



Planning & Zoning Commission Staff Report - UPDATE

Project Name: Foothill Crossing Final Plat, Phase 1

Project Number: PZ-15-00189

Report Date: August 12, 2015

Meeting Date: August 12, 2015

Applicant

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

Property Owner

Bryson Garbett and Radman Family
Sweetwater Development Group
273 North East Capitol Street
Salt Lake City, UT 84103

Engineer

Gareth Powell & Ken Walker
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

Property Owner Notification

Mailed to property owners in 200'
radius on 7/31/15

Previous P&Z Action

4/8/15 – Preliminary Plat approved

Ordinance References

§16-503

Staff Representative

Jennifer Shields, AICP, City Planner

Attachments

Revised Final Plat Dated 8/12/15

Request

Request for Final Plat approval of Foothill Crossing, Phase 1, a new subdivision consisting of 22 lots and totaling 11.225 acres.

Update

Based upon the original comments received during the Utility Review meeting held on July 28, 2015, a revised plat was required and subsequently submitted on August 4, 2015. A couple of minor revisions to the revised plat were still required and are listed below:

Planning & Zoning (Jennifer Shields):

1. Certificate of Review of the Department of Engineering and Operations: fix wording, Paul Kauchich name will be under the signature line, not in the statement text.

Engineering & Operations (Meghan Jackson):

1. Off set curve 1 to the back side of the Tulip Drive & Sunnyside Drive intersection.
2. Obtain a SWPPP from Wyoming DEQ and provide copy to City prior to building permit issuance / breaking ground.

Rocky Mountain Power (Kyle Graham):

1. Will need to increase the Public Utility Easement to 10' around Lot 10 on Tulip Drive and Sunnyside Drive.
2. Will need to have customer negotiate permit for power line to extend down Foothill Boulevard to bring 3-phase power into subdivision.
3. Will need request to serve for estimate.

Questar Gas (Amy Votruba):

1. Gas line will be installed 1' back of walk.
2. Call for locates before excavating.

Based upon the above comments, a final revised plat was submitted on August 12, 2015 and is attached with this report. At this time all outstanding issues have been resolved on the Final Plat drawing.

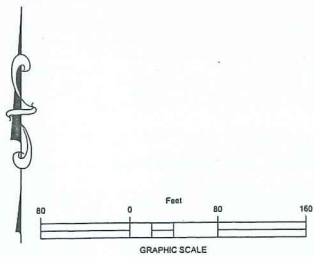
Staff Recommendation

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

1. All Utility Review conditions shall be met.
2. Dust Control Plan submitted on July 16, 2015 shall be strictly adhered to. Any valid dust complaints from nearby residents shall result in a Stop Work Order being placed on the property.

In addition, staff has advised the applicant that the plat will not be scheduled for City Council approval until the following items are provided:

1. Construction Drawings approved by all City Departments.
2. Engineer's Cost Estimate approved by City Engineering, to include screening fencing.
3. Mylar with all final revisions, signed by property owner and surveyor.
4. Recording Fee of \$75.00 made payable to Sweetwater County.
5. Financial Guarantee in the amount of 125% of the approved cost of subdivision improvements OR submittal of a Subdivision Improvement Agreement for review.

