

TOWN OF SARATOGA

P.O. BOX 486
110 E. Spring Avenue
SARATOGA, WYOMING 82331

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Mayor Chuck Davis
Councilman Michael Cooley Councilman Cory Oxford
Councilman Jerry Fluty Councilman Bub Barkhurst

Final Recommendation TOWN OF SARATOGA PLANNING AND ZONING COMMISSION

Octagon Estates 3rd Addition Amended Subdivision (Thorne and Winter)

In the Matter of:)	APPLICATION NUMBER 1-ASP-26
)	
Amended Subdivision Plat		
Octagon Estates 3 rd Addition		
Lots 3,4, and 5)	FINDINGS OF FACT
Saratoga, Carbon County, Wyoming)	CONCLUSIONS OF LAW,
_____)	AND RECOMMENDATION

This Matter, came before the Town of Saratoga Planning and Zoning Commission for consideration on May 18th, 2026. The Planning and Zoning Commission reviewed the Amended Subdivision Platt. They also reviewed the materials submitted and considered public testimony.

FINDINGS OF FACT

1. The Town of Saratoga Planning and Zoning Commission has received an application for an Amended Subdivision Platt from Randy and Julie Winter and Leroy and Shirley Thorne. Applicants currently separately own lots 3 and 5 of the Octagon Estates 3rd Addition. They have recently purchased lot 4 and would like to aggregate this lot into their existing lots. Approval of this Amended Subdivision Plat would create 2 larger conforming lots instead of 3.
 - i. Amended subdivision process is located in title 17.
2. Site pictures are included in this document.
3. The Planning and Zoning Commission held a public hearing at 5:30pm on May 18th, 2026, and at 11am May 18th, 2026 at a special meeting concerning this application.
4. The Planning and Zoning Commission preliminarily approved the Plat at an April 14th, 2026 regular meeting.
5. The public hearing was advertised on _____ April 30, 2026 _____ and ___ May 7th, 2026 _____ in the Saratoga Sun legal # __9354 and #9355 _____.
6. Public testimony received from:
 - a. For: None



b. Against: None

c. Neutral: None

7. The Applicant is: Leroy and Shirley Thorne
236 Airport Avenue
Saratoga, WY 82331

Randy and Julie Winter
240 Airport Avenue
Saratoga, WY 82331

8. The property owner(s) are: the applicants

9. The location of the property is:
Southwest side of town

10. Legal description of the property is:
LOTS 3 & 4 & 5 BLOCK 4 Octagon Estates 3rd Addition

11. The proposed property is currently zoned RD9000.

12. The property is NOT the 100 yr. floodplain.

13. The property is not a wetland

14. The property is not a historical site.

15. Surrounding uses are:
1. North-Airport
2. West- Bare Ground (RD7200)
3. South- Residential (RD9000)
4. East-Residential (RD9000)

16. Amended Plat is attached.

17. All proposed lots are in conformance with the Saratoga Town Zoning Ordinance.

Figure 1 to the left shows 2 houses the lot to be aggregated is between the houses. Also see attached plat.



Figure 1

CONCLUSIONS OF LAW

The Planning and Zoning Commission reviewed the application with regard to Town of Saratoga Zoning Ordinance Title 17 and Title 18, The Town of Saratoga Master Plan, Wyoming State Code and based on the conditions required herein, makes the following conclusion on this Amended Subdivision Platt 1-ASP-26

