

Cheyenne Urban Planning Office
County Attorney
County Real Estate Office
US Post Office
Emergency Management
Fire District No. 1
South Cheyenne Water & Sewer
Cheyenne Engineering Services
South Chey Community

Minutes of the Proceedings
TREADWAY SUBDIVISION PERMIT & PLAT

Laramie County Planning Commission
Prepared by the Laramie County Planning & Development Office

Laramie County Wyoming

Thursday, January 11, 2018

180111 00 The Laramie County Planning Commission met in regular session on Thursday, January 11th, 2018, at 3:30 p.m.

The members in attendance were Commissioner Jody Clark, Chairwoman; Commissioners Jason Caughey, Bert Macy, Pat Moffett, and Joe Patterson; Dave Bumann, Assistant Director; Nancy Trimble, Associate Planner; Bryan Nicholas, Associate Planner. Rauchelle Meredith, Senior Permit Technician; Antony Pomerleau, Chief Building Official.

The meeting register was signed by:
Kim Wallace, 1808 South 5th Ave
Kenneth Farrar, 1411 Lampman Ct.
Brad Emmons, 1103 Old Town Lane
Carroll Nickerson, 1816 York Ave.
Cassie Wright, 1429 Lampman Ct.
Robert Herb, 1424 Lampman Ct.
Casey Palma, 1102 West 19th St.
Nancy Olson, 615 West 20th St.
Guy Boulier, 2212 Draper Rd.
Seth Lloyd, 2101 O'Niel Ave.
Fred Skorcz, 1520 Sunny Hill Dr.
Bonita Gamble, 1430 Plum St.

03 Review and action of a Subdivision Permit and Plat for Treadway Subdivision, a replat of Tracts 1-4, Ultrea Subdivision, Laramie County, WY.

Bryan Nicholas introduced the application to the board, and provided background.

Casey Palma of Steil Surveying Services provided testimony on the application and made himself available for questioning. Mr. Palma stated that the requirements and comments from the Planning Department would be address and had no issues with addressing those comments.

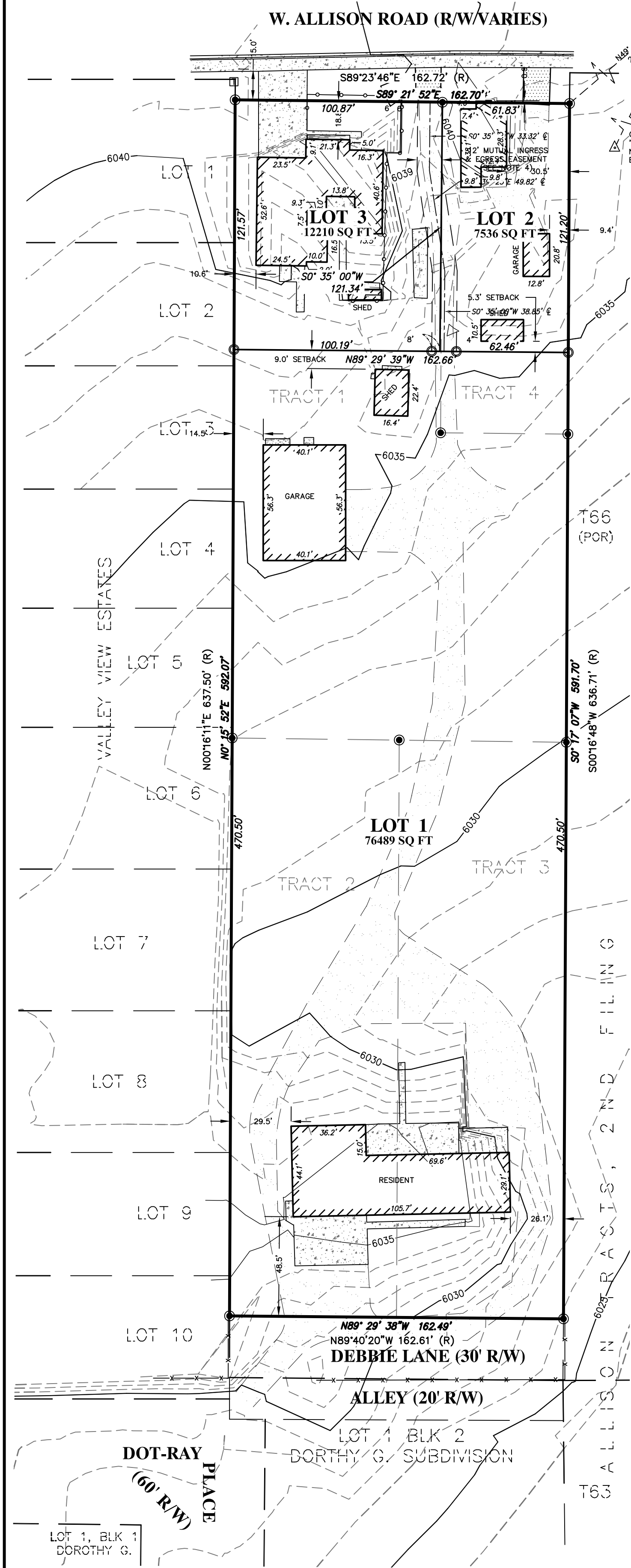
Seth Loyd- City of Cheyenne Planning & Development Dept. has stated it is in the review process for the City Conditions, and made himself available for questions.