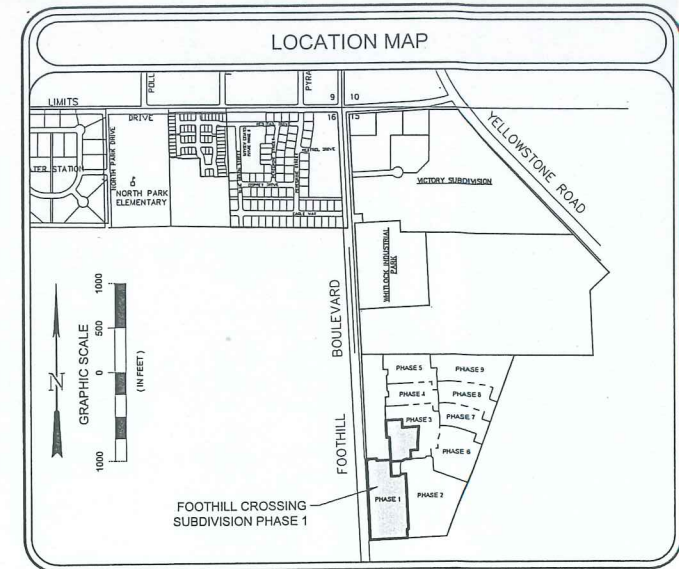


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.42	20.00	90°00'00"	N 42°36'14" E	28.28
C2	31.42	20.00	90°00'00"	N 47°23'46" W	28.28
C3	12.05	80.00	8°37'38"	N 88°04'58" W	12.03
C4	56.66	80.00	40°34'52"	N 63°28'43" W	55.48
C5	56.96	80.00	40°47'31"	N 22°47'31" W	55.76
C6	31.42	20.00	90°00'00"	S 47°23'46" E	28.28
C7	57.23	80.00	40°59'15"	S 67°06'39" W	56.02
C8	31.42	20.00	90°00'00"	N 42°36'14" E	28.28
C9	18.06	11.50	90°00'00"	S 42°36'14" W	16.26

FINAL PLAT
FOOTHILL CROSSING SUBDIVISION PHASE 1
a SUBDIVISION of PART of the
W1/2 SW1/4 of SECTION 15,
T19N, R105W, 6th P.M.
CITY of ROCK SPRINGS
SWEETWATER COUNTY, WYOMING

LEGEND

- PROPERTY LINE
EASEMENT LINE
- EXISTING PROPERTY CORNER 3" x 24" STEEL BAR WITH 1-1/2" ALUMINUM CAP INSCRIBED "CLOEY C. WALL PLS 482"
- PROPERTY CORNER 3" x 24" STEEL BAR WITH 1-1/2" ALUMINUM CAP INSCRIBED "CLOEY C. WALL PLS 482"
- FOUND 1/4 CORNER-3" GLO BRASS CAP APPROPRIATELY INSCRIBED



T19N R105W

SUBDIVISION INFORMATION				
PHASE	# OF LOTS	AREA (ac)	LAND IN R.O.W.	PARK LAND
PHASE 1	22	11.224	1.965 AC	2.964 AC

CERTIFICATE OF REGISTERED LAND SURVEYOR

STATE OF WYOMING)
COUNTY OF UINTA) ss
I, Cloey C. Wall, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plot of Foothill Crossing Subdivision Phase 1 as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Rock Springs' regulations governing the subdivision of land to an accuracy of one (1) part in ten thousand (10,000).

NOTARIAL CERTIFICATE

STATE OF WYOMING)
COUNTY OF UINTA) ss
The foregoing instrument was acknowledged before me this ____ day of _____, 2015 by: Cloey C. Wall as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires _____
Notary Public _____

CERTIFICATE OF REVIEW OF THE DEPARTMENT OF
ENGINEERING AND OPERATIONS

Data on this plat reviewed this ____ day of _____, 2015 by a licensed Professional Engineer on behalf of the department of Engineering and Operations of the City of Rock Springs, Wyoming.

Paul Kauchich, Director of Engineering and Operations

CERTIFICATE OF APPROVAL BY CITY OF ROCK SPRINGS
PLANNING AND ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission this ____ day of _____, 2015.

Mary Manatos, Chairman attest: Jennifer Shields, Secretary

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY
COUNCIL OF THE CITY OF ROCK SPRINGS

Approved by the City Council of the City of Rock Springs, Wyoming, this ____ day of _____, 2015.

Carl R. Demshar, Jr., Mayor attest: Lisa M. Taruffelli, City Clerk

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK
AND RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at ____ o'clock ____ m., and is duly recorded in the Book of Plots, Page No. ____.

County Clerk

Deputy

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned Sweetwater Development Group, LC, A Wyoming Limited Liability Company, being the owner of the land shown in this plat, does hereby certify: That the foregoing plat designated as Foothill Crossing Subdivision Phase 1, is located in W 1/2 SW 1/4 of Section 15, T19N, R105W, 6th P.M., Sweetwater County, Wyoming, and is more particularly described as follows:

COMMENCING at the West 1/4 corner of said section 15, running thence S 2°23'46" E, 1174.77 feet along the West line of said section 15; Thence, N 87°36'14" E, 50.00 feet to the POINT OF BEGINNING, said POINT OF BEGINNING being the Southwest corner of the Morningside at Rock Springs - Phase 1, A Planned Unit Development, Thence, the following 6 courses along said Planned Unit Development, 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, leaving said Morningside at Rock Springs phase 1, A Planned Unit Development, N 87°36'17" E, 184.00 feet;
Thence S 2°23'43" E, 90.70 feet;
Thence N 86°09'24" E, 186.57 feet;
Thence S 4°13'47" W, 198.22 feet;
Thence S 0°25'38" E, 67.84 feet;
Thence S 87°36'17" W, 84.10 feet;
Thence S 2°23'43" E, 96.00 feet;
Thence S 87°36'17" W, 44.83 feet to the point of curvature of a curve concave to the Southeast having a radius of 80.00 feet; Thence, Westerly 57.23 feet through a central angle of 40°59'15", the long chord of which bears N 67°06'39" W, 56.02 feet;
Thence S 87°36'14" W, 130.53 feet;
Thence S 2°23'46" E, 611.66 feet to the point of curvature of a curve concave to the Northwest, having a radius of 20.00 feet, thence Northeasterly 31.42 feet along the arc of said curve through a central angle of 90°00'00"; The long chord of which bears N 42°36'14" E, 28.28 feet;
Thence N 87°36'14" E, 60.00 feet;
Thence S 2°23'46" E, 611.66 feet to the point of curvature of a curve concave to the Northwest, having a radius of 11.50 feet, thence Southwesterly 18.06 feet along the arc of said curve through a central angle of 90°00'00"; The long chord of which bears S 42°36'14" W, 16.26 feet;
Thence S 87°36'14" W, 5.41 feet;
Thence S 2°23'46" E, 99.69 feet;
Thence S 87°36'17" W, 420.09 feet to the East Right-Of-Way line of Foothill Boulevard; Thence N 2°23'46" W, 908.02 feet along said Right-Of-Way to the POINT OF BEGINNING.

and contains an area of 11.224 acres, more or less, and that this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the area as it is divided into lots, streets, right-of-ways, and easements, and that the undersigned owners of the land shown and described on this plat do hereby dedicate to the City of Rock Springs and its licensees for perpetual public use all streets, right-of-ways, and easements for the purposes designated and other lands within the boundary lines of the plat as indicated and not otherwise dedicated for public use.

Witness my hand this ____ day of _____, 2015.

Bryson Garbett, Manager
Sweetwater Development Group, LC

NOTARIAL CERTIFICATE

STATE OF WYOMING)
COUNTY OF UINTA) ss
The foregoing instrument was acknowledged before me by Bryson Garbett this ____ day of _____, 2015.
Witness my hand and official seal.
My commission expires _____
Notary Public: _____

DEVELOPER: SWEETWATER DEVELOPMENT GROUP, LC
273 NE CAPITOL ST.
SALT LAKE CITY, UT 84103
801-456-2430

- Lot 10 can not be split in the future without going through the re-subdivision process. Property owner of Lot 10 shall be responsible for monitoring and prohibiting unpermitted activities and uses on the property at all times.
- All easements are 5 feet unless otherwise noted on this plat.
- Maintenance and upkeep of drainage easements will be the responsibility of the individual lot owner. Fences, walls, or footings that would impede drainage flows within those drainage easements and regrading of drainage easements shall not be permitted.
- No direct vehicle access from lots 1, 10, or 15-18 shall be permitted onto Foothill Boulevard.

RECEIVED
8/12/15



DATE: 2/16/14 JOB #: 14-82-01 FILE: 14-82-01
DRAWN BY: J.L.H. SURVEYOR: Cloey Wall



Planning & Zoning Commission Staff Report - UPDATE

Project Name: Great Basin Industrial Major Site Plan

Project Number: PZ-15-00190

Report Date: August 12, 2015

Meeting Date: August 12, 2015

Applicant

Jeff Murray
2000 Mineral Drive
Rock Springs, WY 82901

Property Owner

Jeff Murray
2000 Mineral Drive
Rock Springs, WY 82901

Engineer

Kyle Turpin/Dan Kennedy
JFC Engineers & Surveyors
1515 Ninth Street, Suite A
Rock Springs, WY 82901

Project Location

2000 Mineral Drive

Zoning

I-2 (Heavy Industrial)

Public Notification

Property owner notice (200' radius) mailed 7/31/2015

Previous P&Z Action

None

Ordinance References

§13-811, §13-904

Staff Representative

Denise Boudreault, Assistant City Planner

Attachments

- Site Plan received 8/12/15

Update

Comments received for the revised plans submitted on August 4, 2015 were as follows:

Wastewater Department (Nick Seals):

1. If there are to be bathrooms in new shop they are required to be connected below the existing Sand/Oil Interceptor.
2. Building plans will have to be approved.