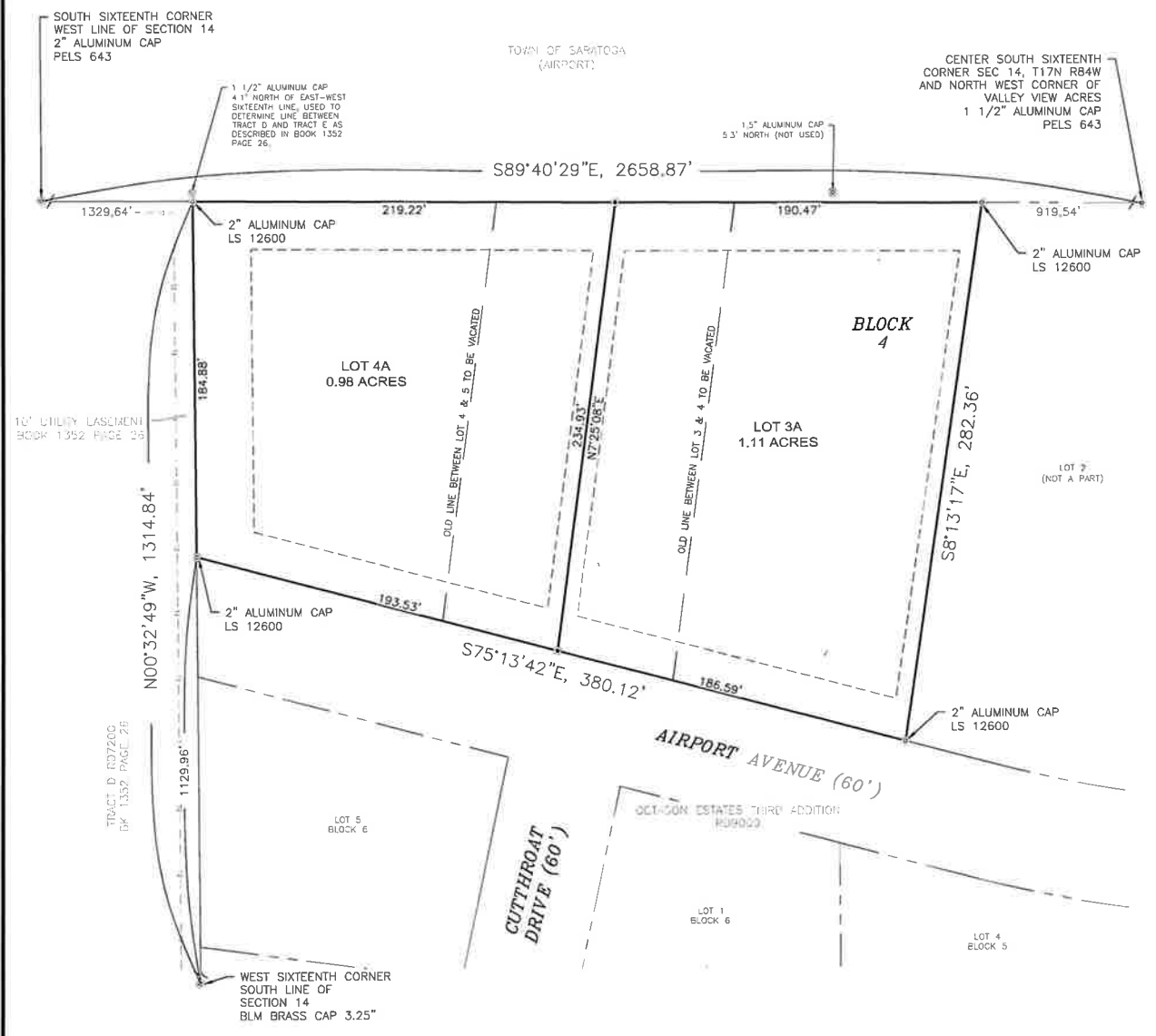
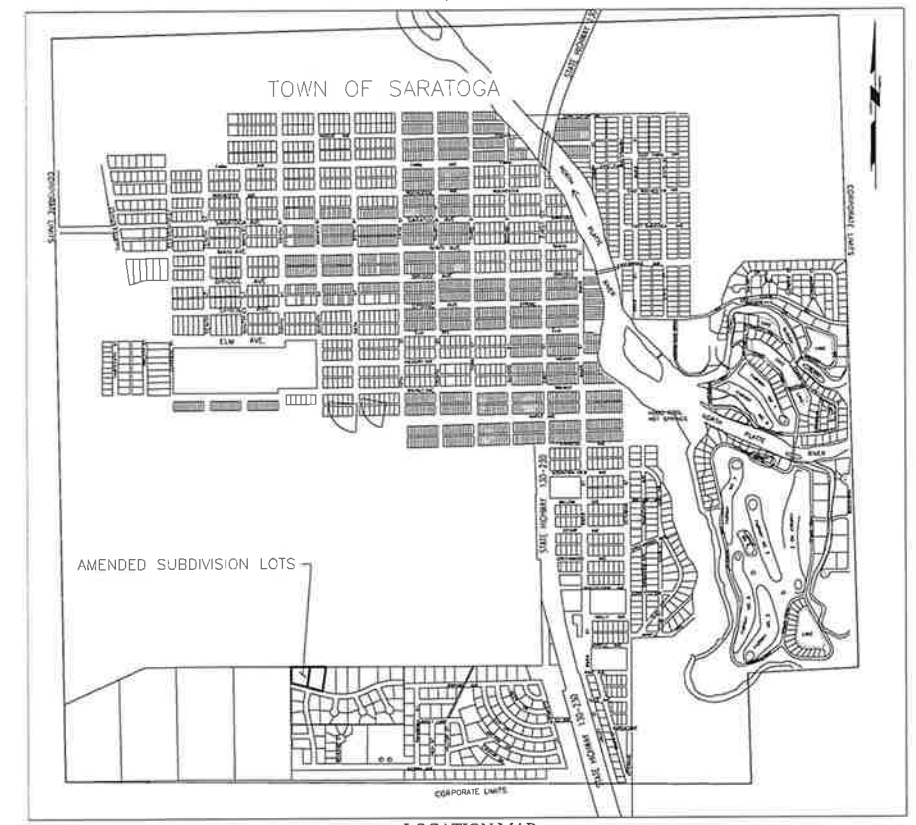
DECISION

