



**PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

March 14, 2018 at 7:00 p.m.

ROLL CALL

APPROVAL OF MINUTES

1. Review and approval of the February 14, 2018, 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 HEARING

1. Petition for Zoning Ordinance Language Amendment filed by Deric Keller requesting to amend Section 13-815.I.(2)(l) to amend the surfacing requirements by including B-2 Zone District for gravel or ground asphalt surfacing as a Conditional Use. (Project #: PZ-18-00020, Staff Representative, Steve Horton, Interim City Planner)

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. None

NOTIFICATION OF MINOR SITE PLANS AND STAFF APPROVED CONDITIONAL USE PERMITS

1. Conditional Use Permit approval for "Tara's Daycare LLC.", a Family Child Care Home (FCCH) for up to 8 children at a time, Mon. – Fri. from 6:00 a.m. to 6:00 p.m., to be conducted at 1104 Whitewater Drive, submitted by Tara Hyatt. (Project #: PZ-18-00008, Staff Representative, Steve Horton, Interim City Planner)
2. Minor Site Plan Approval for renovations to an existing store for Planet Fitness in the Plaza Mall located at 1371 Dewar Drive (formerly Sports Authority), submitted by Kevin Mortensen of Rock Springs Plaza Mall. (Project #: PZ-18-00021, Staff Representative, Amy Cox, Planning Technician)

PETITIONS AND COMMUNICATIONS

1. Written petitions and communications.
  - a. Update on City Council actions
    1. *February 20<sup>th</sup> 2018 Council: 3<sup>rd</sup> Reading and Approval by City Council on a request from High Desert Investments, LLC to amend the Official Zoning Map of the City of Rock Springs from Light Industrial (I-1) to Central Business (B-3) for 0.27 acres located at 701 2<sup>nd</sup> Street.*

2. Petitions and communications from the floor.

ADJOURNMENT



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**PLANNING AND ZONING  
COMMISSION MINUTES**  
February 14, 2018  
Wednesday, 7:00 p.m.  
City Hall, Rock Springs, Wyoming

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Commissioners Present:	Chairperson Joe Drnas Vice-Chairman Mike Shaw Mark Erickson Keaton West Lauren Schoenfeld	Sue Lozier Matthew Jackman Gabe Bustos Tim Sheehan
Commissioners Absent:		
Staff Present:	Steve Horton, Interim City Planner Amy Cox, Planning Technician	

**CALL TO ORDER**

Chairman Drnas 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.

**ELECTION OF OFFICERS**

Mark Erickson, Lauren Schoenfeld, and Sue Lozier were the 2018 nominating committee.

**Nominee for the 2018 Planning and Zoning Commission Chairman is:** Joe Drnas

Commission Motion and Vote:

Commissioner Erickson: motion to elect Joe Drnas.

Commissioner Jackman: second

All in favor, motion passes.

**Nominee for the 2018 Planning and Zoning Vice Chairman is:** Mike Shaw

Commission Motion and Vote:

Commissioner Erickson: motion to elect Vice-Chairman Mike Shaw.

Commissioner Schoenfeld: second

All in favor, motion passes.

Chairperson Drnas resumed the meeting as the 2018 Chairman.

**APPROVAL OF MINUTES**

Chairman Drnas asked the Commission for any corrections or additions to the Minutes from the January 10, 2018, Planning and Zoning Commission Meeting.



With no corrections or additions, Chairman Drnas asked for a motion to accept the Minutes as presented.

Commissioner Schoenfeld: Motion to approve the Minutes as presented.

CommissionerLozier: Second.

Vote: All in favor. Motion carried unanimously.

### **ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE**

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

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

CommissionerErickson: Second.

Vote: All in favor. Motion carried unanimously.

### **CHANGES TO THE AGENDA**

There were none.

### **PUBLIC HEARINGS**

- 1. Petition for Zoning Ordinance Language Amendment filed by Daniel Pedri requesting to amend Section 13-801 D. (1)(g) R-E Zone District to reduce the separation distance between residence and animals from 100 feet to 50 feet. (Project #: PZ-18-00010, Staff Representative, Steve Horton, Interim City Planner)**

#### **Staff Report**

Mr. Horton presented the Staff Report dated February 8, 2018, to the Commission.

#### **Commissioner Questions for Staff**

Commissioner Shaw asked where the “100 feet” language came from. Mr. Horton said the 100 feet is in our current zoning ordinance and he thinks it was in the early 2000’s when the ordinance was amended to allow the R-E zone. He is not sure why they originally used 100 feet; he would have to get back to the commission on that. It does seem to him that the 100 feet is a bit high compared to the three Cities that replied to him; Laramie, Cody, and Gillette.

