A. APPROVAL OF MINUTES
   I. September 2019 Minutes
      Documents:
      09.19.19 MINUTES.DOCX

B. COMMUNICATION

C. PUBLIC HEARINGS
   I. Ary Simple Subdivision
      Documents:
      ARY SIMPLE SUBDIVISION.PDF
MEMBERS PRESENT
Todd Hildebrand, Chairman
Bob Jordan, Vice Chair
Marc Matlick, Member
Kurt Siebenaler, Member

MEMBERS ABSENT
Miles Williams, Member

STAFF MEMBERS PRESENT
Megan Nelms, Planner and Zoning Administrator
Melissia Kershner, County Recorder

The meeting was brought to order by Chairman Hildebrand at 7:00 p.m.

Approval of Minutes

Chairman Hildebrand called for a motion for the approval of the minutes from the August 15, 2019 County Planning Commission meeting. Marc Matlick motioned; Kurt Siebenaler seconded. Kurt Siebenaler then requested a correction. He noted that Kevin King, Public Works Director, had not attended the meeting. The correction was noted. Commissioner Matlick amended the motion to approve the minutes from August as corrected. Commissioner Siebenaler concurred. All voted Aye. Motion carried.

Case No. 19.02 COMP – Aspen Heights Subdivision, Phase II
Leitzke Investments, LLC/Doyle Land Surveying

Chairman Hildebrand introduced the case and asked staff to present. Megan Nelms presented the case, and recommended approval of the final plat, pending completion of all planning considerations.

Chairman Hildebrand asked if there were any questions or comments from the Board. There were none. He asked for comments from the audience. Rod Bradley, 4411 Dakota Street, approached the Board. He feels the approach from Dakota Street to the proposed subdivision is going to heavily disrupt the neighborhood. He stated that it’s a narrow street with sidewalks on only one side and he is worried about the impact it will have.

Megan responded by thanking Mr. Bradley for coming to the meeting, however, for this subdivision, the City will be responsible for reviewing and approving all development review. That would include infrastructure and road access. Once the final plat is approved by the County to create a legal lot, the applicant intends to submit a petition for annexation to the City. The Board thanked him for his feedback and Megan suggested he and his neighbors meet and plan to attend the City Planning Commission and Council meetings concerning the future development of the area. They should watch for letters in the mail from the City regarding meeting dates and times.
Chairman Hildebrand asked if there were any other comments or discussion. There were none. With that, he asked for a motion. Commissioner Jordan moved to approve case number 19.02 COMP, Aspen Heights Subdivision, Phase II, pending completion of all planning considerations, as presented. Commissioner Matlick seconded. Voting was as follows:

- Bob Jordan: Yes
- Todd Hildebrand: Yes
- Kurt Siebenaler: Yes
- Marc Matlick: Yes

Motion Carried: 4/0.

Adjournment

There being no further business to come before the Board, Chairman Hildebrand adjourned the meeting at 7:12 p.m.

Chairman Hildebrand, Planning Commission Chairman

NOTE: Campbell County Planning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.
ENCLOSURE 1

19.05 CRSD

ARY SIMPLE

SUBDIVISION
Ary
Simple Subdivision
October 8, 2019

Planning Commissioners Meeting
October 17, 2019

Board of Commissioners Meeting

**Applicant:** Stacy L. Ary Trust

**Agent:** Doyle Surveying

**Summary:** The applicant is proposing to subdivide 51.16 acres into two parcels, a 16.07-acre tract and a 35.09-acre tract. It should be noted that the proposed 35.09-acre tract cannot be further subdivided through the Simple Subdivision process.

**Legal Description:** A portion of the SW¼, Section 6, T50N, R70W

**Location:** The property is located on the west side of American Road, approximately 5 miles north of the American Road I-90 exit.