Joint Powers Water Board (Bryan Seppie):

1. Proposed fire hydrant appears to be located within the existing utility easement; however, if final location is outside of the existing easement, an additional one must be provided.
2. All work and materials must be in accordance with Joint Powers Water Board standards.

Water Department (Clint Zambai):

1. Existing water services are not correct.
2. Show which water line is to be abandoned.
3. Show single 6" service that is in place.
4. The copper service that was in place must be abandoned before the fire hydrant tap will be done.
5. All materials and install must meet Joint Powers Water Board and City of Rock Springs specifications. All hydrants and valves must be Kennedy brand.

Building Department (Jeff Tuttle):

1. Complete construction review will be done once plans are submitted with review fee.
2. Building permit will be issued once all review comments are satisfied, all fees paid and all other city departments approve.

Fire Inspector (David Rhoades):

1. Where is the Knox Box location?

Engineering Department (Meghan Jackson):

1. Obtain a SWPPP with DEQ. City must obtain a copy prior to building permit/ground breaking.

A subsequent revised site plan was received on August 12, 2015, which satisfied all previous comments.

Property Owner Notification

Adjacent property owners were notified of this application on July 31, 2015 and were invited to comment. At the time this report was written, no written or verbal comments were received. Any comments received after the preparation of this report shall be submitted to the Planning and Zoning Commission at the time of the scheduled meeting.

Project Name:

Great Basin Industrial Warehouse

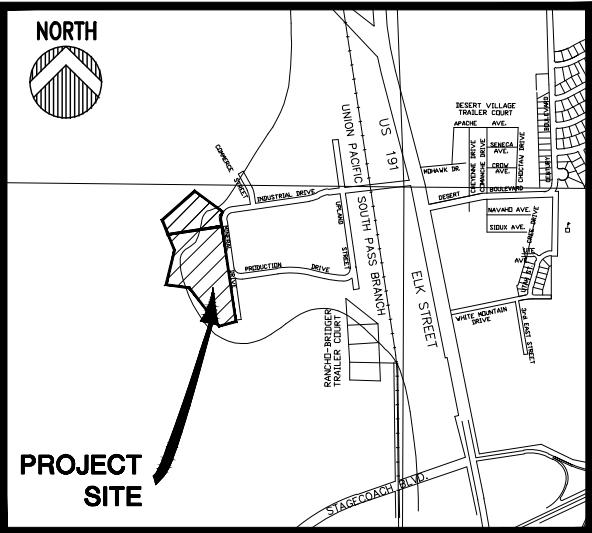
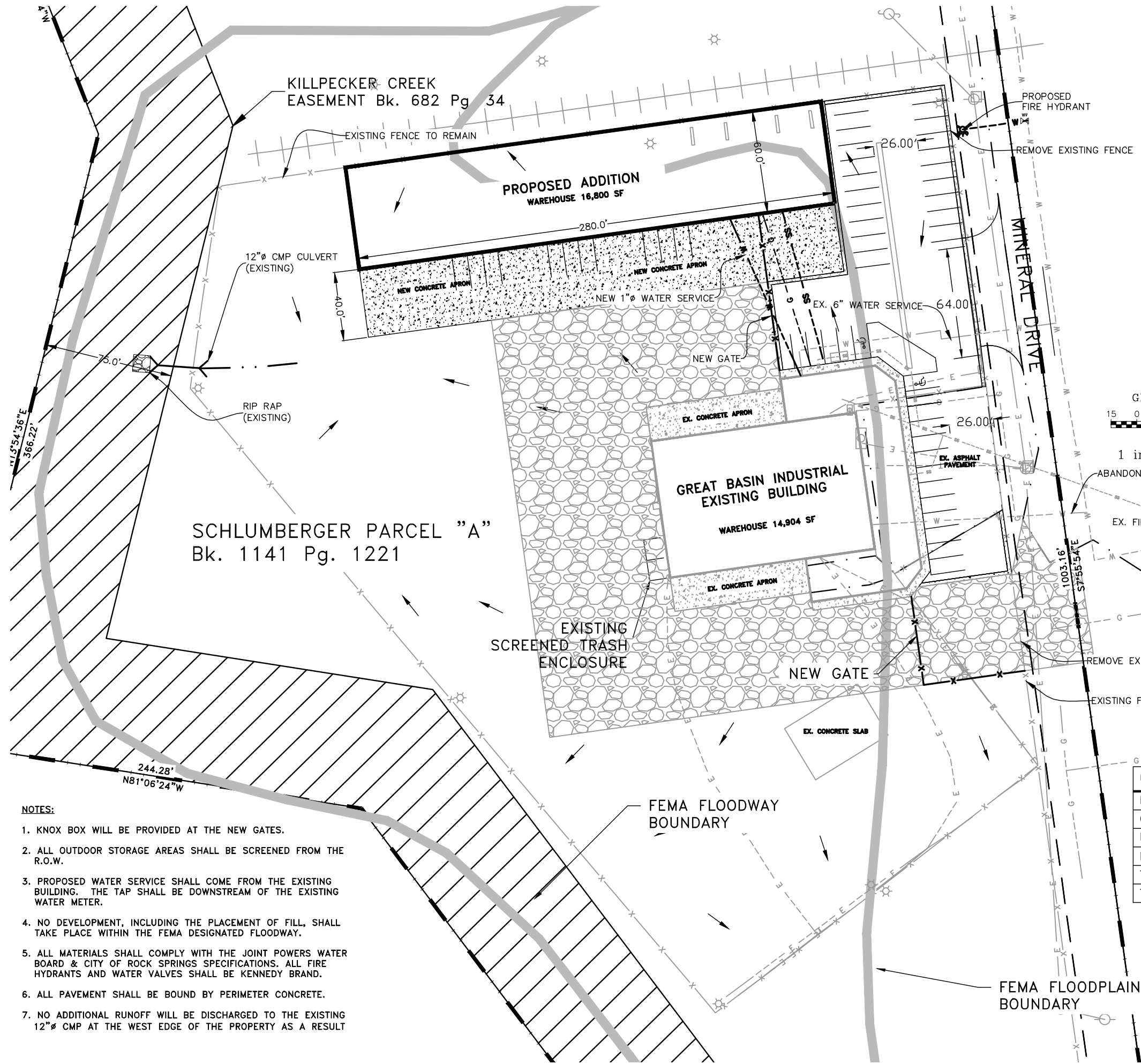
Project Number:

PZ-15-00190

Staff Recommendation

Staff will provide a recommendation following public comment at the meeting. At a minimum, staff recommends that FINAL Major Site Plan approval is contingent upon the following:

1. All Utility Review conditions shall be met.
2. All site improvements, including parking lot paving, perimeter curb and gutter, and striping, shall be installed prior to Planning Division sign off on the Occupancy Permit.
3. Floodway shall be staked by the developer and inspected by City Planning prior to issuance of a Building Permit. No development materials of any kind - including stockpiles of dirt, construction equipment, storage containers or debris - shall be permitted within the staked Floodway area. All floodway stakes shall remain in place until such time as Planning has approved the Occupancy Certificate for the development.
4. Submit an Elevation Certificate stamped by a licensed Wyoming Surveyor certifying that the warehouse will be built at or above the Base Flood Elevation.
5. An As-Built Elevation Certificate shall be provided at the time of Occupancy inspection showing that the top of the bottom floor is elevated at or above the Base Flood Elevation level. All vertical measurements shall be on the NGVD 1929 Datum.
6. 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.
7. 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.



VICINITY MAP
NE 1/4 SECTION 22,
T19N, R105W, 6th P.M.

OWNER:
GREAT BASIN INDUSTRIAL
P.O. BOX 728
ROCK SPRINGS, WY 82902
(406) 396-8822
CONTACT: JEFF MURRAY

- REQUIRED PERMITS/STATUS
- | | |
|---------------------------|--------------------|
| 1. BUILDING PERMIT | TO BE APPLIED FOR. |
| 2. WYPDES PERMIT | TO BE APPLIED FOR. |
| 3. DEQ PERMIT | TO BE APPLIED FOR. |
| 4. FLOODPLAIN DEVELOPMENT | TO BE APPLIED FOR. |

CURRENT ZONING:
I-2 (HEAVY INDUSTRIAL)

REQUIRED BUILDING SETBACKS:

FRONT - 35'
INTERIOR SIDE & REAR - 15'
SIDE - 15'
CORNER SIDE - 30'
RESIDENTIAL ZONE - 75'
PARKING REAR AND SIDES - 3.0'
PARKING FRONT AND CORNER SIDE - 4.0'

LOT SIZE:
TOTAL LOT SIZE - 14.61 ACRES

PARKING CALCULATIONS:

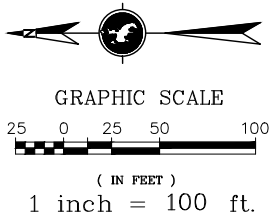
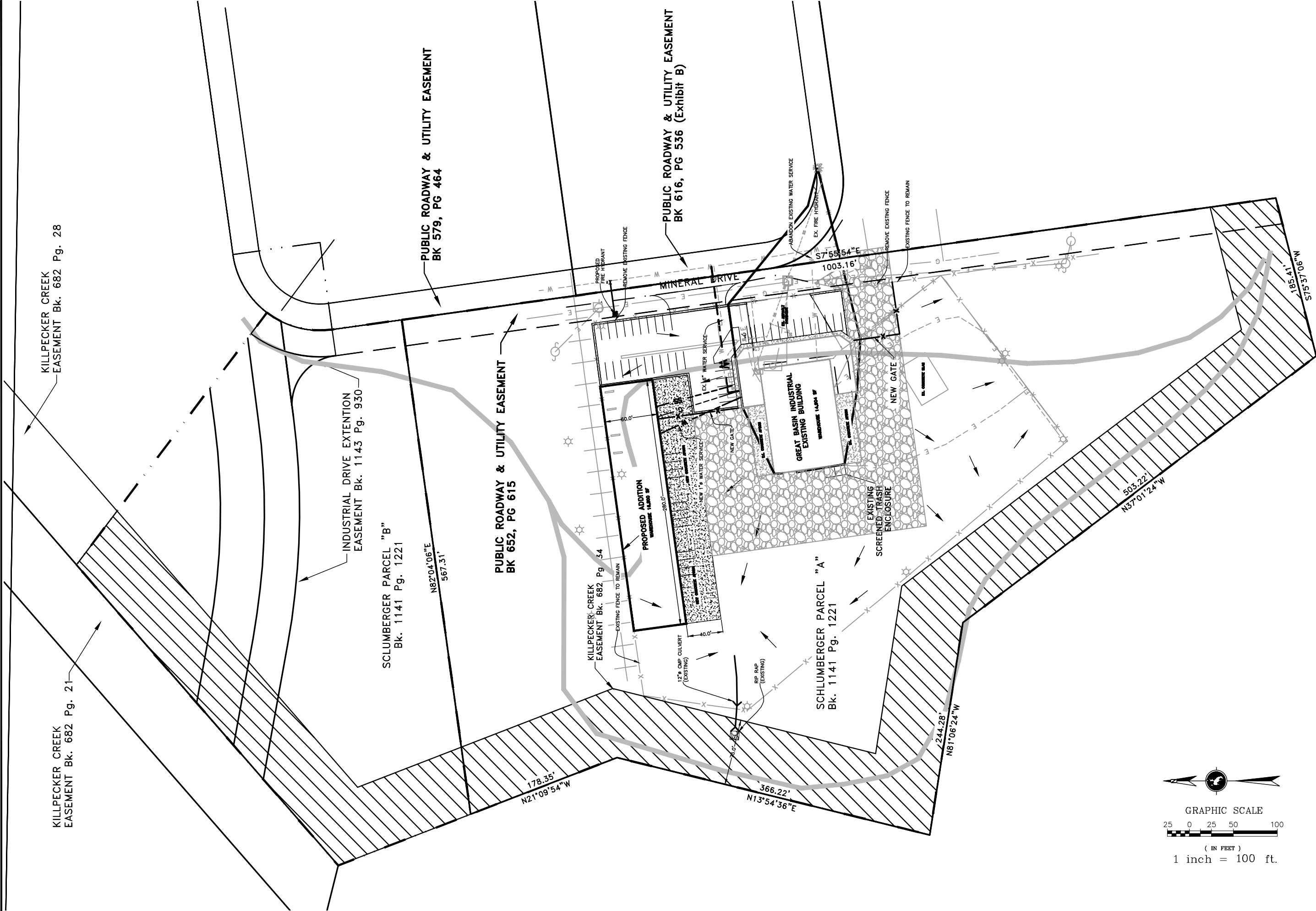
USE	GROSS SF	90% GROSS SF	STANDARD	# OF SPACES
EXISTING WAREHOUSE	9,600		1 SP/1000 SF	9 SPACES
OFFICE SPACE	5,304		4 SP/1000 SF	19 SPACES
NEW WAREHOUSE	16,800		1 SP/1000 SF	15
MAX EMPLOYEES ON SHIFT	6		1 SP/EMPLOYEE	6 SPACES
TOTAL REQUIRED				49 SPACES
TOTAL PROVIDED				49 SPACES

NOTE: ALL PARKING STALLS
ARE 9' X 20'