Commissioner Drnas (?) asked if the 100 feet was from the people that owned the horses, because what he got from the reading the report, it will limit an adjacent property owner. Mr. Horton said yes, that is one thing he needs to touch on, the way the language is currently written is says “100 feet from any residence”, he explained how it currently creates a partial taking of property by limiting where someone can build their home based off an existing barn.

Commissioner Schoenfeld asked if the 50 feet he is proposing resolves those issues or does it even need to be smaller than that to resolve the issue of adjacent properties. Mr. Horton said with 50 feet he thinks it will be easier for property owners to deal with placement of a house. He said he doesn’t want us to be in a situation where a barn or corral is built and it limits an adjacent property owner to where they can build their house. Then a commissioner asked if there weren’t 15 feet set-backs on



either side and potentially it could be as low as 30 feet. Where 50 feet might come into play with that; Mr. Horton said yes.

Commissioner Jackman asked what the projection of growth was for that area of the City. Mr. Horton said that along Foothill Blvd is where most of the land is available for development and there is water and sewer, so the services are in place for a lot of growth up in there. Commissioner Jackman then stated that there is the possibility for this lot to end up being in the middle of a large residential area. Mr. Horton said what he thinks what has been done here with the R-E Zone to allow horses, but only 2 per lot, so you are getting situations with a lot of animals in an area.

Commissioner Lozier asked if the rest of the lots were larger. Mr. Horton said yes, several of the lots are bigger. However, he does think this 100 feet separation could cause problems for the larger lots too. Commissioner West asked if this was only Phase 1 of this development, Mr. Horton said yes.

Commissioner Sheehan (?) with the 30 feet of setback, does that include Signal Drive; Mr. Horton, said no the property line is at the edge of the ROW, the commissioner followed up with; by allowing the 30 feet setback would it offer more options to instead of 15 feet. Mr. Horton thinks the rear and side setbacks are 15 feet now and 30 feet on the front and he thinks by increasing the setbacks you wouldn't have to use the 100 feet separation, you could just have the setbacks create that separation. Commissioner West stated there is 30 feet front and rear setback shown on the site plan; Mr. Horton clarified that setbacks in the ordinance differ from in the RE Zone for houses and equestrian in this zone and being it's a PUD. There were further discussions about setbacks being used to meet the requirement.

Commissioner Erickson (?) asked going through notes and the staff report that a corral is necessary, however the way Mr. Horton was reading the staff report it was an option. So, he was just confirming the language. Mr. Horton said that if a property owner is going to want a horse or two horses they are going to need a barn or corral. Then a follow up question; since it's a PUD will it fit the covenants for it, is it going to be a metal building brought in from somewhere. Mr. Horton said he thinks there are architectural standards in the covenants that will cover that.

#### Commissioner Questions for Applicant

Chairman Drnas asked the applicant or a representative for the project to come forward.

Daniel Pedri said he elected to purchase a lot in that subdivision because the HOA covenants and zoning allowed for horses. Then once they got a little deeper into this property they came across the 100 feet of separation from horses. They requested the 100 to 50 feet reduction as that would make it a little easier, he stated as Mr. Horton mentioned they think they have covered everything from top to bottom and asked if there were any questions.

Commissioner Jackman asked why he didn't go across the street and buy a house in the County instead of the City. Mr. Pedri stated that the HOA covenants are strict and they thought it was the best for them and discussed what they are proposing to build will increase property values.

#### Public Hearing

Chairman Drnas opened the Public Hearing and asked for any in favor of the proposal to come forward.





Gene Legerski came forward he lives on Arabian Circle; he is fully in support of this. He recommended that they look at some of the interior lots; they might have issues with the setbacks. The other thing to consider is to look at the other Cities that Mr. Horton talked about and what they have for setbacks. Wind is a big issue out there and Dan Pedri has done a really good job laying this out so it meets the 50 feet setback.

Commissioner Jackman asked how many of the neighbors out there have horses; Mr. Legerski stated the Ozzy is the only one and Pedri's would be the second. Mr. Legerski then reminded the Commission that Ozzy came forward to change the language to get the barn, as it's the first RE Zone in the City and is more like a work in progress.

Commissioner Schoenfeld asked if the 50 feet being requested is enough to fulfill that on all of these lots. Mr. Legerski said he hasn't looked at every one of the lots, he knows these are the smaller depth lots; my concern is whether Phase 2 will go or not.

