

Planning & Zoning Commission

March 11, 2015

Meeting Packet

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**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

March 11, 2015

7:00 p.m.

ROLL CALL

APPROVAL OF MINUTES

1. Review and approval of the February 11, 2015 Planning & Zoning Commission Meeting Minutes.

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

1. Review and acceptance of all staff reports and correspondence into the record.

PUBLIC HEARINGS

1. Petition for Amendments to the Rock Springs Zoning Ordinance to allow for Contractor Offices/Shops/Yards as a Conditionally Permitted Use in the B-2 (Community Business) Zoning District, submitted by Don Skorcz representing Globe Electric.
(Project #: PZ-15-00036, Staff Representative: Jennifer Shields, City Planner)
2. Petition for Preliminary Plat approval of Foothill Crossing, a new subdivision consisting of 167 lots and totaling 53.404 acres to be developed in 9 phases, submitted by Jacob Ballstaedt (Garbett Homes) and represented by Gareth Powell (Uinta Engineering and Surveying Inc.).
(Project #: PZ-15-00039, Staff Representative: Jennifer Shields, City Planner)

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. Request for Conditional Use Permit approval for a paved driveway access to exceed 50% of the public street frontage AND request for Conditional Use Permit approval for a 1,380 total square foot detached accessory building for residential property located at 301 Tate Way, submitted by property owner Jordan Plant.
(Project #: PZ-15-00030, Staff Representative: Jennifer Shields, City Planner)

NOTIFICATION OF MINOR SITE PLANS AND STAFF APPROVED CONDITIONAL USE PERMITS

1. Minor Site Plan approval of a 14' x 14' pergola to be located in Bank Court (between Broadway and South Main Street), submitted by Mark Lyon on behalf of the URA.
(Project #: PZ-15-00032, Staff Representative: Jennifer Shields, City Planner)
2. Conditional Use Permit approval for a 37sf Electronic Message Board for the Star Stadium Movie Theater located at 2441 Foothill Boulevard Suite 7, submitted by Nix Sign Co.
(Project #: PZ-15-00016, Staff Representative: Jennifer Shields, City Planner)

PETITIONS AND COMMUNICATIONS

1. Written petitions and communications.
 - a. Update on City Council actions
2. Petitions and communications from the floor.

ADJOURNMENT

**PLANNING AND ZONING
COMMISSION MINUTES**
February 11, 2015
Wednesday, 7:00 p.m.
City Hall, Rock Springs, Wyoming

CALL TO ORDER

Chairperson Manatos called the meeting to order at 7:00 p.m.

There was an introduction and welcome of two new commissioners, Matthew Jackman and Gary Watkins.

Commissioners Present:	Chairperson Mary Manatos Vice-Chairman Paul Legerski Mark Erickson Taylor Jones	Mike Shaw Matthew Jackman Gary Watkins
Commissioners Absent:	Cindy Duck Kimberly Steele	
Staff Present:	Jennifer Shields, AICP, City Planner Cathy Greene, Senior Administrative Assistant	

ROLL CALL

After roll call it was determined that a quorum present to proceed.

ELECTION OF OFFICERS

The Nominating Committee, consisting of Commissioners Duck, Shaw, and Jones, recommended that the current Chairperson and Vice Chairman stay the same for 2015. Commissioner Erickson made a motion to accept the recommendations of the Nominating Committee, and the motion was seconded by Commissioner Jones.

Vote: All in favor. Motion carried unanimously.

Current Chairperson Mary Manatos accepted the nomination.

Current Vice-Chairman Paul Legerski accepted the nomination.

APPROVAL OF MINUTES

Chairperson Manatos asked the Commission for any corrections or additions to the Minutes from the January 14, 2015, Planning and Zoning Commission Meeting. With no corrections or additions, Chairperson Manatos asked for a motion to accept the Minutes as presented.

Commissioner Shaw: Motion to approve the Minutes as presented.

Commissioner Jones: Second.

Vote: All in favor. Motion carried unanimously.

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

Chairperson Manatos asked for a motion to accept all correspondence and Staff Reports into the record.

Commissioner Legerski: Motion to accept all correspondence and Staff Reports into the record.

Commissioner Erickson: Second.

Vote: All in favor. Motion carried unanimously.

CHANGES TO THE AGENDA

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

- 1) **Request for Conditional Use Permit approval to operate a Family Child Care Home (FCCH) located at 1093 Truman Street for up to 10 children at a time, M-F from 7:00 am to 6:00 pm, submitted by Cynthia Rossi. (Project #: PZ-15-00010, Staff Representative: Jennifer Shields, City Planner)**

Staff Report

Ms. Shields presented the Staff Report dated February 4, 2015 to the Commission.

Commissioner Questions for Staff

Commissioner Watkins asked if the yard was fenced. Ms. Shields said that it was and added that the Wyoming Department of Family Services would also be inspecting the property.

Commissioner Questions for Applicant

Chairperson Manatos asked the applicant or a representative for the project to come forward. Ms. Cynthia Rossi came forward and confirmed that her yard is in fact fenced. Chairperson Manatos asked what happened to the 9th Street child care center facility that she was operating, and Ms. Rossi stated that there were building issues and it was unsafe.

Public Comments

Chairperson Manatos asked for anyone who would like to comment on the project to come forward. There were no public comments. Chairperson Manatos then asked for a staff recommendation.

Staff Recommendation

Ms. Shields recommended, at a minimum, the following conditions of approval should be attached:

1. Temporary Conditional Use Permit PZ-15-00017 shall be deemed void.
2. New Conditional Use Permit approval is for the hours from 7:00 a.m. to 6:00 p.m., Monday through Friday for up to a maximum of ten (10) children at any given time. Should Ms. Rossi wish to modify this approval, including changes to the number of children and/or the hours of operation, a new

Application shall be submitted to the City of Rock Springs Planning & Zoning Division, 212 D Street, Rock Springs WY 82901.

3. Approval is for Ms. Rossi to conduct childcare services at 1093 Truman Street only. Should she move to a new location, a new FCCH Conditional Use Permit shall be required.
4. FCCH Conditional Use Permits shall not run with the land. Subsequent providers on the same property (1093 Truman Street) shall require a separate FCCH Conditional Use Permit.
5. Should Ms. Rossi fail to operate a FCCH at this address for a period more than 365 consecutive calendar days, the Permit shall be deemed expired. A new permit application, including any and all fees and notifications, and approval shall be required prior to recommencement of the FCCH operation.
6. The Planning & Zoning Commission shall have the right to revoke or revise any FCCH Conditional Use Permit, should legitimate complaints be lodged by property owners located within 200 feet of the FCCH that the child care facility has adverse impacts on the health, safety and/or welfare of the neighborhood.
7. The Planning & Zoning Commission shall have the right and authority to revoke the FCCH Conditional Use Permit for failure to comply with the above conditions of approval.

Commission Vote

Commissioner Watkins: Motion to approve with staff recommendations.

Commissioner Shaw: Second.

Vote: All in favor. Motion carried unanimously.

- 2) **Request for Modified Conditional Use Permit approval to operate a Family Child Care Home (FCCH) located at 343 Via Assisi for up to 10 children at a time, M-F from 6:30 am to 5:30 pm, submitted by Lori Robertson. (Project #: PZ-15-00019, Staff Representative: Jennifer Shields, City Planner)**

Staff Report

Ms. Shields presented the Staff Report dated February 4, 2015, to the Commission.

Commissioner Questions for Staff

None.

Commissioner Questions for Applicant

Chairperson Manatos asked the applicant or a representative for the project to come forward. Ms. Lori Robertson came forward, but there were no questions for her from the Commission.

Public Comments

Chairperson Manatos asked for anyone who would like to comment on the project to come forward. There were no public comments. Chairperson Manatos then asked for a staff recommendation.

Staff Recommendation

Ms. Shields recommended, at a minimum, the following conditions of approval should be attached:

1. Conditional Use Permit approval is for the hours from 6:30 a.m. to 5:30 p.m., Monday through Friday for up to a maximum of ten (10) children at any given time. Should Ms. Robertson wish to modify this approval, including changes to the number of children and/or the hours of operation, a new

Application shall be submitted to the City of Rock Springs Planning & Zoning Division, 212 D Street, Rock Springs WY 82901.

2. Approval is for Ms. Robertson to conduct childcare services at 343 Via Assisi only. Should she move to a new location, a new FCCH Conditional Use Permit shall be required.
3. FCCH Conditional Use Permits shall not run with the land. Subsequent providers on the same property (343 Via Assisi) shall require a separate FCCH Conditional Use Permit.
4. Should Ms. Robertson fail to operate a FCCH at this address for a period more than 365 consecutive calendar days, the Permit shall be deemed expired. A new permit application, including any and all fees and notifications, and approval shall be required prior to recommencement of the FCCH operation.
5. The Planning & Zoning Commission shall have the right to revoke or revise any FCCH Conditional Use Permit, should legitimate complaints be lodged by property owners located within 200 feet of the FCCH that the child care facility has adverse impacts on the health, safety and/or welfare of the neighborhood.
6. The Planning & Zoning Commission shall have the right and authority to revoke the FCCH Conditional Use Permit for failure to comply with the above conditions of approval.

Commission Vote

Commissioner Jackman: Motion to approve with staff recommendations.

Commissioner Legerski: Second.

Vote: All in favor. Motion carried unanimously.

**NOTIFICATION OF MINOR SITE PLANS /
STAFF APPROVED CONDITIONAL USE PERMITS**

- 1) Minor Site Plan approval for RS Auto Repair to be located at 1709 Elk Street, Suite 110 (change of use, formerly Halliburton property), submitted by Kevin Robertson.
(Project #: PZ-14-00238, Staff Representative: Jennifer Shields, City Planner)
- 2) Minor Site Plan approval for a new 9,135 sf fitness center to be located at 240 Bordeaux Boulevard, submitted by Karen Weidle of Horizon Fitness and represented by Shawn Arnoldi of Choice Engineering Services, Inc.
(Project #: PZ-14-00213, Staff Representative: Jennifer Shields, City Planner)

PETITIONS AND COMMUNICATIONS

- 1) **Written petitions and communications.**
 - a. **Update on City Council Actions**

Council Mtg.	P&Z Item	Council Action
01/20/15	1. P&Z Appointments	Kimberly Steele, 1 st Term Matthew Jackman, 1 st Term
02/03/15	1. P&Z Appointment	Gary Watkins, 1 st Term
	2. Legacy Subdivision Preliminary Plat (with Subdivision Variance) and Final Plat	Res. 2015-14, Approved

2) Petitions and communications from the floor.

Ms. Shields thanked the new and existing commissioners for their volunteer time.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:22 p.m.

These minutes approved by the Rock Springs Planning and Zoning Commission by vote this

_____ day of _____ 2015.

Jennifer Shields, AICP, Secretary, Planning & Zoning Commission



Planning & Zoning Commission Staff Report

Project Name: Contractor Yards in B-2 Zones Language Amendments
Project Number: PZ-15-00036
Report Date: March 3, 2015
Meeting Date: March 11, 2015

Petitioner

Donald Skorcz
Globe Electric, Inc.
P.O. Box 15
Farson, WY 82932

Ordinance References

- §13-103
- §13-601
- §13-808
- §13-810
- §13-811
- §13-815

Staff Representative

Jennifer Shields, AICP,
City Planner

Attachments

- Language Amendment Application and Justification
- Original Public Hearing Notice
- Amended Public Hearing Notice
- Conditions of Approval for Contractors Operating From Their Homes

Petition

Petition for amendments to §13-601, §13-808.C, and §13-815.N(7) of the City of Rock Springs Zoning Ordinance pertaining to contractor's offices, shops, and yards in the B-2 (Community Business) Zoning District and contractor's offices as home occupations.

Background – 1426 Elk Street

The applicant, Mr. Donald Skorcz, is the owner of Globe Electric, Inc. and is a licensed contractor based out of Farson who has worked in the City of Rock Springs for many years. Last year, Mr. Skorcz purchased property located at 1426 Elk Street. This property has been zoned B-2 (Community Business) since 1982 when the City last updated the Official Zoning Map in its entirety. Prior to that, in the 1970's, the property was zoned B-1 (Highway Business). Both of these commercial zoning designations have been consistent with the City's vision for Elk Street as a commercial corridor and main "gateway" into the City off of Interstate 80.



Right before Mr. Skorcz purchased his property, he contacted Planning staff to inquire about possibly conducting two separate uses on the site – an antique shop (retail sales) and a contractor's office, shop, and yard. At that time I explained to him that offices, antique stores, and retail/variety stores are all permitted uses in the B-2 Zoning District. However, since these types of uses would be considered a change in use of the property (formerly Wolf's Auto Sales), the City would require that he submit a Minor Site Plan Application so that parking needs could be determined for the new type of use. After Mr. Skorcz made several improvements to the property in order to meet the B-2 Zoning District requirements (additional paved parking, landscaping, drainage, etc.), the City granted Minor Site Plan approval and "Ye Old Thrift Shop" was opened for business.

As for the second use of the property as a contractor's office, shop, and yard (all inclusive, with an emphasis on the outdoor yard component), staff explained to Mr. Skorcz that that type of use is not currently listed as a permitted use in the B-2 Zoning District. It is currently only listed as a principally permitted use in the I-1 (Light Industrial) or I-2 (Heavy Industrial) Zoning Districts. In order for this type of use to be permitted in the B-2 Zoning District, staff explained to Mr. Skorcz that he would need to apply for a Language Amendment to the City's Zoning Ordinance to have this type of use also listed as a permitted use in the B-2 Zoning District. [Please Note: This would allow for this type of use in all B-2 zones, not just at 1426 Elk Street.]

Project Name:

Contractor's Yards in B-2 Zones
Language Amendments

Project Number:

PZ-15-00036

Background - Contractors

Contractor licensing in the City of Rock Springs is governed by §7-6 of the Municipal Ordinances and is overseen by the City's Building Department. General requirements for contractors including registration, liability insurance, and vehicle identification.

§7-601.2-01. of the City's Municipal Ordinances defines Contractor, Subcontractor or Builder as, "Any person, firm, corporation or other organization who or which is in the pursuit of an independent business undertaking to construct, alter, repair, add to, subtract from, improve, move, wreck, or demolish, for another, any building structure, highway, road, lot or area within the City of Rock Springs."

For licensing purposes, the Building Department has identified seven different types of contractors: electrical, excavation, fire alarm, fire sprinkler, general, HVAC, and plumbing. Altogether, there are currently 545 contractors licensed to perform work in the City; however, it should be noted that the majority of these do not have physical offices, shops, or yards within the City Limits and are out-of-town contractors coming to Rock Springs for work.

Existing Zoning Ordinances

Unfortunately, the Zoning Ordinance only addresses the permitted locations for local, Rock Springs based contractors in two sections of the Ordinance:

- §13-810.B(7), as a principally permitted use in I-1 (Light Industrial): "Contractor's offices, shops, and yards." (And therefore by default as a principally permitted use in the I-2 (Heavy Industrial) Zoning District.)
- §13-815.N(7), as a prohibited home occupation: "Building contractor, including, but not limited to the following trades: plumbers, electricians, heating and air conditioning, roofing."

At face value, the Zoning Ordinance appears to severely limit the ability of local contractors to be based within the City. For those contractors who are currently based inside the City of Rock Springs, the majority are home-based contractors with no employees and no need for outdoor storage yards. Some local contractors offices are located in commercial zoning districts (most notably along Elk Street), and some local contractors are located in permitted industrial zoning districts. In other words, despite the above-listed Ordinances, contractors are generally located in all parts of the City. And practically speaking, the majority of local contractors have operated in the City for many years without any adverse impacts to their neighbors, whether residential, commercial, or industrial.

Probably the best way to "explain" the existing situation is to consider the intent of the Ordinances, which staff believes is to keep contractors that have an outdoor storage yard component to their activities outside of residential and commercial areas. This assumption is further supported by the following Ordinances:

- §13-810.B(9), as a principally permitted use in I-1 (Light Industrial): "Exterior storage of goods and materials provided that all goods and materials are screened from adjacent properties."
- §13-811.B(3), as a principally permitted use in I-2 (Heavy Industrial): "Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent rights-of-way."
- §13-815.N(3)(d), as a prohibited home occupation activity: "There shall be no exterior storage of materials to be used in conjunction with a home occupation."

Over the years, in an effort to continue allowing contractors to be based in the City while still protecting the health, safety, and welfare of residential and commercial areas, the City has by policy added numerous conditions of approval to both home-based and commercial locations, most notably the prohibition of outdoor storage, heavy equipment storage, or hazardous materials storage (see attached form specifically for home-based contractors).

Project Name:

Contractor's Yards in B-2 Zones
Language Amendments

Project Number:

PZ-15-00036

Proposed Zoning Ordinance Amendments

In order to bring the City's Zoning Ordinance into greater conformity with the reality of the local based contractor situation, the petitioner and staff together are proposing the following language amendments, with deletions denoted by ~~strikethrough~~ and additions denoted by **bold underline**.

§13-601, add the following definition:

Contractor, Subcontractor or Builder: "Any person, firm, corporation or other organization who or which is in the pursuit of an independent business undertaking to construct, alter, repair, add to, subtract from, improve, move, wreck, or demolish, for another, any building structure, highway, road, lot or area within the City of Rock Springs."