LEGEND

- NEW CONCRETE
- EXISTING FENCE
- PROPOSED FENCE

- NOTES:
1. KNOX BOX WILL BE PROVIDED AT THE NEW GATES.
 2. ALL OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM THE R.O.W.
 3. PROPOSED WATER SERVICE SHALL COME FROM THE EXISTING BUILDING. THE TAP SHALL BE DOWNSTREAM OF THE EXISTING WATER METER.
 4. NO DEVELOPMENT, INCLUDING THE PLACEMENT OF FILL, SHALL TAKE PLACE WITHIN THE FEMA DESIGNATED FLOODWAY.
 5. ALL MATERIALS SHALL COMPLY WITH THE JOINT POWERS WATER BOARD & CITY OF ROCK SPRINGS SPECIFICATIONS. ALL FIRE HYDRANTS AND WATER VALVES SHALL BE KENNEDY BRAND.
 6. ALL PAVEMENT SHALL BE BOUND BY PERIMETER CONCRETE.
 7. NO ADDITIONAL RUNOFF WILL BE DISCHARGED TO THE EXISTING 12" CMP AT THE WEST EDGE OF THE PROPERTY AS A RESULT





Planning & Zoning Commission Staff Report - UPDATE

Project Name: Truax & Toone Animal Crematory Conditional Use Permit
Project Number: PZ-15-00205
Report Date: August 12, 2015
Meeting Date: August 12, 2015

Applicants

Georgina Truax
225 Morning Glory Way
Rock Springs, WY 82901
-AND-
Glenda Toone
115 Fox Hills Drive
(P.O. Box 371)
Green River, WY 82935

Property Owners

Richard and Lynn Putnam
-AND-
(contract for deed)
Daniel Erramouspe, Morogan LLC
1800 Cody Street
Rock Springs, WY 82901

Project Location

305 M Street

Zoning

B-3 (Central Business)

Public Notification

Adjacent Property Owners within
200' of property – 8/4/2015

Ordinance References

- §13-809.C(8)
- §13-815.O

Staff Representative

Jennifer Shields, City Planner

Request

Conditional Use Permit approval to operate an Animal Crematory.

Update – Utility Review

After exploring their options for the physical use of the property, the applicants do not think that they will be able to install the necessary equipment in the existing law office building and therefore have decided to move forward with building a detached garage on the property. In order to build a new structure, a legal Survey of the property is required and is currently in progress.

In addition, a Utility Review meeting was held for the project on August 11, 2015, with the following comments being received:

Planning and Zoning (Jennifer Shields):

1. Base Per §13-809 of the Rock Springs Zoning Ordinance, the property is zoned B-3 (Central Business).
2. Per §13-809.C(8), "Crematory" is listed as a Conditionally Permitted Use in the B-3 Zoning District and requires approval from the Rock Springs Planning and Zoning Commission.
3. The property has been used most recently as a Law Office. The proposed use as a Crematory represents a change in use from the previous business, and therefore requires conformance with the City's Zoning standards, as outlined below. (§13-815.I(1)(c))
4. The B-3 Zoning District does not have setback requirements for buildings or structures, however applicable Building Codes may affect if setbacks from property lines should be considered.
5. In order to build a new detached structure on the property while the exact location of property lines is in question, a legal Survey will be required. [Per applicant, this is already being pursued by the current property owner.] The following items should be included on the Survey:
 - ⇒ Access: Currently the access onto the property is shared with the adjacent property to the north (Bertagnolli). The existing curb cut will need to be shown on the survey in relation to the line separating the two properties.
 - ⇒ Landscaping: In accordance with §13-815.C(3), "A landscaping plan shall be submitted in conjunction with any required site plan. Generally, front, corner side, and side yard areas shall be landscaped. All exposed ground areas surrounding or within a principal or accessory use, including street right-of-way, parking lots and sidewalks, shall be landscaped. All areas not designated for buildings, circulation, or parking shall be landscaped." Show all proposed landscaping areas on the survey.
 - ⇒ Trash: No exterior storage of trash or garbage is permissible except in an accessory building enclosed by walls and roof or in closed containers within a totally screened area. (13-815.O.(4)) If a dumpster will be needed, the location will need to be shown on the survey.
 - ⇒ Signage: Any new signage shall require a separate Sign Permit Application with review and approval from the City. Any free-standing signage will need to be shown on the survey.
 - ⇒ Fencing: Show all existing and/or proposed fencing on the survey.
 - ⇒ Parking: §13-815.I(5)(r) states: "Uses in B-3 District: Parking requirements in any B-3 District shall be determined by the City in conjunction with the site plan review and

shall be established in light of parking availability on and near the property and its potential impact on traffic circulation and parking on facilities within the area." The existing on-site parking area is unpaved. All drive aisles and parking spaces require paving with concrete, asphalt, or asphaltic concrete and shall be bound by perimeter concrete curb and gutter. In addition to the one parking space available on the street in front of the building, the City will require one additional paved parking space be provided on-site. Parking space dimensions shall be a minimum of 9'x20' (9'x22' if parallel).