WHEREFORE, based upon Facts, Conclusions of Law, and Recommendation, the Town of Saratoga Planning and Zoning Commission gives Recommends Approval of APPLICATION NUMBER 1-ASP-26 for the Amended Subdivision Application submitted by the applicants referenced above.

Date: _____

Planning and Zoning Commission Chairman

AMENDED SUBDIVISION PLAT
 OF THE
OCTAGON ESTATES THIRD ADDITION, BLOCK 4, LOTS 3-5
 LOCATED WITHIN THE
 SW1/4 OF SECTION 14,
 T.17N., R.84W. OF THE 6TH P.M.,
 TOWN OF SARATOGA, CARBON COUNTY, WYOMING



PURPOSE STATEMENT:
 THE PURPOSE OF THIS AMENDED PLAT OF THE OCTAGON THIRD ADDITION, BLOCK 4, LOTS 3-5, IS TO MERGE THE EAST 1/2 OF LOT 4 WITH LOT 3 TO CREATE LOT 3A, AND TO MERGE THE WEST 1/2 OF LOT 4 WITH LOT 5 TO CREATE LOT 4A.

- NOTES:**
- PER WYOMING STATE STATUTE 18-5-306(d); THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
 - ALL LOTS ARE TO BE SERVED BY CENTRAL WATER AND SEWER, AND UNDERGROUND POWER.
 - LOTS ARE TO COMPLY WITH THE LATEST ACCEPTED ZONING ORDINANCES. AT THE TIME OF FILING THIS PLAT, LOTS IN THE AMENDED SUBDIVISION ARE ZONED RD9000, AND PER CHAPTER 18.24.050 OF THE SARATOGA MUNICIPAL CODE MINIMUM YARD SETBACKS WITHIN ALL LOTS ARE TO COMPLY AS FOLLOWS:
 - MINIMUM FRONT YARD SETBACK, 20 FEET.
 - MINIMUM REAR YARD SETBACK, 25 FEET, OR 30 FEET IF ABUTTING RD7200.
 - MINIMUM SIDE YARD SETBACK, 1 FOOT FOR EVERY TWO FEET OF BUILDING HEIGHT, BUT NOT LESS THAN 8 FEET; 30 FEET IF ABUTTING RD7200.

CERTIFICATION OF DEDICATION AND OWNERSHIP:
 KNOW ALL MEN BY THESE PRESENTS THAT THOMAS AND SHIRLEY THORN, BEING OWNER(S) IN FEE SIMPLE OF LOT 3, BLOCK 4, OF THE OCTAGON ESTATES THIRD ADDITION AS EVIDENCED BY THAT WARRANTY DEED RECORDED IN BOOK 1419 AT PAGE 2, AND LOT 4, BLOCK 4, OF THE OCTAGON ESTATES THIRD ADDITION AS EVIDENCED BY THAT WARRANTY DEED RECORDED IN BOOK 1434 AT PAGE 245 IN THE OFFICE OF THE CARBON COUNTY CLERK;

HAVE BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO LOT 3A AS SHOWN HEREON, WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, AND DESIGNATED THE SAME AS THE AMENDED SUBDIVISION PLAT OF THE OCTAGON ESTATES THIRD ADDITION, BLOCK 4, LOTS 3-5.

EXECUTED THIS _____ DAY OF _____, 20____.

OWNER (S)
 THOMAS THORN
 SHIRLEY THORN

STATE OF _____)
 COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

CERTIFICATION OF DEDICATION AND OWNERSHIP:
 KNOW ALL MEN BY THESE PRESENTS THAT RANDY AND JULIE WINTER, BEING OWNER(S) IN FEE SIMPLE OF LOT 5, BLOCK 4, OF THE OCTAGON ESTATES THIRD ADDITION AS EVIDENCED BY THAT WARRANTY DEED RECORDED IN BOOK 1416 AT PAGE 34 IN THE OFFICE OF THE CARBON COUNTY CLERK;

HAVE BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO LOT 4A AS SHOWN HEREON, WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, AND DESIGNATED THE SAME AS THE AMENDED SUBDIVISION PLAT OF THE OCTAGON ESTATES THIRD ADDITION, BLOCK 4, LOTS 3-5.

EXECUTED THIS _____ DAY OF _____, 20____.

OWNER (S)
 RANDY WINTER
 JULIE WINTER

STATE OF _____)
 COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE:
 I, KENNETH D. HUFFMAN, OF ENGINEERING ASSOCIATES, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS IS A TRUE, CORRECT, AND COMPLETE AMENDED SUBDIVISION PLAT OF THE OCTAGON ESTATES THIRD ADDITION, BLOCK 4, LOTS 3-5, AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH AMENDED SUBDIVISION WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY OTHERS UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID PLAT AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE TOWN OF SARATOGA SUBDIVISION REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL ON THIS _____ DAY OF _____, 2026.



CITY PLANNING AND ZONING BOARD

APPROVED AS OF _____ DAY OF _____, 2026 BY THE TOWN PLANNING AND ZONING BOARD OF SARATOGA, WYOMING.

CHAIRMAN _____

CITY COUNCIL APPROVAL

APPROVED AS OF _____ DAY OF _____, 2026 BY THE TOWN COUNCIL OF SARATOGA, WYOMING.

MAYOR - CHUCK DAVIS _____

CLERK AND RECORDER'S CERTIFICATE:
 THIS AMENDED SUBDIVISION WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER, CARBON COUNTY, WYOMING AT _____ O'CLOCK _____ M., _____, 20____, AND IS DULY RECORDED AS DOCUMENT NO. _____, IN BOOK _____, PAGE _____.

CLERK AND RECORDER _____

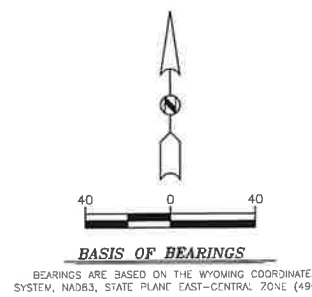
BY _____ DEPUTY

LAND SURVEYOR
 KENNETH D. HUFFMAN
 ENGINEERING ASSOCIATES
 505 PLAZA COURT
 LARAMIE, WY 82073

PROPERTY OWNERS
 THOMAS & SHIRLEY THORN
 PO BOX 1362
 SARATOGA, WY 82331

RANDY & JULIE WINTER
 PO BOX 1178
 SARATOGA, WY 82331

- LEGEND**
- FOUND MONUMENT, AS NOTED.
 - SET 2" ALUMINUM CAP ON 5/8" x 24" REBAR, UNLESS OTHERWISE NOTED.
 - AMENDED SUBDIVISION LOT BOUNDARY
 - ADJACENT LOT BOUNDARY
 - MINIMUM BUILDING SETBACK PER NOTE 3.
 - EXISTING EASEMENT LINE



DRAWN BY: LHW
 JOB NO. 26400.07
 FIELD BOOK NO. S.6
 DRAWING DATE: 03/24/2026



ENGINEERING ASSOCIATES - SARATOGA, WYOMING
 CONSULTING ENGINEERS & SURVEYORS