



**Park County**  
**Planning & Zoning Department**  
1002 Sheridan Ave.  
Cody, WY 82414  
(307) 527-8540 Fax (307) 527-8515

---

**NOTICE OF PUBLIC HEARING**  
**VASHBMAC SIMPLE SUBDIVISION (SS-339) APPLICATION**

At their regular meeting on Wednesday, April 15, 2026, at 1:00pm, the Park County Planning & Zoning Commission will conduct a public hearing to consider the application, Sketch Plan and Preliminary Plat for VashBMac Simple Subdivision (SS-339). The applicant, Marc McArthur, is proposing a two-lot simple subdivision comprised of one 6.04-acre lot and one 17.00-acre lot, each for agricultural and residential use, from an existing 23.04-acre parcel. The proposed subdivision is located on an unaddressed parcel within Tract 5, Section 5, T54N, R98W, of the 6<sup>th</sup> P.M., Park County, Wyoming, approximately 4.7 miles (straight-line distance) southeast of Powell, southwest of the intersection of County Road 5 and Highway 295, in a General Rural Powell (GR-P) zoning district.

The hearing will be held in the Alternate Emergency Operating Center (EOC Room) located in the basement of the Courthouse Addition, 1002 Sheridan Ave., Cody, WY. In the event that multiple hearings are on the agenda, complete applications will be heard in the order in which they were received. Visit <https://parkcounty-wy.gov/planning-and-zoning/pzmeeting-calendar/>. Anyone wishing to comment on this matter is encouraged to attend, or submit comments to the Planning & Zoning Department, 1002 Sheridan Ave., Suite #109, Cody, WY 82414 or email [planning@parkcounty-wy.gov](mailto:planning@parkcounty-wy.gov). For more information call 307-527-8540 or 307-754-8540.