Commissioner Clark opened the discussion for public comment. No comments from the public.

Commissioner Macy moved to approve the application with no conditions.

The motion was seconded and approved 5-0.

DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



SURVEYOR:
STEIL SURVEYING SERVICES, LLC.
1102 WEST 19th STREET
CHEYENNE, WY 82001
(307) 634-7273

OWNERS:
MATTHEW A. & DEBRA S. TREADWAY
712 DEBBIE LANE
CHEYENNE, WY 82007
(TRACTS 2 & 3, 1st FILING)

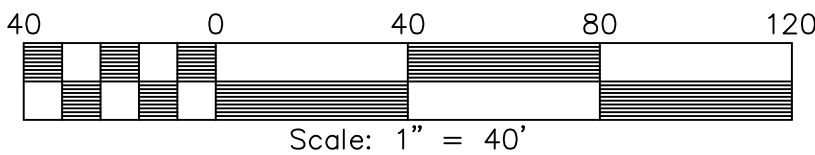
ENGINEER:
N/A

DEVELOPER:
N/A

TREADWAY REVOCABLE TRUST
713 W ALLISON RD
CHEYENNE, WY 82007
(TRACTS 1 & 4, 1st FILING)

LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/8" x 24" LONG REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED LS 3047
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATCH BASIN
- EXISTING CHAIN LINK FENCE
- EXISTING FENCE LINE
- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE



GENERAL NOTES

- BASIS OF BEARINGS - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "EAST" & "COLLEGE" AND BASED ON THE NORTH LINE OF LOT 3 BETWEEN FOUND MONUMENTS AS SHOWN.
- ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/8"x24" REBAR.
- NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M PANEL No.56021C1356F; DATED JANUARY 17, 2007.
- "12' MUTUAL INGRESS/EGRESS EASEMENT" PROVIDED AT EXISTING SHARED ACCESS TO REMAIN AND GRANTED BY AND BETWEEN ALL OWNERS OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: MATTHEW A. & DEBRA S. TREADWAY, HUSBAND AND WIFE, owners in fee simple of Tracts 2 & 3, Ultrea Subdivision, Laramie County, Wyoming AND

TREADWAY REVOCABLE TRUST (January 2, 2013), owner in fee simple of Tracts 1 & 4, Ultrea Subdivision, Laramie County, Wyoming;

Have caused the same to be surveyed, vacated and re-platted to be known as TREADWAY SUBDIVISION, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed in accordance with their desires and do hereby dedicate the right-of-way to the public as shown and grant the easements for the purposes indicated hereon.

The undersigned, their legal successors and/or assigns, do hereby further acknowledge that this final plat is being submitted to the Governing Body of the City of Cheyenne for approval pursuant to W.S. 34-12-103 and do furthermore acknowledge that W.S. 34-12-106, W.S. 34-12-108 & W.S. 24-3-101(a) may apply to the lands contained within the boundaries of this plat.

by: Matthew A. Treadway Debra S. Treadway

by: _____, as _____ for the Treadway Revokable Trust (January 2, 2013)

GENERAL INFORMATION

TOTAL SITE AREA: ±2.21 ACRES (96,234.7 SQ.FT.)
STREET R/W: N/A - EXISTING NETWORK
NUMBER OF TRACTS: 3
NUMBER OF RESIDENTIAL TRACTS: 3
AVERAGE TRACT SIZE: ± 32,078 SqFt
DETENTION AREA: N/A
EXISTING MR ZONING TO REMAIN

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.