**Current Zoning:** Unzoned

**Proposed Zoning:** Unzoned – No zoning required outside the Joint Plan Boundary

**Existing Land Use:** Vacant grasslands. There is an existing home on the proposed 16.07 acre tract

**Adjacent Land Use:**
- North: Scattered residences on larger tracts, UZ
- South: Scattered residences on larger tracts, UZ
- East: Scattered residences on larger tracts, UZ
- West: Scattered residences on larger tracts, UZ
**Water Source:** Individual Wells

**Wastewater:** Individual Septic Systems

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**Planning Considerations:**

1. Sealed, original Record of Survey

2. Original, signed Simple Subdivision Application

   1. Proposed Tract 1 is in a flag lot configuration. Per Section 7.4(l) flag lots are generally prohibited because they have often been used to avoid building a street to serve a subdivision, and their use increases the number of approaches onto roads.

   The configuration of Tract 1 should be revised to remove the flag lot.

2. Survey Revisions:
   a. On the Patriot Lane easement, the ROS shows the record bearing as 64°59′53″ but the Survey Plat show 65°08′43″. The rest of the record bearings and distances on the ROS match the Survey.
   b. Why is “formerly described as” being added to the legal descriptions?

3. Cosmetic Revisions:
   a. Label the easement as AMERICAN ROAD not American Ranch Road.
   b. Label each parcel legal description as Tract 1 & Tract 2

4. Standard Planning Considerations:
   a. Owners & Encumbrance Report (not less than three months old)
   b. Consent to Subdivide
   c. Publisher’s Affidavit

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**Staff Recommendation:** Staff recommends APPROVAL of the proposed simple subdivision, pending completion of all planning considerations.

**Planning Commission Recommendation:**

**Board of Commissioners' Decision:**
# Simple Subdivision Application

**Isolated Parcel (35+ Acres) Record of Survey Division**

**Subdivision Permit**

## Applicant Information

<table>
<thead>
<tr>
<th>Name of Applicant:</th>
<th>Stacy L. Ary, Trust</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Phone Number:</td>
<td>608-944-8307</td>
</tr>
<tr>
<td>Applicant Fax Number:</td>
<td>608-944-43</td>
</tr>
<tr>
<td>Applicant Mailing Address:</td>
<td>P.O. Box 10116, Gillette, WY 83217</td>
</tr>
<tr>
<td>Applicant Email Address:</td>
<td><a href="mailto:slahobbs@bresnan.net">slahobbs@bresnan.net</a></td>
</tr>
<tr>
<td>Relationship of Applicant to Property:</td>
<td><strong>Owner</strong></td>
</tr>
</tbody>
</table>

## Agent Information

| Name of Authorized Agent (if applicable): | Doyle Surveying Inc. |
| Agent Phone Number: | 307-686-2410 |
| Agent Fax Number: | 605-205-4 |
| Agent Mailing Address: | 801 E 4th St., Ste. 15, Gillette, WY 83216 |
| Agent Email: | dls@ven.com |

The applicant requests to receive correspondence from the Planning Department regarding any submittals received or changes made regarding this application.

*Stacy L. Ary*  
*Date: 9-12-2019*

## Information Required for Review:

1. **Legal Description of Area:**  
   Pr. SW'14 Sec 6, T50N, R70W

2. Parcel to be divided is a quarter of a quarter section, or, if larger than a quarter of a quarter section, is less than seventy acres.  
   Total Proposed Area for this Subdivision: **51.175** Acres

3. Parcel is surrounded by land owned by others than the applicant.

4. Parcel is being divided into **two (2)** tracts

5. Parcel sizes both exceed ten (10) acres in size:  
   - Parcel 1: **67.8** Acres  
   - Parcel 2: **35.09** Acres

*Received: SEP 12 2019*
Landowner’s Certification:

The above or foregoing subdivision of Section 6, T50N, R10W, of Sth P.M., as appears on the attached Record of Survey, is made with the free consent, and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct survey of the area as it is divided into two parcels;

That ingress and egress and utility easements have been provided to each parcel by binding and recordable easements of not less than forty (40).

There will be no proposed domestic water source, public sewage disposal system or public maintenance of streets or roads. Maintenance of streets or roads will be the responsibility of the lot owners.

Landowner acknowledges that parcels created under this section shall not be eligible for further subdivision under the reduced minimum requirements provided by this section.

Executed this 12th day of September A.D., 2019 by

Stacy L. Ary
Owner

Stacy J. Ary
Owner

STATE OF WYOMING  
COUNTY OF CAMPBELL  

The foregoing Subdivision Application was acknowledged before me by Stacy L. Ary this 12th day of September, 2019.