VASHBMAC SS-339  
PIDNs: 01549800505001  
ZONING: GR-P  
PLANNING AREA: CODY-POWELL RURAL

State Highway 295

Road 15

Road 5

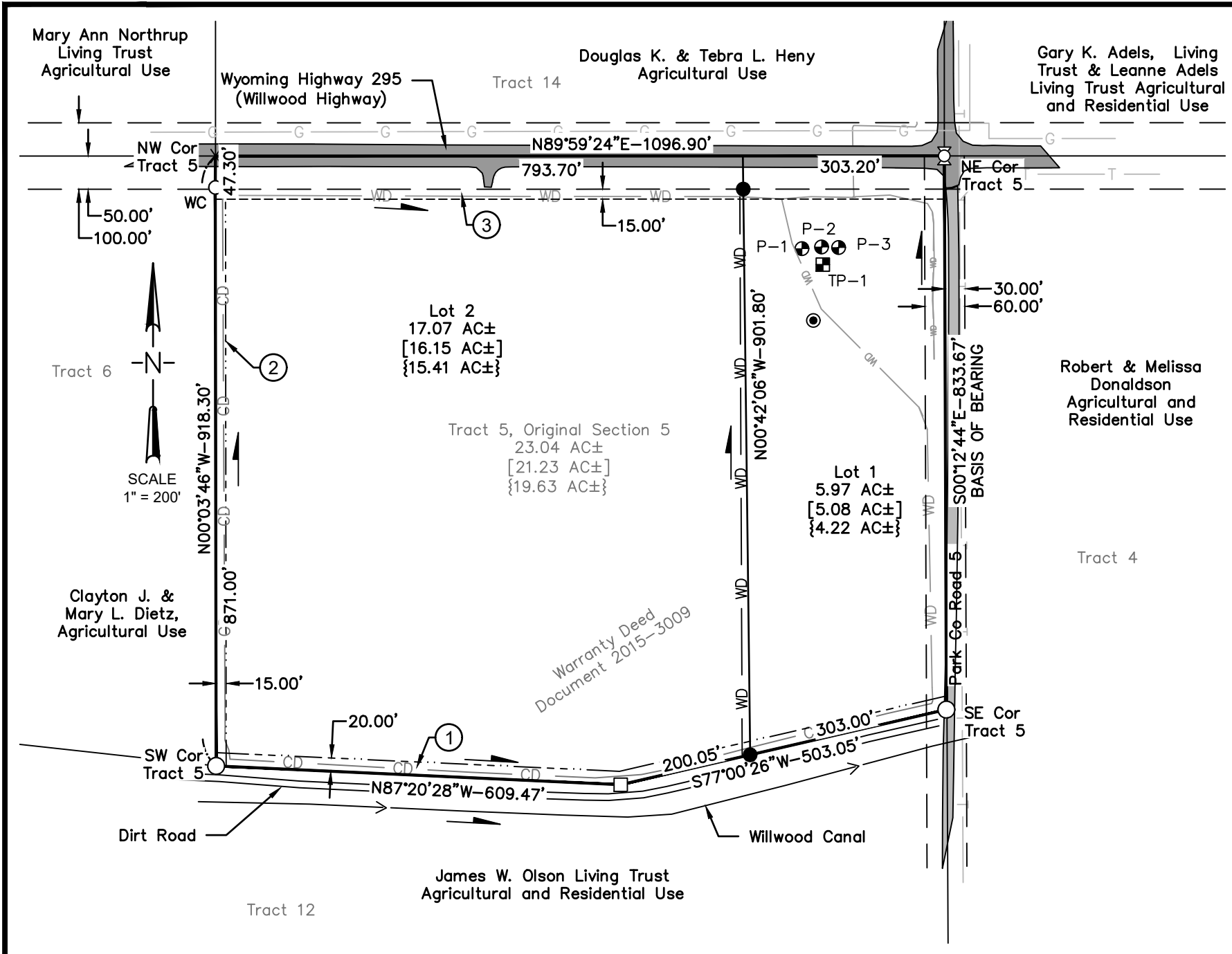
**Legend**

- Parcels
- Roads
  - County
  - State

**Powell**

Lane 10  
Lane 11  
Road 8  
Road 9  
Road 5  
State Highway 295  
Road 2

Overview Map



**LEGEND**

- 2 1/2" Aluminum Cap Found
- 2" Aluminum Cap Found
- 1 3/4" Iron Pipe Found
- ⊗ PK Nail Found
- 2" Aluminum Cap Set
- × Calculated Position
- WC Witness Corner
- AC± Gross Acres, more or less
- [ ] Net Acres, more of less
- { } Water Right Acres, more or less
- P-3 ⊕ Percolation Test
- TP-1 ⊞ Test Pit
- ⊙ Well
- ➔ Flow Direction
- Survey Boundary
- - - - - Road Right-of-Way Boundary
- - - - - Drainage Easement Boundary
- - - - - Irrigation and Drainage Easement
- WD — WD — Planned Waste Ditch
- BP — BP — Existing Buried Pipe Line
- CD — CD — Existing Concrete Ditch
- G — G — Existing Gas Line
- OHE — Existing Overhead Electrical Line
- T — T — Existing Underground Telephone Line
- WD — WD — Existing Waste Ditch
- ▬ Highway
- ▬ Gravel Road

**EASEMENTS DEDICATION THIS PLAT (with easement number noted in circles)**

1. 20.00' Irrigation and drainage easement, containing 0.51 acres, more or less, and in favor of this subdivision Lot owners, their heirs, successors, and assigns, and also in favor of the Willwood Irrigation upstream and downstream water users, their successors and assigns.
2. 15' Irrigation and drainage easement, containing 0.30 acres, more or less, and in favor of the Willwood Irrigation upstream and downstream water users, their successors and assigns.
3. 15.00' Drainage easement, containing 0.38 acres, more or less, and in favor of this subdivision Lot owners, their heirs, successors, and assigns.

**LAND DESCRIPTION**

A parcel of land being Tract 5, Section 5, T54N, R98W, 6th PM, Park County, Wyoming, and being the property described by the Warranty Deed recorded as Document 2015-3009 at the Park County Clerk and Recorder's Office in Cody, Wyoming, with said parcel of land, containing 23.04 acres, more or less, and subject to Wyoming State Highway 295, and further subject to all easements, other rights-of-way and restrictions of record.

|   |   |  |   |   |
|---|---|--|---|---|
| <p><b>VERIFY SCALE</b><br/>These plans may be reduced.<br/>Line below measures 1 inch on original drawings.</p> | <p><b>GRANITE ENGINEERING &amp; SURVEYING LLC</b><br/>983 North Panther Blvd, Powell, WY 82435<br/>P (307) 754-9600</p> | <p><b>SCALE</b><br/>HORIZ 1" = -<br/>VERT 1" = -<br/>DRAWN BY: TLK<br/>APPR. BY: SHL<br/>DATE: 2/11/2026<br/>REVISED: 4/8/26</p> | <p><b>SKETCH PLAN - VASIHBMAC SS-339</b><br/>Applicant: Marc McArthur 1131 Lane 8, Powell, WY 82435<br/>Tract 5, Section 5, T54N, R98W, 6th PM<br/>Park County, Wyoming</p> | <p>PROJECT NO.<br/>930-S-26<br/>SHEET NO.<br/>C-1</p> |
|---|---|--|---|---|

Any use, reuse, or adaptation of this drawing by anyone other than the Engineer for an unintended purpose, or by anyone without written authorization, will be at their own risk and full legal responsibility.

**TITLE NOTES**

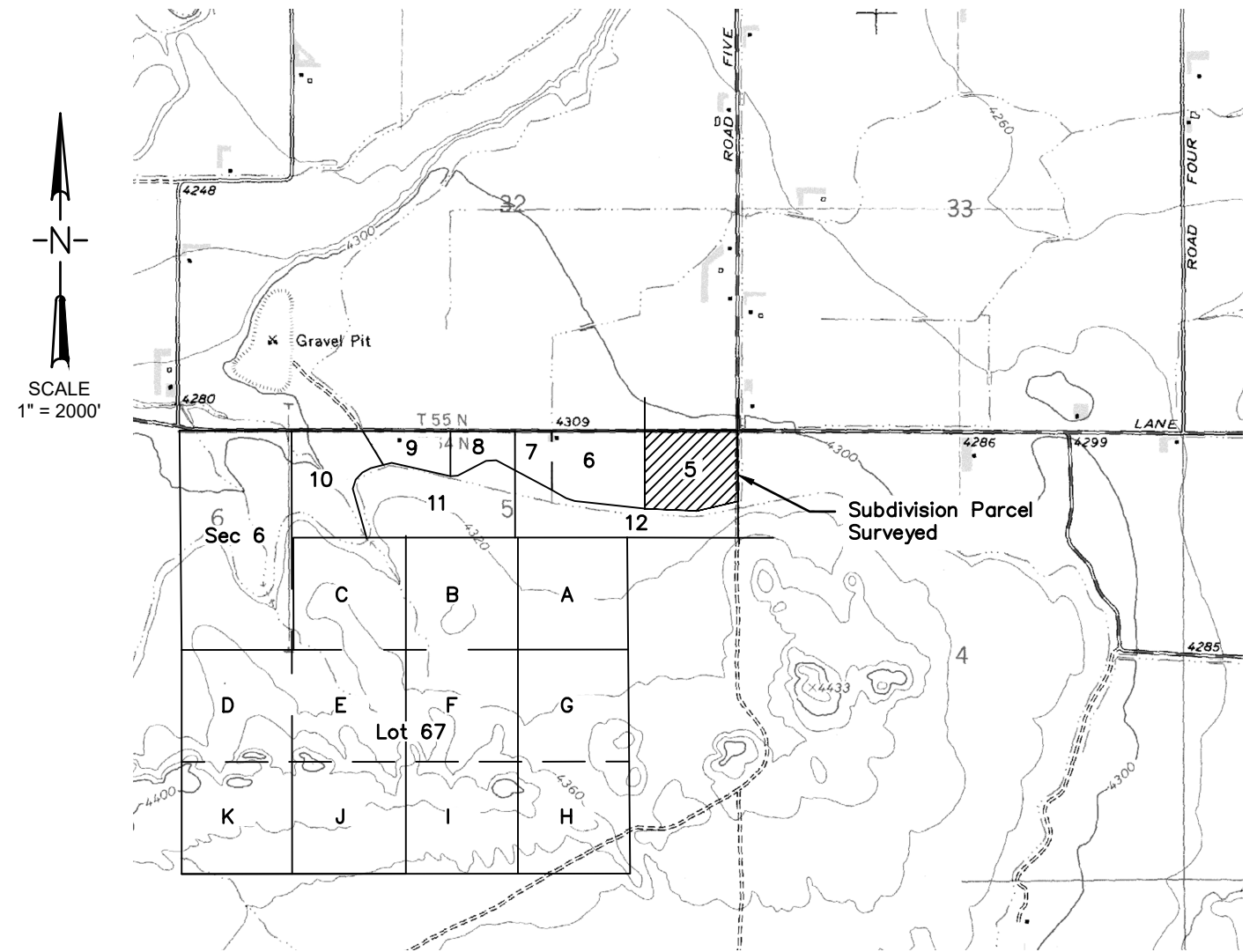
Surveyor has relied upon Schedule B, of the Title Insurance Commitment prepared by First American Title Insurance Company, file number 4609-4340660, dated December 30, 2025, for the following instruments recorded at the Park County Clerk and Recorder's Office in Cody, Wyoming, and including the terms and conditions contained therein and with number system in accordance with said Schedule B:

1. IRRIGATION DISTRICT POLICY - Willwood Irrigation District Policies related to assessment and fees.
3. ROAD RIGHT-OF-WAY - Park County Road 5 (old Road 4) and Wyoming State Highway 295 Rights-of-Way.
4. LICENSE - License for Mountain States Telephone and Telegraph Company for buried telephone cable within the right-of-way of or on the shoulder of Park County roads in Township 54 North and Range 98 West by instrument recorded as Book 204, Page 435 at said Clerk and Recorder's Office.
5. HIGHWAY RIGHT-OF-WAY - Wyoming State Highway 295 Right-of-Way, by instrument recorded as MF Book 25, Page 222.
6. EASEMENT - Irrigation ditch, water well and water line easement with specific location unknown by instrument recorded as MF Book 116, Page 569 at said Clerk and Recorder's Office.
- 6B. DEED RESTRICTIONS - Consent to construct and removal of real estate exemption covenants set forth by instrument Document 1997-3488 at said Clerk and Recorder's Office.
7. SUBDIVISION REGULATIONS - Park County Wyoming Amended 2010 Development and Regulations, adopted July 17, 2012 and Park County Development Standards and Regulations adopted September 15, 2015 by instruments recorded as Documents 2008-9224, 2010-6194, 2012-4292, 2015-4855 and 2015-4856.
8. MORTGAGE - Terms and conditions of by instrument recorded as Document 2015-3010 at said Clerk and Recorder's Office.

**Notes:**

1. Subject Property and surrounding properties are zoned GR-P. The adjacent property owners and the apparent use are as shown on the sketch plan. The intended use of the proposed lot is for agriculture and residential uses.
2. The planned access to the subdivision lot is off of Wyoming Highway 295 Park and Park County Road 5. Each individual lot owner will be responsible for road maintenance and snow removal from this access road across their property.
3. The proposed lot area is as shown on the Sketch Plan.
4. Irrigation water is provided to the proposed lot by the Willwood Irrigation District. The subject property has 19.63 acres of water right. These water rights are to distributed as shown on the sketch plan. Lot 1 receiving 4.29 acres of water right and Lot 2 receiving 15.34 acres of water right as shown. The existing site topography drains from the south to the north and from the west to the east across the site. All irrigation and drainage flows from the southwest corner to the northeast corner of the proposed subdivision.
5. Utility service to the subject property is as follows: Electrical Power by Willwood Light & Power, Natural Gas by Montana Dakota Utilities, Telephone available by Centurylink. No TV and Cable are available except by satellite services.
6. There is no proposed central sewage system or domestic water source for this development. Individual water wells and septic systems are anticipated.
7. The site is subject to flood irrigation and a possible shallow groundwater level. Other hazardous conditions such as landslides, rock falls, subsidence, being in a flood plain, or polluted water conditions are not known or anticipated.
8. The proposed subdivision is not within the agricultural district. Historically the property was used for agricultural production and the development will reduce the amount of agricultural farmland. It is anticipated that the development of residential homes will reduce the irrigation water used and make more water available to other farmers for agriculture.