CITY PRELIMINARY PLAT FOR TREADWAY SUBDIVISION

A REPLAT OF TRACTS 1, 2, 3 & 4, ULTREA SUBDIVISION, SITUATED IN SECTION 8, T.13N., R.66W., 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED OCTOBER, 2017

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF ULTREA SUBDIVISION, LARAMIE COUNTY, WYOMING.

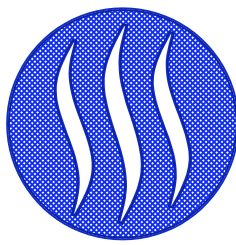
NOTE:

PURPOSE OF REPLAT: THIS PLAT INTENDS TO REPLAT THE EXISTING LOTS (LOT LINE ADJUSTMENT) TO REALIGN THE LOT BOUNDARIES WITH EXISTING THREE (3) SINGLE-FAMILY USES.

NO CHANGES TO THE EXISTING USE(S) ARE PROPOSED.

REVISED: 11/15/2017

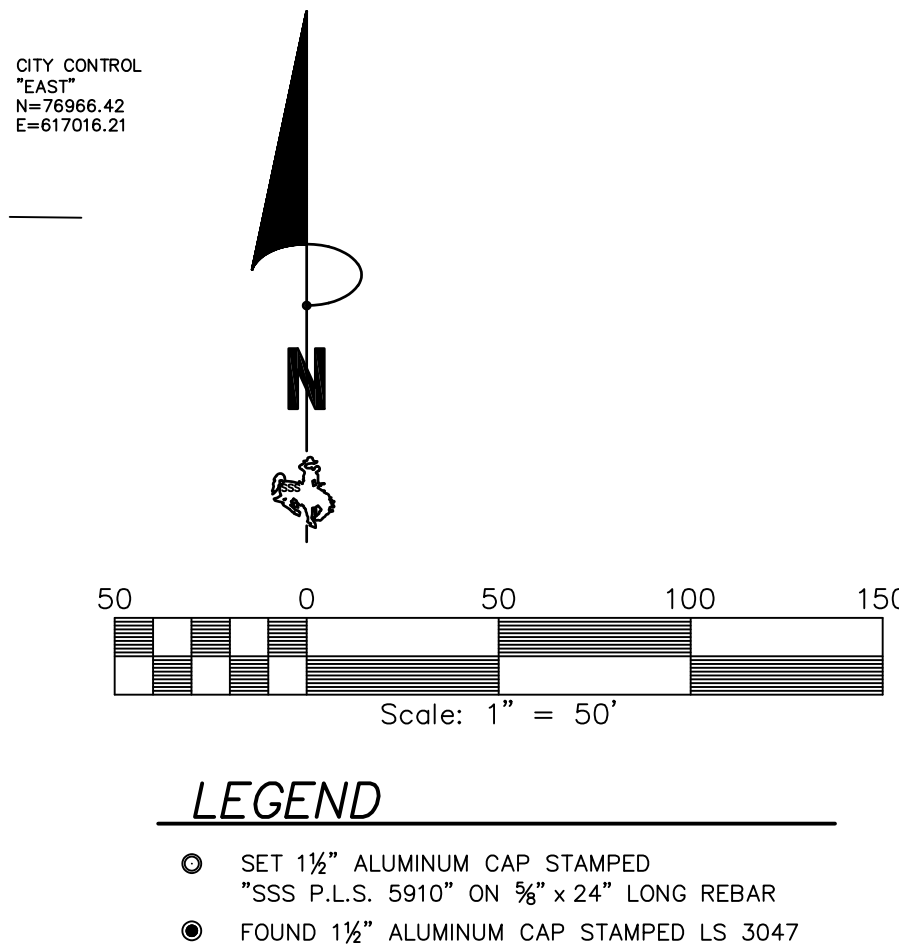
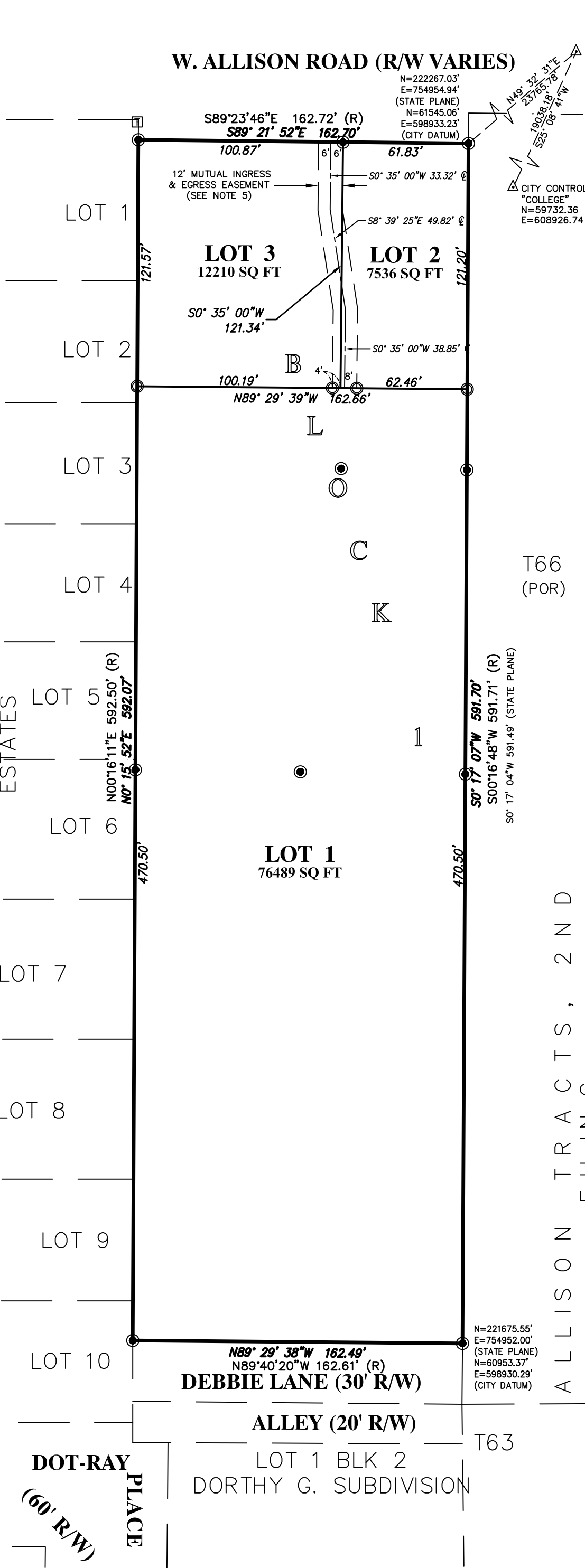
2017DWG/ 17322 ULTREA SUB PRELIMINARY PLAT.DWG