Notary Public

My Commission Expires: 01-04-2023

CERTIFICATE OF APPROVAL – CAMPBELL COUNTY PLANNING COMMISSION:

The foregoing Subdivision Application dated _____________, 20___, by ____________________, and the attached Record of Survey dated _____________, 20___, is approved by the Campbell County Planning Commission this ____________ day of _____________, 20___, A.D.

Chairman of the Planning Commission

Attest:

Clerk of the Planning Commission
SUBDIVISION PERMIT APPROVAL – CAMPBELL COUNTY BOARD OF COMMISSIONERS

The foregoing Subdivision Application dated ________________, 20__ by ___________________ and
the attached Record of Survey dated ____________________, 20__ is approved by the Board of
Commissioners in and for the County of Campbell, State of Wyoming, this ___ day of _____________, 20__,
A.D.

________________________
Chairman of the Board

Attest:

________________________
Clerk of the Board
Record of Survey
PART OF
SW1/4 SECTION 6
TSON, R70W OF THE SIXTH P. M.
Campbell County, Wyoming

LEGEND
○ FOUND CORNER MONUMENT
• SET STEEL REBAR W/ ALCAP MARKED "RLS 2333"
RM (DIST) ON REFERENCE MARKERS
BASIS OFbearing
WEST LINE SECTION 6
N00°59'56"W

SURVEYOR'S CERTIFICATE
I, Richard T. Doyle, of Gillette, Wyoming, hereby certify that this plat was made from notes taken during and actual survey performed under my direct supervision during the months of February and March, 2019, and that said survey is accurately represented on this plat and is set out on the ground as shown hereon.

PREPARED BY:
DOYLE SURVEYING, INC.
801 E. Fourth St., Ste 15
Gillette, WY 82716
PH: (307) 686-2410

PREPARED FOR:
Stacy L. Ary Trust
P.O. Box 1016
Gillette, WY 82717

DATE OF PREPARATION: 9-12-2019
LAND DESCRIPTION

A tract of land situated in the SW1/4 of Section 6, Township 50 North, Range 70 West of the Sixth Principal Meridian, Campbell County, Wyoming Said tract of land being described more particularly as follows:

Beginning at a point of the West section line of said Section 6 from which the Southwest section corner of Section 6 lies S00°59'56"E a distance of 1066.19 feet, formerly described at S01°05'18"E a distance of 1067.40 feet;

Thence N00°59'56"W along the said West section line of Section 6, formerly described as N01°05'18"W, a distance of 716.05 feet;

Thence N89°28'14"E a distance of 904.94 feet;

Thence S01°10'07"E a distance of 940.03 feet;

Thence N64°59'53"W, formerly described as N64°59'53"W, a distance of 525.81 feet;

Thence S89°07'03"W a distance of 435.10 feet, formerly described as S88°53'32"W a distance of 436.25 feet to the point of beginning.

Said tract of land contains 16.078 Acres more or less, subject to all right, restrictions, reservations and/or easements of sight and record.
LAND DESCRIPTION

A tract of land situated in the SW1/4 of Section 6, Township 50 North, Range 70 West of the Sixth Principal Meridian, Campbell County, Wyoming. Said tract of land being described more particularly as follows:

Commencing at a point of the West section line of said Section 6 from which the Southwest section corner of Section 6 lies S00° 59'56"E a distance of 1066.19 feet, formerly described at S01°05'18"E a distance of 1067.40 feet;

Thence N00° 59'56"W along the said West section line of Section 6, formerly described as N01° 05'18"W, a distance of 716.05 feet to the TRUE POINT OF BEGINNING;

Thence N00° 59'56"W along the said West section line of Section 6, formerly described as N01° 05'18"W, a distance of 198.43 feet;

Thence N88° 11'42"E a distance of 2048.34 feet, formerly described as N88° 02'42"E a distance of 2048.63 feet, to the centerline of American Ranch Road;

Thence S08° 11'16"E a distance of 644.54 feet, formerly described as S08°20'06"E a distance of 644.56 feet, along the said centerline of American Ranch Road;

Thence S08° 11'16"E a distance of 328.95 feet, formerly described as S08°20'06"E a distance of 328.96 feet, along the said centerline of American Ranch Road;

Thence S75° 20'25"W a distance of 1161.09 feet, formerly described as S75°11'35"E a distance of 1161.12 feet;

Thence N64° 59'53"W, formerly described as N64°59'53"W, a distance of 149.13 feet;

Thence N01° 10'07"W a distance of 940.03 feet;

Thence S89° 28'14"W a distance of 904.94 feet to the point of beginning.

Said tract of land contains 35.097 Acres more or less, subject to all right, restrictions, reservations and/or easements of sight and record.
CORRECTIVE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that STACY L. ARY FORMERLY KNOWN AS STACY L. HOBBS, hereinafter called Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and quitclaims to STACY L. ARY, TRUSTEE OF THE STACY L. ARY TRUST DATED SEPTEMBER 1, 2016, of 479 Patriot Lane, Gillette, Wyoming 82718, hereafter called Grantee, all the of Grantor’s right, title, and interest in and to the following described lands situated in Campbell County, State of Wyoming, to wit:

A tract of land located in a portion of the SW¼ of Section 6, Township 50 North, Range 70 West, of the 6th P.M., Campbell County, Wyoming, being more particularly described as follows:

Commencing at the Southwest corner of said Section 6; thence N01°05'18"W, 1,067.40 feet to the point of beginning; thence N01°05'18"W, 914.97 feet; thence N88°02'42"E, 2048.63 feet; thence S08°20'06"E, 973.52 feet; thence S75°12'01"W, 1,161.62 feet; thence N65°08'43"W, 674.96 feet; thence S88°53'32"W, 436.25 feet to the point of beginning.

Subject to any and all existing easements, right of ways and other encumbrances whether of record or not of record.

Street Address: 479 Patriot Lane, Gillette, Wyoming 82718.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN WITNESS WHEREOF, the Grantor as aforesaid has hereunder set her hand and seal this 4th day of May, 2017.

GRANTOR:

STATE OF WYOMING )
COUNTY OF CAMPBELL ) SS

The foregoing Corrective Quitclaim Deed was acknowledged before me by STACY L. ARY
P/K/A STACY L. HOBBS, this 4th day of May, 2017.
Witness my hand and official seal.

Notary Public
My Commission Expires:

1032259 Recorded on 05/04/2017 at 01:00
Book 3082 of PHOTOS
Pages 322 to 322
Susan F. Saunders, Campbell County Clerk
by: S. ROBERTS
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<th>Mailing City</th>
<th>Mailing St</th>
<th>Mailing Zip</th>
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<td>Robert L &amp; Jane E Johnson</td>
<td>Po Box 2373</td>
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<td>Aric N &amp; Marissa L Peterson</td>
<td>Po Box 1966</td>
<td>Gillette</td>
<td>WY</td>
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<tr>
<td>Andrew W &amp; Marcia L Jordan</td>
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<tr>
<td>Ary Stacy L Trust</td>
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<td>WY</td>
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<tr>
<td>Tyrel G &amp; Sarah L Anderson</td>
<td>500 Hope Dr</td>
<td>Gillette</td>
<td>WY</td>
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<tr>
<td>Melgaard Family Limited Partnership</td>
<td>Po Box 2408</td>
<td>Gillette</td>
<td>WY</td>
<td>82717</td>
</tr>
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</table>
NOTICE OF APPLICATION FOR SUBDIVISION PERMIT

NOTICE IS HEREBY GIVEN THAT STACY L. ARY TRUST, GILLETTE, WYOMING APPLIED FOR A PERMIT TO SUBDIVIDE PART OF THE SW1/4 OF SECTION 6, T50N, R70W, CAMPBELL COUNTY, WYOMING. A FINAL PLAT WILL BE REVIEWED AT THE CAMPBELL COUNTY PLANNING COMMISSION MEETING ON OCTOBER 17, 2019 AT 7:00 P.M. IN THE CAMPBELL COUNTY COMMISSION CHAMBERS AT 500 SOUTH GILLETTE AVENUE. THE PLAT CAN BE REVIEWED AT THE CAMPBELL COUNTY PUBLIC WORKS DEPARTMENT, 500 SOUTH GILLETTE AVENUE, GILLETTE, WYOMING.