§13-808.C, Community Business Zone (B-2), add the following Conditionally Permitted Use:

(15) Contractors Offices, Shops, and Yards, subject to the following:

- (a) **Unpaved parking areas or storage areas are strictly prohibited.**
- (b) **Contractor businesses involving the use or storage of industrial vehicles, industrial equipment, industrial materials, or heavy machinery including earth moving, road building, and excavation machinery, are strictly prohibited.**
- (c) **Hazardous materials storage is prohibited unless approval is first obtained from the City of Rock Springs Fire Inspector.**
- (d) **Fabrication, welding or similar activities causing noise, smoke, dust, odor, vibration or glare are prohibited.**
- (e) **Screening fencing made of either vinyl, wood, or masonry materials for the entire perimeter of all exterior, outdoor storage yards shall be required. Chain link fencing with slats will not be considered an acceptable screening material.**

§13-815.N(7), prohibited Home Occupations:

- ~~• Building contractor, including, but not limited to the following trades: plumbers, electricians, heating and air conditioning, roofing.~~
- **Contractor businesses involving employees reporting to the home for work purposes, unless employees are living in the same household.**
- **Contractor businesses involving the use or storage of industrial vehicles, industrial equipment, industrial materials, or heavy machinery including earth moving, road building, and excavation machinery.**
- **Contractor businesses involving the exterior storage of materials, equipment, or supplies.**

Analysis – Proposed Zoning Ordinance Amendments

The Commission should keep in mind the following when reviewing the proposed amendments:

- The intent of the Zoning Ordinance is to, "protect the public health, safety and general welfare of the community and its people through the establishment of minimum regulations governing development and use of land. This Ordinance shall divide the City into districts and establish regulations in regard to location, erection, construction, reconstruction, alteration and use of structures and land. Such regulations are established to protect such use areas; to promote orderly development and redevelopment; to provide adequate light, air and access to property; to prevent congestion in the public right-of-way; to prevent overcrowding of land and undue concentration of structures by regulating land, buildings, yards and density of population; to provide for compatibility of different land uses; to provide for administration of this Ordinance; to provide for amendments; to prescribe penalties for violation of such regulations; and to define powers and duties of the City staff, the Planning and Zoning Commission, the Board of Adjustment, and the City Council in relation to this Ordinance." (§13-103)
- "Use, Conditional" is defined as: "Either a public or private use as listed herein

Project Name:

Contractor's Yards in B-2 Zones
Language Amendments

Project Number:

PZ-15-00036

which, because of its unique characteristics, cannot be properly classified as a Permitted Use in a particular district. After consideration in each case of the impact of such use upon neighboring land and of the public need for the particular use at the particular location, a permit for such Conditional Use may or may not be granted pursuant to the requirements of this Ordinance. A Conditional Use may be a Principal Use or an Accessory Use." (§13-103)

- Some uses, by the nature of their investment or operation, have a pronounced tendency once started to rapidly increase beyond the limits permitted and thereby impair the value of a residentially or commercially zoned area.
- Planning staff have had very few complaints over the years involving small, home-based contractors, so in many respects it seems to be "working" in the City of Rock Springs.

Utility Review

The proposed language amendment was routed to the Utility Review Committee on February 24, 2015. No comments were received.

Public Notification

A Public Hearing Notice was duly published in the Rock Springs *Rocket Miner* on February 21, 2015 and a copy of the Notice was also placed on the City's website. During staff's review of the language amendment proposal, one additional section of the Zoning Ordinance was considered for revision, and so an Amended Public Hearing Notice will be duly published in the Rock Springs *Rocket Miner* on March 7, 2015. At the time of this report, staff had not received any public comments on the proposed amendments. Staff will advise the Commission of any comments received at the meeting.

Staff Recommendation

Staff will provide a formal recommendation after the public hearing on this item.



2015
CITY OF ROCK SPRINGS
LANGUAGE AMENDMENT
APPLICATION

Planning & Zoning Division
212 D Street
Rock Springs WY 82901
307.352.1540 (phone)
307.352.1545 (fax)
Jennifer Shields, City Planner
Brian Heaton, Asst City Planner

Staff Use Only:

Date Received 2/13/15 File Number: P2-15-00036
Payment Information: Amount Received: \$200- Received by: JS/cg
Cash or Check Number: 6485 Receipt Number: RO1829
Date Certified as Complete Application: 2/13/15 By: J. Shields

A. CONTACT INFORMATION:

NOTE: The City of Rock Springs will only send correspondence to the names and mailing addresses provided on this application. Attach a separate sheet if necessary.

Petitioner(s) Information:

Name: DONALD D SKORCZ
Mailing Address: Box 15
FARSON, WY
82932

Email Address: _____

Phone Number: 307-273-7841 Fax Number: _____

Name: _____

Mailing Address: _____

Email Address: _____

Phone Number: _____ Fax Number: _____

B. PLEASE ANSWER THE FOLLOWING ON THE SPACES PROVIDED:

1. Article and Section Number to be amended (The Rock Springs Ordinances are available online at www.rswy.net):
13-808, B

2. Proposed Amendment (attached a separate sheet if necessary):
allow contractors offices, shops, and yards in the
B-2 Zoning District as a permitted use.

3. Describe the need for and purpose of the Proposed Amendment:
see attached

RECEIVED
2/13/15

C. SUBMITTAL REQUIREMENTS:

The following shall be submitted with the application at the time of filing in order for the petition to be complete and scheduled for public hearing with the Planning and Zoning Commission. An incomplete application will not be scheduled for hearing and shall be returned to the applicant.

- ☒ Filing Fee (\$200.00)
- ☒ Completed application, including graphic material if it will assist in understanding the benefits of the amendment.

D. SUBMITTAL DEADLINES:

NOTE: Applications that are not **RECEIVED** by 3:00 p.m. on the Application Deadline will be postponed until the following month's meeting. If a deadline falls near a City holiday, please contact the Planning Department to verify the days City Hall will be closed to ensure that your application is submitted on time.

	January Meeting	February Meeting	March Meeting	April Meeting	May Meeting	June Meeting	July Meeting	August Meeting	September Meeting	October Meeting	November Meeting	December Meeting
Application Deadline	12/9/2014*	1/19/2015	2/16/2015	3/16/2015	4/20/2015	5/18/2015	6/15/2015	7/20/2015	8/17/2015	9/21/2015	10/18/2015	11/16/2015
Public Hearing Ad	A Public Hearing Notice is prepared by the City of Rock Springs and published in the Rock Springs Rocket Miner Newspaper a minimum of fifteen (15) days prior to the Planning and Zoning Commission Public Hearing.											
P&Z Public Hearing	1/14/2015	2/11/2015	3/11/2015	4/8/2015	5/13/2015	6/10/2015	7/8/2015	8/12/2015	9/9/2015	10/14/2015	11/10/2015	12/9/2015
City Council Hearing Ad	After the Planning and Zoning Commission Public Hearing, a second Public Hearing Notice is prepared by the City of Rock Springs and published in the Rock Springs Rocket Miner Newspaper a minimum of fifteen (15) days prior to the City Council Public Hearing.											
**Council Public Hearing	2/3/2015	3/3/2015	4/7/2015	5/5/2015	6/2/2015	7/7/2015	8/4/2015	9/1/2015	10/6/2015	11/3/2015	12/1/2015	1/5/2016

* Deadline moved due to holiday.

**An Ordinance to amend the Rock Springs Ordinances must be read at three consecutive City Council meetings prior to being accepted.

E. SIGNATURE(S) REQUIRED:

I acknowledge that I have read and understand this application and the pertinent Zoning Ordinance amendment regulations (Sections 13-901 of the Rock Springs City Ordinances).

Signature of Petitioner Donald D. Sherry

Date 2-13-15

Signature of Petitioner _____

Date _____

(If the petition includes multiple petitioners, all petitioners must sign the application. Attach a separate sheet if necessary.)



GLOBE ELECTRIC, INC.

P.O. Box 15

Farson, WY 82932

Telephone and Fax - 307-273-9841

Don Skorcz

307-273-9841

Brian Skorcz -- 307-350-8483

Wade Skorcz -- 307-389-1964

City of Rock Springs
Planning & Zoning Division
212 D Street
Rock Spring, WY 82901

RE: Language Amendment Application

Attn: Jennifer Shields, City Planner

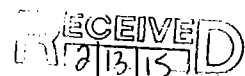
The purpose of this language amendment at 1426 Elk Street, Rock Springs, WY is to bring this property into an amended compliance. Please find enclosed an application for language amendment for article and section number 13-808.B.

After making considerable repairs, we have made the property presentable and in compliance with present zoning laws. We, the owners at 1426 Elk Street feel that it is imperative to use this property to its fullest potential and open a small electrical shop, allowing a contractor office, shop and yard in the B-2 zoning district as a permitted use.

There are several similar businesses on the block that are using these properties as B-2 zoning and feel that this amended language would benefit the entire block of Rock Springs.

Cordially,

Don Skorcz
Owner



PUBLIC HEARING NOTICE

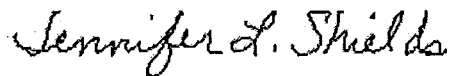
TAKE NOTICE that the Rock Springs Planning and Zoning Commission will hold a public hearing in the Rock Springs City Hall Council Chambers at 7:00 p.m., March 11, 2015, where all interested parties will have the opportunity to appear and be heard regarding the following:

An application submitted by Mr. Don Skorcz, representing Globe Electric, to consider amending Chapter 13 (Zoning) of the Ordinances of the City of Rock Springs to allow for **CONTRACTOR YARDS** as a Conditionally Permitted Use in the B-2 (Community Business) Zoning District. The following sections are proposed for amendment:

Section 13-601 Definitions
Section 13-808.C B-2 Zoning District, Conditionally Permitted Uses

You may view a copy of the proposed amendments at the Rock Springs Planning Department Office, 212 'D' Street, Rock Springs, Wyoming or on the City's website at: www.rswy.net.

Dated this 21st day of February 2015.



Jennifer Shields, AICP, City Planner
Planning and Zoning Commission

Publish: February 21, 2015
Bill To: City of Rock Springs

PUBLIC HEARING NOTICE

TAKE NOTICE that the Rock Springs Planning and Zoning Commission will hold a public hearing in the Rock Springs City Hall Council Chambers at 7:00 p.m., March 11, 2015, where all interested parties will have the opportunity to appear and be heard regarding the following:

An application submitted by Mr. Don Skorcz, representing Globe Electric, to consider amending Chapter 13 (Zoning) of the Ordinances of the City of Rock Springs to allow for **CONTRACTOR YARDS** as a Conditionally Permitted Use in the B-2 (Community Business) Zoning District. The following sections are proposed for amendment:

Section 13-601 Definitions
Section 13-808.C B-2 Zoning District, Conditionally Permitted Uses

You may view a copy of the proposed amendments at the Rock Springs Planning Department Office, 212 'D' Street, Rock Springs, Wyoming or on the City's website at: www.rswy.net

Dated this 21st day of February 2015.

(s) Jennifer Shields, AICP, City Planner
Planning and Zoning Commission

Feb. 21

AMENDED PUBLIC HEARING NOTICE

TAKE NOTICE that the Rock Springs Planning and Zoning Commission will hold a public hearing in the Rock Springs City Hall Council Chambers at 7:00 p.m., March 11, 2015, where all interested parties will have the opportunity to appear and be heard regarding the following:

An application submitted by Mr. Don Skorcz, representing Globe Electric, to consider amending Chapter 13 (Zoning) of the Ordinances of the City of Rock Springs to allow for **CONTRACTOR YARDS** as a Conditionally Permitted Use in the B-2 (Community Business) Zoning District. The following sections are proposed for amendment:

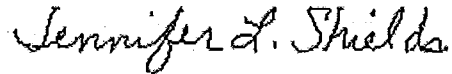
Section 13-601 Definitions

Section 13-808.C B-2 Zoning District, Conditionally Permitted Uses

Section 13-815.N Home Occupations

You may view a copy of the proposed amendments at the Rock Springs Planning Department Office, 212 'D' Street, Rock Springs, Wyoming or on the City's website at: www.rswy.net.

Dated this 7th day of March 2015.



Jennifer Shields, AICP, City Planner
Planning and Zoning Commission

Publish: March 7, 2015
Bill To: City of Rock Springs

City of Rock Springs Contractor Registration

For Contractors Operating from their Homes

Planning & Zoning Conditions of Approval



I, _____, do hereby certify that I have read the following Planning &
(print name)

Zoning conditions of approval for Contractor Registration at _____.
(print physical business address)

My signature below affirms that I agree to abide by the approval conditions and understand that, should I fail to abide by these conditions, the City may take the necessary actions to achieve compliance, including revocation of my Contractor Registration.

Conditions of Approval for Contractors Operating from a Residential Property:

1. Approval is for a Home Office only.
2. Employees are limited to persons residing at the above address.
3. Persons not residing at the above address shall not report to work at this residence.
4. No deliveries of construction materials or supplies, other than office-related supplies, shall be made to the above address.
5. Office area and storage area for all business-related materials shall be limited to 500 square feet.
6. No exterior storage of materials, equipment or supplies shall be permitted.
7. No signage visible from the exterior of the residence shall be displayed.
8. No more than one truck displaying company signage shall be parked at or adjacent to the above address.
9. No backhoes, trackhoes, dump trucks, front end loaders, tractors or other construction equipment shall be permitted to be stored at the residence or on any residentially zoned property within the City Limits. Vehicles shall be limited to a maximum vehicle size of 12,000 pounds.

(Signature – Applicant)

(Date)

(Signature – Property Owner)

(Date)



Planning & Zoning Commission Staff Report

Project Name: Foothill Crossing Subdivision Preliminary Plat
Project Number: PZ-15-00039
Report Date: March 3, 2015
Meeting Date: March 11, 2015

Applicant

Jacob Ballstaedt
Garbett Homes
273 North East Capitol Street
Salt Lake City, UT 84103

Property Owner

Sweetwater Development Group LC
273 North East Capitol Street
Salt Lake City, UT 84103

Engineer

Gareth Powell
Uinta Engineering & Surveying Inc.
2638 Commercial Way
Rock Springs, WY 82901

Project Location

East Side of Foothill Boulevard,
Adjacent to Morningside Phase 1

Existing Zoning

R-3 (Medium Density Residential) and
R-5 (High Density Residential)

Property Owner Notification

Mailed to property owners in 200'
radius on 3/2/15.

Previous P&Z Actions

See Attachment A.

Ordinance References

§16-502

Staff Representative

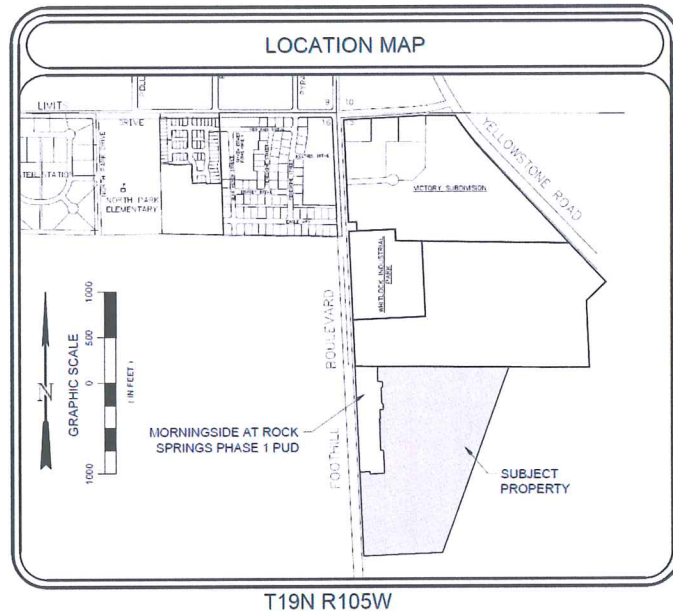
Jennifer Shields, AICP, City Planner

Attachments

- Request to Table (email)
- Attachment A: File History
- Attachment B: Original Utility Review Comments
- Preliminary Plat Application
- Public Hearing Notice
- Property Owner Notification and Mailing List
- Preliminary Plat dated 2/16/15

Request

Request for Preliminary Plat approval of Foothill Crossing Subdivision (formerly known as "Morningside"), a new subdivision consisting of 167 lots to be developed in nine (9) phases and totaling 53.404 acres.



Project Status

During the Utility Review meeting held for this item on February 24, 2015, a number of issues came up that need to be resolved prior to Planning and Zoning Commission review (see Attachment B). Subsequently, on February 26, 2015 the applicant's engineer requested that this item be TABLED by the Commission (see attached email request).

The Preliminary Plat submittal is the Public Hearing stage of subdivision approval. Accordingly, a Public Hearing Notice was published in the Rock Springs *Rocket Miner* on February 21, 2015. Since the Public Hearing Notice had already been published prior to the applicant's request to table this item, letters were mailed to property owners located within 200 feet of the boundaries of the proposed project on March 2, 2015 explaining the delay with the project but inviting public comment. To date, no comments have been received. Staff will advise the Commission of any comments received after the date of this report.

Staff Recommendation

Following the required Public Hearing for this item, staff will recommend that the Commission TABLE this item until the applicant, property owners, and engineers have had adequate time to resolve all outstanding issues associated with the subdivision.

Staff has attached the originally submitted Preliminary Plat for this proposal only as a reference for the Commission. Once the applicant has a revised Preliminary Plat drawing ready to present to the Commission, the project will be removed from the table, any additional public comments will be heard, and the Commission will give a recommendation of approval or denial.

Shields, Jennifer

From: Ken Walker <kjwalker@uintaengineering.com>
Sent: Thursday, February 26, 2015 4:20 PM
To: Shields, Jennifer
Cc: Walker, Vess; Kauchich, Paul; Jackson, Meghan; Boudreault, Denise; garethpowell@uintaengineering.com
Subject: Re: Foothill Crossing

Jennifer,

We have been consulting with our client relative to this development, and looking at their options. As of today they have not decided which way they want to proceed with this platting. I have talked to Paul relative to the issues we discussed (looping ect.) and intend to contact other departments that have an interest including the water and sewer departments, and the Joint Powers Board. As soon as this is complete we can make a final decision on how we want to proceed. Please table our preliminary plat at the March meeting. We will try to get you an answer tomorrow or early next week, on the direction they are going to proceed.