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

1102 WEST 19th ST. CHEYENNE, WY. 82001 (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 (307) 322-9789
www.SteilSurvey.com info@SteilSurvey.com

DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



GENERAL NOTES

- 1. BASIS OF BEARINGS - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "EAST" & "COLLEGE" AND BASED ON THE NORTH LINE OF LOT 3 BETWEEN FOUND MONUMENTS AS SHOWN.
- 2. WYOMING STATE PLANE, COORDINATES EAST ZONE, NAD83-2011, US SURVEY FEET, COMBINATION FACTOR = 0.99966333
- 3. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/8"x24" REBAR.
- 4. NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.56021C1356F; DATED JANUARY 17, 2007.
- 5. "12' MUTUAL INGRESS/EGRESS EASEMENT" PROVIDED AT EXISTING SHARED ACCESS TO REMAIN AND GRANTED BY AND BETWEEN ALL OWNERS OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.

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DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: MATTHEW A. & DEBRA S. TREADWAY, HUSBAND AND WIFE, owners in fee simple of Tracts 2 & 3, Ultrea Subdivision, Laramie County, Wyoming AND

TREADWAY REVOCABLE TRUST (January 2, 2013), owner in fee simple of Tracts 1 & 4, Ultrea Subdivision, Laramie County, Wyoming;

Have caused the same to be surveyed, vacated and re-platted to be known as TREADWAY SUBDIVISION, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed in accordance with their desires and do hereby grant the easements for the purposes indicated hereon.

The undersigned, their legal successors and/or assigns, do hereby further acknowledge that this final plat is being submitted to the Governing Body of the City of Cheyenne for approval pursuant to W.S. 34-12-103 and do furthermore acknowledge that W.S. 34-12-106, W.S. 34-12-108 & W.S. 24-3-101(a) may apply to the lands contained within the boundaries of this plat.

by: Matthew A. Treadway Debra S. Treadway

by: as for the Treadway Revokable Trust (January 2, 2013)

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this day of 2017 by Matthew A & Debra S. Treadway AND BY as for Treadway Revokable Trust (January 2, 2013).