Chairman Drnas asked for any opposed to the proposal to come forward. There were none.

Commissioner Jackman addressed Mr. Horton, before they moved forward, he thinks they are all in agreement that 30 feet will meet the set-backs and then there is no way you can take away property from another property owner.

Commissioner Jackman made a motion to change the proposed language amendment from 50.00 feet to 30.00 feet.

Commissioner Schoenfeld seconded.

All in favor. Motion carried unanimously.

Chairman Drnas then asked for staff recommendation.

#### Staff Recommendation

Mr. Horton stated:

Looking at the RE regulations, there are regulations about keeping the grazing and corrals area neat and clean. So there have to be ways to remove and property kept in a clean manor. So with lots being able to have two animals, which is a very low number and keeping the corral and barn areas clean with separation of 50.00 feet or 30.00 feet that would be adequate. He thinks the 100.00 feet; you don't necessarily need that with such a low number of animals. He thinks if you were going to be having 5 or 6, maybe the 100.00 feet would be warranted, but at the 2 animal level the reducing is warranted and would provide the property owners the option to have or not have an animal and not have the situation that their property rights are being stepped on because of a separation of 100.00 feet that could put them in situation that they do not want to be in.

Commissioner West asked if this came about as a nuisance issue as someone filed a complaint because the 100 feet separation wasn't being met. Mr. Horton stated he didn't know he would have to get back to him on that. The applicant came forward and said yes, they had a nuisance violation that started all this, which he explained.



Commission Vote

Commissioner West: Motion to approve with modification to 30.00 feet.

Commissioner Shaw: Second.

Vote: All in favor. Motion carried unanimously.

**NEW BUSINESS**

- 1. Request for Conditional Use Permit approval for a detached garage exceeding 1,200 square feet (proposed is 1,776sf) for property located at 3439 Via Fabiano, submitted by Tony Tarufelli of Tarufelli Construction. (Project #: PZ-18-00007, Staff Representative, Amy Cox, Planning Technician)**

Staff Report

Ms. Cox presented the Staff Report dated February 7, 2018, to the Commission.

Commissioner Questions for Staff

Commissioner Sheehan asked if the 3 feet setback line was normal or if that was a variance for this project. Ms. Cox said that it was normal it can be 3 feet from the eaves.

Commissioner Questions for Applicant

Chairman Drnas asked the applicant or a representative for the project to come forward.

Tony Tarufelli came forward from Tarufelli Construction, stated they are building a house and the owner wanted a detached garage as well and it's a nice addition to the City of Rock Springs.

Commissioner Shaw asked if the garage was going to be for personal use; Mr. Tarufelli said yes.

Commissioner Jackman asked if there was a different plot plan than what the commissioners had; Mr. Tarufelli said they should have everything.

There were side comments about the subdivision and change of zoning.

Public Comments

Chairman Drnas asked for anyone who would like to comment on the project to come forward. There were none.

Chairman Drnas then asked for a staff recommendation.

Staff Recommendation

Ms.Cox recommended:

- Construction shall conform to the approved site plan and application, including required setbacks from property lines, principal structure (house), and driveway paving.
- **No** access from Summit Drive.
- Height of the accessory structure (garage) shall not exceed the height of the principal structure (house). Maximum building height in the R-1 zone is 28 feet.
- Planning approval does not constitute building permit approval. Contact the City of Rock Springs Building Department for a building permit.



Commission Vote

Commissioner Shaw: Motion to approve with staff recommendations.

Commissioner Erickson: Second.

Vote: All in favor. Motion carried unanimously.

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

- 1) There were none.

**PETITIONS AND COMMUNICATIONS**

**1) Written petitions and communications.**

**a. Update on City Council Actions**

1. Appointment of Keaton West for 1<sup>st</sup> term, by City Council.
2. January 16<sup>th</sup> 2018 Council: Public Hearing & 1<sup>st</sup> Reading on a request from High Desert Investments, LLC to amend the Official Zoning Map of the City of Rock Springs from Light Industrial (I-1) to Central Business (B-3) for 0.27 acres of unplatted land located in the NE1/4 of Section 35, Township 19 N, Range 105 W of the 6<sup>th</sup> Principal Meridian (701 2<sup>nd</sup> Street). (Ordinance 2018-02)
3. February 6<sup>th</sup> 2018 Council: 2<sup>nd</sup> Reading on a request from High Desert Investments, LLC to amend the Official Zoning Map of the City of Rock Springs from Light Industrial (I-1) to Central Business (B-3) for 0.27 acres located at 701 2<sup>nd</sup> Street.