Ken Walker

**ATTACHMENT A:
Foothill Crossing (fka Morningside at Rock Springs) - File History**

<u>Project Number</u>	<u>Project Type</u>	<u>Project Name</u>	<u>Project Description</u>	<u>Status</u>
2006-029-PUD	Planned Unit Development	Garbett Homes - see Morningside at Rock Springs file 2006-082-PUD		Closed - see new project Morningside at Rock Springs file 2006-082-PUD
2006-082-PUD	Planned Unit Development	Morningside at Rock Springs - see file 2006-120-PUD		Closed - See file 2006-120-PUD
2006-120-PUD	Planned Unit Development	Morningside at Rock Springs PUD		Closed
2006-142-PDP(PUD)	Preliminary Plat-PUD	Morningside at Rock Springs Preliminary Plat-Preliminary Development Plan		Approved by CC 11/7/06
2007-008-S(PUD)	Final Plat-PUD	Morningside PUD Final Plat/ Final Development Plan Phase 1A	Final Plat / Final Development Plan - Morningside at Rock Springs	Withdrawn & resubmitted.
2007-009-S(PUD)	Final Plat-PUD	Morningside PUD Final Plat/ Final Development Plan Phase 1B	Final Plat / Final Development Plan - Morningside at Rock Springs	Withdrawn & resubmitted.
2007-010-S(PUD)	Final Plat-PUD	Morningside PUD Final Plat/ Final Development Plan Phase 1C	Final Plat / Final Development Plan - Morningside at Rock Springs	Withdrawn & resubmitted.
2007-011-S(PUD)	Final Plat-PUD	Morningside PUD Final Plat/ Final Development Plan Phase 1D	Final Plat / Final Development Plan - Morningside at Rock Springs	Withdrawn & resubmitted.
2007-012-S(PUD)	Final Plat-PUD	Morningside PUD Final Plat/ Final Development Plan Phase 1E	Final Plat / Final Development Plan - Morningside at Rock Springs	Withdrawn & resubmitted.
2007-013-S(PUD)	Final Plat-PUD	Morningside PUD Final Plat/ Final Development Plan Phase 1F	Final Plat / Final Development Plan - Morningside at Rock Springs	Withdrawn & resubmitted.
2007-014-S(PUD)	Final Plat-PUD	Morningside PUD Final Plat/ Final Development Plan Phase 1G	Final Plat / Final Development Plan - Morningside at Rock Springs	Withdrawn & resubmitted.
2007-044-PP-PUD	Preliminary Plat-PUD	1st Revised Preliminary Plat/PDP - Morningside at Rock Springs PUD	Revised PUD Preliminary Plat	Approved by CC
2007-059-S(PUD)	Final Plat-PUD	Morningside at Rock Springs (PUD), Phase 1 - Final Plat/Final Development Plan	Request for Final Plat/Final Development Plan approval of the Morningside at Rock Springs Planned Unit Development, Phase 1, submitted by JFC Engineers and Surveyors, representing Sweetwater Development Corporation.	Approved. Alternate approval denied 5/2007 by CNL. Resubmitted w/Bond @ 12/4/07 min
2007-060-S(PUD)	Final Plat-PUD	Morningside at Rock Springs (PUD), Phase 2 - Final Plat/Final Development Plan	Request for Final Plat/Final Development Plan approval of the Morningside at Rock Springs Planned Unit Development, Phase 2, submitted by JFC Engineers and Surveyors, representing Sweetwater Development Corporation.	Expired
2007-061-S(PUD)	Final Plat-PUD	Morningside at Rock Springs (PUD), Phase 3 - Final Plat/Final Development Plan	Request for Final Plat/Final Development Plan approval of the Morningside at Rock Springs Planned Unit Development, Phase 3, submitted by JFC Engineers and Surveyors, representing Sweetwater Development Corporation.	Expired
2007-062-S(PUD)	Final Plat-PUD	Morningside at Rock Springs (PUD), Phase 4 - Final Plat/Final Development Plan	Request for Final Plat/Final Development Plan approval of the Morningside at Rock Springs Planned Unit Development, Phase 4, submitted by JFC Engineers and Surveyors, representing Sweetwater Development Corporation.	Expired
2007-063-S(PUD)	Final Plat-PUD	Morningside at Rock Springs (PUD), Phase 5 - Final Plat/Final Development Plan	Request for Final Plat/Final Development Plan approval of the Morningside at Rock Springs Planned Unit Development, Phase 5, submitted by JFC Engineers and Surveyors, representing Sweetwater Development Corporation.	Expired
2007-064-S(PUD)	Final Plat-PUD	Morningside at Rock Springs (PUD), Phase 6 - Final Plat/Final Development Plan	Request for Final Plat/Final Development Plan approval of the Morningside at Rock Springs Planned Unit Development, Phase 6, submitted by JFC Engineers and Surveyors, representing Sweetwater Development Corporation.	Expired
2007-065-S(PUD)	Final Plat-PUD	Morningside at Rock Springs (PUD), Phase 7 - Final Plat/Final Development Plan	Request for Final Plat/Final Development Plan approval of the Morningside at Rock Springs Planned Unit Development, Phase 7, submitted by JFC Engineers and Surveyors, representing Sweetwater Development Corporation.	Expired
2008-047-SP-CU	Site Plan-Conditional Use	Morningside Temporary Sales Trailer	Request for conditional use permit approval for a temporary sales trailer to be placed on Lot#28 of the Morningside Subdivision Phase 1 submitted by Richard Welch representing Sweetwater Development Group.	Application submitted in error. Void & check returned.
2008-275-MHSO	Model Home Sales Office	Morningside Model Home Sales Office	Request for approval of a Model Home Sales Office in the Morningside Subdivision, submitted by Richard Welch representing Sweetwater Development Group, L.C.	Approved. See change of MHSO location for Morningside, 2009-256-MHSO
2009-256-MHSO	Model Home Sales Office	Morningside Model Home Sales Office (new)	Request for approval of a change of location for a Model Home Sales Office in the Morningside Subdivision, submitted by Richard Welch representing Sweetwater Development Group, L.C.	Approved. See previous MHSO location for Morningside, 2008-275-MHSO
2010-006-PP(PUD)	Preliminary Plat-PUD	Morningside 2nd Revised PP-PDP (WITHDRAWN)	Request for approval of a 2nd Revised Preliminary Plat/Preliminary Development Plan for Morningside PUD, consisting of 381 lots to be developed in eight phases totaling 60.60 acres, submitted by Sweetwater Development Group, L.C.	Tabled at 1/13,2/10, and 3/10 P&Z meetings prior to withdrawal at 4/14 meeting by applicant
2011-099-PP(PUD)	Preliminary Plat-PUD	Morningside 2nd Revised Preliminary Plat	Request for approval of a 2nd Revised Preliminary Plat for the Morningside Subdivision PUD to remove phases 2 through 7 from the Preliminary Plat, submitted by Sweetwater Development Group, represented by Ullota Engineering & Surveying	Approved by CC on 7/5/2011. Reso. 2011-98.
2011-100-PDP(PUD)	Preliminary Development Plan	Morningside 2nd Revised Preliminary Development Plan	Request for approval of a 2nd Revised Preliminary Development Plan for the Morningside Subdivision PUD to remove phases 2 through 7 from the Preliminary Plat, submitted by Sweetwater Development Group, represented by Ullota Engineering & Surveying	Approved by City Council on 7/5/2011. Reso. 2011-98.
2011-101-MPA-ZC	Master Plan Amendment-Rezone	Sweetwater Development Group Zone Change / Master Plan Amendment (Morningside)	Petition for Rezone from R-4 (Medium Density Residential) to R-3 (Medium Density Residential) & R-5 (High Density Residential) and Master Plan Land Use Amendment from HIR (High Intensity Residential) to LIR (Light Intensity Residential) (R-3 tract only) for two tracts of land located in Phases 2-7 of the Morningside Subdivision (to be vacated by Revised PP/PDP), submitted by Sweetwater Development Group, represented by Ullota Engineering & Surveying	Approved on 3rd Reading 8/2/2011. Ord No 2011-10
2011-102-SK	Sketch Plat	Morningside Addition Sketch Plat	Request for Sketch Plat review of the Morningside Addition Subdivision (formerly Ph 2-7 of Morningside) to be constructed in 7 phases and totaling 53.56 acres, submitted by Sweetwater Development Group, represented by Ullota Engineering	Reviewed by P&Z on 6/8/2011.
2011-171-PP	Preliminary Plat	Villas at Morningside Preliminary Plat	Request for Preliminary Plat approval of The Villas at Morningside, a new subdivision consisting of 117 lots to be developed in 7 phases and totaling 33.364 acres, submitted by Rich Welch (Sweetwater Development Group) and represented by Rob Young (UESI)	Approved by P&Z - 9/14/11 Approved By CC on 10/4/11. Reso. 2011-151

ATTACHMENT A:
Foothill Crossing (fka Morningside at Rock Springs) - File History

<u>Project Number</u>	<u>Project Type</u>	<u>Project Name</u>	<u>Project Description</u>	<u>Status</u>
2011-172-PP	Preliminary Plat	Meadows at Morningside Preliminary Plat	Request for Preliminary Plat approval of The Meadows at Morningside Subdivision, a new subdivision consisting of 59 lots to be developed in two (2) phases and totaling 20.044 acres	Approved by P&Z - 9/14/11 Approved By CC on 10/4/11 Reso. 2011-152
2011-185-LLA	Lot Line Adjustment	Morningside Phase 1 PUD Lot Line Adjustment	Request for City approval of a Lot Line Adjustment to add .1578 acres to Tract A of the Morningside at Rock Springs PUD.	Approved by Staff 9/28/11
2011-186-SV	Subdivision Variance	Meadows at Morningside Subdivision Variance	Request for Subdivision Variance of The Meadows at Morningside Subdivision, a new subdivision consisting of 59 lots to be developed in two (2) phases and totaling 20.044 acres	Approved by P&Z - 9/14/11 Approved By CC on 10/4/11 Reso. 2011-152
2011-187-SV	Subdivision Variance	Villas at Morningside Subdivision Variance	Request for a Subdivision Variance from the requirements of §16-905.(U)(2) of the City of Rock Springs Ordinances in order to allow for non-radial/not at right angle lot lines for Lots 7-80 & 94 AND from §16-905.(O).(1). in order to allow for corner radii to be less than 20 feet in The Villas at Morningside subdivision.	Approved by P&Z - 9/14/11 Approved By CC on 10/4/11, Reso. 2011-151
2011-247-PP	Preliminary Plat	The Meadows at Morningside Revised Preliminary Plat	Request for approval of the Revised Preliminary Plat for The Meadows at Morningside Subdivision, a new subdivision consisting of 20.043 acres to be developed in two phases and totaling 65 lots, submitted by Rich Welch (Sweetwater Development Group) and represented by Rob Young (UESI), and including a previously approved subdivision variance.	Approved by P&Z - 12/14/11 Approved By CC on 1/3/12, Res. 2012-01 EXPIRED
2012-010-S	Final Plat-PUD	The Villas at Morningside, Phase 1 Final Plat	Request for Final Plat approval of The Villas at Morningside, Phase 1, subdivision, a new subdivision consisting of 17 lots and totaling 7.742 acres, submitted by Rich Welch (Sweetwater Development Group) and represented by Rob Young (UESI)	Approved Res. 2012-026; RESCINDED 3/5/13 by Res. 2013-024, failed to install improvements
2012-054-MHSO	Model Home Sales Office	Morningside Model Home Sales Office (Relocated)	Request for approval of a second change of location for a Model Home Sales Office in the Morningside Subdivision, submitted by Richard Welch representing Sweetwater Development Group, L.C.	Approved by Staff 4/17/12
2014-157-PRELIM	Preliminary Review	LDS Church at Morningside Preliminary Review	Request for Preliminary Review of a new 18,566sf church to be constructed on a future lot within a potential new subdivision, submitted by Bryan Stephenson and represented by UESI, Inc.	Closed (review only)
PZ-15-00039	Preliminary Review	Foothill Crossing	Petition for Preliminary Plat approval of Foothill Crossing, a new subdivision consisting of 167 lots and totaling 53.404 acres to be developed in 9 phases, submitted by Jacob Ballstaedt (Garbett Homes) and represented by Gareth Powell (Uinta Engineering and Surveying, Inc.)	Pending

**ATTACHMENT B:
UTILITY REVIEW COMMENTS FOR ORIGINAL PRELIMINARY PLAT SUBMITTED 2/16/15**

PLANNING & ZONING (Jennifer Shields):

General Comments:

1. Per §16-905.U(2) of the Subdivision Ordinance, "All side lines of a lot shall be right angles to straight street lines and radial to curved street lines, unless a variance from this rule will give a better street or lot plan." Submit Subdivision Variance Application [for lots 123-128, 136-140, 155-157, IDENTIFY ANY OTHERS???] no later than Noon on March 3, 2015. MI
2. In a phased development, any land area for which a Preliminary Plat has been approved and for which a Final Plat has not been submitted within sixty (60) 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.
3. The subdivision shall be developed in the order in which the phases are numbered on the Preliminary Plat. Altering the phasing of the subdivision shall require re-submittal and approval of a new Preliminary Plat.
4. If retaining walls are proposed for managing subdivision drainage, these should be included on the Preliminary Plat. If retaining walls will not be used, add a note to this effect. Retaining wall permits will not be issued in this subdivision if not designed as part of the original submittal.
5. Prior to filing of the Final Plat for Phase 8, provide a copy of the recorded document relocating the 60' road easement to connect with the end of Morningside Drive, if required by City Engineering.

Significant Preliminary Plat Items:

6. Phase 2: Per §16-905.V of the Subdivision Ordinance: "Street Improvements To Be Designated. No subdivision plat shall be approved unless the subdivider has designated street improvements for the entire front of all interior lots, and the entire front and side of all corner lots." This standard is not met for Phase 2 as proposed. PP
7. ~~The City of Rock Springs Parks & Recreation Department has requested parkland dedication in the amount of 7% of the total land area for this subdivision. Land dedication of 7% of the gross area (53.404 acres) would equal a minimum of 3.74 acres, and therefore the Land Dedication requirement for the proposed subdivision has not been met at 2.903 acres (lot 23).~~ PP
7. The City of Rock Springs Parks & Recreation Department has requested parkland dedication in the amount of 7% of the total land area for this subdivision. Since Phase 2 (11.066 acres) is zoned for and proposed to be apartments, which requires its own Outdoor Living Area requirements, Land dedication of 7% of the area excluding Phase 2 (42.338 acres total) would equal a minimum of 2.963 parkland acres required, and therefore the Land Dedication requirement for the proposed subdivision has still not been met at only 2.903 acres (lot 23). PP
8. What is the intention of the area between lots 4 and 5? Correction needed. PP
9. Lot 1: With a total of 30' of the lot width encumbered by easements (sign easement and utility easement) and severely restricts development. Additional width needed. PP
10. Lot 10: Ord. 2011-10 rezoned the property to R-3 and R-5 in its current state. On the south side of the property, the R-3 Zone extends 400.00 feet to the east, and the R-5 Zone extends 470.96 feet to the east. This means that only Lots 1-9 are zoned R-3, and Lot 10 is within the R-5 Zone. Correction needed. PP
11. Lot 11: It is the City's understanding that this lot is intended for sale as a church development. Churches are Conditionally Permitted Uses in the R-3 Zoning District and require approval from the Rock Springs Planning and Zoning Commission. If the lot is never developed for this purpose, it could become a prime area for an unpermitted storage and/or junk yard for recreational vehicles, inoperable vehicles, etc. Therefore add the following note to Sheet 1 of 2: "Lot 11 cannot be split in the future without going through the Resubdivision process. Property owner of Lot 11 shall be responsible for monitoring and prohibiting unpermitted activities and uses on the property at all times." PP
12. Floating curve labels in numerous locations in streets, and lots 72 and 74 are missing curve labels. NEED TO IDENTIFY AND CORRECT ALL CURVE LABELS. PP
13. Add square footage for each lot. PP
14. Show all existing structures within the Morningside Phase 1 Subdivision. PP

Other Preliminary Plat Items:

15. Add "Sheet 1 of 2" and "Sheet 2 of 2" in bottom right corners of both pages accordingly. PP
16. The plat shall contain a description of all monuments, both found and set, which mark the boundary of the subdivision and a description of all control monuments in the survey. None listed on document. PP
17. Lots 16 and 17: Property corner node not on property line. PP
18. Lot 19: Add second front property line dimension. PP
19. Lot 20: Add second rear property line dimension. PP
20. Lot 23: Drainage arrows missing. PP
21. Lots 23: Label as "City of Rock Springs, Future Public Park". PP

22. Lots 24-28: Drainage arrows missing. PP
23. Lot 24: Label the lift station if that is what is proposed, and is it intended to be private? PP
24. Lots 156 and 157: Add a property node for the shared northern corner of the lots. PP
25. Lots 127 and 128: Add shared lot line dimension. PP
26. Lot 148: Add southern lot line dimension. PP
27. Lot 157: Add the front setback line (20') and label the radius length in order to determine lot width per definition. PP
28. Add the following note on Sheet 1 of 2: "All easements are 5' unless otherwise noted on this Preliminary Plat." PP
29. Add a label for the Point of Beginning on the plat. PP
30. Correct Legal Description on the plat as follows:
 - a. Capitalize the words "BEGINNING AT A POINT" ... PP
 - b. First length discrepancy between plat and legal description: is it 337.61 or 337.62? PP
 - c. Send revised legal description in Word via email to Jennifer_Shields@rswy.net. PP
31. Add "Blue Sky Way" label to street segment in Morningside Phase 1. PP
32. Add a new street name to street segment bordering lots 12-15. PP
33. Add the 35' wide utility and drainage easement on the southern side of the subdivision (Foothill Industrial Park LLC) as recorded in Book 1086 Pages 1417-1421 (see attached). PP
34. Remove setback details inset drawings. PP
35. Correct zoning to the east as I-1 Zoning (not I-2). PP
36. Add "Morningside Phase 1 PUD, R-4 Zoning" label. PP
37. In the R-5 setbacks table, add the word "Interior" to the second column heading. PP
38. In the R-3 setbacks table, add the word "Corner" to the third column heading. PP
39. In the R-3 setbacks table, correct the 2-Family minimum lot width to 35' Per Unit (not 30'). PP
40. In Sheet 1 of 2 subdivision information table, correct acreage per each zoning district/phase as needed. PP
41. In Sheet 2 of 2 Notes:
 - a. Note #7: Correct to read "Foothill Crossing" (not Villa's at Morningside). PP
 - b. Note #14: Delete. PP
 - c. Note #15: Lot 23 (Park), lot 24 (Apts), Lot 51, 52, 109, and 129 are incorrectly listed as meant for two-family structures. Remove from listing. Lots 31, 32, 82, 95, 115, and 133 appear intended for two-family structures. Add to listing. PP
[i.e. Two family lots: 1-10, 25-32, 82-95, 110-115, and 130-133]
42. The maximum allowable distance between manholes is 350 feet, or as required by the City's Wastewater Department. Standard exceeded in Tulip Drive and Daybreak Drive. PP
43. Remove sign easements in lots 1 and 11 – no structures permitted in utility easements. PP
44. Clean-up/label the 20' Tract B on Morningside Phase 1 (next to Foothill Crossing Lot 19) to make area clearer. (May help to label Morningside Phase 1 Lot 37 and add property corner nodes.)

JOINT POWERS WATER BOARD (Bryan Seppie):

1. Revise the location of the utility corridor from Tulip Drive as discussed.
2. If Floral Drive is to be included with Phase 2, the phase boundaries of all subsequent phases will be affected and will need to be reviewed.
3. The abandonment and relocation of the waterline in Phase 1 will be reviewed when the construction drawings are submitted.
4. All work and materials must be in accordance with JPWB Rules and Regulations.

WATER DEPARTMENT (Clint Zambai):

1. Show tie-ins and valving for waterline abandonment and move for Sunridge, Sunnyside, and Tulip.
2. Each property will have its own service.
3. All work and materials need to comply with City of Rock Springs and JPWB specs.

ENGINEERING & OPERATIONS (Meghan Jackson):

1. All residential shall be designed and constructed to meet minimum residential street standards as follow: 60' ROW, 38 ft. edge of pvmt. to edge of pvmt. width., 2-1/2 in. asphalt, 6" base course, 6" sub grade prep., 4' sidewalk, 2-1/2 ft. curb/gutter.
2. Street lights shall be placed accordingly throughout the subdivision. All lights will be at the cost of the developer.
3. Install handicap ramps in accordance with the latest ADA requirements.

4. The drainage report, soils report, grading/drainage/development plan, and construction drawings shall be submitted by final plat.
5. Place note regarding the maintenance of drainage easements on the preliminary and final plat.
6. The construction of College Drive to Industrial Drive shall be required with the completion of Phase 2. The remaining portion of College Drive shall be constructed with the completion of Phase 8. College Drive shall be constructed to collector standards.
7. All easements shall be noted with book and page.
8. Sign easements located at Tulip Drive will need to be evaluated due to possible sight distance issues.
9. Drainage easement located within lot 24 and 20' pedestrian easement located along the southeast property line should be vacated.
10. Detention tract maybe vacated? Should be determined on drainage report.
11. Several questions regarding storm sewer; existing storm sewer located in Sunscape Drive; where will it drain? A few junctions/manholes exist without any inlet tie-ins.
12. Obtain NPDES permit from DEQ.
13. Design and construction in accordance with City of Rock Springs Ordinances.

FIRE INSPECTOR (David Rhoades):

1. All fire access roads and hydrants must be installed prior to any combustible building materials may be moved onto subdivision.
2. Hydrants must be flushed and flow tested prior to any building materials may be moved onto subdivision.

WWTP DEPARTMENT (Nick Seals):

1. Show line entering manhole from Foothill.
2. Show missing manhole in mainline.
3. Revise Note 2, remove gravity sewer system.
4. Revise Note 19 to say each dwelling will have a 4" sanitary sewer service.
5. Revise Note 19 to say Lot 24 will have a private sanitary sewer system.
6. Signs will not be permitted in existing sewer easement.
7. When will lift station be built and what will it service?
8. (Existing) Sanitary stub out have have not been inspected for approval and may need to be replaced.
9. Sanitary sewer will not be permitted to turn more than 90 degrees in a manhole.
10. "Looped" sanitary sewer will need a manhole installed at high point.
11. Construction plans will be approved before time of construction.
12. Lift station talks will continue.

ROCKY MOUNTAIN POWER (Kyle Graham):

1. Will need to get an easement on property line north of Lot 19 to get power from Foothill Boulevard to Sun Ridge Drive.
2. Show transmission power line easement east of development.
3. RMP will need to extend power line down Foothill Boulevard to bring power into Tulip Drive.
4. Will lift station require three phase service?
5. 10' public utility easement along road for Phase 2, R-5 side of street.

QUESTAR GAS (Amy Votruba):

1. Install curve table with phase drawings.
2. Would like a copy of final plat emailed to me.
3. Call for locates before digging.

UTILITY REVIEW APPROVALS: Approvals for this project were provided by the Building Department.



2015
CITY OF ROCK SPRINGS
PRELIMINARY PLAT
APPLICATION

Planning & Zoning Division
212 D Street
Rock Springs WY 82901
307.352.1540 (phone)
307.352.1545 (fax)
Jennifer Shields, City Planner
Brian Heaton, Asst City Planner

Staff Use Only:

Date Received 2/16/15 File Number: PZ-15-00039
Payment Information:
Amount Received: 350⁰⁰ Received by: J. Shields
Cash or Check Number: 17629 Receipt Number: R01837
Date Certified as Complete Application: 2/17/15 By: J. Shields

A. SUBDIVISION NAME: Foothill Crossing

B. CONTACT INFORMATION:

NOTE: The City of Rock Springs will only send correspondence to the names and mailing addresses provided on this application. Attach a separate sheet if necessary.

Petitioner Information:

Petitioner Name: Jacob Ballstaedt
Company Name: Garbett Homes
Street Address: 273 North East Capitol Street
City: SLC State: UT Zip Code: 84103
Email Address: jacob@garbett-homes.com
Phone Number: 801-455-5131 Fax Number: 801-456-2431
(including area code) (including area code)

Property Owner Information:

Name: _____
Company Name: Sweetwater Development Group L.C.
Street Address: 273 N. East Capitol Street
City: Salt Lake City State: UT Zip Code: 84103
Email Address: jacob@garbett-homes.com
Phone Number: 801-455-5131 Fax Number: 801-456-2431
(including area code) (including area code)

Engineer / Surveyor Information:

Name: Garth Powell
Company Name: Vintz Engineering and Surveying Inc.
Street Address: 2638 Commercial Way
City: Rock Springs State: WY Zip Code: 82901
Email Address: garthpowell@vintz-engineering.com
Phone Number: 307-382-6588 Fax Number: 307-382-3046
(including area code) (including area code)

RECEIVED
2/16/15

C. PLEASE ANSWER THE FOLLOWING ON THE SPACE PROVIDED:

1. Acreage of property: 53.40
2. Present zoning of property (if multiple zoning districts are included in the proposed subdivision, provide the acreage of each zoning district and show the zoning boundary: R-3 = 42.342 ac R-S = 11.066 ac
3. Number of phases and number of lots in each phase of the subdivision: 9 Phases - see phase table

D. INSTRUCTIONS FOR FILING / SUBMITTAL CHECKLIST:

This checklist must be completed and submitted as part of the Preliminary Plat Application. All items as listed within this checklist shall be submitted with the application and/or shown on the Preliminary Plat. Items that need to appear on the plat are listed under "Plat Items". Any missing information shall constitute an INCOMPLETE application. INCOMPLETE applications will be returned and will NOT be reviewed by the City of Rock Springs until a COMPLETE application is submitted.

- ☒ Preliminary Plat Application (including checklist) completed and signed. NOTE: It is mandatory that the property owner of record sign the application. Applications missing the property owner of record's signature shall be deemed as incomplete.
- ☒ Preliminary Plat Filing Fee. (\$350.00)
- ☒ 20 full size copies of the Preliminary Plat and all supporting documentation. In addition to the 20 full size copies, one reduced copy no larger than 11" x 17" must also be submitted.
- ☒ 1 - PDF scanned at full-size of Preliminary Plat drawing (submitted electronically to city_planner@rswy.net)
- ☒ Legal description for the boundary of the property included in the Preliminary Plat. The legal description shall also be provided on disk in Word format or via email to city_planner@rswy.net . The Legal Description shall appear on the Preliminary Plat and shall also be submitted on a separate sheet.
- ☒ A statement explaining the design and function of the water system, sewage system, paving, sidewalk, drainage systems, their compatibility with existing systems and the timing and/or phasing of installation.
- ☒ A statement describing the development and maintenance responsibility for any private streets, ways or open space.
- ☒ The recommendations of a qualified professional engineer or the affected Soil Conservation District regarding soil suitability, erosion control, sedimentation and flooding problems.
- ☒ A description of the phasing and scheduling of phases for the development if the Final Plat is to be submitted in separate phases. NOTE: The subdivision shall be developed in the order in which the phases are numbered on the Preliminary Plat. Changing phasing configuration shall require submittal of a revised Preliminary Plat.
- ☒ A petition for annexation to the City of Rock Springs if the land to be subdivided is not located within the City of Rock Springs and is contiguous to, either itself or as part of a larger tract, the boundaries of the City. (Separate document - contact the City of Rock Springs for a Petition for Annexation Application)
- ☒ An application for appropriate City zoning for the subdivided area if the area is to be annexed or if the existing zoning district does not allow the type of use proposed. (Separate document - contact the City of Rock Springs for the appropriate application).

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2/16/15

E. PRELIMINARY PLAT ITEMS:

- ☒ Prepared at a scale of 1" = 100' or larger for subdivision where the majority of lots are less than five (5) acres in size. The scale may be reduced to 1" = 200' for subdivision in which the minimum lot size is five (5) acres or more.
- ☒ The name of the subdivision. The name shall not duplicate or too closely resemble the name of any subdivision previously filed in the County.
- ☒ Date of preparation, scale and north arrow. The top of each sheet shall represent north wherever possible.
- ☒ A vicinity map, drawn at a scale of 1" = 1,000' or 1" = 2,000', showing the location of the proposed subdivision in the City and its relationship to surrounding development.
- ☒ The names, addresses, and phone number of the developer or subdivider, and the Individual or firm responsible for the preparation of the Preliminary Plat.
- ☒ A legal description of the subdivision boundary.
- ☒ The boundary lines of the subdivision in a heavy, solid line and referenced to section or quarter section lines.
- ☒ A description of all monuments both found and set, which mark the boundary of the subdivision, and a description of all control monuments used in the survey.
- ☒ Existing contours at a maximum interval of two (2) feet unless waived by the City Engineer.
- ☒ General location and extent of any significant natural features such as streams or drainage ways.
- ☒ Floodplains (and Floodways) as delineated on maps provided by the Federal Emergency Management Agency (Flood Insurance Rate Map – FIRM).
- ☒ Location, dimensions, and names of existing roads, streets, alleys, railroad rights-of-way and structures within 100 feet immediately adjacent showing how they relate to the proposed subdivision layout.
- ☒ Location, size, and grades of existing sanitary and storm sewers and location and size of water mains, gas lines, pipelines, or other underground utilities or installations within one hundred (100) feet immediately adjacent thereto.
- ☒ Location and dimensions of all easements of record (include recording information).
- ☒ Existing zoning and land use of proposed subdivision and immediately adjacent areas.
- ☒ Location and width (size) of proposed water and sewer lines, fire hydrants, streets, alleys, pedestrian ways, easements and all necessary appurtenances.
- ☒ Layout, numbers and approximate dimensions (including square footage) of the proposed lots and blocks. Do not number blocks; number lots consecutively within phases.
- ☒ Location, dimension and size in acres of all sites proposed to be used for commercial, industrial, multi-family residential, public or quasi-public use, with the use noted.
- ☒ A summary of the total number of acres, number of lots, acreage of commercial or industrial areas, acreage of open space, amount of land in rights-of-way or other descriptive material useful in reviewing the proposed subdivision. – NOTE: if the subdivision is a phased subdivision, this information shall also be provided per phase.
- ☒ The drainage plan for each lot must be shown. Arrows indicating the direction of drainage, along with any easements or retaining wall structures must be included.

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Preliminary Plat Design Criteria Checklist:

The following checklist outlines the design criteria to be considered when laying out the subdivision. This checklist must be completed and submitted as part of the Preliminary Plat Application. Some items listed in this checklist will not be necessary until the Final Plat or at the time of construction; however, it is important to know about them at this time. The layout of the subdivision shall conform to the following:

- ☒ Official Street Map - The arrangement, character, extent, width, grade, and location of all streets shall be in conformity with the Official Map of the City of Rock Springs, these regulations and any further plans adopted by the City. Refer to Section 16-805.J. of the Rock Springs Subdivision Ordinance.

- ☒ Rights-of-Way Widths - For all rights-of-way, the widths shall not be less than the following minimum design standards:

Street Type	Right-of-Way Width
Arterial	100 feet
Major Collector	80 feet
Minor Collector	80 feet
Minor and Residential	60 feet
Cul-de-sac	60 feet

- ☒ Roadway Widths - The minimum travel lane widths, number of travel lanes, the minimum parking lane widths and number of parking lanes shall be as follows:

Street Type	Travel Lane Width	Number of Lanes	Parking Lane Width	Number of Parking Lanes
Arterial	12	5	5 ½ *	2
Major Collector	12	3	8	2
Minor Collector	12	3	8	2
Minor and Residential	11	2	8	2
Cul-de-sac	11	2	8	2

*Emergency Lanes Only

- ☒ Curb and Gutter - The following design criteria for curbs and gutters shall be required:

Street Type	Curb and Gutter Width	Type
Arterial	2.5	L
Major Collector	2.5	L
Minor Collector	N/A	N/A
Minor and Residential	2.5	Rolled Curb
Cul-de-sac	2.5	Rolled Curb

- ☒ Sidewalks - The following design criteria for sidewalks shall be required:

Street Type	Width	Side	Location
Arterial	5	As directed by Engineer	
Major Collector	4	Both	Adjacent to Curb
Minor Collector	N/A	N/A	N/A
Minor and Residential	4	Both	Adjacent to Curb
Cul-de-sac	4	Both	Adjacent to Curb

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- ☒ Construction Standards - All construction shall conform to the Wyoming Public Works Standard Specifications and the City of Rock Springs test requirements.

Street Type	Asphalt	Base Course	Sub Base	Sub Grade Prep
Residential	2 ½"	6"	---	6"
Collector Streets	2 ½"	8"	---	6"
Arterial Streets	3"	10"	---	6"
Industrial Streets	3"	10"	8"	6"

- ☒ Inspections and Test Requirements - The subdivider shall provide an Engineering Inspector to conduct inspections and Field Tests for all construction and improvements included and required by this Section. The Engineering Inspector shall work under the direction of a Professional Engineer, licensed in the State of Wyoming. All reports shall be certified by the Professional Engineer. All inspections and tests shall be conducted and noted in an orderly manner as construction occurs.

- ☒ Following completion of the improvements, the subdivider shall provide to the City Engineer a report certified by the Professional Engineer. The report shall certify the following criteria:

- The test results required by Section 16-904(B) of this Ordinance. All test results must meet requirements of the Ordinance.
- Size, location, and slope of sanitary sewer lines.
- Location and elevation of manholes.
- Size and location of storm drainage lines and catch basins.
- Size and location of water lines, valves, and fire hydrants.
- Construction of all streets, including sub-grade preparation, road base, asphalt paving, concrete curb-gutter-sidewalk, and street grades.

- ☒ Dust Control - A dust control plan must be submitted to the City Engineer for approval before any construction begins.

- ☒ Manholes - The maximum allowable distance between manholes is 350 feet.

- ☒ Street name signs - Height: 7.0' mounting height. Corner: NE corner, sign clearance - two feet behind sidewalk, or as directed by City Engineer.

- ☒ Street traffic signs - Height: 7.0' mounting height

- ☒ Fire Hydrants - Fire Hydrants shall be constructed with the center of the pumper outlet 16" – 20" above grade facing the roadway, two 2 ½" outlets, one 4 ½" pumper outlet, National Standard threads.

- ☒ Street Light Standards - All street light standards shall be of wood or steel construction. (Ord. No. 92-18, 8-4-92).

- ☒ Discouraging Residential Through Traffic - Minor residential streets shall be arranged so that their use by through traffic will be discouraged.

- ☒ Block Depths - No block shall be less than twice the normal lot depth unless it abuts a railroad right-of-way, a limited access highway, an arterial or collector street, a river, a creek, a park, or an exterior boundary line of a subdivision.

- ☒ Block Lengths - Blocks shall be approximately four hundred (400) feet in length or increments thereof. In blocks exceeding eight hundred (800) feet in length a twenty (20) foot wide easement shall be included throughout the block to provide for utilities and pedestrian traffic. A five foot wide paved sidewalk may also be required.

- ☒ **Street Alignment, Center Lines** - Street jogs shall have a minimum centerline off-set of one hundred seventy-five (175) feet when applied to minor residential streets, in all other cases they shall be prohibited. All streets shall join each other so that for a distance of at least one hundred (100) feet the street is approximately at right angles to the street it joins. When connecting street center lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius of not less than one hundred fifty (150) feet.
- ☒ **Access Requirements for Subdivisions** - Subdivisions shall be required to provide adequate street access to ensure the health, safety, and welfare of the residents and/or the public. In addition, subdivisions shall be required to provide adequate street access to allow development of adjacent property. When 20 lots or more are served by a single access, a second access should be considered.
- ☒ **Dead End Streets** - The creation of dead-end or loop residential streets will be encouraged wherever the Commission finds that such type of development will not interfere with normal traffic circulation in the area. In the case of dead-end streets, where needed or desirable, the Commission may require the reservation of a twenty (20) foot wide easement to provide for continuation of pedestrian traffic and utilities to the next street.
- ☒ **Where dead-end streets are designed** they shall not exceed eight hundred (800) feet in length or contain more than twenty (20) lots, whichever creates the shorter street, and shall terminate in a circular turn-around having a minimum right-of-way radius of sixty (60) feet and a pavement radius of fifty (50) feet (Cul-de-sac). Corners at the entrances to the turn-around portions of cul-de-sacs shall have a radius of not less than fifteen (15) feet.
- ☒ **Treatment Along Major Streets** - When a subdivision abuts or contains an existing or proposed arterial, the Commission shall require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic. The same may be required on collector streets where deemed in the best interest of the community.
- ☒ **Service Streets** - Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, existing or planned, the Commission may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land.
- ☒ **Street Grades** - Grades of all streets shall conform in general to the terrain and shall not be less than 0.5 percent nor more than five (5) percent for arterial or major streets, or seven (7) percent for collector streets, or eight (8) percent for minor streets in residential zones, eight (8) percent for access streets, but in no case more than three (3) percent within fifty (50) feet of any intersection.
- ☒ **Street Visibility** - A combination of steep grades and curves shall be avoided. In order to provide visibility for traffic safety, that portion of any corner lot (whether at an intersection entirely within the subdivision or of a new street with an existing street) shall be cleared of all growth (except isolated trees) and obstructions above the level three (3) feet higher than the center line of the street for a distance of at least thirty (30) feet from the right-of-way line. If directed, ground shall be excavated to achieve visibility. Trees and hedges over four (4) feet high shall not be permitted within six (6) feet of the street right-of-way.
- ☒ **Street Radii:**
- **Curves:** Street lines within a block, deflecting from each other at any one point by more than ten (10) degrees, shall be connected with a curve, the radius of which for the centerline of street shall not be less than four hundred (400) feet on arterial and major streets, two hundred (200) feet on minor streets, and in no case shall the connecting tangent of two curves be less than one hundred (100) feet.
 - **Corners:** All roadways at intersections shall be rounded by curves of at least twenty (20) feet radius. Roadways of alley-street intersections shall be rounded by a radius of not less than six (6) feet. The center line of the intersecting streets shall be as near to ninety (90) degrees as possible and in no case shall the intersection be less than seventy-five (75) degrees.

- ☒ Commercial Areas - In front of areas designed for commercial use, or where a change of zoning to a zone which permits commercial use is contemplated, the street width shall be increased by such amount on each side as may be deemed necessary by the Commission to assure the free flow of through traffic without interference by parked or parking vehicles, and to provide adequate and safe parking space for such commercial or business districts.
- ☒ Street Names - All street names shall be approved by the Commission and shall conform to an established numbering and naming system if such a system exists. Proposed street names shall be substantially different so as not to be confused in sound or spelling with present names except that streets that join or are in alignment with streets of an abutting or neighboring subdivision shall bear the same name.
- ☒ No street shall change direction by more than ninety (90) degrees without a change in street name.
- ☒ The subdivider shall install street signs as required and approved by the Engineer.
- ☒ Prohibited Plans - The following are prohibited and shall not be approved:
 - Half Streets.
 - Private streets unless part of an approved Planned Unit Development, in which case the streets shall conform to the approved design criteria of the City.
 - Reserve strips controlling access to streets.
 - Intersections with more than four (4) corners.
- ☒ Public Land Dedication, Parks, Open-Space.
 - Where a proposed park, playground, or open-space shown on the Comprehensive Plan is located in whole or in part in a subdivision, the Commission shall require that such area or areas be shown on plats in accordance with the requirements specified in this Section. Such area or areas shall be dedicated to the City by the subdivider if the City Council approves such dedication.
 - The Commission shall require that plats show sites of a character, extent and location suitable for the development of a park, playground, or other recreation purpose.
 - In all new residential subdivisions, seven (7) percent of the gross area shall be dedicated for public recreation space, school sites or other public use with such percentage being in addition to property dedicated for streets, alleys, easements, or other public ways. When a subdivision is too small for the practical dedication of public land, when no land in the subdivision is suitable for such use, or when the proposed park for the area is not to be located within the proposed subdivision, the subdivider shall be required to pay a fee of ten (10) percent of the land value prior to its subdivision (the market value shall be determined by utilization of assessment records and formulas that apply thereto) as a "fee-in-lieu-of" park dedication fee.
- ☒ Street Improvements To Be Designated - No subdivision plat shall be approved unless the subdivider has designated street improvements for the entire front of all interior lots, and the entire front and side of all corner lots.
- ☒ Easements.
 - Easements centered on rear and other lot lines as required shall be provided for utilities where and of the size necessary.
 - Easements shall be provided along each side of the center line of any water course or drainage channel whether or not shown in the Comprehensive Plan, to a sufficient width to provide proper maintenance and protection and to provide for water run-off and installation and maintenance of storm sewer.
 - Where a subdivision is traversed by a water course, drainageway, channel or stream, there shall be provided a storm water easement or drainage right-of-way as required by the Engineer.
 - Easements shall be dedicated for the required use and so noted on the plat.
- ☒ Lots, Design, and Location.
 - The lot arrangement shall be such that in constructing a building in compliance with the Zoning Ordinance, there will be no foreseeable difficulties for reasons of topography or other natural conditions. Lots should not be of such depth as to encourage the later creation of a second building lot at the front or rear.

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- All side lines of a lot shall be at right angles to straight street lines and radial to curved street lines, unless a variance from this rule will give a better street or lot plan.
- The lot dimensions shall not be less than the minimum required to secure the minimum lot area specified in the Zoning Ordinance. Through lots, when permitted, shall have additional depth of ten (10) feet for screen planting along the rear line. Remnants of lots below the minimum required size shall not be allowed but must be added to adjacent lots.
- Lots abutting upon a watercourse, drainageway, channel, stream or water body shall have additional depth or width, as required to assure that house sites are not located in the one hundred (100) year floodplain.
- In the subdividing of any land, regard shall be shown for all natural features, such as trees, watercourses and bodies, which, if preserved, will add attractiveness to the proposed development.
- Where a proposed residential lot is adjacent to a limited access highway, major highway or arterial street, there shall be no direct vehicular access from individual lots to such roads. A temporary entrance may be granted for single tracts until neighboring land is subdivided and the required access can be feasibly provided. (Ord. No. 1980, 1-17-72; Rev. Ord. 1979; Ord. No. 83-6, 4-19-83).

F. PRELIMINARY PLAT REVIEW PROCEDURE:

- ❖ Within three (3) working days of submittal, the Planning Department shall review the application for conformance with the Preliminary Plat submittal requirements. If the application does not conform to the submittal requirements, the application will be deemed as incomplete, the subdivider will be notified and the application will be returned.
- ❖ Agency Review – After it is determined that a complete Preliminary Plat submittal has been made, the Planning Department shall refer material to appropriate agencies for review and comment (a utility review meeting will be held).
- ❖ At least fifteen (15) days prior to the date of the Planning and Zoning Commission public hearing, the City shall publish notice of the time, date, place and purpose of the hearing in the official newspaper of the City of Rock Springs.
- ❖ At least seven (7) days prior to the Planning and Zoning Commission at which the plat is to be considered, the Planning Department shall notify the owners of subdivided and unplatted land within 200 feet of the boundaries of the proposed subdivision of the time and date of the meeting.
- ❖ The Planning and Zoning Commission shall review the Preliminary Plat at a public hearing. In reviewing the Preliminary Plat, the Commission shall consider oral or written statements from the applicant, the public, City staff, and the Commission. The Commission may recommend approval, conditional approval, disapproval or may table the Preliminary Plat.
- ❖ Approval of the Preliminary Plat by the Planning and Zoning Commission shall remain effective for 12 calendar months. A Preliminary Plat which has not received approval of the City Council within 12 calendar months following Planning and Zoning Commission approval shall be subject to the requirements of Section 16-502.1. (Preliminary Plat public hearing). The subdivider may apply in writing for, and the Commission may, for cause shown, grant a six month extension to the 12 month period.
- ❖ After receiving a recommendation by the Planning and Zoning Commission and any required revisions are submitted and reviewed, at least fifteen (15) days prior to the date of the City Council public hearing, the City shall publish notice of the time, date, place and purpose of the hearing in the official newspaper of the City of Rock Springs.
- ❖ The City Council shall review the Preliminary Plat at a public hearing. In reviewing the Preliminary Plat, the Council shall consider oral or written statements from the applicant, the public, City staff, and the Commission. The Council may approve, conditionally approve, deny or table the Preliminary Plat.
- ❖ Approval of the Preliminary Plat by the City Council shall remain effective for 18 calendar months from the date of approval. The subdivider may apply in writing for, and the Council may, for cause shown, grant a six month extension. If a Final Plat has not been submitted within this specified period on all or a portion of the land area included in the Preliminary Plat, a Preliminary Plat must be resubmitted for approval.
- ❖ In a phased development, any land area for which a Preliminary Plat has been approved and for which a Final Plat has not been submitted within sixty (60) 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.

G. PRELIMINARY PLAT SUBMITTAL DEADLINES:

NOTE: Applications that are not received by **Noon** on the Application Deadline will be postponed until the following month's meeting. If a deadline falls near a City holiday, please contact the Planning Department to verify the days City Hall will be closed to ensure that your application is submitted on time.

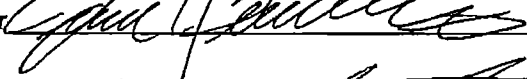
	January Meeting	February Meeting	March Meeting	April Meeting	May Meeting	June Meeting	July Meeting	August Meeting	September Meeting	October Meeting	November Meeting	December Meeting
Submittal Deadline	12/9/2014*	1/19/2015	2/16/2015	3/16/2015	4/20/2015	5/18/2015	6/15/2015	7/20/2015	8/17/2015	9/21/2015	10/18/2015	11/16/2015
Review of Completeness	Within three (3) working days after the submittal, the planning Department shall review the application for conformance with the Preliminary Plat submittal requirements. If the application does not conform to the submittal requirements, the application will be deemed as incomplete, the subdivider will be notified, and the application will be returned.											
Public Hearing Ad	Public Hearing Notice is prepared by the City of Rock Springs and published in the Rock Springs Rocket Miner Newspaper a minimum of fifteen (15) days prior to the Planning and Zoning Commission Public Hearing.											
Utility Review Meeting **	Utility Review Meetings are held <u>at least</u> 6 days after application submittal. Utility Review Meetings are generally held on Tuesday afternoons and are scheduled in the order in which applications are submitted. A memo will <u>only</u> be sent to the parties listed on the application so be sure to provide all addresses of whom you would like to be invited to the meeting. It is required that the petitioner or an assigned representative attend the meeting. SEE NOTE BELOW.											
Adjacent Owner Notice	Property Owner Notices are prepared by the City of Rock Springs and are mailed to property owners within a 200' radius of the development a minimum of seven (7) days prior to the Planning and Zoning Commission Public Hearing.											
P&Z Public Hearing	1/14/2015	2/11/2015	3/11/2015	4/8/2015	5/13/2015	6/10/2015	7/6/2015	8/12/2015	9/9/2015	10/14/2015	11/10/2015	12/9/2015
City Council Hearing Ad	After the Planning and Zoning Commission Public Hearing, a second Public Hearing Notice is prepared by the City of Rock Springs and published in the Rock Springs Rocket Miner Newspaper a minimum of fifteen (15) days prior to the City Council Public Hearing.											
**Council Public Hearing	2/3/2015	3/3/2015	4/7/2015	5/5/2015	6/2/2015	7/7/2015	8/4/2015	9/1/2015	10/6/2015	11/3/2015	12/1/2015	1/5/2016

*Deadline moved due to holiday.

**** BE ADVISED:** Utility review meetings are scheduled in the order in which applications are submitted to the City. In the event that a utility review meeting cannot be scheduled prior to the Planning and Zoning Commission Meeting due to the number of applications that are received ahead of your application, your application will have to be postponed until the following month's Planning and Zoning Commission meeting. Therefore, it is in your best interest to submit your application prior to the application deadline listed on the above table. **

H. SIGNATURE(S) REQUIRED:

I acknowledge that I have read and understand this application and the pertinent regulations. I further agree if the application is approved, I will comply with all pertinent regulations and conditions as set forth by the City of Rock Springs. I certify that the information provided with this application is true and correct. I further certify that I understand that any missing items shall constitute an INCOMPLETE application and that INCOMPLETE applications will be returned and will NOT be reviewed by the City of Rock Springs until a complete application is submitted.

Signature of Petitioner  Date 2-13-15

Signature of Owner  Date 2-13-15

Signature of Engineer  Date 2-16-15

PUBLIC HEARING NOTICE

TAKE NOTICE that a request has been filed with the City of Rock Springs by Jacob Ballstaedt of Garbett Homes (petitioner), on behalf of Sweetwater Development Group (property owner), and represented by Gareth Powell (Uinta Engineering and Surveying, Inc.) for **PRELIMINARY PLAT** approval for Foothill Crossing, a proposed subdivision in the City of Rock Springs. The boundaries of the proposed subdivision are described as follows:

Part of the SW 1/4 of Section 15, T19N, R105W of the 6th P.M., Sweetwater County, Wyoming within the Corporate Limits of the City of Rock Springs, said part being more particularly described as follows:

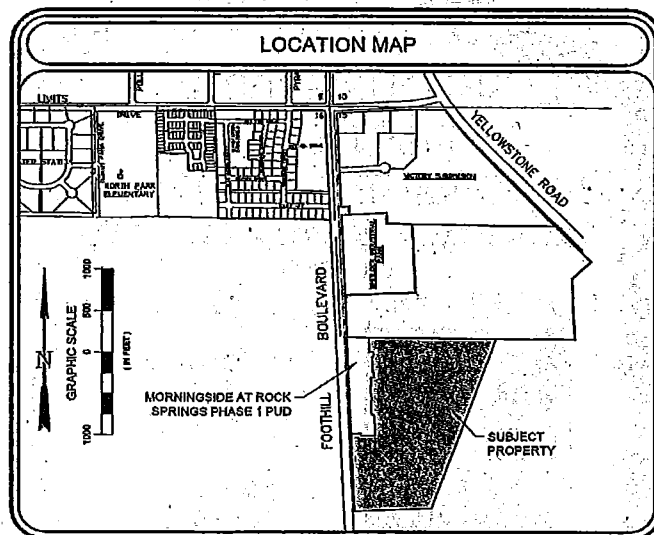
BEGINNING at a point on the North line of said SW 1/4 S 89°33'39" E, 337.61 feet from the Northwest corner of said SW 1/4 (W 1/4, corner of said Section 15); thence continuing S 89°33'39" E, 1415.13 feet along said North line; thence S 20°09'47" W, 2162.57 feet; thence S 87°36'17" W, 870.96 feet to the East line of Foothill Boulevard; thence N 2°23'46" W, 909.02 feet along said East line to the Southwest corner of the Morningside at Rock Springs-Phase 1 P.U.D.; thence, the following 17 courses along said Morningside at Rock Springs-Phase 1 P.U.D.: N 87°36'17" E, 117.00 feet; thence S 2°23'43" E, 21.55 feet; thence N 87°36'17" E, 157.00 feet; thence N 2°23'43" W, 252.67 feet; thence S 87°36'17" W, 33.38 feet; thence N 2°23'43" W, 194.00 feet; thence N 87°36'17" E, 2.77 feet; thence N 2°23'43" W, 157.00 feet; thence N 87°36'17" E, 8.10 feet; thence N 2°23'43" W, 97.00 feet; thence N 87°36'17" E, 38.35 feet; thence N 2°24'51" W, 60.00 feet to the point of curvature of a non-tangent curve concave to the Northeast from which the radius point bears N 2°23'43" W, 15.00 feet; thence Northwestery, 23.56 feet along the arc of said curve through a central angle of 90°00'00", the long chord of which bears N 47°23'43" W, 21.21 feet, to a point tangent; thence N 2°23'43" W, 156.67 feet to the point of curvature of a curve concave to the Southeast from which the radius point bears N 87°36'17" E, 15.00 feet; thence Northeasterly 24.30 feet along the arc of said curve through a central angle of 92°50'05", the long chord of which bears N 44°01'19" E, 21.73 feet; thence N 0°26'52" E, 60.00 feet; thence N 89°33'38" W, 14.79 feet; thence N 0°24'43" E, 171.85 feet to the POINT OF BEGINNING.

Said part containing 53.404 acres, more or less.

And that a public hearing for the petition will be held before the Rock Springs Planning and Zoning Commission on March 11, 2015 at 7:00 p.m. in the Rock Springs City Hall Council Chambers. The public is invited to attend.

Dated this 21st day of February 2015.

(s) Jennifer L. Shields, AICP
Secretary, Planning and Zoning Commission





Department of Public Services

212 D Street, Rock Springs, WY 82901

Tel: 307-352-1540 Fax: 307-352-1545

www.rswy.net

March 2, 2015

Dear Property Owner or Interested Party:

This letter is to inform you that a request has been made by Jacob Ballstaedt (Garbett Homes) on behalf of Sweetwater Development Group L.C. (property owner), and represented by Gareth Powell (Uinta Engineering and Surveying Inc.), for Preliminary Plat approval of Foothill Crossing, a proposed subdivision located within the City of Rock Springs. **Note: The Preliminary Plat stage is the Public Hearing stage for all proposed subdivisions within the City of Rock Springs.** Please refer to the attached Preliminary Plat and the location diagram below. Records show that this property is adjacent to or near property you own.

The Rock Springs Planning and Zoning Commission will review this Preliminary Plat request in the Rock Springs City Hall Council Chambers, 212 'D' Street on the following dates:

- Wednesday, March 11, 2015 at 7:00 p.m. – A Public Hearing will be held and any public comments will be heard. However, the applicant has requested that this item be TABLED by the Commission on this night in order to modify their design and submit a revised Preliminary Plat drawing.
- Wednesday, April 8, 2015 at 7:00 p.m. – If the applicant has a revised Preliminary Plat drawing ready to present to the Commission at this meeting, you will receive a new letter and a copy of the revised drawing for your review. The project will be REMOVED FROM THE TABLE, any additional public comments will be heard, and the Commission will give a recommendation of approval or denial.

If you cannot attend either of the above-listed meetings but would like to comment on this development proposal, please submit written comments no later than Noon on the day of the meeting.

Sincerely,

Jennifer L. Shields, AICP
City Planner

Enc.



BLM
280 HIGHWAY 191 NORTH
ROCK SPRINGS, WY 82901-3447

ZIMMER DANIEL J & CATHERINE C
1015 KAMERIN SPRINGS DR
TALENT, OR 97540-7842

GUIER ROBERT Z & EMILY J
6112 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6849

JAMES PAMELA K
5820 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6851

COLLINS ROBERT L & TEANNA M
5860 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6851

BAILEY RICHARD W JR & KARA
5740 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6692

HOLGATE MEGAN M & JOHN D
6116 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6849

CUSULOS JOHN
6105 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6849

CHICK JENNIFER D
6120 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6849

ROOD CRAIG B
5800 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6851

HAMILTON TYLER M
6113 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6849

STINGER WELLHEAD
PROTECTION INC C/O MATTOX
TERRELL & ASSOC INC
1614 AVENUE B
KATY, TX 77493-1611

NOSICH KEVIN S
5760 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6692

SMITH BENNY W & AMY L
5900 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6854

STEELE KIMBERLY K
5880 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6851

DITMER JEREMY
6044 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6859

CLERK ADAM PATRICK SPENCER
1163 BALD EAGLE CT
ROCK SPRINGS, WY 82901-6858

YOUNG CAMERON P & DEEANN
1121 HORIZON DR
ROCK SPRINGS, WY 82901-8112

FINK DEXTER W
1151 BALD EAGLE CT
ROCK SPRINGS, WY 82901-6858

KEYS ROBERT F & JAMIE L
1121 MORNINGSIDE DR
ROCK SPRINGS, WY 82901-6801

NAVA DAVID MEDINA
6041 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6859

MORNINGSIDE HOMEOWNERS
ASSOC
273 N EAST CAPITOL ST
SALT LAKE CITY, UT 84103-4623

FRANCO ROGELIO & GONZALEZ
DEFranco MARIA L
5721 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6850

HAMPTON JAMES H & BILLIE J
5840 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6851

HUDSON DUSTY J & JESSICA M
6108 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6849

FOOTHILL INDUSTRIAL PARK LLC
925 S 4400 W
SALT LAKE CITY, UT 84104-4430

WIRICK SCOTT N & KAMMIE L
5780 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6692

COLE KARSON C
5761 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6850

PRESTON TONYA R
1159 BALD EAGLE CT
ROCK SPRINGS, WY 82901-6858

REYNOLDS JEREMY L & SUSANNA
1120 HORIZON DR
ROCK SPRINGS, WY 82901-8112





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Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

LYDIKSEN MICHAEL L & AUBREY
1143 BALD EAGLE CT
ROCK SPRINGS, WY 82901-6858

TOPP CLIFTON R & BARBARA S
5920 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6854

MARTIN STEVE
1147 BALD EAGLE CT
ROCK SPRINGS, WY 82901-6858

MAZHARIAN ANDREW
6117 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6849

COBB KERRY F & FREDELLA L
6045 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6859

GOLDSBERRY AARON L
6121 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6849

SANTA SEAN
6052 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6859

SWEETWATER DEVELOPMENT
GROUP
273 N EAST CAPITOL ST
SALT LAKE CITY, UT 84103-4623

VANVALKENBURG RICHARD S
5940 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6854

RIBORDY LARRY
6049 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6859

PERIUS DONALD
1139 BALD EAGLE CT
ROCK SPRINGS, WY 82901-6858

CUNNINGHAM JOHN & CALESE
1131 9TH WEST AVE UNIT A
KEMMERER, WY 83101-4048

TREJO ARTURO D
6040 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6859

LOGAN NATALIE
6060 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6859

MICHELE ANTHONY S
5741 SUN RIDGE DR
ROCK SPRINGS, WY 82901-6850

JACOB BALLSTAEDT
GARBETT HOMES
273 NORTH EAST CAPITOL ST
SALT LAKE CITY, UT 84103

ROY SHELLI
6104 WILD BUFFALO CT
ROCK SPRINGS, WY 82901-6849

UINTA ENGINEERING & SURVEYING
C/O GARETH POWELL
2638 COMMERCIAL WAY
ROCK SPRINGS, WY 82901

FARIS SEAN C & MACKENZIE K
716 D ST
ROCK SPRINGS, WY 82901-7263



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Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	78.54	50.00	89°59'59"	N 42°36'14" E	70.71
C2	31.42	20.00	89°59'59"	N 42°36'14" E	28.28
C3	31.42	20.00	90°00'01"	N 42°36'14" E	28.28
C4	12.04	96.08	7°10'52"	N 88°04'58" W	12.03
C5	56.66	80.00	40°14'52"	N 83°28'43" W	55.48
C6	58.96	80.00	40°47'31"	N 22°47'31" W	55.76
C7	78.54	50.00	90°00'01"	S 47°23'46" E	70.71
C8	31.42	20.00	90°00'01"	S 47°23'46" E	28.28
C9	31.42	20.00	89°59'59"	N 42°36'14" E	28.28
C10	78.54	50.00	90°00'03"	S 42°36'16" W	70.71
C11	20.10	78.01	14°45'55"	N 4°48'06" E	20.05
C12	48.32	80.84	34°14'53"	N 29°18'29" E	47.60
C13	57.23	80.00	40°59'15"	N 67°06'39" E	56.02
C14	31.42	20.00	90°00'00"	N 42°36'17" E	28.28
C15	31.42	20.00	90°00'00"	S 47°23'43" E	28.28
C16	23.78	530.00	2°34'14"	N 88°49'48" E	23.78
C17	37.23	530.00	4°01'28"	S 87°52'21" E	37.22
C18	37.23	530.00	4°01'28"	S 83°50'53" E	37.22
C19	37.23	530.00	4°01'28"	S 79°49'25" E	37.22
C20	37.23	530.00	4°01'28"	S 75°47'57" E	37.22

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	36.53	530.00	3°56'57"	S 71°48'44" E	36.52
C22	31.42	20.00	90°00'00"	N 65°09'44" E	28.28
C23	197.39	500.00	22°37'10"	N 81°08'51" W	196.11
C24	31.42	20.00	90°00'00"	S 24°50'16" E	28.28
C25	31.42	20.00	90°00'00"	N 24°50'16" W	28.28
C26	306.37	750.00	2°24'19"	N 81°32'25" W	304.25
C27	31.30	720.00	2°29'26"	N 71°04'59" W	31.30
C28	73.87	720.00	5°52'42"	N 75°16'03" W	73.84
C29	74.63	720.00	5°56'19"	N 81°10'33" W	74.59
C30	74.01	720.00	5°53'23"	N 87°05'25" W	73.98
C31	58.05	720.00	4°37'11"	S 87°39'18" W	58.04
C32	26.91	20.00	77°05'11"	S 46°48'07" W	24.92
C33	68.80	370.00	10°39'14"	S 2°55'34" W	68.70
C34	92.16	400.00	13°12'01"	S 4°12'18" W	91.95
C35	41.52	430.21	5°31'45"	N 0°22'15" E	41.50
C36	57.55	430.00	7°40'08"	N 6°58'16" E	57.51
C37	29.94	570.00	3°00'36"	N 9°18'01" E	29.94
C38	63.97	570.00	6°25'50"	N 4°37'21" E	63.94
C39	37.42	341.21	6°17'01"	N 0°35'16" W	37.40
C40	138.23	600.00	13°12'01"	N 4°12'18" E	137.93

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	69.80	630.00	6°20'52"	S 0°46'43" W	69.76
C42	75.35	630.00	6°51'09"	S 7°22'44" W	75.30
C43	36.13	20.00	103°30'49"	S 40°57'06" E	31.42
C44	54.53	642.89	4°51'34"	N 89°46'15" E	54.51
C45	61.79	804.98	4°23'52"	S 85°44'17" E	61.77
C46	59.83	779.93	4°23'42"	S 82°01'02" E	59.81
C47	60.10	784.11	4°23'31"	S 77°34'06" E	60.09
C48	61.03	796.76	4°23'19"	S 73°09'58" E	61.01
C49	14.03	1835.84	0°26'17"	S 70°21'11" E	14.03
C50	31.42	20.00	90°00'00"	N 65°09'44" E	28.28
C51	31.42	20.00	90°00'00"	N 24°50'16" W	28.28
C52	14.96	1405.30	0°36'38"	N 70°16'15" W	14.96
C53	81.48	1075.33	4°20'29"	N 73°06'29" W	81.46
C54	75.74	998.99	4°20'38"	N 77°37'23" W	75.72
C55	76.08	1002.96	4°20'47"	N 82°02'16" W	76.07
C56	74.17	977.14	4°20'57"	N 86°37'10" W	74.15
C57	51.01	806.25	3°37'29"	N 89°26'32" W	51.00
C58	393.95	1020.00	22°07'48"	N 80°54'10" W	391.52
C59	31.74	20.00	90°56'32"	S 4°30'43" W	28.52
C60	31.98	20.00	91°36'26"	N 48°11'56" W	28.68

Phase 1 Area Table		
Lot #	Area (Sq. Ft.)	Acres
1	5565.63	0.128
2	4000.65	0.092
3	4000.65	0.092
4	4000.65	0.092
5	4000.65	0.092
6	4000.65	0.092
7	4000.65	0.092
11	148114.57	3.400
12	6034.16	0.139
13	5580.00	0.128
14	5583.92	0.128
15	12913.02	0.298
16	14466.62	0.332
17	7272.23	0.167
18	7253.67	0.167
19	7253.68	0.167
20	5829.66	0.134
21	5820.00	0.134
22	6170.66	0.142
23	126445.69	2.903

Phase 2 Area Table		
Lot #	Area (Sq. Ft.)	Acres
24	482055.34	11.066

Phase 3 Area Table		
Lot #	Area (Sq. Ft.)	Acres
25	4549.16	0.104
26	4120.00	0.095
27	4084.83	0.094
28	4665.58	0.107
29	4032.00	0.092
30	4036.87	0.093
31	4027.13	0.092
32	4714.15	0.108
33	6339.45	0.146
34	6275.91	0.144
35	6123.50	0.141
39	7057.11	0.162
40	6097.06	0.140
41	5736.16	0.132
42	7704.40	0.177
43	6321.88	0.150
44	6585.34	0.151
45	6585.02	0.151
46	6409.08	0.147
47	6122.63	0.141
48	6057.51	0.139
49	6838.43	0.157
50	7162.77	0.164
51	7491.19	0.172

Phase 4 Area Table		
Lot #	Area (Sq. Ft.)	Acres
52	6919.03	0.159
53	6475.85	0.149
54	6412.14	0.147
55	6331.01	0.145
56	6249.68	0.143
57	6077.28	0.140
58	8093.26	0.186
59	5795.80	0.133
60	5961.72	0.137
61	6913.57	0.159
62	6999.41	0.161
63	6999.41	0.161
64	6999.41	0.161
65	6999.41	0.161
66	6951.13	0.160

Phase 5 Area Table		
Lot #	Area (Sq. Ft.)	Acres
67	6951.45	0.160
68	6999.45	0.161
69	6999.44	0.161
70	6999.43	0.161
71	6999.42	0.161
72	6913.58	0.159
73	5700.34	0.131
74	5700.34	0.131
75	10582.65	0.243
76	10830.81	0.249
77	11078.96	0.254
78	11327.11	0.260
79	11575.27	0.266
80	11823.42	0.271
81	12779.78	0.293

Phase 6 Area Table		
Lot #	Area (Sq. Ft.)	Acres
82	4533.42	0.104
83	4054.52	0.093
84	4116.84	0.095
85	4057.38	0.093
86	4052.52	0.093
87	4043.75	0.093
88	4007.02	0.092
89	4404.67	0.101
90	4464.16	0.102
91	4475.00	0.103
92	4475.00	0.103
93	4475.00	0.103
94	4475.00	0.103
95	4475.00	0.103
96	7918.47	0.182
97	6708.50	0.154
98	6826.98	0.157
99	6722.70	0.154
100	6515.49	0.150
101	6444.59	0.148
102	6486.02	0.149
103	6763.63	0.155
104	6951.36	0.160

Phase 7 Area Table		
Lot #	Area (Sq. Ft.)	Acres
105	7155.80	0.164
106	7213.79	0.166
107	7162.58	0.164
108	7552.66	0.173
109	6545.07	0.150
110	4475.00	0.103
111	4475.00	0.103
112	4475.00	0.103
113	4475.00	0.103
114	4475.00	0.103
115	4475.00	0.103
116	6765.72	0.155
117	6056.39	0.139
118	6138.04	0.141
119	5965.36	0.137
120	5783.11	0.133
121	5717.70	0.131
122	5636.45	0.129

Phase 8 Area Table		
Lot #	Area (Sq. Ft.)	Acres
123	6125.77	0.141
124	5085.06	0.135
125	6077.23	0.140
126	6215.58	0.143
127	6292.22	0.144
128	6442.66	0.148
129	6905.15	0.159
130	4475.00	0.103
131	4475.00	0.103
132	4475.00	0.103
133	4414.16	0.101
134	9165.75	0.210
135	8178.71	0.188
136	8647.95	0.199
137	8441.22	0.194
138	6088.08	0.140
139	5972.24	0.137
140	5876.76	0.135
141	5787.72	0.133

Phase 9 Area Table		
Lot #	Area (Sq. Ft.)	Acres
142	5788.18	0.133
143	5788.18	0.133
144	5997.23	0.138
145	6419.34	0.147
146	6841.45	0.157
147	7271.70	0.167
148	8000.74	0.184
149	8854.69	0.203
150	12468.28	0.286
151	7363.17	0.169
152	6200.00	0.142
153	6200.00	0.142
154	6200.00	0.142
155	8511.50	0.195
156	14463.31	0.332
157	14703.57	0.338
158	7849.81	0.180
159	8349.27	0.192
160	8597.42	0.197
161	8845.58	0.203
162	8093.73	0.209
163	9341.68	0.214
164	9590.04	0.220
165	9838.19	0.226
166	10066.63	0.232
167	10334.21	0.237

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C61	32.41	970.00	1°54'53"	S 85°02'25" W	32.41
C62	22.02	1030.00	1°13'30"	S 84°51'39" W	22.02
C63	62.02	1030.00	3°26'59"	S 86°45'54" W	62.01
C64	61.47	1000.00	3°31'18"	N 85°50'38" E	61.46
C65	68.93	1000.00	3°56'58"	S 86°03'26" W	68.92
C66	11.48	970.00	0°40'41"	N 87°15'57" E	11.48
C67	48.14	970.00	2°50'37"	N 85°30'17" E	48.14
C68	37.17	1030.00	2°04'04"	N 85°07'01" E	37.17
C69	30.91	20.00	88°32'45"	N 41°52'40" E	27.92
C70	31.12	20.00	89°08'45"	S 46°58'05" E	28.07
C71	44.00	1050.00	2°24'04"	N 89°39'34" E	44.00
C72	56.01	1119.05	2°52'03"	S 87°36'43" E	56.00
C73	56.01	1022.87	3°08'14"	S 84°33'21" E	56.00
C74	56.01	1025.34	3°07'47"	S 81°29'59" E	56.00
C75	56.63	1038.57	3°07'26"	S 78°25'38" E	56.62
C76	57.18	1050.00	3°07'12"	S 75°19'18" E	57.17
C77	57.14	1030.00	3°05'55"	S 72°12'09" E	57.13
C78	14.77	1050.00	0°48'21"	S 60°04'28" E	14.77
C79	31.42	20.00	90°00'00"	N 65°09'44" E	28.28
C80	31.42	20.00	90°00'00"	S 65°09'44" W	28.28



Planning & Zoning Commission Staff Report

Project Name: Plant Driveway Access Exceeding 50% AND Oversized Garage
Project Number: PZ-15-00030
Report Date: March 4, 2015
Meeting Date: March 11, 2015

Applicant / Property Owners

Jordan and Lisa Plant
301 Tate Way
Rock Springs, WY 82901

Project Location

301 Tate Way

Zoning

R-3 (Medium Density Residential)

Property Owner Notification

Mailed to owners in 200' radius on
2/27/15

Previous P&Z Action

None

Ordinance References

- §13-601
- §13-815.I.(2)

Staff Representative

Jennifer Shields, AICP, City Planner

Attachments

- Conditional Use Permit Application
- Property Owner Notification and Mailing List
- Site Plan of Property
- Elevation Drawings (House and Garage)
- Letter from Adjacent Property Owner at 308 Via Spoleto

Request

The applicant is requesting Conditional Use Permit approvals for the following:

- 1) A paved driveway access to exceed 50% of the public street frontage for residential property located at 301 Tate Way (see attached drawing),
AND
- 2) A 1,380 total square foot detached accessory building (see attached drawing – 900 square feet on the main level, 480 square feet in the upper storage area).

Property History

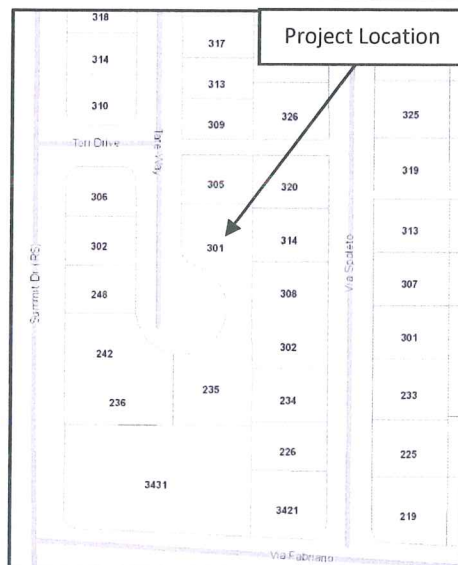
On August 18, 2009, Site Plan approval for the property was granted by the Planning Department. The lot is a very odd shaped parcel with approximately 170' in total width along Tate Way. At that time, the Site Plan submitted for the property did not indicate that additional driveway paving would be requested. The only paving shown on the approved Site Plan was in relation to the originally shown 34' wide garage.

On March 13, 2012, Jordan and Lisa Plant purchased the property from the original owner. On February 13, 2015, Mr. Plant came to the Planning office because he wants to build a detached garage on his property. In the course of reviewing the site plan staff discovered that the previous owner of the property poured excess driveway paving exceeding 50% of the total lot frontage (approximately 110' or 65%).

The applicant has now submitted a Conditional Use Permit application to retroactively make his driveway paving "legal" in conjunction with building his new garage. If the Conditional Use Permit is denied by the Planning and Zoning Commission, then the excess concrete will need to be removed from the driveway.

Several days later, the applicant decided to specifically propose a detached garage that would exceed a total of 1,200 square feet, so the original application was modified to include the second Conditional Use Permit request.

Separate approvals will be required for each Conditional Use Permit request.



Analysis – Driveway Accesses

§13-601 of the Rock Springs Zoning Ordinance defines Driveway Access as, "The area within a public street right-of-way extending from the curb to the common right-of-way/property line, which provides an ingress/egress point for a vehicle (recreation vehicles included) to access private property from a public street whether for short term parking or long term storage. The driveway access is the only area within which the property can be accessed from the public street. Approval is required before a driveway access can be granted. Dependent upon the request being made, approval for a driveway access is established through site plan approval, building permit approval or conditional use permit approval from the Planning and Zoning Commission. Gaining access into private property from a public street is allowed only through an approved driveway access regardless of the presence of 'L' Type Curb or "Rolled" Type Curb."

§13-815.1.(2)(h) states, "Driveway Access: All driveway accesses shall be approved by the City Engineer for width and location."

§13-815.1.(2)(i) states, "Distance Between Driveway Accesses: Driveway access openings on a public street except for single, two family and townhouse dwellings shall not be located less than forty (40) feet from one another as measured from inside of drive to inside of drive."

§13-815.1.(2)(j) states, "Number of Driveway Accesses: Each property other than for single-family use shall be allowed one (1) driveway access for each one hundred (100) feet of street frontage. Single-family uses shall be allowed more than one (1) driveway access, but in no case shall more than fifty percent (50%) of the public street frontage adjoining a lot be used for driveway access and at least one on-street parking space twenty (20) feet in length shall be preserved. These conditions shall apply unless otherwise granted conditional use permit approval by the Planning and Zoning Commission."

The above Ordinance sections were adopted in 1987 in what appears to have been an effort to maintain control of the locations of accesses onto the public street. Since that time, Planning records indicate that the following six Conditional Use Permits have been granted for driveways exceeding 50% of the public street frontage:

<u>Project #</u>	<u>Address</u>	<u>Lot Width</u>
PZ-97-00057	809 Burr Drive	51'
PZ-98-00030	734 D Street	40'
PZ-03-00058	1370 James Drive	70'
PZ-04-00094	520 P Street	75'
PZ-04-00129	1310 Rain Dance Drive	80'
PZ-06-00015	2623 Driftwood Lane	75'
PZ-15-00001	1014 Remington Boulevard	96'

Reasons for having Ordinances in place related to driveway accesses and garage widths include the following:

- Maintain control and safety of the public street.
- Preserve on-street parking for visitors, etc.
- Aesthetics of landscaping vs. concrete.
- Aesthetics of architectural features of a house vs. garage doors.

While the above-listed reasons to support the current Ordinances are all valid, Planning staff recognizes that in the last couple of decades houses have increased greatly in size, which in turn has corresponded to an increase in lot widths. In addition, our community has a large attraction to outdoor activities and traveling, which in turn means more vehicles (RV's, boats, 4 wheelers, campers, etc.) that are being parked and stored in residential areas. If bigger garages and additional driveway paving is not provided, then residents will park their vehicles outside, either on dirt or gravel which can then be tracked onto the public street.

In addition, parking more vehicles on the street blocks street sweepers and snow blows from effectively cleaning the streets. Planning staff is currently reviewing Ordinances related to this topic and considering possible amendments that reflect these changing times.

Note: Paul Kauchich, Director of Engineering and Operations, has given approval for the Plant driveway to remain paved as it currently is at approximately 65% of the lot width.

Analysis – Detached Accessory Structures Exceeding 1,200 Square Feet

§13-815.E(4) of the Rock Springs Zoning Ordinance states, “No residential accessory building or garage shall exceed 1,200 square feet of floor area unless granted a Conditional Use Permit” by the Rock Springs Planning and Zoning Commission.

§13-815.S. states, “Lot Coverage. (1) Residential Lots. Residential lots in R-1, R-2, R-3, R-4, R-5, R-6 and B-R Zoning Districts shall not exceed a lot coverage of fifty percent. Lot coverage of greater than fifty percent may be granted only by Conditional Use Permit approval.”

In 1982, the City first adopted Ordinance language to limit the size of accessory structures in residential zoning districts. The originally permitted size was 900 square feet; in 1992 the size was increased to the currently permitted 1,200 square feet and a new Ordinance section limiting total residential lot coverage to 50% was also added. Since that time, Planning records indicate that at least fifty Conditional Use Permits have been granted for “oversized” accessory structures throughout the City.

Reasons for having Ordinances in place related to limiting the size of accessory structures include the following:

- Limiting overall building density in a residential area (also accomplished by limiting total lot coverage).
- Maintaining the “accessory” use of a structure – if an accessory structure (garage) is just as big or bigger than the primary structure (house), it could potentially be converted into a second dwelling unit or even be used for business activities (for-profit automotive repair, for example).
- Uniformity of neighborhood character.

The property is located in the Taylor Estates Subdivision and is zoned R-3 (Medium Density Residential). The purpose of the R-3 residential zone is, “to provide for low to moderate housing densities and directly related complementary uses. The R-3 Zone is intended to create attractive residential neighborhoods while making an economical use of land.” The majority of the homes in this subdivision are two-story structures. Directly behind this subdivision is the Umbria Phase 6 Subdivision which is zoned R-1 (Low Density Residential) and contains a mix of one-story and two-story structures.

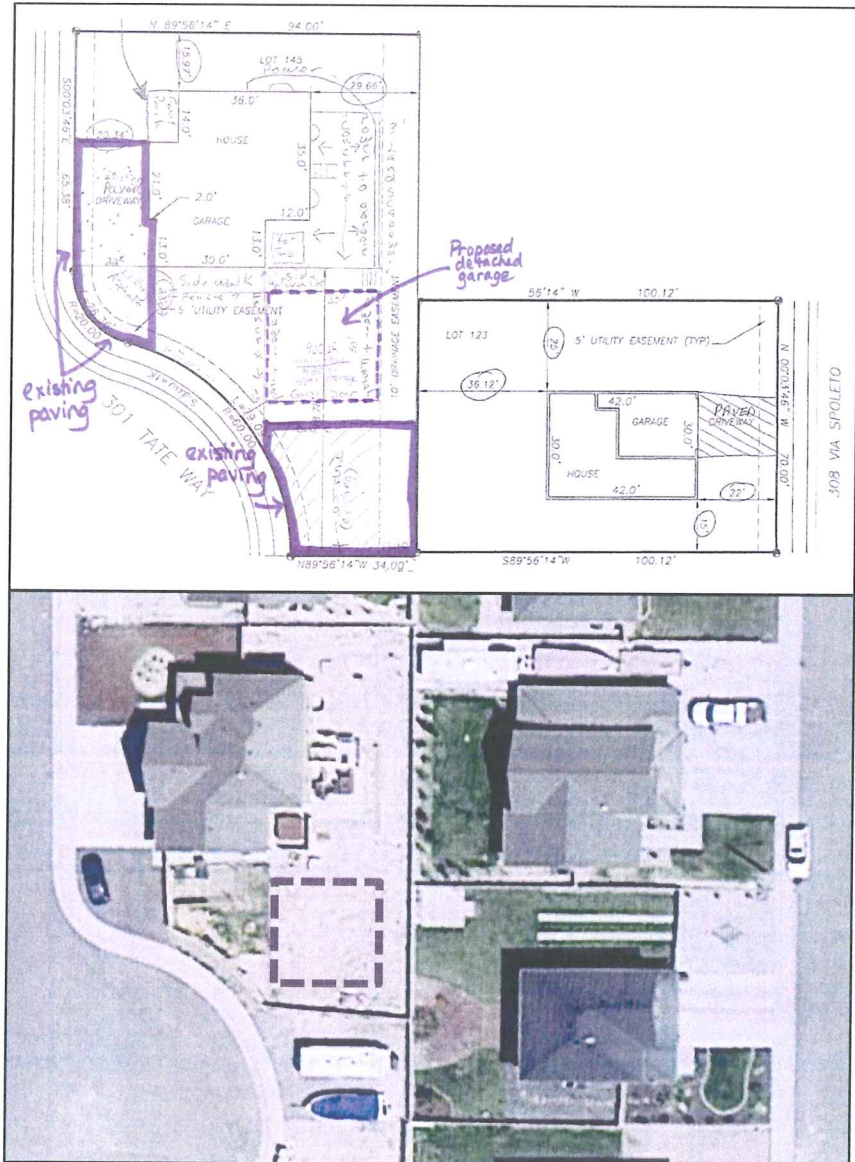
The maximum building height in the R-3 Zoning District is 28 feet, and the applicant’s house is a two-story dwelling approximately 25 feet in height as measured from the midline of the roof. The proposed garage, while still under design consideration, would be approximately 23 feet in height if measured at the peak, and would have 900 square feet on the main level and an additional 480 square feet in the upper storage area. [Note: §13-815.E(7) of the Zoning Ordinance states, “No accessory building in any District shall exceed the height of the principal building except by Conditional Use Permit.”]

Property Owner Notification

Adjacent property owners were notified of this application on February 27, 2015 and were invited to comment. On March 3, 2015, staff received a letter from Shawna Obrien, adjacent property owner located at 308 Via Spoleto, opposing the proposed detached garage due to view limitations and property values (see attached). Any additional comments received after the preparation of this report shall be submitted to the Planning and Zoning Commission at the time of the scheduled meeting.

Plant Driveway Access 50% AND
Oversized Garage
PZ-15-00030

It should be noted that accessory structures are principally permitted uses in the R-3 Zone, and therefore the applicant would be allowed to have a garage up to 1,200 square feet in total floor area without Planning and Zoning Commission approval (i.e. the total square footage of the structure is all that is in question). Also, the proposed location of the garage is approximately 42' north of the southern property line location of both 301 Tate Way and 308 Via Spoleto, and would therefore be out of the majority of the "line of sight" of the house at 308 Via Spoleto (see below).



Staff Recommendation

Staff will provide a recommendation following public comment at the meeting. At a minimum, staff recommends the following:

1. Construction shall conform to the approved site plan and application, including required setbacks from property lines.
2. Mean height of the garage shall not exceed the mean height of the principal structure (house). Maximum height in the R-3 Zone is 28 feet.
3. No part of the structure shall be located within an easement.
4. Garage shall be separated from the principal structure (house) by a minimum distance of 6 feet as measured from the building line.
5. Planning approval does not constitute building permit approval. Contact the City of Rock Springs Building Department to obtain a building permit for the garage.



2015
CITY OF ROCK SPRINGS
CONDITIONAL USE PERMIT
APPLICATION

Planning & Zoning Division
212 D Street
Rock Springs WY 82901
307.352.1540 (phone)
307.352.1545 (fax)
Jennifer Shields, City Planner
Brian Heaton, Asst City Planner

City Use Only:

Date Received 2/13/15 File Number: P2-15-00030
Payment Information: Amount Received: 60⁰⁰ Received by: J. Shields
Cash or Check Number: Cash Receipt Number: R01806
Date Certified as Complete Application: 2/13/15 By: J. Shields

A. PROPERTY ADDRESS: 301 Tate Way

(NOTE: IF THE PROPERTY DOES NOT HAVE AN EXISTING ASSIGNED ADDRESS, LEGAL DOCUMENTATION OF THE LOCATION MUST BE SUBMITTED – i.e. Property Tax ID Number, Legal Description, etc.)

B. CONTACT INFORMATION:

NOTE: The City of Rock Springs will only send correspondence to the names and mailing addresses provided on this application. Attach a separate sheet if necessary.

Petitioner Information:

Petitioner Name: Jordan Plant
Company Name: _____
Street Address: 301 Tate Way
City: Rock Springs State: WY Zip Code: 82901
Email Address: jpowerplant@msn.com
Phone Number: 307-382-5164 Fax Number: _____
(including area code) (including area code)

Property Owner Information:

Name: Jordan Plant
Company Name: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Email Address: _____
Phone Number: _____ Fax Number: _____
(including area code) (including area code)

Engineer / Architect Information:

Name: N/A
Company Name: _____
Street Address: _____
City: _____ State: _____ Zip Code: _____
Email Address: _____
Phone Number: _____ Fax Number: _____
(including area code) (including area code)



C. CONDITIONAL USE PERMIT(S) REQUESTED (check all that apply):

**C.U.P. Requiring
Planning and Zoning Commission Approval**

- ☐ Adjusted Front Setback
- ☐ Bed and Breakfast Inn
- ☐ Corner Side Yard Attached Carport
- ☒ Detached Garage Exceeding 1,200sf
- ☒ Driveway Access Exceeding 50% street frontage
- ☐ Gas Pumps & Fueling Stations
- ☐ Lot Coverage Exceeding 50%
- ☐ Off-Site Parking
- ☐ Use of Explosives
- ☐ Other, please specify: _____

**C.U.P. Requiring
Staff Level Approval**

- ☐ Accessory Structure Exceeding Height of Primary Structure
- ☐ Special Purpose Fence
- ☐ Unpaved Parking Area
- ☐ Land Reclamation, Mining, & Soil Processing
- ☐ Garage Exceeding Three (3) Doors

D. PLEASE ANSWER THE FOLLOWING ON THE SPACES PROVIDED:

1. Provide a detailed description of the intended Conditional Use, including proposed use, length of use (permanent or temporary), hours of operation, etc.

Personal Garage, odd shaped lot, previous
owner responsible for asphalt.

2. Describe all structures located on this property, including existing and proposed structures. **A site plan shall accompany this application.** Please refer to the enclosed Site Plan Checklist.

Personal home, Personal garage. Site plan attached

E. SUBMITTAL REQUIREMENTS:

The following items are required for submitting a complete Conditional Use Permit / Site Plan Application and must be submitted in accordance with the submittal deadlines listed on Page 4 of this application. Applications submitted after the submittal deadlines as listed will be postponed until the following month. An incomplete application will not be reviewed and will be returned to the petitioner.

- ☒ Filing Fee - \$60.00
- ☒ 2 - Full-size Site Plan drawings drawn to scale (folded)
- ☒ 1 - 11x17 Site Plan drawing drawn to scale (if full-size drawing is larger than 11x17)
- ☒ 1 - PDF scanned at full-size of Site Plan drawing (submitted electronically to city_planner@rswy.net)
- ☒ Building Elevations / Architectural Drawings (to scale)

F. SITE PLAN CHECKLIST

The following items shall be shown on your site plan (check them off as you consider each one):

- ☐ Project Address
- ☐ Location map
- ☐ Names and mailing addresses of developer / owner and engineer / architect
- ☐ Boundary line of property with all dimensions
- ☐ Adjacent streets and street rights-of-way
- ☐ Gross square footage of existing and proposed structures, including number of floors
- ☐ All paved and unpaved surfaces
- ☐ Parking facilities (including handicap parking) - including dimension of parking stalls, drive aisle widths, etc.
- ☐ Buildings and structures (existing and proposed), including setbacks from property lines for all structures
- ☐ Easements (access, utility, drainage, pedestrian, etc.)
- ☐ Utilities
- ☐ Landscaping
- ☐ Exterior signs
- ☐ Trash enclosures
- ☐ Surface water drainage arrows
- ☐ Location of Floodplain and/or Floodway on property, if applicable (separate Floodplain Development Permit Application also required)

G. APPROVAL PROCESS AND SUBMITTAL DEADLINES

CONDITIONAL USE PERMITS - STAFF LEVEL APPROVALS

Application submittal...	will be considered complete per Section E of this application.
Within 5 working days after application submittal...	Planning staff will notify all neighboring properties located within 200 feet of request.
At least 6 calendar days after application submittal...	a Utility Review meeting may be scheduled, dependent upon the type of application submitted.
No sooner than 10 calendar days after neighbor notification...	a Permit Determination shall be made. Permit Determination shall include such conditions as are deemed necessary to protect the health, safety and welfare of the community and surrounding neighborhood.
Within 10 working days of Permit Determination...	the decision of the Zoning Administrator may be appealed to the Planning & Zoning Commission via written request.

RECEIVED
2/13/15

PLANNING AND ZONING COMMISSION APPROVALS

NOTE: Applications that are not RECEIVED by **Noon** on the Application Deadline will be postponed until the following month's meeting. If a deadline falls near a City holiday, please contact the Planning Department to verify the days City Hall will be closed to ensure that your application is submitted on time.

	January Meeting	February Meeting	March Meeting	April Meeting	May Meeting	June Meeting	July Meeting	August Meeting	September Meeting	October Meeting	November Meeting	December Meeting
Application Deadline	12/23/2014*	1/30/2015	2/27/2015	3/27/2015	5/1/2015	5/29/2015	6/26/2015	7/31/2015	8/28/2015	10/2/2015	10/29/2015	11/24/2015*
Utility Review Meeting	Utility Review Meetings are held <u>at least</u> 6 days after application submittal. Utility Review Meetings are generally held on Tuesday afternoons and are scheduled in the order in which applications are submitted. A memo will <u>only</u> be sent to the parties listed on the application. <u>The petitioner or an assigned representative is required to attend the meeting.</u>											
Adjacent Owner Notice	Property Owner Notices are prepared by the City of Rock Springs and are mailed to property owners within a 200' radius of the development a minimum of seven (7) days prior to the Planning and Zoning Commission Public Meeting.											
P&Z Public Meeting Date	1/14/2015	2/11/2015	3/11/2015	4/8/2015	5/13/2015	6/10/2015	7/8/2015	8/12/2015	9/9/2015	10/14/2015	11/10/2015	12/9/2015

*Deadline moved due to Holiday.

H. SIGNATURE(S) REQUIRED:

I acknowledge that I have read and understand this application and the pertinent Ordinances of the City of Rock Springs. I further agree if the permit is approved, I will comply with all pertinent regulations and conditions as set forth by the City of Rock Springs. I certify that the information provided with this application is true and correct and false or inaccurate information used by an applicant to secure compliance with the Zoning Ordinance shall be reason to deny or revoke any application or permit. I understand that it the responsibility of the developer and/or property owner to secure any and all required Local, Federal and State Permits (i.e. DEQ permits, County Permits, etc.) and I agree to contact those agencies accordingly.

Signature of Applicant Jordan K. Plant Date 2/13/15

Signature of Owner Jordan K. Plant Date 2/13/15

Signature of Engineer/Architect (if applicable) _____ Date _____

RECEIVED
2/13/15

February 27, 2015

Dear Property Owner / Interested Party:

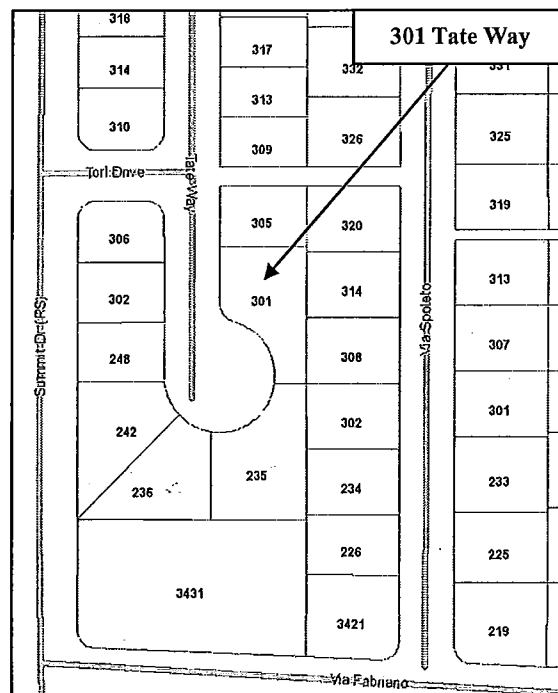
This letter is to inform you that two Conditional Use Permit requests have been made by property owner Jordan Plant for property located at 301 Tate Way, Rock Springs, Wyoming. Records show that this property is adjacent to or near property you own (see map below). The following summarizes the requests:

- 1) The applicant is requesting Conditional Use Permit approval for **paved driveway access to exceed 50% of the public street frontage** (see attached drawing). In accordance with §13-815.I.(2)(j) of the Rock Springs Zoning Ordinance, "Number of Driveway Accesses...Single-family uses shall be allowed more than one (1) driveway access, but in no case shall more than fifty percent (50%) of the public street frontage adjoining a lot be used for driveway access and at least one on-street parking space twenty (20) feet in length shall be preserved. These conditions shall apply unless otherwise granted Conditional Use Permit approval by the Planning and Zoning Commission."
- 2) In addition, the applicant is requesting Conditional Use Permit approval for a **1,380 total square foot detached accessory building** (see attached drawing – 900 square feet on the main level, 480 square feet in the upper storage area). In accordance with §13-815.E(4) of the Rock Springs Zoning Ordinance, "No residential accessory building or garage shall exceed 1,200 square feet of floor area unless granted a Conditional Use Permit" by the Rock Springs Planning and Zoning Commission.