⇒ Easements: Show any existing easements of record.

6. Building / Construction Permit: Applicant shall obtain Building Permit(s), as required, for the project within one-year (1 year) of final Site Plan approval. Failure to obtain a Building Permit within the one-year timeframe shall require resubmittal of a new Site Plan application for review/consideration/approval, including compliance with ordinances in effect at the time of resubmittal.
7. Occupancy Permit: All site improvements, including parking lot paving, curbs, gutters, and striping, screened trash enclosure(s), and landscaping, shall be installed prior to Planning Division approval of Occupancy. Applicant shall also obtain **Occupation Tax** approval prior to commencement of use.

Engineering & Operations Department (Meghan Jackson):

1. Drainage shall not affect adjacent properties.
2. All deficient infrastructure shall be brought up to City standards, from beginning to end of property, sidewalk, curb, gutter, etc.
3. Obtain a SWPPP from DEQ if applicable. Provide copy to City prior to Building Permit issuance or breaking of ground.
4. Excavation into the public ROW will require bonding with the City.

Building Inspections (Jeff Tuttle):

1. If off-street parking is required, at least one of the spaces must be a van accessible handicapped parking space with required loading/unloading area.
2. Complete plans for the structure are required to include structural, electrical, mechanical, and plumbing. Additionally, including access to handicapped bathroom facilities as required.

Joint Powers Water Board (Bryan Seppie):

1. If a fire hydrant or other system modification is required, all work and materials must be in accordance with JPWB standards.

Wastewater Department (Nick Seals):

1. Bathroom and/or sink is fine.
2. If other sewer use is required, all pretreatment requirements must be met.

Rocky Mountain Power (Kyle Graham):

1. Power available from power line behind the property can serve garage separate the main building.
2. If electrical will be upgraded for only one meter, the point of delivery will be the back of main building from alley and will need commercial meter base.

Questar Gas (Amy Votruba):

1. Come off existing meter 1600 CFH, 2 or 5lb, 700-850 CFH buried fuel line actual operating load.
2. Need to know the BTU load for crematory? Are you planning a separate service?
3. Call for locates before excavation.

Fire Inspector (David Rhoades):

1. Must have a minimum of one fire extinguisher that has 2A,10B:C rating (minimum).

Update – Equipment Information

On August 11, 2015, Dean Robbins of Therm-Tec, the manufacturer of the cremation equipment that the applicant is intending to use, called me to answer any questions or concerns that I might have regarding the equipment. Mr. Robbins, who is one of the original co-founders and co-owners of Therm-Tec which has been in operation since 1973, assured me that the equipment is odorless, smokeless, very quiet (similar to the noise of a vacuum cleaner), and meets all state and federal air quality regulations.

Staff Recommendation

Staff will provide a formal recommendation after public comment at the Planning & Zoning Commission Meeting. At a minimum, the following conditions of approval should be attached:

1. Approval is for ANIMAL CREMATION only. Human cremation is strictly prohibited.
2. Applicants shall comply with all applicable State of Wyoming requirements, including but not limited to the requirements of the Wyoming Department of Environmental Quality (DEQ). Verification of DEQ approval required prior to commencement of use.
3. Applicants shall comply with all applicable Building Codes adopted by the City of Rock Springs. Verification of Building Permit issuance required prior to commencement of use.
4. Minor Site Plan approval required from the Planning Department.
5. Applicants shall obtain a Building Permit for the project within one-year (1 year) of final approval. Failure to obtain a Building Permit within the one-year timeframe shall require re-submittal of a new Conditional Use Permit application for review/consideration/approval, including compliance with ordinances in effect at the time of re-submittal.
6. The Planning & Zoning Commission shall have the right to revoke or revise the Conditional Use Permit, should legitimate complaints be lodged by property owners located within 200 feet of the facility related to adverse impacts on the health, safety and/or welfare of the neighborhood.