
**PLANNING AND ZONING
COMMISSION MINUTES**
April 8, 2015
Wednesday, 7:00 p.m.
City Hall, Rock Springs, Wyoming

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

CALL TO ORDER

Vice-Chairman Legerski, in Chairperson Manatos' absence, called the meeting to order at 7:00 p.m.

ROLL CALL

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

APPROVAL OF MINUTES

Vice-Chairman Legerski asked the Commission for any corrections or additions to the Minutes from the March 11, 2015, Planning and Zoning Commission Meeting. With no corrections or additions, Vice-Chairman Legerski asked for a motion to accept the Minutes as presented.

Commissioner Jackman: Motion to approve the Minutes as presented.

Commissioner Watkins: Second.

Vote: All in favor. Motion carried unanimously.

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

Vice-Chairman Legerski asked for a motion to accept all correspondence and Staff Reports into the record.

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

Commissioner Shaw: Second.

Vote: All in favor. Motion carried unanimously.

CHANGES TO THE AGENDA

There were none.

Vice Chairman Legerski asked for a motion to remove from the table the Petition for Preliminary Plat approval of Foothill Crossing.

Commissioner Shaw: Motion to remove from the TABLE project #PZ-15-00039 for the Preliminary Plat of Foothill Crossing.

Commissioner Jackman: Second.

Vote: All in favor. Motion carried unanimously.

PUBLIC HEARINGS

- 1) TABLED 3/11/15 - 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)**

Staff Report

Ms. Shields presented the Staff Report dated April 3, 2015, and the Update Report dated April 8, 2015, to the Commission. Ms. Shields highlighted from the reports that she had received communication from two individuals on the proposed subdivision: Ms. Beverly Bongiorno, who lives in a nearby townhome in Morningside Phase One, has some basic questions about the development; Mr. Cameron Young, who lives directly adjacent to the proposed subdivision and spoke at the March Planning and Zoning Commission meeting, had concerns about the drainage and park land being dedicated to the City, but was overall in favor of the project.

Commissioner Questions for Staff

There were no questions for staff.

Commissioner Questions for Applicant

Vice-Chairman Legerski asked the applicant or a representative for the project to come forward.

Jacob Ballstaedt with Garbett Homes and Gareth Powell with Uinta Engineering and Surveying both came forward and introduced additional folks who were present to represent the project; their partners on a portion of the project and members of the leadership of the Church of Jesus Christ of Latter Day Saints.

Commissioner Erickson asked what the time frame of the project was? Mr. Ballstaedt stated Phase One would get started right away because the church is anxious to get the chapel built and this phase also includes about a dozen lots. The second phase is the apartment phase and that will be market driven at this point. Commissioner Erickson then confirmed that they hoped the church would be started this summer? Mr. Ballstaedt said that was the plan and they would be back in front of the Commission for Final Plat approval of Phase One and then Major Site Plan approval of the church development. Ms. Shields stated that church uses require Conditional Use Permit approval in a residential area.

Vice-Chairman Legerski asked if some of the dirt work in Phase Two would be done during Phase One due to the vacated drainage? Mr. Powell briefly explained some of the drainage situation and said some of the work and drainage pipes would be installed during Phase One.

Commissioner Watkins asked what the lot prices would be, now that they were not required to build out the College Drive road extension? Mr. Ballstaedt said that the lot prices would probably be in the \$50,000 range and the homes would be around the \$250,000 range, and it is likely that Garbett Homes will sell the lots off and not do a turnkey development.

Public Hearing

Vice-Chairman Legerski opened the Public Hearing and asked for anyone either in favor or opposed to the proposal to come forward. There were no public comments.

Vice-Chairman Legerski then closed the Public Hearing and asked for a staff recommendation.

Staff Recommendation

Ms. Shields thanked the applicant, specifically UESI, for turning their revised plans around quickly and meeting some tight deadlines to keep the project moving forward. Ms. Shields then recommended approval of the Preliminary Plat as presented.

Commission Vote

Commissioner Watkins: Motion to approve with staff recommendations.

Commissioner Jackman: Second.

Vote: All in favor. Motion carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

- 1) Request for Major Site Plan approval of a new 3-story, 100,690 square foot ambulatory surgery center attached to the existing Memorial Hospital of Sweetwater County located at 1200 College Drive, submitted by Gerald Klein of Memorial Hospital and represented by Choice Engineering Services, Inc.
(Project #: PZ-15-00022, Staff Representative: Jennifer Shields, City Planner)**

Staff Report

Ms. Shields presented the Staff Report dated April 1, 2015 and Update Report dated April 8, 2015, to the Commission.

Commissioner Questions for Staff

Commissioner Watkins asked if the Skyline Drive upgrades would only be required where it abuts the hospital's property? Ms. Shields said that is correct.

Commissioner Questions for Applicant

Vice-Chairman Legerski then asked the applicant or a representative for the project to come forward. Shawn Arnoldi with Choice Engineering Services, Charlie Van Over with Plan One Architects, and Artis Kalivas with Memorial Hospital all came forward.

Vice-Chairman Legerski asked if they would be overlaying the entire width of Skyline Drive? Mr. Arnoldi said no, only the new area they widen, although they would probably roto-mill about 12 inches into the existing where it adjoins.

Commissioner Watkins asked who would be parking in the new lot to the west? Mr. Van Over said he foresees it would probably be employee overflow parking.

Commissioner Duck asked what was happening with the heli-pad and if it would be on the roof? Mr. Van Over said yes it would be located on the roof of the new addition. Ms. Shields added it would technically be known as a heli-stop, as there would be no refueling on the roof.

Public Comments

Vice-Chairman Legerski asked for anyone from the public who would like to comment on the project to come forward. There were no public comments.

Vice-Chairman Legerski then asked for a staff recommendation.

Staff Recommendation

Ms. Shields recommended, at a minimum, that FINAL Major Site Plan approval is contingent upon the following:

- 1) All Utility Review conditions shall be met, including outstanding items listed in the staff report.
- 2) Submittal and approval of hydrant flows and their modeling information by the City's Fire Department.
- 3) Submittal and approval of drainage calculations and storm sewer information by the City's Engineering Department.
- 4) Submittal of construction drawings for the Skyline Drive widening.
- 5) Development plans shall conform to site plan specifications. Any substantial changes to the Site Plan, including but not limited to vehicular circulation and parking, shall require review and approval by the Rock Springs Planning and Zoning Commission.
- 6) Building permits shall be obtained within one (1) year of the date of Major Site Plan approval. Failure to obtain a Building Permit within the one-year timeframe shall require submittal of a new Major Site Plan application for review.
- 7) All parking lot improvements, including striping, curbs and gutters, shall be installed prior to Occupancy.
- 8) All landscaping improvements shall be installed prior to Occupancy.

Commissioner Watkins then commented that he thinks there is ample parking at the hospital, but if you can't park within 10 spots of the doorway some people think there is no place to park.

Ms. Shields stated this is a sizeable expansion, and if all buildings are fully utilized the parking will be used, as she has been up to the new medical office building a couple times recently and the parking was almost full.

Commission Vote

Commissioner Erickson: Motion to approve with staff recommendations.

Commissioner Shaw: Second.

Vote: All in favor. Motion carried unanimously.

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

None.

PETITIONS AND COMMUNICATIONS

1) Written petitions and communications.

a. Update on City Council Actions

Council Mtg.	P&Z Item	Council Action
03/17/15	1. None.	
04/07/15	1. PZ-15-00036 Contractor Yards in B-2 Zone Language Amendment	PENDING Ord. 2015-04 & 2015-05 Public Hearing & 1 st Reading

2) Petitions and communications from the floor.

Ms. Shields acknowledged Public Services Director Vess Walker's presence and announced his retirement at the end of the month, thanking him for all of his help and support over the years.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:44 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