**b. Dining Decks memo from Mayor Demshar to Mr. Horton and Mr. Drnas. Mr. Horton read the memo into the record.** Mr. Horton said this idea was actually brought forward by Chad Banks with the URA. Mr. Horton said he has seen dining decks used in Park City and other areas around the west; basically how it works is a restaurant that has existing frontage in our B-3 Zone, so basically along Broadway, they would bring forth an application to Planning and Zoning and City Council. It would be a situation where a wooden platform or deck is built over the parking spaces and extending out about 10 or 12 feet into the spaces and built in sections so it could be removed at the end of the season.

Park City allows these from May 1<sup>st</sup> to October 31<sup>st</sup>. Mr. Horton has seen this in Park City and they work pretty good. Chad Banks with the URA would like to see an Ordinance like this brought forward so restaurants in the B-3 Zone could come forward and apply for this.

Mr. Horton has already worked up a rough draft of an ordinance and stated because Chad Banks is looking at a time element he'd would like to see an ordinance put in place so that any restaurant that is in town (that is if this ordinance would be passed by City Council), for this to be done to meet the beginning of the season from about May to the end of October. So the URA would like us to try and move this along as fast as we can, so we'll see what we can do.

Question was; so it would be the property owners to own the decking material, put it out and store it. Mr. Horton said yes and he believes how Park City does it, is on a lease type



situation as they would be put in the right of way of the City. An applicant would have to apply for a dining deck, then the final approval would be with City Council because a lease of the right of way is involved.

Another question; would we limit it, how many would want to have it. You are starting to infringe on parking and emergency vehicles. Mr. Horton said that parking spaces are 9 feet wide and we couldn't allow for all the parking to be taken up by dining decks, so maybe we would start out with maybe 2 or 3 spaces and see how that works, but not to remove all the parking on Broadway. There are more issues, deliveries, UPS, etc., parking is already an issue.

Another question; is this just a pilot for one restaurant this calendar year to see how it goes or an ordinance where anybody that wants to do it can do it. Mr. Horton thinks the most likely scenario would be a test case to see how it works, how customers like sitting outside. It can't be elevated more than 4 feet above the parking spaces, it would have to be built out of wooden material, with rails and the only access would be off the sidewalk. Any of the patrons on the dining deck would have to order food and be served from the restaurant; there would be some housekeeping issues like that to put this in place so we have adequate enforcement. We would not be able to restrict access to a fire hydrant or anything like that; those types of issues would be built into the regulations.

Commissioner Jackman asked if this would be limited to the downtown area only, or what if Coyote Creek wants to do one. Mr. Horton said it would be limited to the B-3 only; these would be wood decks with umbrellas, nice seats with a limited amount of space.

Commissioner West stated he knew they were asking a lot of questions, but if they are trying to stream line the process, if this is leased through the City temporarily how does that work with the liquor laws if they are serving alcohol, do they have to apply for some type of permit for the summer months. Mr. Horton said yes, there will have to be provisions for that.

Commissioner Lozier asked if the sidewalks would be utilized at all, as sometimes in Park City you see that is the case where the sidewalks are together with the deck. Mr. Horton said he really hadn't talked about or thought of that with Chad Banks. Another Commissioner said it might be better to use the sidewalk, give up parking to make-up/relocate the sidewalk, as opposed to the wooden deck sitting out there and having someone hit it at 2 a.m. Someone else said it might be better to just flag off an area and have tables outside or something like that.

Chairman Drnas thinks it's a good idea, but "if he has it and I don't" could be an issue, how did Bitter Creek Brewing become the test facility and not Buy Rite / Remedies. Mr. Horton thinks Chad Banks has had conversations with Bitter Creek Brewing. Chairman Drnas said maybe he should talk to some of the others. Commissioner Lozier said Bitter Creek requested it; there has been a communication between Bitter Creek and Chad.

Mr. Horton said he has some pictures of Park City and how it's working. So what the Mayor is looking for is for the Staff to move forward and hold a public hearing in the next month or so.





**c. Consideration of participating in 2020 Census Local Update of Census Addresses**

**Operation.** Mr. Horton said this came to his attention just a few days ago, the 2020 Census is a couple of years away and the Census Bureau's start prepping about 3 years ahead of time and should have given us this about 6 months ago. The way it works the CB will give the City a list of addresses that were used in the 2010 Census and the City can compare it with new addresses so the City can have a more accurate census. Census numbers are very important, the problem he has it needs to be signed and mailed tomorrow. He is going to meet with the Mayor in the morning and letting him know we need to sign it.