Notary Public, Laramie County, Wyoming

My Commission Expires:

CITY APPROVAL

Approved by the City of Cheyenne Planning Commission this day of 2017.

Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this day of 2017.

by: Mayor ATTEST: City Clerk

COUNTY APPROVAL

Approved by the Laramie County Planning Commission this day of 2017.

Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this day of 2017.

Chairman ATTEST: County Clerk

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF ULTREA SUBDIVISION, LARAMIE COUNTY, WYOMING.

NOTE TO ASSESSOR

OWNERS OF THE LANDS CONTAINED WITHIN THIS PLAT, BY WAY OF THEIR PREVIOUS DEEDED OWNERSHIP AND THEIR SIGNATURES AFFIXED HEREON HEREBY CERTIFY THAT BY THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, FOLLOWING THE RECORDING OF THIS PLAT, THE OWNERSHIP OF LOTS CONTAINED WITHIN THIS PLAT SHALL BE AS FOLLOWS:

MATTHEW A. & DEBRA S. TREADWAY, HUSBAND AND WIFE: TRACT 1

TREADWAY REVOCABLE TRUST (January 2, 2013): TRACTS 2 & 3

CERTIFICATE OF SURVEYOR

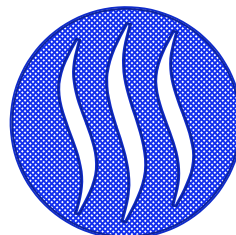
I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision;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

TREADWAY SUBDIVISION

A REPLAT OF TRACTS 1, 2, 3 & 4, ULTREA SUBDIVISION,

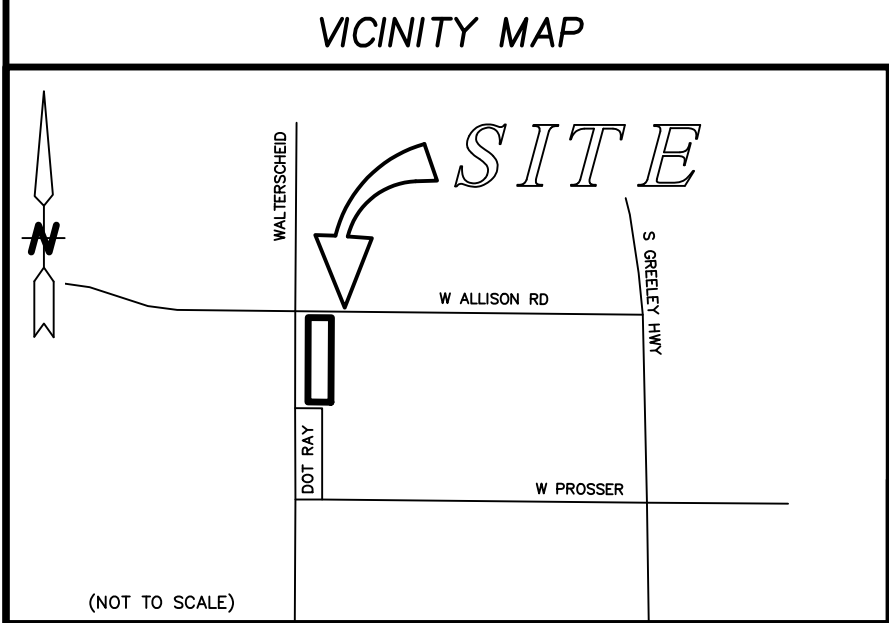
SITUATED IN SECTION 8, T.13N., R.66W., 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED OCTOBER, 2017



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REVISED: 01/23/2018
2017DWG/ 17322 ULTREA SUB PRELIMINARY PLAT.DWG

FILING RECORD

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
TREADWAY SUBDIVISION, A REPLAT OF TRACTS 1 - 4,
ULTREA SUBDIVISION, 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 MR-Medium Density Residential zone district; and

WHEREAS, this resolution is the subdivision permit for Treadway Subdivision.

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 MR – Medium Density Residential zone district.

and the Board approves the Subdivision Permit and Plat for Treadway Subdivision with no conditions.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2018.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Buck Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney