

RESOLUTION NO. 13-2009

THE ADOPTION OF THE CROOK COUNTY RESIDENTIAL MINOR
SUBDIVISION RULES AND REGULATIONS, AND AMENDMENTS TO THE
CROOK COUNTY SUBDIVISION RESOLUTION.

WHEREAS, the Board of County Commissioners in an for Crook County, Wyoming first adopted the Crook County Subdivision Resolution, November 10, 1993; and

WHEREAS, the Board of County Commissioners in an for Crook County, Wyoming amended the Crook County Subdivision Resolution, August 8, 2001, September 6, 2006 and May 2, 2007; and

WHEREAS, the Board of County Commissioners, the Crook County Land Use Planning & Zoning Commission and Crook County staff felt that it would be more convenient, and the public would be better served if Section 4. of Chapter II entitled Minor Subdivisions was repealed from the Crook County Subdivision Resolution and developed into a separate stand alone document; and

WHEREAS, the Board of County Commissioners, the Crook County Land Use Planning & Zoning Commission and Crook County staff felt deficiencies existed that needed to be corrected within Section 4. of Chapter II entitled Minor Subdivisions that had the potential to cause hardship for the public and emergency services of Crook County, Wyoming; and

WHEREAS, the Board of County Commissioners in an for Crook County, Wyoming find it necessary to amended the Crook County Subdivision Resolution to reflect the legislative amendments made to Title 18, Article 3-REAL ESTATE SUBDIVISIONS of the Wyoming Statutes.; and

WHEREAS, the Board is charged under State law with promoting the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of Crook County, Wyoming pursuant to W. S. §18-5-201; and the regulation and control of the subdivision of land in the unincorporated areas of Crook County pursuant to W. S. §18-5-301 through §18-5-315, W. S. §34-12-101 through §34-12-115, and W. S. §16-3-101 through §16-3-115, as amended.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS IN AND FOR CROOK COUNTY, WYOMING, that the "Crook County Residential Minor Subdivision Rules and Regulations" are approved and adopted and that the "Crook County Subdivision Resolution" is amended, approved and adopted; and that any rules, regulations, policies and/or procedures previously adopted and in conflict with this Resolution are hereby rescinded and of no further force or effect

Dated this 3rd day of August 2009.

BOARD OF COUNTY COMMISSIONERS IN
AND FOR CROOK COUNTY, WYOMING

BY John A. Moline Jr.
JOHN A. MOLINE JR., CHAIRMAN

BY J. W. Hadley
J. W. HADLEY, VICE-CHAIRMAN

BY Kelly B. Dennis
KELLY B. DENNIS, MEMBER



State of Wyoming }
 }
County of Crook }

Signed or attested before me on August 3, 2009 by John A. Moline, Jr., Chairman,
J. W. Hadley, Vice-Chairman and Kelly B. Dennis, Member, Board of Crook County
Commissioners.

Connie D. Tschetter

CONNIE D. TSCHETTER, CROOK COUNTY CLERK



(Seal)

MY TERM EXPIRES THE FIRST
MONDAY IN JANUARY 2011

My commission expires: _____



CROOK COUNTY

SUBDIVISION RESOLUTION

Approved and adopted: November 10, 1993

Amended: August 8, 2001

Amended: September 6, 2006

Amended: May 2, 2007

Amended: August 3, 2009

CROOK COUNTY
SUBDIVISION RESOLUTION

State of Wyoming

Amended: August 3, 2009

I certify that the attached is a true and correct copy of the Crook County Subdivision Resolution, Crook County, Wyoming adopted pursuant to and in accordance with the authority vested in the Board of County Commissioners of Crook County by the statutes of the State of Wyoming, Sections 18-5-301 through 18-5-315, and Sections 34-12-101 through 34-12-115, and Sections 16-3-101 through 16-3-115, as amended.

This is an amendment to Chapter II, in which Section 4, Minor Subdivisions, was repealed. The Crook County Minor Subdivision Application was removed, and the Affidavit Concerning Sale or Transfer of Real Property was amended.

This amended Subdivision Resolution supersedes all other Subdivision Resolutions previously filed.

Prior to adoption this amended Subdivision Resolution was made available for public inspection on the 16th day of April, 2009. A notice was also published in the Sundance Times, the Moorcroft Leader, and the Wyoming Pioneer at least 45 days before this amended Subdivision Resolution was adopted by the Board of County Commissioners.

The attached amended Subdivision Resolution is effective immediately upon filing with the Crook County Clerk.

Signed this 3rd day of August, 2009.

CROOK COUNTY CLERK



Connie D. Tschetter



TABLE OF CONTENTS

CHAPTER I
GENERAL PROVISIONS

<u>Section No.</u>	<u>Subject</u>	<u>Page No.</u>
1	Title	1
2	Authority	1
3	Purpose	1
4	Application and Exemptions	1-4

CHAPTER II
PROCEDURES AND REQUIREMENTS FOR PLATTING

<u>Section No.</u>	<u>Subject</u>	<u>Page No.</u>
1	Pre-application and Sketch Plat	4-5
2	Preliminary Plat	5-9
3	Final Plat	9-25
4	Corrected Plats	25-26
5	Required Findings	26

CHAPTER III
DESIGN AND ENGINEERING STANDARDS

<u>Section No.</u>	<u>Subject</u>	<u>Page No.</u>
1	General Standards	26-27
2	Lots, Blocks, and Tracts	27-28
3	Roads and Streets	28-30
4	Water and Sewer Standards	30-32
5	Curbs and Gutters	32
6	Sidewalks	32
7	Street Lighting	32
8	Fire Safety Standards	33
9	Drainage	33-34
10	Utility Easements	34
11	Monuments	34
12	Maintenance of Improvements	34-35
13	Guarantees	35
14	Inspections	35-36

CHAPTER IV
ADMINISTRATION AND ENFORCEMENT

<u>Section No.</u>	<u>Subject</u>	<u>Page No.</u>
1	Administration	36
2	Approval by City or Town	36
3	Fees	36-37
4	Variances	37
5	Vacations	37-38
6	Appeals	38
7	Investigatory Powers	38-39
8	Enforcement	39
9	Penalties	39
10	Severability	39
11	Definitions	39-42
12	Forms	42
13	Effective Date and Approval	42-43

**CHAPTER I
GENERAL PROVISIONS**

Section 1. Title. This resolution shall be known, cited and referred to as the "Crook County Subdivision Fourth Amendment".

Section 2. Authority. This resolution is adopted pursuant to and in accordance with the authority vested in the Board of County Commissioners of Crook County by the statutes of the State of Wyoming, Sections 18-5-301 through 18-5-315, and Sections 34-12-101 through 34-12-115, and Sections 16-3-101 through 16-3-115, as amended.

Section 3. Purpose. This resolution is enacted for the purpose of implementing the Crook County Subdivision Rules and Regulations by the establishment of requirements and procedures to regulate and control the design and improvement of all subdivision of land within the County to ensure that they are consistent with the goals and policies of the Subdivision Rules and to achieve the following additional purposes:

- a. To insure orderly development in conformance with the duly established county roads.
- b. To establish standards and procedures for the protection of the common interests of the general public, the landowner and the subdivider.
- c. To protect the character and value of lands and buildings throughout the County and minimize conflicts among the uses of land and buildings.
- d. To provide for safe and adequate transportation systems, utilities and other public facilities.
- e. To establish adequate and accurate records of land subdivision.
- f. To encourage the use of innovative land planning and urban design techniques.
- g. To provide for proper drainage, domestic and irrigation water supply and distribution, and sewage disposal systems.
- h. To give landowners alternative choices in the land sites they choose.
- i. To comply with changes made in the Wyoming State Statutes.

Section 4. Application and Exemptions.

- a. **Application.**

(1) **Application.** These regulations shall apply to all unincorporated lands in Crook County, Wyoming, and if within one mile of any city or town are in addition to any regulation of any city or town as stated herein.

(2) **Law.** No person shall sell land subject to subdivision regulation under Wyoming Statute Title 18, Chapter 5, Article 3, record a plat or commence the physical layout or construction of a subdivision without first obtaining a Subdivision Permit from the Board of County Commissioners of Crook County, Wyoming in accordance with Wyoming State statute 18-5-304 and these regulations, subject to penalty of law.

(3) **Subdivision.** The creation or division of a lot, tract, parcel or other unit of land for the immediate or future purpose of sale, building development or redevelopment, for residential, recreational, industrial, commercial or public uses. The word "subdivide" or any derivative thereof shall have reference to the term subdivision, including mobile home courts, the creation of which constitutes a subdivision of land.

(4) **Definitions.** See Chapter VI Section 11.

b. **Exemptions.** Unless the method of sale or other disposition is adopted for the purpose of evading the provisions of this resolution, these subdivision rules and regulations shall not apply to the following:

(1) The division of land made outside of a platted subdivision for the purpose of a single gift or sale to a member of the landowner's immediate family, subject to the following requirements:

(a) A member of the immediate family is limited to any person who is a natural or adopted child, stepchild, spouse, sibling, grandchild, grandparent or parent of the landowner; **and**

(b) The purpose of the division is to provide for the housing, business or agricultural needs of the grantee; **and**

(c) The parcel created shall be titled in the name of the grantor for a period of not less than five (5) years prior to the division and parcels created under this exemption shall be titled in the name of the immediate family member for whom the division is made for a period of not less than one (1) year unless such parcel is subject to involuntary transfer including, but not limited to, foreclosure, death, judicial sale, condemnation or bankruptcy; **and**

(d) No parcel smaller than five (5) acres created under this exemption shall be further divided unless the owner obtains a proper subdivision permit; **and**

(e) Where the landowner is a corporation and eighty percent (80%) of the shares are held by individuals related by blood or marriage, the sale or gift may be made subject to the provisions of this section to an immediate family member of any shareholder who

has owned at least five percent (5%) of the outstanding shares for at least five (5) years continuously before the date of the sale or gift.

(2) The division of land created by any court of this State pursuant to the law of eminent domain, by operation of law or by order of any court in the State.

(3) The division of land created by a lien, mortgage, deed of trust or any other security instrument, easements and rights-of-way.

(4) The division of land concerns lands located within incorporated cities and towns.

(5) The division of land created by the sale or other disposition of land to the State of Wyoming or any political subdivision thereof.

(6) The division of land affects railroad rights-of-way.

(7) The division which is a sale or other disposition of land for agricultural purposes or affects the alignment of property lines for agricultural purposes.

(8) The division of land created by boundary line adjustments where the parcel subject of the sale or other disposition is adjacent to and merged with other land owned by the grantee.

(9) The division of land creates cemetery lots.

(10) The division of land created by the acquisition of an interest in land in the name of the husband and wife or other persons in joint tenancy or as tenants in common, and the interest shall be deemed for purposes of the section as only one (1) interest.

(11) The division of land creating a parcel five (5) acres or less for the purpose of establishing unmanned communication facilities, compressor stations, metering stations, fiber optic booster stations or similar unmanned facilities.

(12) The division which creates a cluster development pursuant to and in accordance with Wyoming Statute Title 18, Chapter 5, Article 4.

(13) The sale or other disposition of land where the parcels involved are thirty five (35) acres or larger and meets the following requirements:

(a) Ingress and egress and utility easements are provided to each parcel by binding and recordable easements of not less than forty feet (40') nor more than sixty feet (60') in width to a public road; **OR**

(b) The Buyer, Grantee, or Transferee, in a binding and recordable document, specifically waives the above.

(14) The transfer of ownership is not a further division of land; merely the transfer of land that was previously divided.

(15) The Transferor of property, claiming exemption under this section, shall complete and record in the Office of the County Clerk an Affidavit stating which of the above exemption(s) apply. Any division of land that is not exempt or does not comply with these rules may be subject to criminal and civil penalties as provided by law.

CHAPTER II PROCEDURES AND REQUIREMENTS FOR PLATTING

Section 1. Pre-application and Sketch Plat.

a. **Pre-application.** Prior to the submission of a Preliminary Plat as required by these regulations, the subdivider should contact the Crook County Clerk to purchase a copy of these rules and regulations, and an attorney of their choice and a Wyoming Registered Engineer and Land Surveyor to determine:

- (1) Procedures for filing Preliminary, Final, and Minor Subdivision Plats.
- (2) Availability of public water and sewer; requirements when public systems are not readily available, public utilities, public access, garbage removal, drainage, etc.
- (3) Requirements of County for Road Access, schools, parks and other open space.
- (4) The location and extent of any flood plains as shown by maps in the office of the Natural Resources Conservation Service (NRCS) Office or any Federal Agency.
- (5) Soil types and problems on the property as shown on available soil survey maps prepared by the NRCS.
- (6) The subdivider may discuss with the Clerk or any other appropriate agency his tentative proposals for the development of the property.

b. **Sketch Plat.** The subdivider may submit a Sketch Plat of the proposed subdivision to the County Commissioners prior to the submission of a Preliminary Plat. The County Commissioners may review the Sketch Plat at its next regular meeting with regard to conformance with the general design standards and improvement standards required herein and make their comments known to the subdivider within ten (10) days from the date of review. A Sketch Plat shall be prepared to include the following:

- (1) A map showing the general location of the subdivision and the total development area, the property boundaries of the area, north arrow, name of subdivision, and name, mailing and physical address, and phone number of subdivider.

(2) Topographic contours from available information such as U.S.G.S. topographic maps (7 1/2 minutes series).

(3) A lot, street, park and open-space layout indicating general scaled dimensions of lots.

(4) Type of domestic water system proposed and who will provide them.

(5) Type of sewer system proposed and who will provide them.

(6) The acreage of the total development area within approximately ten percent (10%) error.

(7) The names and mailing addresses of record owners of property adjacent to the proposed subdivision.

(8) Type of garbage disposal system proposed and who will provide them.

(9) Type of access to roads or street system proposed and school bus routes, and who will provide them.

(10) Type of utilities systems (electrical, gas, phone, etc.) proposed and who will provide them.

(11) Population impact on the County and its services.

(12) Type of restrictive covenants and proposed use of the area.

Section 2. Preliminary Plat. The purpose of the Preliminary Plat is to check the proposed subdivision against the specific design standards and improvements set forth herein.

a. **Preliminary Plat Procedures.**

(1) The subdivider shall submit to the County Clerk a boundary survey with topographic contours of the land to be subdivided and the appropriate fees payable to the Crook County Natural Resource District (See Chapter IV, Section 3). The submitted material shall be forwarded to the District by the subdivider within sixty (60) days prior to the preliminary plat hearing so that a types of soil, potential drainage problems, flooding problems, water quality, and other natural resources report may be prepared prior to review of the Preliminary Plat. The District shall send a copy of the report to the County Clerk and to the subdivider.

(2) After receipt of seven (7) copies of the Preliminary Plat and all required supporting material, the County Clerk shall schedule the Plat for consideration at the next regular meeting of the County Commissioners which occurs after twenty one (21) days from the date on which the Plat was submitted. Said plat shall be reviewed by an Engineer hired by the County.

(3) The applicant shall publish notice of his intent to apply for a subdivision permit once each week for two (2) consecutive weeks within thirty (30) days before filing of this application, in the Official Newspaper of Crook County and any other paper which is the official paper of the nearest incorporated town within the county. The notice shall include the name of the subdivider, the general location of the land to be subdivided, and the date, time, and place of review of the Preliminary Plat by the County Commissioners. The date of the meeting at which the Preliminary Plat is reviewed by the County Commissioners shall be considered the date of filing the application and the notice shall be mailed to adjoining land owners, by first class mail at least 14 days before the preliminary plat review, an affidavit of which shall be signed by the subdivider providing proof. The notice shall be on a form prepared by the County.

(4) At least seven (7) days before to the County Commissioners meeting at which the plat is to be considered, the County Clerk shall make a reasonable attempt to send a courtesy notice to the owners of record of land adjacent to the boundaries of the subdivision of the time and date of the meeting, by first class mail.

(5) The subdivider or his representative and all other interested parties shall be provided the opportunity to present comments on the Preliminary Plat at the County Commissioners meeting. After evaluation of the submitted information, the County Commissioners shall only recommend approval for those Preliminary Plats that have been determined to be in compliance with Section 6 of this Chapter. The County Commissioners shall approve, conditionally approve or disapprove the Preliminary Plat and so notify the subdivider within ten (10) days after the date on which action was taken. A motion for approval, or conditional approval, shall receive at least two (2) affirmative votes for passage. If the Plat is disapproved, the County Commissioners shall specify conditions under which the Plat might gain approval.

(6) If the subdivider contends that the County Commissioners had taken wrongful action on his Preliminary Plat, he may, in writing, request a final hearing before the Board of County Commissioners and proceed according to the provisions of Chapter IV, Section 6 of this resolution.

(7) Approval of the Preliminary Plat, either by the County Commissioners or, upon appeal, by the Board of County Commissioners, shall be effective for twelve (12) consecutive calendar months from the date of approval. If a Final Plat has not been submitted within this specified period on all or a portion of the land area included on the Preliminary Plat, a Preliminary Plat must be again submitted for approval. In a phased development, any land area for which a Preliminary Plat has been approved and a Final Plat has not been submitted within thirty-six (36) months from the date of the approval of the Preliminary Plat shall not be allowed to proceed with final platting until a new Preliminary Plat is submitted and approved.

(8) If the proposed subdivision lies outside the limits of an incorporated city or town, but within one (1) mile of the boundary of an incorporated city or town, the County Commissioners, upon receipt of the Preliminary Plat, shall convene with the germane governing

body of the city or town to determine what design criteria will be adhered to for the planning process. That joint decision shall be communicated clearly to the developer and subdivider.

b. **Preliminary Plat Contents.** The Preliminary Plat drawing shall be prepared at a scale of 1" = 100' or larger for subdivisions where the majority of the lots are less than five (5) acres in size. The scale may be reduced to 1" = 200' for subdivisions in which the minimum lot size is five acres or more. The face of the drawing shall include the following information:

(1) Name of the subdivision. The name shall not be such that it tends to duplicate that of an existing subdivision. Where it is a resubdivision, the lot number and name of the original subdivision shall be included in the name or subtitle of the subdivision. The Subdivider shall consult with the County Clerk to insure that duplicate name does not exist.

(2) County Road, alley, and lot layout complying with County Road Access and Turnout Rules.

(3) Total number of acres to be subdivided.

(4) Lots and blocks numbered consecutively.

(5) Survey plat description of the perimeter of the proposed subdivision including ties to existing section monuments or other legally established monuments of record and any county roads or other public or private road.

(6) Topographic contours adequate to show drainage and layout of the land. The required topographic contour interval shall be based on the size of the smallest proposed lot in the subdivision as follows:

<u>Minimum Lot Size</u>	<u>Contour Interval</u>
Less than one acre	2'
One to five acres	5'
More than five acres	available information from U.S.G.S. maps

(7) Dimensions of all lots scaled to nearest foot.

(8) Name, physical and mailing address and phone number of the subdivider, the designer of the subdivision, and the registered engineer or surveyor licensed by the State of Wyoming, and an attorney licensed in Wyoming, if any.

(9) The date of preparation, map scale and north arrow.

(10) Name, location, and dimensions of all existing or recorded public roads, county roads, alleys, easements, rights-of-way, section lines, and other similar features within and

adjacent to the proposed subdivision. Also, the location of existing water and sewer lines shall accompany the plat.

(11) Proposed sites, if applicable, for multiple family residences.

(12) Existing and proposed street and road names. The names of proposed streets or roads shall not duplicate or closely resemble the name of a previously existing street or road within the County or the nearest town. The Subdivider shall consult with the County Assessor to insure that duplication does not exist.

(13) Vicinity Map.

(14) Sites to be reserved or dedicated for parks, playgrounds, schools or open space.

(15) Location within the subdivision of any wetlands, streams, lakes or floodplains as delineated on maps available from the NRCS Office or any other federal agency.

(16) Permit numbers for surface and ground water rights registered with the State Engineer's Office and identifying the lands affected by the permits, both within and adjacent to the subdivision.

(17) The names of record of surface owners within 500 feet of the subdivision. These names shall be shown on the respective land locations.

c. **Supporting Material for Preliminary Plat.** The following information and material shall be a part of any Preliminary Plat submittal and shall accompany the Preliminary Plat drawing:

(1) Two (2)-completed copies of the Subdivision Application on the standard form provided by the County.

(2) Names and mailing address of record surface owners of land within 500 feet of the subdivision whose names are available in the county assessors and clerks office.

(3) A soils report prepared by the local office the NRCS.

(4) An outline of the proposed covenants for the subdivision stating, in a general manner, the proposed use restrictions and the proposed method for maintaining improvements as required by Wyoming State Statute 18-5-306 (a) (xii).

(5) Where applicable, a copy of any existing covenants affecting the property.

(6) A description of the phasing and scheduling of phases for the development of the Final Plat when it is to be submitted in separate phases.

(7) Proof that the applicant has published notice of his intent to apply for a subdivision permit in compliance with the provisions of Chapter II, Section 2, a. (3) of this resolution.

(8) A preliminary drainage report that lists any unusual, hazardous or significant drainage problems that should be addressed in the final design phase.

(9) Proof that the applicant has notified the utility companies (phone, gas, electric, etc.), Crook County School District No. 1, and the U.S. Postal Service of his intent to apply for a subdivision permit. The aforementioned entities shall have 30 days from the date notification is received by them to comment on the application for subdivision permit.

(10) Description of existing water rights associated with the land of the subdivision and the disposition of those rights.

(11) A statement of how garbage disposal, road access and maintenance, snow removal, sewage disposal and domestic water will be handled, and who will pay for it. The statement on the proposed domestic water supply and sewage disposal should contain sufficient detail to allow the County Commissioners to inform the Wyoming Department of Environmental Quality (DEQ) of the impending subdivision submittal and the scheme of the systems, if the Preliminary Plat gains approval.

(12) An engineering study that addresses traffic impact, traffic congestion, and traffic safety upon local and county roads. Also, a traffic analysis per Chapter III, Section 3.p.

(13) A completed Preliminary Plat Checklist, available from the County Clerk.

(14) Payment of the following fees:

- (a) Subdivision Permit fee.
- (b) Fire fees.
- (c) Conservation District fees.
- (d) City fees if applicable.

Section 3. Final Plat. After approval of the Preliminary Plat by the County, a Final Plat may be prepared and submitted. The Final Plat and required supporting material shall conform to the design and engineering standards set forth in these regulations and to any conditions of approval specified by the County.

a. **Final Plat Procedures.**

(1) After receipt of seven (7) copies of the Final Plat and all required supporting material, the County Clerk shall schedule the Plat for consideration at the next regular meeting of the County Commissioners which occurs after thirty (30) days from the date which the Final Plat was submitted.

(2) The subdivider or his representative and all other interested parties shall be provided the opportunity to present comments on the Final Plat at the County Commissioners meeting. After evaluation of the application, the County Commissioners shall make findings and recommendations within forty-five (45) days from the date of the meeting. The subdivider shall be notified of the action by the County Commissioners on the Final Plat within forty-five (45) days after the date on which action was taken. A motion for approval must receive at least two (2) affirmative votes for passage. If no action is taken by the County Commissioners within the forty-five (45) day period, the Final Plat is deemed approved by the County Commissioners. Notice of this hearing shall be published by the subdivider and mailed by them, by first class mail, to record surface owners of land within 500 feet of the subdivision, whose names and last known addresses are available in the county assessors and clerks office proof of which shall be made by affidavit.

(3) Approval of a Final Plat by the County Commissioners shall remain effective for twenty-four (24) calendar months. If a Final Plat has not been filed within twenty four (24) consecutive calendar months of the date of approval of the Final Plat, the Final Plat shall be subject to re-review by the County Engineer and the County Commissioners. If substantive changes in the subdivision regulations have been made, the Final Plat will have to be brought into current compliance.

(4) If the Final Plat is disapproved, the subdivider may request a hearing before the County Commissioners. If, after the hearing, the decision of the County Commissioners is substantially unaltered from its original decision, the subdivider may proceed according to Chapter IV, Section 6 of this resolution.

(5) Upon receipt of all additional materials or changes in the Final Plat required for approval by the County Commissioners and receipt of an acceptable guarantee for the required public improvements (See Chapter III, Section 13), the County's Contract Engineer shall forward the Final Plat to the Board of County Commissioners for signatures and recordation.

(6) After evaluation of the application, the County Commissioners shall approve or disapprove the subdivision application and issue a subdivision permit or ruling within forty-five (45) days after receiving the report from the County Contract Engineer.

(7) Upon approval of the Subdivision Permit by the Board, the appropriate signatures may be obtained for the Final Plat from the Board. The Final Plat, reproducible mylar copies of the Final Plat, and other documents prepared for recordation, along with the recording fees, shall be submitted to the Office of the County Clerk for recordation. Three copies shall be submitted. The original mylar and two copies are to be filed with the County Clerk and recorded.

One paper or mylar copy is to be forwarded to the County Contract Engineer's office and one paper or mylar copy is to be sent to the State Engineer's office by the subdivider.

(8) As an alternate procedure at the request of the subdivider, the Board may conditionally approve the Subdivision Permit but withhold the Board's signatures and the recordation of the Plat for an approved period of time to allow the subdivider to install the required public improvements. An "Unrecorded Plat Agreement", (see Appendix) shall be prepared and executed prior to the commencement of construction. When the completed improvements have been inspected and approved by the County Engineer, the appropriate signatures shall be obtained; and the Plat may be recorded in the Office of the County Clerk. According to State Statute 18-5-314, no conveyances shall be made, and no parcels shall be offered for sale until the Final Plat is approved and recorded in the Office of the County Clerk.

(9) Upon recordation of the Plat, the subdivider shall deliver a copy of the Subdivision Plat to the School District, Post Office, Sheriff's Office, Fire Warden, nearest Fire Departments, Emergency Management Coordinator, adjacent landowners and County Assessor.

b. **Final Plat Contents.** The Final Plat shall conform to the survey, design and engineering standards set forth in these regulations and to the conditions of approval specified by the County Commissioners. A Final Plat may be submitted in phases covering representative and reasonable portions of an approved Preliminary Plat. All Final Plats shall be drawn to the following standards with all applicable information on the face of the plat:

(1) The name of the subdivision at the top center of each sheet.

(2) The general location of the subdivision by section, township, range, county, and state, entered under the name of the subdivision.

(3) North arrow, date of preparation, and scale. The scale shall be 1" = 100' or larger for the subdivision where the majority of the lots are less than five (5) acres in size. The scale may be reduced to 1" = 200' for subdivisions in which the majority of the lots are five (5) acres or more.

(4) Name of owner or owners of record.

(5) Boundary lines of the subdivision in a heavy solid line.

(6) The Plat shall be clearly and legibly drawn in black, waterproof India ink on 24" by 36" sheets of mylar (minimum 4 mil thickness). Required affidavits, certificates, and acknowledgements shall be legibly printed on the plat in opaque ink. All Final Plats shall conform to the format requirements of Wyoming Statutes 33-29-139, as amended.

(7) Acreage to nearest one-one hundredth (1/100) of an acre, if lots are larger than one acre. Acreage to the nearest one square foot, if lots are less than one acre.

(8) A notation of the total acreage of the subdivision and the total number of lots.

(9) Excluded parcels shall be labeled "Not included in this Subdivision" and the boundary indicated by bearings and distances.

(10) Parcels not contiguous shall not be included in one Plat, nor shall more than one subdivision be made on the same sheet.

(11) If no public sewage disposal system is proposed by the subdivider, the words, "**NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM**", in bold capital letters shall appear on the plat. A written report and certificate by the subdivider's Wyoming licensed engineer certifying the adequacy and safety of individual sewage disposal systems proposed for each lot of the subdivision shall be recorded in the office of the County Clerk.

(12) If no domestic water source is proposed by the subdivider, the legend, "**NO PROPOSED DOMESTIC WATER SOURCE**", in bold capital letters shall appear upon the plat, and information on the adequacy and quality of potential water sources shall be recorded in the office of the County Clerk.

(13) If no public maintenance is proposed for streets, alleys, and roadways, the subdivider shall put a legend on the plat showing in bold capital letters, "**NO PUBLIC MAINTENANCE OF STREETS OR ROADS**". And if not, then such information on how they are to be maintained shall be recorded in the office of the County Clerk.

(14) If no public garbage maintenance is proposed, the subdivider shall put a legend on the plat showing in bold capital letters "**NO PROPOSED PUBLIC DISPOSAL OF GARBAGE**", and such information on how garbage is to be disposed of shall be recorded in the office of the County Clerk.

(15) Informational notes required by the County Contract Engineer or Board of County Commissioners.

(16) A legal description of the subdivision boundary based on accurate traverse, giving bearing and linear dimensions that result in a maximum allowable error of one part in 5,000.

(17) Basis of bearings.

(18) Vicinity Map.

(19) A tie to an established, monumented land corner.

(20) The bearings, distances and curve data of all perimeter boundary lines shall be indicated outside the boundary line, and lot dimensions shall be indicated inside perimeter boundary lines.

(21) On curved boundaries and on all curves within the subdivision, sufficient data shall be provided to allow the re-establishment of the curves on the ground.

(22) The location and layout of lots, blocks, tracts, county roads, roads, streets, alleys, easements, and other public grounds within the subdivision, with accurate dimensions in feet and one-hundredths of feet, bearings of all lines, length of radii and/or arcs of all curves. Bearings and lengths need not be given for interior lot lines where they are the same as both end lot lines.

(23) All lots and blocks consecutively numbered in the center of the lot or block.

(24) The names and official numbers of all County roads, highways and streets and rural addresses for each lot shall be upon the plat.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

(25) A notarized certificate by all parties having any titled interest in or lien upon the land, consenting to the recording of the Plat and the dedication of public ways, grounds and easements. The certificate shall read:

The above and foregoing subdivision _____ (*Herein insert a correct description of the land or parcel subdivided*) as appears on this plat, is with free consent, and in accordance with the desires of the undersigned owners and proprietors; containing (*Acreage to nearest one-hundredth*) _____ acres more or less; have by these presents laid out, and surveyed as (*Subdivision's name*) _____, and do hereby dedicate and convey to and for the public use forever hereafter the roads as are laid out and designated on this plat; and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat hereby releasing and waiving all Homestead Rights.

Executed this _____ day of _____, _____.

By: _____,

(Designation of interest: Owner, mortgagee, lien holder, etc.)

State of Wyoming)

:ss.

County of Crook)

This instrument was acknowledged before me on _____
Date

by _____
Name of Person

Signature of Notarial Officer

(Seal)

Title and Rank

My commission expires: _____

OR

(27) Certificate of approval by the Crook County Engineer as follows:

Approved by the Crook County Contract Engineer this ____ day of _____, ____

Crook County Contract Engineer

State of Wyoming)

:ss.

County of Crook)

This instrument was acknowledged before me on _____
Date

by _____
Name(s) of Person(s)

as _____
Type of Authority-officer(s), director(s), trustee(s), etc.

(Seal)

Signature of Notarial Officer

Title and Rank

My commission expires: _____

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

(28) Certificate of approval by an incorporated city or town within one mile of the subdivision as follows:

Approved by the (City or Town) Council of (Name of City or Town) this _____ day of _____, _____.

Mayor

Council Member

Council Member

Council Member

Council Member

State of Wyoming)
 :ss.
County of Crook)

This instrument was acknowledged before me on _____
Date

by _____
Name(s) of Person(s)

as _____
Type of Authority-officer(s), director(s), trustee(s), etc.

(Seal) _____
Signature of Notarial Officer

Title and Rank

My commission expires: _____

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

(30) Certificate of recording by the County Clerk and Recorder as follows:

STATE OF WYOMING)
 : ss.
COUNTY OF CROOK)

I hereby certify that this plat was filed for record in my office at _____
o'clock this ___ day of _____, _____, and recorded at Map No. ___ and
File No. _____.

County Clerk

Please note that in Sections 3.b. (25-30.), the required signature blocks should be arranged upon the face of the plat such that those requiring a stamp or seal are near the bottom or right edge of the sheet for ease of use with an impression seal.

(31) Areas shall be identified on the plat where improvements will be restricted, such as in floodplains, wetlands, areas of high ground water, and soil problems or types.

(32) Permit numbers for surface and ground water rights registered with the State Engineer's Office and identifying the land area affected by the permits for each lot within the subdivision shall be indicated on the plat.

(33) A statement addressing riparian use of water from any streams or ditches should be placed on Sheet No. 1 of the subdivision plat in bold lettering. **"ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER."**

(34) A legend on the plat and on all offers, contracts or agreements for the sale and purchase of lots within the subdivision showing in bold capital letters **"THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE"** as required by Wyoming State statute 18-5-306 (d).

(35) Reference on the Plat to where any restrictions and other items affecting the use of the subdivision may be found recorded in the County Clerk's Office.

c. **Supporting Material for Final Plat.** The following information and material shall be a part of any Final Plat submittal and shall accompany the Final Plat drawing:

(1) A copy of all finalized, recordable instruments relating to the proposed subdivision including, restrictive covenants, Homeowner's Association documents, and documents

pertaining to an Improvement and Service District or a Water and Sewer District as required by Wyoming State statute 18-5-306 (a) (xii).

(2) An attorney's title opinion, a title insurance commitment, or an ownership and encumbrance report providing evidence satisfactory to the Board that the subdivided land is free of all encumbrances and that the person or his agent who offers any part of the subdivision for sale or who solicits any offers for the purchase thereof, may convey merchantable title subject only to noted reservations of record, but free of encumbrances and subject only to a proportional share of real property taxes or assessments charged or assessed for the year in which any such sale may be legally effected. Or evidence that binding arrangements have been made by the person who offers any part of the subdivision for sale, directly or through an agent, to assure purchasers of any part of the subdivision that upon full payment of the purchase price, a warranty deed can and will be delivered conveying merchantable title subject only to a proportionate share of such taxes and assessments thereon as may be levied or assessed for the years in which such sale may be legally effected.

(3) A final drainage report. (See Chapter III, Section 9.)

(4) Where a public sewer system is proposed, engineering drawings providing sufficient information to assure that the proposed sewage system meets State and Federal standards, if applicable (See Chapter III, Section 4). Written approval of the system by the Wyoming Department of Environmental Quality shall be received before presentation of the Final Plat to the Board of County Commissioners for recordation. Approval by the County will be based on receipt of a permit to construct from the Wyoming Department of Environmental Quality.

(5) Where no public sewer system is proposed adequacy shall be demonstrated per Chapter III, Section 4.

(6) Where a public or central water system is proposed as a domestic water source, engineering drawings providing sufficient information to assure the adequacy and safety of the domestic water source and that the plan meets State, Federal and local governing authority standards (See Chapter III, Section 4). Written approval of a public system by the Wyoming Department of Environmental Quality shall be received before presentation of the Final Plat to the Board of County Commissioners for recordation. Approval by the County will be based on receipt of a permit to construct from the Wyoming Department of Environmental Quality.

(7) Where private individual wells are proposed as the domestic water source, adequacy shall be demonstrated per Chapter III, Section 4.

(8) Where cistern and hauling water are proposed as a domestic water source, data from tests, adequacy and justification of the proposed source shall be received before presentation of the Final Plat to the Board of County Commissioners. The source will comply with DEQ requirements and be stated upon the Plat in the Disclosure Statement and in any Homeowners Association documents.

(9) Where an irrigation ditch or canal traverses land proposed for subdivision, evidence that provisions have been made to ensure access to the ditch for maintenance and operation purposes.

(10) With respect to any water rights appurtenant to lands to be subdivided in accordance with this resolution:

(a) Evidence that the subdivider has notified purchasers, the Board, and the State Engineer of his intent to abandon the water rights; or

(b) Evidence that the subdivider has petitioned the State Board of Control to change the use, place of use or point of diversion to provide for beneficial use of the water rights outside the subdivision; or

(c) A plan approved by the State Engineer or Board of Control prior to the presentation of the Final Plat for the distribution of the water appurtenant to the land to be subdivided. The plan shall specify the distribution of the water to the lots within the subdivision and shall include all appropriate applications for change of use, change of place of use or change in point of diversion or means of conveyance in accordance with Wyoming Statutes 41-3-102, 41-3-104 or 41-3-114, 1977, as amended; and

(d) If the subdivision is located within an irrigation district or within lands served by a ditch, irrigation company or association or by an unorganized ditch, evidence that the plan has been approved by the district board, company, or association, or the remaining appropriators in the case of an unorganized ditch; and

(e) Evidence that the subdivider will specifically state on all offers and solicitations relative to the subdivision his intent to comply with this paragraph and that the seller does not warrant to a purchaser that he shall have any rights to the natural flow of any stream within or adjacent to the proposed subdivision. He shall further state that the Wyoming law does not recognize any riparian right to the continued natural flow of a stream or river for persons living on the banks of the stream or river.

(11) Engineering drawings for all proposed streets, alleys and roadways (See Chapter III, Section 3). Also provide the final draft of the traffic engineering study.

(12) Copies of all necessary easements or rights-of-way crossing adjoining properties.

(13) When a new street will intersect with a State Highway, a copy of the State Highway Permit; or County Road a copy of County Access or Turnout Permit.

(14) Plans, drawings, and specifications for any other improvement required by this resolution.

(15) When applicable, a warranty deed conveying common land to a Homeowner's association or similar body.

(16) Review and recommendations from the Crook County Natural Resource District regarding soil suitability for construction, erosion control, sedimentation, flooding problems, and wetlands. Upon review by the Crook County Engineer of any limitations cited by the CCNRD report, the Crook County Engineer may require specific geotechnical testing to resolve unsuitable soil conditions. In addition, if the minimum lot size is one acre or less, or if hard surfaced streets are required per these Regulations, the subdivider shall have a sub-surface soils investigation conducted and a report provided by a qualified geotechnical engineer that shall address soil suitability for construction and pavement design.

(17) Where the proposed Subdivision would alter any lot line or any portion of a recorded plat, a copy of the proper legal instrument vacating the affected portion of the original plat.

(18) A copy of the agreement between the subdivider and the utility companies outlining the financial arrangements that have been made to install the utilities.

(19) A letter from Crook County School District No. 1 of the effect this subdivision will have on school bus routes and the school system.

(20) A letter of intent from the utility companies (phone, gas, electric, etc.) stating that financial arrangements are being made to install the utilities.

(21) A letter from the U.S. Postal Service stating that arrangements have been made for mail service and mailbox locations.

(22) Where the proposed improvements would encroach upon any waterways, wetlands or floodplains, evidence that the proper permits have been received from the Army Corps of Engineers or any other governing authority.

(23) Evidence that all fees have been paid to the appropriate governing body for any other service not herein specifically addressed, such as fees for Water Districts, Irrigation Districts, Improvement and Service Districts, etc.

(24) A Homeowners' or landowners' Association, or equivalent, shall, as a minimum, provide for the following:

- (a) Adequate funding and means for enforcement.
- (b) Continuous health and safety inspections and immediate maintenance to correct unsafe conditions.
- (c) Receiving and processing complaints.

(d) Regular maintenance program where needed for roads, parks, buildings, utilities, and other commonly owned facilities.

(e) The Homeowners' or Landowners' Association, or equivalent established for the purpose of maintaining roads, irrigation facilities, open space, private parks, or other common private facilities hereafter referred to as "common facility").

(f) In the event such association shall fail to maintain the common facility in a reasonable order and condition in accordance with the original plan submitted with the final subdivision plat, the Board of County Commissioners **may** serve written notice upon such organization or upon the residents of the subdivision involved, setting forth the manner in which the association has failed to maintain the facility in a reasonable condition, and said notice shall include a demand that such deficiencies of maintenance be corrected within thirty (30) days thereof, and shall state the date and place of a hearing thereon, which shall be held within fourteen (14) days of the notice.

(g) At such hearing, the County **may** modify the terms of its original notice as to the deficiencies, and may give an extension of time within which they shall be corrected. If the deficiencies set forth in the original notice or in the modifications thereof are not corrected within said thirty (30) days or any extension thereof, the County, in order to preserve the taxable values of the property contained within the subdivision, and to prevent the common facilities from becoming a public nuisance and public liability, may undertake to maintain the same for a period of one (1) year.

(h) Before the expiration of said year, the County, upon its initiative or upon the written request of the association therefore responsible for the maintenance of the common facility, call a public hearing upon notice to such association and to the residents of the subdivision involved, to be held by the Board of County Commissioners, at which hearing such association or the residents of the subdivision shall show cause why such maintenance by the County shall not, at the election of the County, continue for a succeeding year.

(i) If the Board of County Commissioners shall determine that such association is ready and able to maintain said common facility in a reasonable condition, the County shall cease to maintain said common facility at the end of said year. The cost of such maintenance by the County shall be paid by the owners of the properties within the subdivision that have a right to enjoyment or use of the common facility involved and any unpaid assessments shall become a tax lien upon said properties.

(j) The County shall file a notice of such lien in the office of the County Clerk upon the property affected by such lien within the subdivision, and shall certify such unpaid assessments to the County Treasurer for collection, enforcement and remittance of general property taxes in the manner provided by law.

(k) No Homeowner's or Landowner's Association or equivalent, may be dissolved without the prior permission of the Board of County Commissioners.

(25) Disclosure Statement. A full disclosure statement shall be submitted to the Board of County Commissioners for review and approval by them before the approval of a final plat. Copies of disclosure statements will be recorded and kept at the office of the County Clerk and will be available on request to the public. Disclosure statements shall clearly and concisely present all the facts related to the following items:

(a) Street construction and maintenance (including snow removal responsibility).

(b) Water supply - design criteria and maintenance responsibilities.

(c) Sewage disposal - design criteria and maintenance responsibilities.

(d) Restrictive covenants - where copies are available and describe how they are enforced.

(e) Association fees - should be listed and described as to allocations of funds, penalties for non-payment, procedure for change in fees.

(f) Garbage disposal - statement to define financial and physical responsibilities.

(g) Telephone company construction charge - statement to define financial responsibility.

(h) Cable TV charges - statement to define financial responsibilities.

(i) Street and traffic control signs and devices - statements to define construction and maintenance responsibilities.

(j) Street lighting - define construction and maintenance responsibilities.

(k) Culverts, Drainage - define construction and maintenance responsibilities.

(l) Zoning - status within subdivision and surrounding area.

(m) Fire protection - status and description.

(n) Building Codes - statues of applicable codes which apply to construction within the subdivision.

(o) Electricity - statement to define financial responsibility for construction and connections.

(p) Postal Service - define level of service and responsibility of homeowner and developer as concerns mailbox construction and maintenance.

(q) School - define school location for each age group through high school, bus pickup locations and schedules, and parent responsibility for transportation. School district may make changes from time to time.

(r) Construction characteristics of the soils.

(s) Erosion potential of the soils.

(t) Noxious weeds and pests.

(u) Potential safety or health hazards.

(26) Signs shall be erected and maintained at all entrances to a subdivision notifying the public that a disclosure statement is available at the County Clerk's office.

(a) Signs shall be two (2) feet by four (4) feet, good quality metal and shall be white letters on a green background. Signs shall be legible to the average person from a distance of 200 feet and shall be placed in a location easily visible to the public at a height of six (6) feet to the bottom of the sign.

(b) Physical location and variations from the following standard sign shall be subject to the approval of the Board of County Commissioners. The standard sign shall be posted at each entrance to the subdivision:

**NOTICE
PROSPECTIVE BUYERS SHOULD OBTAIN A DISCLOSURE
STATEMENT AT CLERK'S OFFICE, CROOK COUNTY
PRIOR TO PURCHASE.**

(c) Signs shall be purchased or constructed, erected and maintained by the developer for a period of four years after acceptable completion of construction of the development or until all lots have been sold, whichever comes first.

(27) A map on mylar to scale and of the appropriate size for the County's use in rural addressing.

(28) A completed Final Plat Checklist, available from the County Clerk.

Section 4. Corrected Plats. If, after the approval and recording of a subdivision plat, errors are found in the language or numbers on the recorded plat, the subdivider shall file a properly signed, corrected or revised original mylar or linen with the County Engineer. The plat shall be noted CORRECTED PLAT under the name of the subdivision. Notations shall be made

on the face of the plat listing all corrections made and the book and page numbers where the original plat was recorded. The County Engineer shall review the plat for correctness, and the subdivider shall secure the signatures of the proper public officials on the corrected plat, and present the plat to the Board of County Commissioners for the reaffirmation of their approval and to the County Clerk for recording. The proper legal instrument vacating the original plat shall be submitted for recordation in the Office of the County Clerk prior to, or at the time of, recording the corrected plat. If there are only minor corrections needed and the County Engineer approves an "Affidavit affecting Real Property" pursuant to Wyoming Statute 34-11-101.

Section 5. Required Findings. Before the County Engineer recommends approval of a Preliminary or Final Plat and before the Board of County Commissioners grants final approval to any subdivision plat, the following findings shall be made:

- a. The proposed subdivision conforms to all applicable regulations adopted by Crook County including all provisions of this resolution.
- b. The proposed subdivision will be evaluated on its impacts to traffic congestion or safety hazards.
- c. The proposed subdivision will not interfere with existing agricultural water rights, and that provision has been made to ensure access to agricultural water supplies for maintenance.
- d. The proposed subdivision is adequate, suitable and safe for the construction and operation of on-site waste water disposal systems, and small waste water treatment facilities.
- e. The proposed subdivision can provide a water source that is of an adequate amount and of good quality for each lot.
- f. The proposed subdivision has provided an adequate garbage disposal plan.
- g. The proposed subdivision has provided an adequate noxious weed and pest management plan.
- h. The proposed subdivision complies with all easement requirements.

CHAPTER III DESIGN AND ENGINEERING STANDARDS

Section 1. General Standards.

- a. The design and development of subdivision shall preserve, insofar as it is possible, the natural terrain, natural drainage, existing topsoil and trees.
- b. Land subject to hazardous conditions such as possible subsidence, shallow water table, severe soil hazards, floods and polluted or non-potable water supply shall be identified and

shall not be subdivided until the hazards have been eliminated or will be eliminated by the subdivision and construction plans.

c. Subdivisions shall be designed in such a manner that they will promote efficient pedestrian circulation. Pedestrian easements and walkways may be required where needed for access to parks or schools.

Section 2. Lots, Blocks, and Tracts.

a. Subdivisions shall consist of an integrated and logical arrangement of lots, blocks, and tracts. Tracts shall bear a letter designation, while lots and blocks shall be numbered. Tracts shall be larger in size than a typical lot in the subdivision.

b. Blocks in subdivisions where lots average less than one (1) acre shall be not less than five hundred (500) feet and not more than thirteen hundred twenty (1320) feet in length.

c. In residential development, the block width shall normally be sufficient to allow two (2) tiers of lots.

d. If applicable, minimum lot area or density shall be subject to the provisions of any county or Town Zoning Resolution applicable to the area in which the subdivision is located.

e. In subdivisions, which are to be served by private water and/or sewer systems, minimal lot sizes shall be in accordance with the provisions of Chapter III, Section 4 of this resolution.

f. Lot sizes and shapes for cluster developments shall be judged on their merit, with consideration given to the reservation of land as open space or for recreational use.

g. Minimum lot width shall be seventy-five (75) feet.

h. In the case of irregular or wedge-shaped lots, no lot shall be less than forty (40) feet in width at the front property line.

i. Corner lots for residential use shall have extra width to permit use building setback of at least twenty-five (25) feet from and orientation to both roads.

j. Double-frontage lots shall be avoided, except where these lots adjoin upon an arterial street. When this is the case, access to those lots from the arterial street shall be prohibited. Access to residential lots from collector streets shall be avoided to the greatest extent practicable.

k. The subdividing of land shall be such as to provide each lot with satisfactory access to an approved public road, which shall not be a County Road.

l. The depth to front ratio of the lot shall not exceed 3 to 1. An average depth shall be determined for irregularly shaped lots.

m. When a County Road passes through a subdivision the County right-of-way shall be 100 feet wide to accommodate heavy traffic and shall be fenced, sheeptight, and autogated if required by the County Commissioners at the subdivider's expense.

Section 3. Roads and Streets.

a. The street or road layout shall conform to any duly adopted County Road Plan, applicable municipality's major street plan or any duly adopted City or County Comprehensive Plan.

b. At least one (1) public roadway from a public road to the subdivision, having a right-of-way of at least sixty (60) feet in width, must be provided to any subdivision. Any subdivision, which cannot be served by a maximum length cul-de-sac, should have a minimum of two accesses to a publicly maintained road. This is for alternative emergency service access.

c. Local streets shall be laid out to discourage excessive through traffic.

d. Provisions must be made through the use of stub streets or extensions of new streets to connect to existing streets, to provide an efficient street system. Not more than four (4) lots shall front on a stub street except where a temporary cul-de-sac is provided.

e. Intersections of local streets with arterial streets shall be kept to a minimum.

f. No more than two (2) streets shall intersect at one point, to avoid hubs.

g. When a residential subdivision abuts a county road, major highway or an arterial street, service roads shall be required. Lots shall not be permitted to have direct access to major highways, county roads, or arterial streets. Plat shall indicate "No Access" between the Lots and the major highway, county road or arterial street.

h. Streets shall have the names of existing streets wherever practical. There shall be no duplication of street names within the county. Street signs bearing the name of each street shall be placed at all intersections by the subdivider and maintained by the subdivider.

i. The maximum length of cul-de-sac shall be a function of the number of lots served and the lot size.

<u>Avg. Lot Size</u>	<u>Max. Length</u>
Under 0.5 acre	500'
0.5 to 2.5 acre	1000'
2.51 to 10 acre	1500'
over 10 acre	2500'

These guidelines should be reviewed with the emergency service personnel. The surfacing of the cul-de-sac bulb shall be 45-foot radius to allow for grading and ditches within the right-of-way.

j. Dedication of half-streets will not be approved, except where it is essential to the reasonable development of the subdivision and in conformance with any applicable city or town ordinance, Major Street or Comprehensive Plan. Where a half-street exists adjacent to the tract to be subdivided, the other half of the street shall be dedicated to public use but may not be a county road.

k. Public streets and roads shall be paved with concrete or asphalt material in compliance with County specifications where either one of the following exists:

(1) Where the proposed densities of a subdivision will be greater than one dwelling unit per two acres or where twenty-five percent (25%), or more of the lots within a subdivision will be less than or equal to two (2) acres; or,

(2) Upon specific finding by the County Contract Engineer or Board of County Commissioners;

l. All other public streets or roads shall be surfaced with a minimum of six inches (6") of crushed rock or gravel surface having an LA abrasion ratio of less than 26".

m. The right-of-way (ROW) widths for roads, streets, and alleys included in any subdivision shall not be less than the minimum dimensions for each classification as shown below:

<u>Classification</u>	<u>ROW Width</u>
Alley	20'
Local	60'
Minor Collector	70'
Major Collector	80'
Arterial	100'
County Road	100'

n. The street/road cross section shall be based upon AASHTO standards, applicable technical references and/or good engineering judgments and shall address issues including but not limited to, type/thickness of surfacing, surfacing width, surfacing cross slope, curb and gutters, ditch cross slopes, subgrade preparation, dimensional criteria, and materials specifications.

o. Street surface and width for cluster development shall be judged on their own merit.

p. Drawings shall be submitted as prescribed to the County Contract Engineer for all proposed streets, alleys, and roadways providing evidence that adequate access has been provided and that all streets, alleys, and roadways within the subdivision conform to the minimum standards

adopted by the Board and applied uniformly throughout the County. That shall not in itself constitute consent of the Board to locate, repair or maintain roadways and facilities. If, however, the subdivider proposes to make any streets, alleys or roadways private, then the subdivider shall submit to the Board properly acknowledged written certification that certain streets, alleys or roadways within the subdivision shall remain private and the Board shall be under no obligation to repair, maintain or accept any dedication of such roads to public use, or as a county road.

q. The subdivider shall provide a traffic engineering study. This study and report shall address for each street or road within or adjacent to the proposed subdivision, such features and design criteria including, but not limited to, projected traffic counts, surfacing width(s), surfacing type(s), maximum and minimum grades, horizontal and vertical curve criteria, design speed(s), curb/gutter necessity, shoulders, etc. A preliminary draft of the traffic study shall be provided as part of the Preliminary Plat process and the final version of the study shall be submitted with the Final Plat submittal.

r. The developer shall prepare and submit an erosion control plan and/or an application for an NPDES (National Pollutant Discharge Elimination System) permit. This plan(s) shall address siltation control, maximum cut slopes, revegetation and other necessary facilities for proper repair of disturbed surfaces. The plan shall be applicable to the specific soil(s) on the proposed subdivision.

s. All streets and roads within and adjacent to the proposed subdivision shall be designed in accordance with the applicable criteria and specifications as provided in the AASHTO (American Association of State Highway and Transportation Officials) publication 'A Policy on Geometric Design of Highways and Streets', 1990 Edition (or latest non-metric edition plus applicable Technical Corrections), or other applicable nationally recognized standards. Drainage ditches shall be a minimum of one and a half feet (1 ½) deep.

t. Drainage ditches shall be a minimum of one and a half feet (1 ½) deep.

u. All subdivision developments will be required to provide an access and utility easement which provides access to adjacent properties. This access shall be a minimum of 60 feet in width and will be placed such that it can reasonably be constructed upon the terrain. The developer will not be required to construct any portion of the access which does not provide access to a lot or tract within that development.

Section 4. Water and Sewer Standards.

a. Where individual sewage disposal systems are proposed, a written certification of a licensed Wyoming engineer certifying as to the adequacy and safety of individual sewage disposal systems proposed for the subdivision, including the adequacy of the proposed systems in relation to the topography of the subdivision, the proposed population density, soil conditions and water sheds located on or draining into or over the proposed subdivision, shall be submitted with the final plat. The County will base its decision for acceptance or rejection of private sewage disposal

systems upon the information received from review of the proposed systems by the Wyoming Department of Environmental Quality (DEQ).

b. Where individual water systems are proposed, the subdivider shall demonstrate the availability of an adequate supply of potable water, suitable for human consumption in accordance with DEQ requirements. This can utilize existing records or the drilling of test wells as applicable.

c. Where individual water systems are proposed which include the use of cisterns and hauling potable water, the subdivider shall demonstrate the availability of an adequate supply of potable water suitable for human consumption. The subdivider shall show that other adequate systems cannot be developed and meet DEQ and EPA standards.

d. If the proposed subdivision is to be served by individual water systems and individual sewage disposal systems, the minimum lot size shall be five (5) acres.

e. If the proposed subdivision is to be served by a public water supply and individual sewage disposal systems, the minimum lot size shall be five (5) acres.

f. If the proposed subdivision is to be served by a public sewer system and individual water systems, the minimum lot size shall be one (1) acre.

g. Any lot of less than one (1) acre must be served by a public water system and a public sewer system.

h. Where a public sewer system is proposed, drawings shall be submitted providing sufficient information to assure that the proposed sewage system meets County, State, Federal, and other local governing authority standards. The plans shall include a written certification of a licensed Wyoming engineer certifying as to the adequacy of the proposed system in relation to the topography of the subdivision, the proposed population density, soil conditions and water sheds located on or drainage into or over the proposed subdivision. Written approval of the system by the Wyoming Department of Environmental Quality shall be received before presentation of the Final Plat to the Board of County Commissioners for recordation.

i. Where a central system (whether it be a "public water supply" or a "subdivision water supply", as defined by DEQ) is proposed as a domestic water source, design plans shall be provided as part of the Final Plat submittal. The subdivider and the subdivider's engineer shall demonstrate the availability of an adequate supply of potable water and an appropriate system of conveyance in accordance with DEQ and other State Regulations. Final subdivision approval shall be contingent upon the issuance of a Permit to Construct from DEQ.

j. If the source of water for a domestic water supply is a perennial stream, the subdivider shall:

(1) Demonstrate that the proposed water system will not adversely affect agricultural water rights.

(2) Waive the right to condemn agricultural water rights for use by the subdivision, such waiver to be reviewed and filed with the Final Plat.

(3) Present the proposed water system in written detail to the Wyoming Game and Fish Commission and request that the Commission report to the Planning Commission regarding the system's effect on the stream.

(4) Demonstrate that the proposed water system will not adversely affect the stream as a fishery.

(5) If, due to diversions during low flows, the stream is a marginal or poor fishery below the point of diversion of the proposed water system and the system is reasonably susceptible to restoration, then the subdivider shall demonstrate that the total water supply proposal benefits the stream as a fishery during that period.

Section 5. Curbs and Gutters.

a. Curbs and gutters shall be required in any subdivision where the minimum lot size is less than one-half (1/2) acre.

Section 6. Sidewalks.

a. Sidewalks shall be required in any subdivision where the minimum lot size is less than one-half (1/2) acre or where, in the opinion of the subdivider's engineer, County Contract Engineer, or County Commissioners, pedestrian usage is anticipated.

b. Sidewalks shall be constructed of concrete at least four (4) feet in width and four (4) inches in thickness or as otherwise approved by the County Contract Engineer.

c. Sidewalks on major streets shall be constructed adjacent to the property line on land dedicated to public use.

Section 7. Street Lighting.

a. Street lighting capable of illumination of streets and pedestrian walkways for safe movement of vehicles and pedestrians at night shall be required in any subdivision where the minimum lot size is less than half (1/2) acre or where deemed necessary by the County Contract Engineer or County Commissioners.

b. The design of the street lighting system shall be prepared by the subdivider's Engineer and shall be subject to approval by the County Contract Engineer.

Section 8. Fire Safety Standards.

a. All areas served by cities or towns (excluding the counties), districts, or community-wide water distribution systems shall provide fire hydrants as required by the Wyoming Department of Environmental Quality or as follows: (whichever is most restrictive)

(1) A supply of 500 gallons of water per minute and a storage capacity of at least 5,000 gallons of water shall be required.

(2) Fire hydrants shall have National Standard Threads, 2 1/2 inch outlets and 4 1/2 inch streamers.

b. Subdivisions with a minimum lot size of less than ten (10) acres and with a total of ten dwelling units or more shall provide a reserve of at least 5,000 gallons of water for fire protection. The storage facility shall meet the following additional criteria:

(1) The facility shall provide a year-round source of water with easy access for fire-fighting equipment.

(2) A properly capped 4 1/2" suction pipe with National Standard threads shall be provided to each water storage facility. The facility shall be well marked for easy identification in an emergency situation.

c. Subdivision communities which will have a total year-round population exceeding 200 people and which are not located within an existing municipal or district fire protection area may be required by the Board of County Commissioners to establish a Fire District or equivalent and to provide for the acquisition and maintenance of such fire-fighting equipment and storage buildings that may be required by the Board of County Commissioners.

d. Written approval of the plan for fire safety facilities by the rural fire district or County Fire Warden in which the subdivision is situated shall be received before presentation of the Final Plat to the Board of County Commissioners. If the subdivision is not in a rural fire district, then approval must be received from the Board of County Commissioners.

Section 9. Drainage.

a. A preliminary analysis of the drainage is required with the Preliminary Plat. A drainage report with calculations shall be submitted with the Final Plat. The detailed drainage report shall analyze all drainage facilities, existing and proposed, within the limits of the subdivision and should address any effects the subdivision may have on downstream facilities and the need for storm water detention. Acceptable engineering practices shall be used to maintain drainage at historic flows and comply with any county, state or federal laws or rules and regulations governing flood plains.

b. Underground storm drainage may be required in any subdivision where curbs and gutters are required.

c. Land subject to flooding shall be reserved for uses that do not increase the danger of flooding or are not endangered by flooding which might occur, or they shall be set aside in a designated drainage easement. Subdivisions which include flood plains or designated drainage easements within their boundaries shall be platted in such a way that each lot contains a sufficient safe, buildable area and in a way consistent with the provisions of any county, city, town, or state or federal adopted flood plain management resolutions.

Section 10. Utility Easements.

a. Utility easements shall be a minimum of ten feet (10') in width on each side of abutting rear lot lines within the subdivision. On the subdivision's exterior perimeter boundary, a minimum twenty foot (20') wide utility easement shall be provided. Other necessary utility easements within the subdivision shall be a minimum of twenty feet (20') in width. A twelve foot (12') wide temporary construction easement shall be provided on the outsides of all easements for the initial construction of all utilities.

b. In the event that the location of utility easements adjacent to rear property lines is unsuitable for use by utility companies due to drainage or other obstructions, the subdivider shall provide like width easements adjacent to the front or side lot lines.

c. Easements shall be designed so as to provide efficient installations within the easements.

d. If the subdivider proposes to utilize adjoining property for sewers, drainage, sewer lines, power lines or other utilities, the subdivider shall provide copies of binding easements of not less than ten (10) twenty (20) feet in width for the proposed facilities from each property owner over whose land such services shall extend.

Section 11. Monuments.

a. The monumentation requirements shall meet Wyoming State Statutes and the regulations of the State Board of Registration for Professional Engineers and Professional Land Surveyors.

Section 12. Maintenance of Improvements.

a. An Improvement and Service District, homeowner's association, or equivalent governing agency or organization shall be established for the purpose of maintaining roads, sewage, domestic water source, irrigation facilities, open space, or other common facilities and shall provide that the association maintain all such facilities in a reasonable order and condition, and shall be submitted to the Board prior approval of the Final Plat.

b. No governing agency or organization may be dissolved without the prior permission of the Board of County Commissioners.

Section 13. Guarantees.

a. Prior to approval of a Final Plat by the Board of County Commissioners, in subdivisions where improvements are required, the subdivider shall submit an executed Recorded Plat Agreement or an Unrecorded Plat Agreement, as applicable, on the standard form provided by the County, and shall either:

(1) Guarantee the installation of the required public improvements with a performance bond, irrevocable letter of credit, funds in escrow or other appropriate commitment for two hundred percent (200%) of the cost of the improvements as estimated by the subdivider's engineer and approved by the County Contract Engineer; or

(2) Request that the Board conditionally approve the Subdivision Permit but withhold the recordation of the Plat until all required public improvements are installed and approved by the County Engineer or until an acceptable guarantee for the remaining public improvements has been submitted and approved.

b. As improvements are complete, inspected, and approved by the subdivider's engineer and approved the County Contract Engineer, the subdivider may apply to the Board for a release of a proportionate part of any collateral deposited with the County.

Section 14. Inspections.

a. All public improvements must be designed by professional engineers licensed to do such work in the State of Wyoming and must have the approval of the County Contract Engineer.

b. As provided in the Subdivision Improvements Agreement, the subdivider shall install any facilities or improvements proposed or represented to be part of the subdivision in a timely manner and in accordance with plans, specifications, and data as approved by the County. Prior to commencing construction, the developer shall transmit to the County a schedule for improvements and during construction shall submit the subdivider's Engineer's written reports on a monthly basis. Engineering inspections will be performed periodically, appropriate for the level of activity in progress by the subdivider's Engineer, not the County Engineer.

c. All improvements are subject to inspection by the County personnel, State or Federal Inspectors without notice.

d. Prior to the approval of any completed improvements, as-built plans shall be submitted for facilities or improvements, unless waived by the County Engineer. The following certification by the project engineer shall appear on the face of the plans:

The construction observation and these drawings of construction record were performed by me or under my direct control and supervision. The constructed improvements were installed in substantial conformance with these drawings. The construction details as shown on these drawings are accurate and complete to the best of my knowledge and belief.

Professional Engineer's Seal and Signature

Date

Wyoming P.E. Number

CHAPTER IV ADMINISTRATION AND ENFORCEMENT

Section 1. Administration.

a. This resolution shall be administered by Crook County or any other agency as designated by the Board of County Commissioners.

b. All plats submitted to the Board of County Commissioners shall first have been examined by County Contract Engineer in accordance with the procedures established by these regulations.

Section 2. Approval by City or Town.

a. Pursuant to the provisions of Wyoming Statutes, Section 34-12-103, when any subdivision lies outside the limits of an incorporated city or town, but within one (1) mile of the boundary of an incorporated city or town, that subdivision shall be approved by the governing body of the city or town before it receives final approval from the Board of County Commissioners.

b. Where any provision of this resolution is in conflict with any requirement of an incorporated city or town for which joint approval is necessary under the provisions of Wyoming Statute 34-12-103, the more restrictive provision shall apply.

Section 3. Fees.

a. The following fees shall be submitted with the Preliminary Plat as provided in Chapter II, Section 2.c.(15):

(1) Subdivision Permit Fee. The fee shall be one hundred dollars \$100.00 for each division of land. All fees collected shall be credited to the County General Fund.

(2) Fire Fee. A Fire Fee of two hundred dollars \$200.00 for each division of land shall be paid to Crook County, to be deposited in the Subdivision Fire Fee revenue line in the General Fund.

(3) Conservation District Fee. To help finance the soil investigation for proposed subdivisions, a fee of seventy five dollars \$75.00 for each division of land shall be payable to the Crook County Natural Resource District.

(4) County Contract Engineer Fee. The subdivider shall deposit seven thousand five hundred dollars \$7,500.00 with the County Clerk for all engineering expenses incurred by the County to review the subdivider's compliance with these rules. Upon final inspection and approval of construction by the Contract Engineer, the County Commissioners shall charge the expenses to this account and if any remains, it shall be refunded to the subdivider. Minor subdivisions are not required to pay this fee.

b. A recording fee as determined by the County Clerk shall accompany the final plat and the other documents required when submitted for recordation.

Section 4. Variances.

a. Should the subdivider clearly demonstrate that by clear and convincing evidence, because of peculiar physical conditions pertaining to his land, the literal enforcement of one or more of these regulations or minimum standards is impractical or will exact undue hardship, the Board of County Commissioners may permit such variance or variances as may be reasonable and within the general purpose and intent of the rules, regulations and standards established by this resolution.

b. If the subdivider requests a variance from any particular requirement of this resolution, he must submit that request in writing to the County Clerk at the time the Preliminary Plat is submitted. The written request shall thoroughly document which precise section of the Regulations will be varied, provide detailed reasoning why the variance is requested, and the consequences of non-approval of the variance. Financial hardship to the subdivider shall not constitute justification for variance approval. Action on the request will then be taken when the application is reviewed as a Preliminary Plat. The County Commissioners will then either approve or deny the variance request.

Section 5. Vacations.

a. The owners or proprietors may vacate any plat at any time before sale of any lots by submitting a copy of the plat to the County Contract Engineer along with a written request for the vacation. In cases where lots have been sold, all the owners of lots within that plat shall make the written request. The County Contract Engineer shall make a recommendation on the vacation to the Board of County Commissioners and the Board shall approve or disapprove the vacation. The recording of an instrument vacating the plat shall operate to destroy the force and effect of

the recording of the original plat and to divest all public rights in the streets, alleys, commons and public grounds laid out or described in such plat.

b. Streets and alleys platted and laid out under the provisions of these regulations or laid out under any prior law of the State of Wyoming regulating private plats may be altered or vacated in the manner provided by law for the alteration or discontinuance of county roads.

c. Any part of a plat may be vacated under the provisions of this resolution, provided such vacating does not abridge or destroy any of the rights and privileges of other proprietors in said plat and provided, further, that nothing contained in this section shall authorize the closing or obstruction of any county roads or public highways laid out according to law. The request for vacation shall be made of all of the owners of lots within that portion of the overall plat sought to be vacated.

d. When any part of a plat shall be vacated as aforesaid, streets, alleys, and other public grounds shall be assigned to all lots or parcels adjacent to the public area being vacated in equal proportions.

e. The County Clerk shall write in plain, legible letters across that part of said plat so vacated, the word "VACATED" and also make a reference on the same to the volume and page in which the said instrument of vacation is recorded.

Section 6. Appeals. Any subdivider or landowner aggrieved by the action of the County Contract Engineer or the administrative staff of Crook County in their administration of these regulations may request a hearing before the Board of County Commissioners. The request shall be in writing, shall be submitted within thirty (30) days of the action or decision appealed from, and shall state the specific relief which the subdivider or landowner seeks. Within forty (40) days of the receipt of such a request, the Board shall hold a hearing to determine the proper disposition of the matter. At the hearing, the Board shall consider not only the subdivider's appeal, but also the written or verbal comments of the County Contract Engineer, agency or person appealed from. The Board shall either reaffirm or modify the decision of the County Contract Engineer, agency or person and note the decision in the record of its hearing. The subdivider or landowner may then proceed with the subdivision of his land based upon this decision of the Board. This decision shall be binding upon all agencies and administrative personnel of Crook County.

Section 7. Investigatory Powers.

a. If the Board has reason to believe that a person has engaged in activity which violates this provisions of this act, it shall make an investigation to determine if this act has been violated, and to the extent necessary for this purpose, may administer oaths of affirmations, and upon its own motion or upon request of any party, may subpoena witnesses, compel their attendance, adduce evidence, and require the production of any matter which is relevant to the investigation, including the existence, description, nature, custody, condition and location of any books, documents or other tangible things and the identity and location of persons have

knowledge of relevant facts or any other matter reasonably calculated to lead to the discovery of admissible evidence.

b. If the person's records are located outside this state, the person, at his option, will either make them available to the Board at a convenient location within this state or pay the reasonable and necessary expenses for the Board or its representative to examine them at the place where they are maintained. The Board may designate representatives, including comparable officials of the state in which the records are located to inspect them on its behalf.

c. Upon failure without lawful excuse to obey subpoena or to give testimony and upon reasonable notice to all persons affected thereby, the board may apply to the District Court for an Order Compelling Compliance.

Section 8. Enforcement. The provisions of this resolution are enforceable for all appropriate legal remedies including but not limited to injunctive relief of a writ of mandamus. Upon failure or refusal of the County and Prosecuting Attorney to act upon a violation of the provisions of this resolution, the Attorney General at the request of the Board of County Commissioners shall initiate civil or criminal proceedings to enforce the provisions of this resolution.

Section 9. Penalties. Any person who willfully violates or fails or refuses to comply with any provision of this Resolution shall upon conviction be fined not more than Five Hundred Dollars (\$500.00) for each offense or imprisoned in a County jail for not more than thirty (30) days, or be punished by both fine and imprisonment. Each day the violation exists shall constitute a separate violation.

Section 10. Severability. If any section of this resolution is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, then such section shall be considered separately and apart from the remaining provisions of this resolution, said section to be completely severable from the remaining provisions of the resolution and the remaining provisions of this resolution shall remain in full force and effect.

Section 11. Definitions. For the purpose of this resolution, the present tense shall include the future tense, the singular member includes the plural, and the plural member includes the singular. For the purpose of interpreting these regulations, the following definitions shall apply:

a. **Alley.** A public thoroughfare which affords only a secondary means of access to abutting property.

b. **Block.** A piece or parcel of land entirely surrounded by public highway, streets, streams, railroad rights-of-way or parks, or a combination thereof.

c. **Board.** The Board of County Commissioners of Crook County, Wyoming.

d. **Building Standards.** Building standards refer to minimum standards having been adopted by an incorporated city or town or the County regulating construction techniques, materials, plumbing or heating for the construction, remodeling, additions or repairs to buildings.

e. **Central Water System.** A system that provides water for two (2) to fourteen (14) lots.

f. **Cluster Development.** A cluster development is a non-conventional residential development (not a typical land subdivision with lots, blocks and streets) that would tend to congregate the residences into a small portion of the total land area and leave the larger portion of the land as undisturbed open space or for intensity, development location, open space concepts, impact on the environment, housing types, development control and other factors at the sole discretion of the Board of Commissioners.

g. **County.** Crook County, Wyoming.

h. **County Road.** A public thoroughfare established in accordance with W.S. 1977, Sections 24-3-101, et seq., and 24-1-101, et seq. A County Road is managed and maintained by the County at the discretion of the Board of County Commissioners. All public roads are not necessarily county roads.

i. **Cul-de-sac.** A public street having one end connected to a public street and being terminated by a vehicle turnaround at its other end.

j. **Department.** The Crook County Department of Planning and Engineering, if any, including the County Contract Engineer.

k. **Drainage easement.** A land area designated on a plat and set aside to accommodate the calculated and approved flow or storage of storm waters and kept free of unapproved structures or other impediments.

l. **Easement.** A grant by the property owner to the public, a corporation, or persons, of the use of land area for specific purposes and which generally takes priority over other uses of the land.

m. **Encumbrance.** A mortgage or other lien or record securing or evidencing indebtedness and affecting land to be subdivided including liens for labor and materials. Taxes and assessments levied by a public authority are not an encumbrance, except such taxes and assessments as may be delinquent.

n. **Lot.** A defined and numbered parcel of land intended as a unit for transfer of ownership or development.

o. **Mobile home court.** A division of a lot, tract, parcel or other unit of land into three (3) or more lots, plots, units, sites or other subdivisions of land for the immediate or future purpose of sale and placement of mobile homes.

p. **Mobile home park.** A parcel of land which has been planned or used for the placement of two (2) or more rental mobile home lots utilized for living purposes. Mobile home parks must conform to the provisions of the Crook County Mobile Home Park Resolution when and if it is adopted.

q. **Owner or proprietor.** Any person having a legal or equitable interest in land.

r. **Person.** A natural person, firm, corporation, partnership, or association, or any combination of the above, or any other legal or commercial entity.

s. **Plat.** A map or drawing prepared in accordance with the adopted subdivision resolution.

t. **Public Road.** A public thoroughfare established by either dedication or as a County Road. A public road not established as a County Road is not maintained by the County nor is it a County Road. It is up to others to maintain the road.

u. **Public or community sewer.** Municipal, district or other government operated collection lines and treatment facilities.

v. **Public water supply.** A system for the provision to the public of water for human consumption through pipes or constructed conveyances, if such system has at least fifteen (15) service connections or regularly serves at least twenty-five (25) individuals (Wyoming DEQ definition).

w. **Resubdivision.** The changing of any lot or lot boundaries, any public streets, alleys or other changes from the subdivision plat recorded in the office of the County Clerk shall be deemed a resubdivision.

x. **Sell or sale.** Includes sale as evidenced by the delivery of a deed, contract for deed, lease, assignment, auction or award by lottery concerning a subdivision or any part of a subdivision. "Sell" or "sale" does not include a contract to sell which is expressly contingent upon the recording of the final plat by the county clerk, if all funds paid by the buyer under the contract are escrowed with a financial institution located in this state or a title company licensed to do business in this state until the final plat is recorded and the seller tenders the deed or the contract to sell is cancelled or the buyer and seller agree otherwise in writing.

y. **Street, arterial.** A public street of considerable continuity and traffic-carrying capacity connecting the various parts of the County as shown on the adopted major street plan.

z. **Street, collector.** A public street which collects traffic from local neighborhood streets and carries it to an arterial street, highway or county road.

aa. **Street, local.** A street which affords primary access to abutting private properties and which carries or which is projected to carry less than 500 vehicles per day.

bb. **Subdivider.** Any person who lays out any subdivision or parts thereof either for the account of the subdivider or others.

cc. **Subdivision.** The creation or division of a lot, tract, parcel or other unit of land for the immediate or future purpose of sale, building development or redevelopment, for residential, recreational, industrial, commercial or public uses. The word "subdivide" or any derivative thereof shall have reference to the term subdivision, including mobile home courts, the creation of which constitutes a subdivision of land.

dd. **Water Supply System.** Includes development of the source and all structures for conveyance of raw water to the treatment plant or delivery systems; all water treatment plants including disinfection facilities; water supply systems used for irrigation and stock water; and all finished water delivery systems including pipelines, pumping stations and finished water storage facilities.

ee. **Agricultural Purpose.** Means farming and grazing land but no temporary or permanent dwellings.

Section 12. Forms. Applicants shall use forms created and provided by Crook County in conformance with these rules and Wyoming Statutes

Section 13. Effective Date and Approval. This Amended Subdivision Resolution shall become effective on the date it is filed in the office of the Crook County Clerk.

APPROVAL

Approved and adopted this 3rd day of August, 2009.



BOARD OF COUNTY COMMISSIONERS OF CROOK COUNTY

John A. Moline, Jr.
John A. Moline, Jr., Chairman

J.W. Hadley
J.W. Hadley, Vice-Chairman

Kelly B. Dennis
Kelly B. Dennis, Member

Duly filed in the Office of the Crook County Clerk this 3rd day of August, 2009.

State of Wyoming)

:ss.

County of Crook)

This instrument was acknowledged before me on August 3, 2009 by John A. Moline, Jr., Chairman, J. W. Hadley, Vice-Chairman and Kelly B. Dennis, Member as Board of Crook County Commissioners.

Connie D. Tschetter

Connie D. Tschetter, Crook County Clerk

(Seal)



**MY TERM EXPIRES THE FIRST
MONDAY IN JANUARY 2011**

My commission expires: _____

604

STATE OF WYOMING } SS
County of Crook

FILED FOR RECORD ON

August 3, 2009
at 11:45 o'clock P M., and
in book 487 of _____ Page 194-240

County Clerk and Recorder

Cosmie A. Schetter County Clerk

Linda F. [Signature] Deputy

RECORDED	<input checked="" type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input type="checkbox"/>

Crook County

no-fee.