**LOCATION MAP**  
Section 5 and Lot 67, T54N, R98W, 6th PM  
Park County, Wyoming

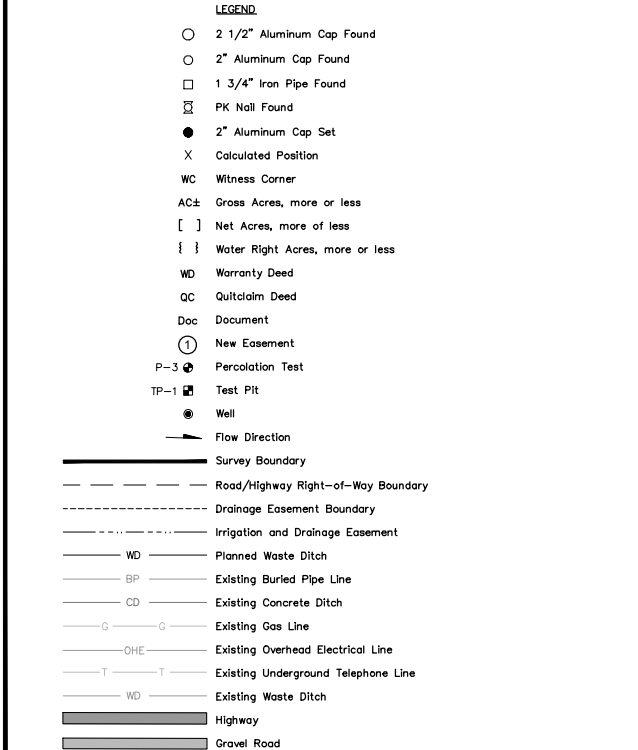
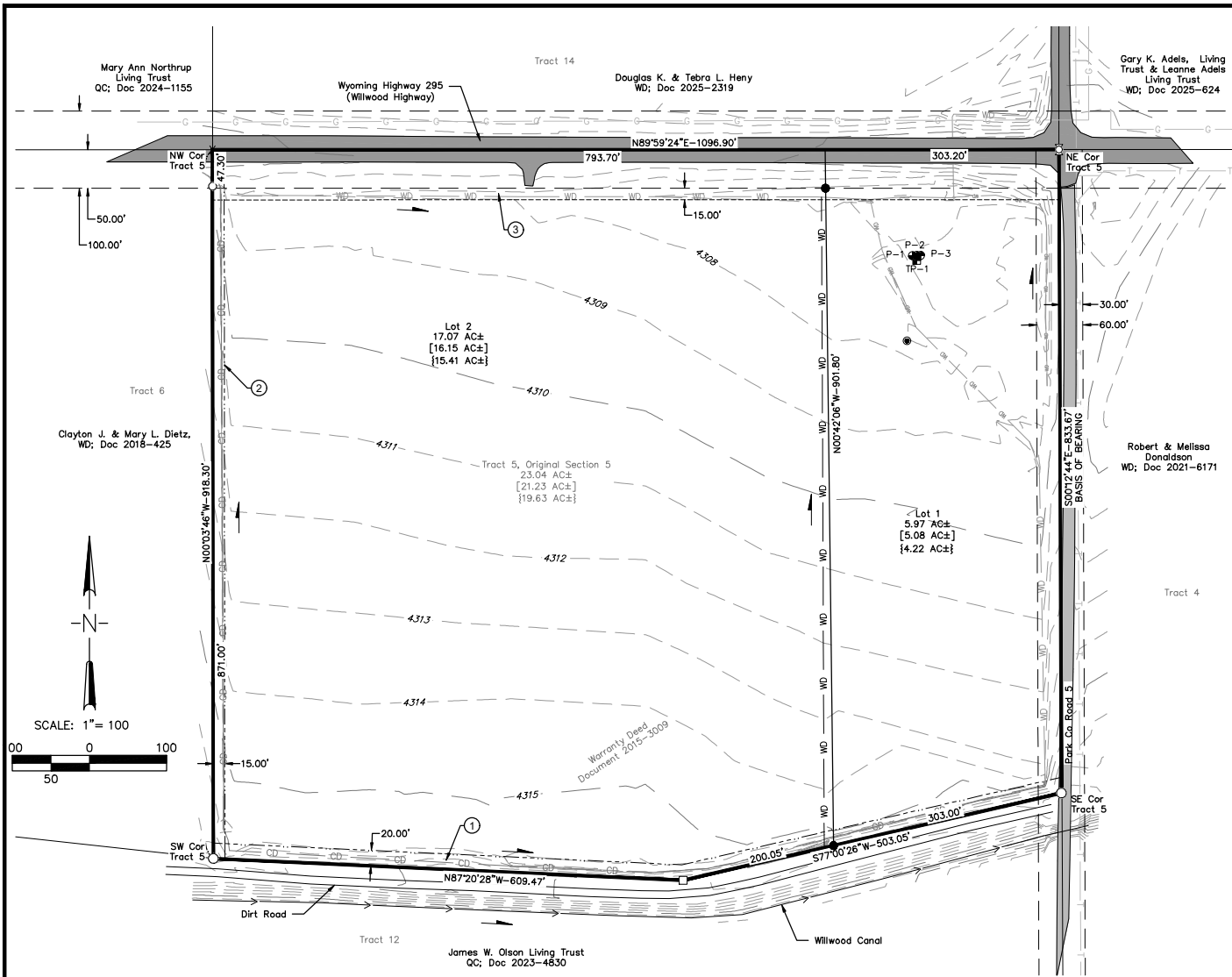


|   |  |
|---|--|
| <p><b>VERIFY SCALE</b><br/>These plans may be reduced.<br/>Line below measures 1 inch on original drawings.</p> | <p>Any use, reuse, or adaptation of this drawing by anyone other than the Engineer for an unintended purpose, or by anyone without written authorization, will be at their own risk and full legal responsibility.</p> |
|---|--|

|   |  |
|---|--|
| <p><b>GRANITE ENGINEERING &amp; SURVEYING LLC</b><br/>983 North Panther Blvd, Powell, WY 82435<br/>P (307) 754-9600</p> | <p>SCALE<br/>HORIZ 1" = -<br/>VERT 1" = -<br/>DRAWN BY: TLK<br/>APPR. BY: SHL<br/>DATE: 02/11/2026<br/>REVISED: 4/8/26</p> |
|---|--|

|  |   |
|--|---|
| <p><b>SKETCH PLAN - VASHBMAC SS-339</b><br/>Applicant: Marc McArthur 1131 Lane 8, Powell, WY 82435<br/>Tract 5, Section 5, T54N, R98W, 6th PM<br/>Park County, Wyoming</p> | <p>PROJECT NO.<br/>930-S-26<br/>SHEET NO.<br/>C-2</p> |
|--|---|

FILE PATH: Onedrive:11 PROJECTS\930-S-26 McArthur SS - Marc McArthur - 012626\DWG\930 Base.dwg\McArthur SP 2



**EASEMENTS DEDICATION THIS PLAT** (with easement number noted in circles)

- 20.00' Irrigation and drainage easement, containing 0.51 acres, more or less, and in favor of this subdivision Lot owners, their heirs, successors, and assigns, and also in favor of the Willwood Irrigation upstream and downstream water users, their successors and assigns.
- 15' Irrigation and drainage easement, containing 0.30 acres, more or less, and in favor of the Willwood Irrigation upstream and downstream water users, their successors and assigns.
- 15.00' Drainage easement, containing 0.38 acres, more or less, and in favor of this subdivision Lot owners, their heirs, successors, and assigns.

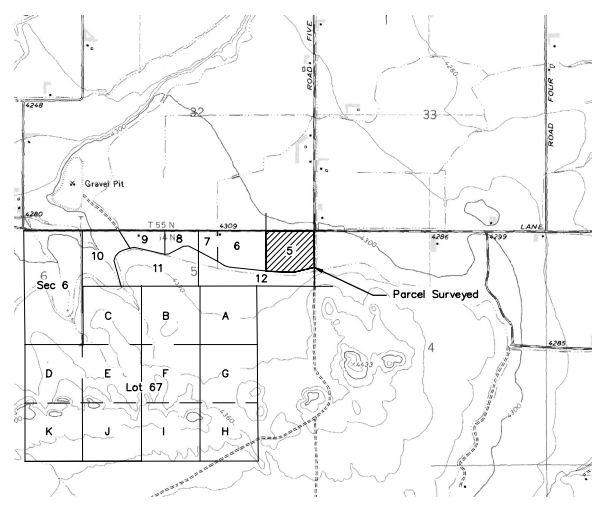
**SURVEYOR'S STATEMENT**

I, Scott H. Lewis, a Professional Engineer and Land Surveyor of the State of Wyoming, do hereby state that this plat and survey of VashBMac SS-339 was made by myself between January 2025 and April 2026, and that this plat is accurate to the best of my knowledge and in compliance with all State and County statutory provisions and regulations.

**NO PROPOSED CENTRAL SEWAGE SYSTEM**  
**NO PROPOSED CENTRAL WATER SUPPLY SYSTEM**  
**NO NEW ROADS ARE PROPOSED AS PART OF THIS SUBDIVISION**

**GRANITE ENGINEERING & SURVEYING LLC**  
 983 North Panther Blvd, Powell, WY 82435  
 PH (307) 754-9600  
 Project 930-S-26, BK 12, PG 19-20  
 Date: April 1, 2026  
 Revised: April 8, 2026

**LOCATION MAP**  
 Section 5 and Lot 67, T54N, R98W, 6th PM  
 Park County, Wyoming



**LAND DESCRIPTION**

A parcel of land being Tract 5, Section 5, T54N, R98W, 6th PM, Park County, Wyoming, and being the property described by the Warranty Deed recorded as Document 2015-3009 at the Park County Clerk and Recorder's Office in Cody, Wyoming, with said parcel of land; containing 23.04 acres, more or less, and subject to Wyoming State Highway 295 right-of-way, and further subject to all easements, other rights-of-way and restrictions of record.

- TITLE NOTES**
- Surveyor has relied upon Schedule B, of the Title Insurance Commitment prepared by First American Title Insurance Company, file number 4609-4340660, dated December 30, 2025, for the following instruments recorded at the Park County Clerk and Recorder's Office in Cody, Wyoming, and including the terms and conditions contained therein and with number system in accordance with said Schedule B:
- IRRIGATION DISTRICT POLICY - Willwood Irrigation District Policies related to assessment and fees.
  - ROAD RIGHT-OF-WAY - Park County Road 5 (old Road 4) and Wyoming State Highway 295 Rights-of-Way.
  - LICENSE - License for Mountain States Telephone and Telegraph Company for buried telephone cable within the right-of-way of or on the shoulder of Park County roads in Township 54 North and Range 98 West by instrument recorded as Book 204, Page 435 at said Clerk and Recorder's Office.
  - HIGHWAY RIGHT-OF-WAY - Wyoming State Highway 295 Right-of-Way, by instrument recorded as MF Book 222, Page 222.
  - EASEMENT - Irrigation ditch, water well and water line easement with specific location unknown by instrument recorded as MF Book 116, Page 569 at said Clerk and Recorder's Office.
  - DEED RESTRICTIONS - Consent to construct and removal of real estate exemption covenants set forth by instrument Document 1997-3488 at said Clerk and Recorder's Office.
  - SUBDIVISION REGULATIONS - SUBDIVISION REGULATIONS - Park County Wyoming Development Standards and Regulations recorded December 8, 2008 as Document 2008-9224, and recorded September 28, 2010 as Document 2010-6194, and recorded August 1, 2012 as Document 2012-4292, and recorded September 15, 2015 as Document 2015-4855 and Document 2015-4856 at said Clerk and Recorder's Office.
  - MORTGAGE - Terms and conditions of by instrument recorded as Document 2015-3010 at said Clerk and Recorder's Office.

- ASSOCIATED DOCUMENTS**
- Protective Covenants recorded as Document \_\_\_\_\_.
  - Homeowners Association Documents recorded as Document \_\_\_\_\_.
  - Subdivision Improvements Agreement recorded as Document \_\_\_\_\_.
  - Water Rights Distribution Plan recorded as Document \_\_\_\_\_.
  - Long-Term Noxious Weed Management Plan recorded as Document \_\_\_\_\_.
  - Affidavit of Subdivision Fencing Requirements recorded as Document \_\_\_\_\_.
  - Disclosure Statement recorded as Document \_\_\_\_\_.
  - Board of County Commissioners Resolution of Approval No. \_\_\_\_\_, recorded as Document \_\_\_\_\_.

- STANDARD PLATTING CONDITIONS & DEDICATION**
- RIGHT-OF-WAY.** The right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on, and through any and all private roads and drives now or hereinafter established.
  - DEDICATION OF EASEMENTS.** The owners and proprietors have by these presents laid out and surveyed as VashBMac SS-339 and do hereby dedicate and convey to and for the use of lot owners within the subdivision forever hereafter the easements as are laid out and designated on this plat, and do also reserve all new easements as shown hereon as perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat.
  - ACCESS PERMIT.** Any access approach or the use or improvement to an existing access approach that is intended to serve the lots of this subdivision shall meet Park County Road & Bridge Standards and will require a right-of-way permit from the Park County Public Works Department.
  - MINERAL ESTATE.** The surface estate of the land to be subdivided is subject to the full and effective development of the mineral estate.
  - AGRICULTURAL NOTICE.** This property is in an area of historic agricultural use and lies within the Agricultural Overlay District. This use is preserved by the Wyoming Right to Farm and Ranch Act of 1991. (W.S. §11-44-101 through 103). Historic agricultural use may cause noise, odors, dust, flies and other factors that are consequences of accepted agricultural practices. This subdivision and its lots and neighboring lands are located in an area that has been used historically for flood irrigated crop production. Historic farming practices (including flood irrigation of crops and the use of ditches to move water) may cause a significant rise in the water table in the area. The water table in the area may rise dramatically during irrigation season. Purchasers of subdivision lots should make this factor an important consideration when buildings are constructed on subdivisions lots.
  - OWNERS AGREEMENT AND APPROVAL:** In consideration of the Board of County Commissioners' determination of this division of land as a "subdivision" and "subdivided land" as shown hereon:

We hereby waive all claims against Park County for damage or loss to our persons and/or property which may be caused by such determination, and we hereby agree to hold harmless, indemnify, and defend Park County in any action which may arise in connection with any and all errors, omissions, or mistakes in this land survey plat and/or other information which we have submitted in connection with this request.

We hereby further acknowledge and state under oath that we are the legal owners of the property described herein. The subdivision of the land described hereon under "LAND DESCRIPTION" as appears on this plat is with the free consent and in accordance with the desires of the undersigned owners and proprietors. The undersigned hereby waive and release all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

We hereby further agree that this plat when recorded in the Office of the Clerk and Recorder establishes vested property rights. We hereby agree to abide by the conditions and stipulations contained herein, and in the Commissioners Resolution / Subdivision Permit.

In witness whereof, the said owner, Marc V. McArthur and Tracy S. McArthur, have caused their names to hereon be subscribed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Marc V. McArthur  
 \_\_\_\_\_  
 Tracy S. McArthur

Acknowledgment:  
 State of Wyoming )  
 County of Park )

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Marc V. McArthur and Tracy S. McArthur.

\_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Notary (printed name)  
 \_\_\_\_\_  
 My commission expires

**CERTIFICATE OF APPROVAL BY THE BOARD OF COMMISSIONERS**

Approved by the Park County Board of Commissioners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Chairman  
 ATTEST:  
 \_\_\_\_\_  
 County Clerk

**RECORDER'S ACCEPTANCE**

This Plat and related documents were accepted for filing in the Office of the Park County Clerk and recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, with Plat filed for record at \_\_\_\_\_ m. under Document Number \_\_\_\_\_, in Plat Cabinet \_\_\_\_\_ at Page \_\_\_\_\_; along with Associated Documents as listed.

Colleen Renner, Park County Clerk and Recorder

BY: DEPUTY CLERK

PLAT OF  
**VASHBMAC SS-339**  
 A Portion of Section 5 & Lot 67  
 T54N, R98W, 6th PM  
 Park County, Wyoming

April 1, 2026  
 APPLICANT/OWNER: Marc McArthur