The Rock Springs Planning and Zoning Commission will consider these requests at a public meeting held on Wednesday, March 11, 2015 at 7:00 p.m. in the Rock Springs City Hall Council Chambers, 212 'D' Street, Rock Springs, Wyoming. Interested persons or parties are encouraged to attend the meeting or submit written comments. Written comments will be accepted no later than Noon on March 11, 2015.

Sincerely,

Jennifer Shields
Jennifer Shields, AICP
City Planner





VAN VLEET DONALD A JR & NANCY
M
309 TATE WAY
ROCK SPRINGS, WY 82901-4228

HUNTERS RIDGE DEV INC
PO BOX 1449
ROCK SPRINGS, WY 82902-1449

PLANT JORDAN K & LISA L
301 TATE WAY
ROCK SPRINGS, WY 82901-4228

MENAGASSI MICHAEL A & ALYSSA
M
325 VIA SPOLETO
ROCK SPRINGS, WY 82901-6879

BORTON BRANDON C & FARAH L
307 VIA SPOLETO
ROCK SPRINGS, WY 82901-6879

LYNCH COLBY M
319 VIA SPOLETO
ROCK SPRINGS, WY 82901-6879

MORGHEIM JOSEPH K & ASHLEY S
313 TATE WAY
ROCK SPRINGS, WY 82901-4228

MILLEMON CHAD J
310 TATE WAY
ROCK SPRINGS, WY 82901-4229

HIATT DUSTIN & YOLANDA
236 TATE WAY
ROCK SPRINGS, WY 82901-4227

SMITH JOSHUA R
306 TATE WAY
ROCK SPRINGS, WY 82901-4229

LAUDERBACK GUY H JR & CYNTHIA
A
302 TATE WAY
ROCK SPRINGS, WY 82901-4229

DOERR JASON R & KRISTIN L
LEGERSKI
301 VIA SPOLETO
ROCK SPRINGS, WY 82901-6879

STEVENSON JACE E J & AMBER N
314 TATE WAY
ROCK SPRINGS, WY 82901-4229

MCCALLUM DON E JR & RANA L
313 VIA SPOLETO
ROCK SPRINGS, WY 82901-6879

BRYANT DANIEL R & JESSICA C
235 TATE WAY
ROCK SPRINGS, WY 82901-4230

SMITHIES DEANNA M
226 VIA SPOLETO
ROCK SPRINGS, WY 82901-6881

HODGS KERRY L & MARCIA J
248 TATE WAY
ROCK SPRINGS, WY 82901-4227

THARP JASON S & GALAPON JANIS A
242 TATE WAY
ROCK SPRINGS, WY 82901-4227

BERRY LEVI & SARAH
305 TATE WAY
ROCK SPRINGS, WY 82901-4228

ROCCARO ANTHONY
326 VIA SPOLETO
ROCK SPRINGS, WY 82901-6878

WEBER STEVEN J & MORGAN J
234 VIA SPOLETO
ROCK SPRINGS, WY 82901-6881

O'BRIEN SHAWNA K
308 VIA SPOLETO
ROCK SPRINGS, WY 82901-6878

BAQUEIRO PEDRO GONZALEZ &
CAMPOS ROXANA LOPEZ
320 VIA SPOLETO
ROCK SPRINGS, WY 82901-6878

MOSER TRAVIS K & ALLISON F
233 VIA SPOLETO
ROCK SPRINGS, WY 82901-6880

SMITH DAVID W & HUST CRYSTAL L
317 TATE WAY
ROCK SPRINGS, WY 82901-4228

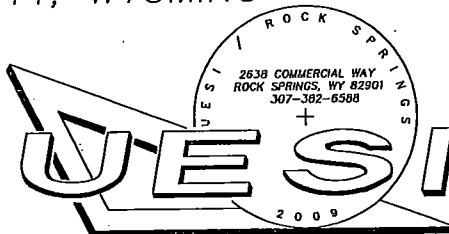
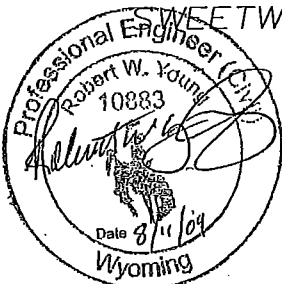
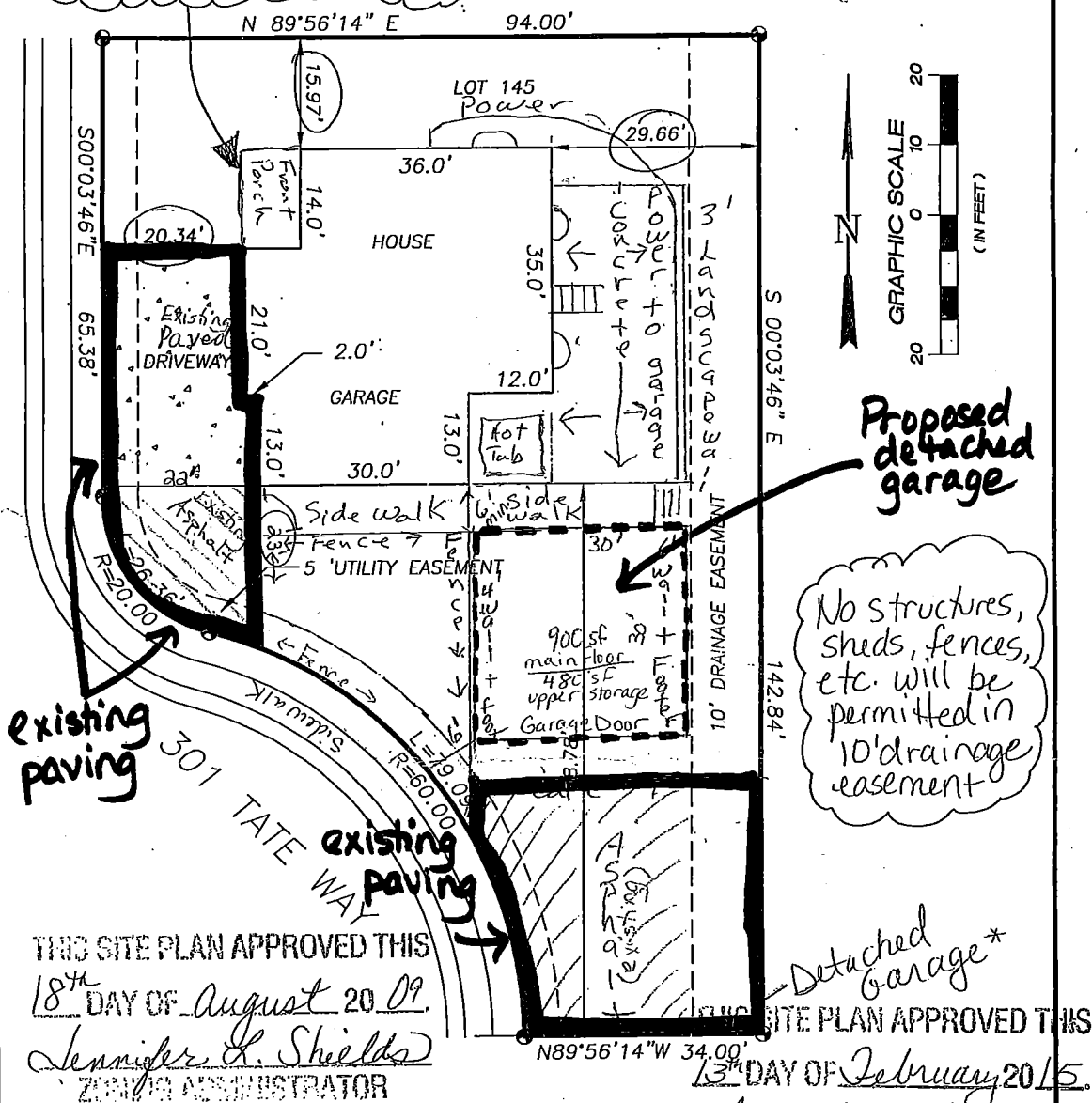
BABBITT TIMOTHY & CHRISTY
314 VIA SPOLETO
ROCK SPRINGS, WY 82901-6878

GUNDERSON PAGE C
332 VIA SPOLETO
ROCK SPRINGS, WY 82901-6878

MOSBEY RYAN & SANDY
302 VIA SPOLETO
ROCK SPRINGS, WY 82901-6878

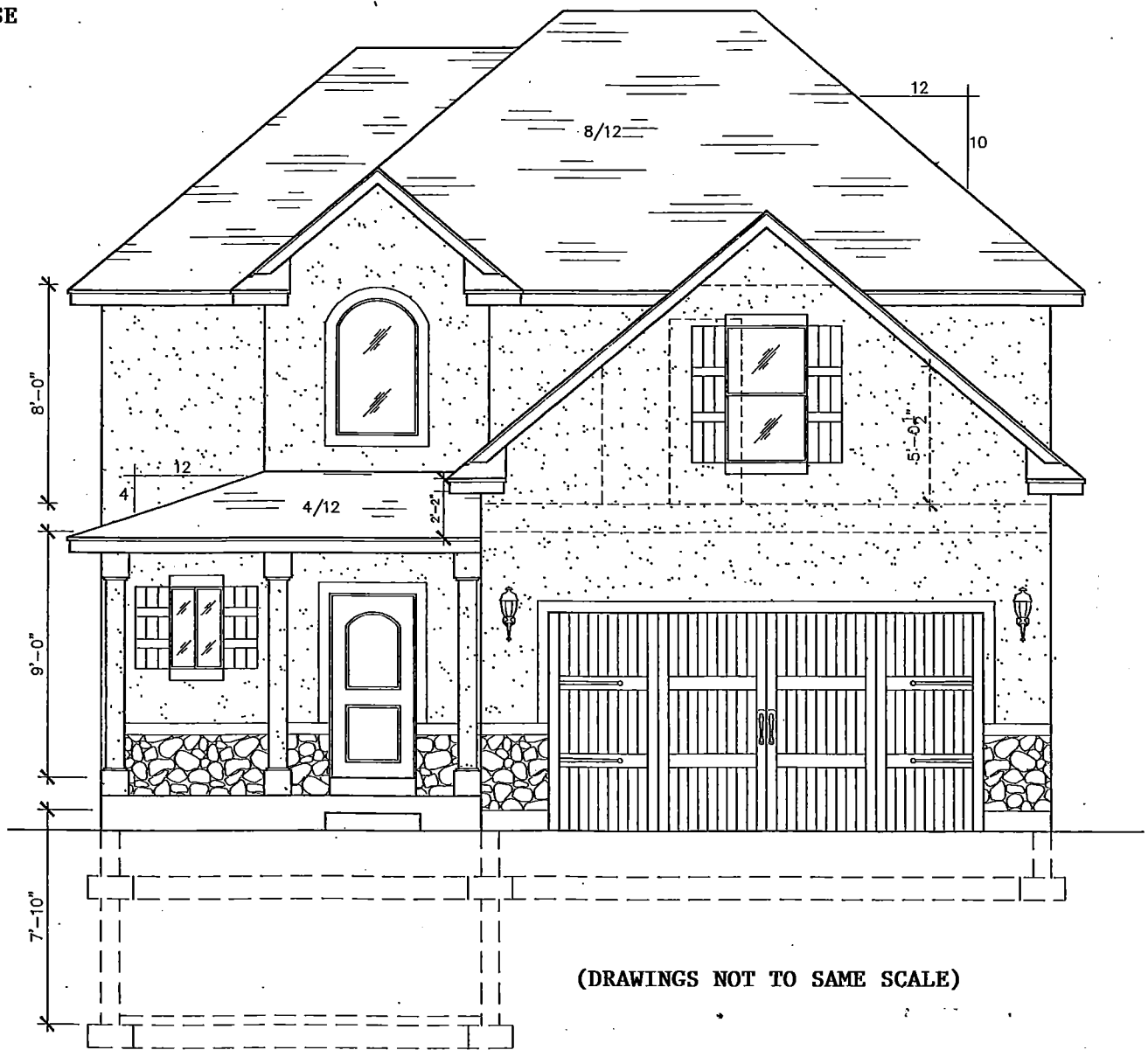


Covered porch (not shown)
included in 20' front setback req.

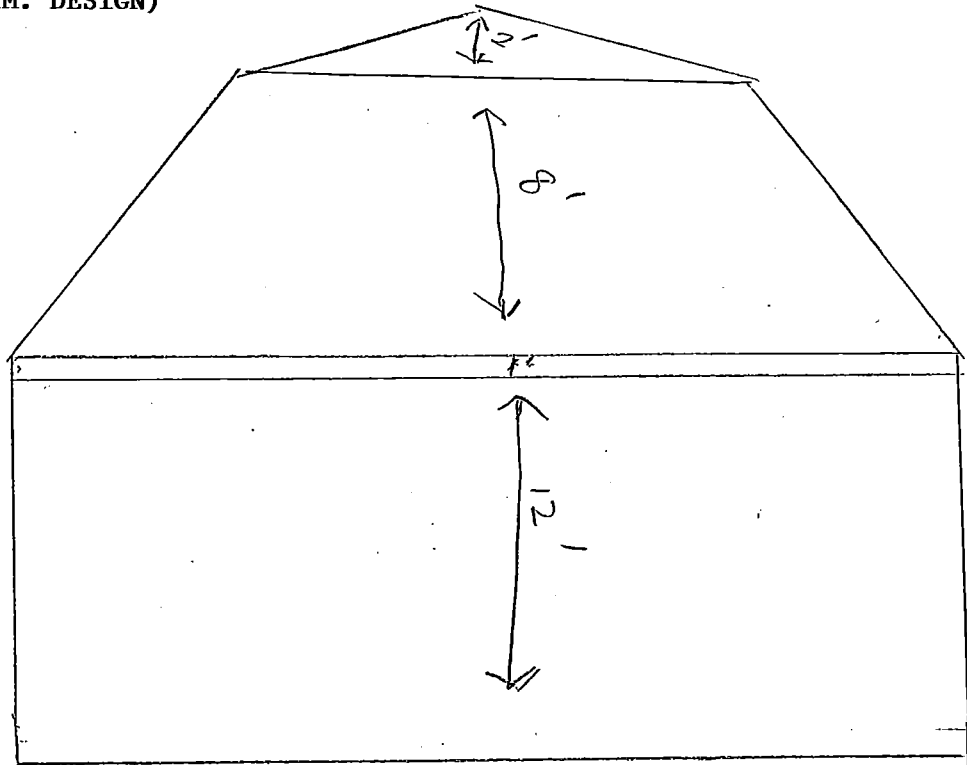


DATE: 08/07/09 JOB #: 09-87-37 FILE: 09-87-37.dwg
SURVEYOR: Cloey Wall DRAWN BY: David Delgadillo

EXISTING HOUSE



PROPOSED GARAGE (PRELIM. DESIGN)



308 Via Spoleto
Rock Springs, WY 82901
February 28, 2015

Department of Public Services
212 D Street
Rock Springs, WY 82901

To Whom It May Concern:

The purpose of this correspondence is to voice my deep apprehension regarding the proposed structure at 301 Tate Way in Rock Springs, Wyoming. On February 28th, 2015, I received a notification of a Conditional Use Permit request for a 1,380 total square foot detached accessory building. Per the plot plan attached to the notification, the structure will be located directly behind my own property at 308 Via Spoleto.

The proposed structure behind my home raises several concerns. For instance, this structure will decrease the view from my property. I had my home built with the understanding from Amundsen Construction that there would not be a structure built directly behind my home to hamper my view. I understand that the property behind me has changed ownership a few times since my own house was built. However, this does not change the initial intention behind the purchase of my property. I feel that the structure being built will significantly decrease the view from my home.

Additionally, I am deeply disturbed by the impact that this structure may have on the property value of my home. Due to the size of this structure, it will negatively impact the value of my own home by impacting the view and having such a large structure behind my home. Also, the area behind my house will change in nature from a yard to a parking lot. This will negatively impact my property value.

Condition 13-905 of the Rock Springs City Ordinance states that the "commission shall consider the effect of the proposed use upon the health, safety, and general welfare of occupants of surrounding lands, existing and anticipated traffic conditions including parking facilities and the effect of the proposed use on the Comprehensive Plan". In your decision regarding granting or denying the Conditional Use Permit for this large structure, please consider the negative impact that this parking structure will have to its neighbors and the change that will occur to the nature of this area. I appreciate your consideration regarding this matter.

Sincerely,

Shawna Kay O'Brien

Shawna O'Brien
(307) 371-5299

RECEIVED
3/3/15



Department of Public Services

212 D Street, Rock Springs, WY 82901

Tel: 307-352-1540 Fax: 307-352-1545

www.rswy.net

March 3, 2015

Planning & Zoning Commission
City of Rock Springs
212 D Street
Rock Springs, WY 82901

Re: City Council Action Report

Dear Honorable Commissioners:

Please find a City Council Action Report for the following City Council meetings:

Council Mtg.	P&Z Item	Council Action
02/17/15	1. none	
03/03/15	1. none	

Please contact me if you have any questions regarding the foregoing.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer L. Shields". The signature is written in a cursive, flowing style.

Jennifer L. Shields, AICP
City Planner