**2) Petitions and communications from the floor.**

Paul Murray was asking for clarification of the Zoning Language change, he wanted to clarify if it was horses or animals?? Mr. Horton confirmed what the ordinance said, that "animals shall be kept a minimum distance of 100' from any residence", he thinks what they are referring to are horses. The new language proposed says "horses". This continued with further discussion for Paul's clarification.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 7:59 p.m.

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

\_\_\_\_\_ day of \_\_\_\_\_ 2018.

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Steve Horton, Secretary, Planning & Zoning Commission





## Planning & Zoning Commission Staff Report

**Project Name:** B-2 Parking Lot Surfacing

**Project Number:** PZ-18-00020

**Report Date:** March 6, 2018

**Meeting Date:** March 14, 2018

### Applicant

Deric Keller

### Property Owner

N/A

### Project Location

N/A

### Zoning

B-2

### Public Notification

- Public Hearing Notice Printed  
2/24/18 – *Rocket Miner*

### Previous P&Z Action

None

### Ordinance References

13-815.I.(2)(I)

### Staff Representative

Steve Horton, City Planner

### Attachments

- Application
- Proposed language for Ordinance Amendment
- Public Notice
- Utility Review Comments

### Request

Petition for amendment regarding parking lot surfacing in the B-2 Zone District, to allow ground asphalt or gravel surface with Conditional Use Permit approval.

### Background

Section 13-815.I. of the Rock Springs Zoning Ordinance sets forth the Off-Street Parking Requirements for all land uses permitted in the Zoning Ordinance. Sub-section (2)(I) sets forth the surfacing requirements for parking spaces, driveways and drive aisles. This section sets forth the requirement that unless specified, paving with asphalt, concrete, or asphaltic concrete is required.

An exception from the paved parking surface is made for Industrial Zone Districts (I-1 and I-2). This exception allows that excess parking spaces and equipment storage areas may use gravel or ground asphalt with Conditional Use Permit approval by the Zoning Administrator.

This application by Mr. Keller is requesting that the B-2 Zone District be eligible for gravel or ground asphalt surfacing.

### Analysis

The requirement for paved surfacing of parking lots has been in effect since the early 1980's. Within cities and towns pavement surface for parking is standard practice. This is needed for health, safety and welfare concerns. Furthermore, city beautification and aesthetics are promoted by paving of parking areas. City streets are kept cleaner with paved parking lots.

Paved parking surface is required for Industrial Zone (I-1 & I-2) parking spaces required by the Zoning Ordinance. However, excess parking and equipment storage areas may apply for Conditional Use Permit - gravel parking.

The petitioner is requesting that B-2 Zone Districts also be allowed to apply for a Conditional Use Permit for gravel surfacing for excess parking and storage areas. A consideration is that B-2 Zone Districts are more visible than I-1 and I-2 Zone Districts. However, with appropriate conditions, ground asphalt or gravel parking would be acceptable. Staff would recommend that one or two year approvals would work and perhaps allow a business time to make plans for paving. With the Conditional Use process City staff will notify adjacent property owners and use the Utility Review Committee to evaluate each request. These measures will ensure that conflicts or problems do not occur.

### Public Hearing Notification

A Public Hearing Notice was duly published in the Rock Springs Rocket Miner on February 24, 2018.



**Project #:**

PZ-18-00020

**Project Name:**

Language Amendment:

**Public Comment**

Staff will advise the Commission of any further comments received at the meeting.

**Staff Recommendation**

Staff will provide a formal recommendation after the Public Hearing on this item.





2018  
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)

Staff Use Only:

Date Received 2-7-18

File Number: P2-18-00020

Payment Information:

Amount Received: 200.00

Received by: Steve Horton

Cash or Check Number: 572846

Receipt Number: \_\_\_\_\_

Date Certified as Complete Application: 2-7-18

By: Steve Horton

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: Deric F Deller

Mailing Address: 2100 Elk St

Rock Springs

WY 82901

Email Address: deric.keller@firstchoiceford.com

Phone Number: 307-371-8683 Fax Number: 307-382-1497

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](http://www.rswy.net)):  
13-815.I.(2)(L)

2. Proposed Amendment (attached a separate sheet if necessary):

Amend the surfacing requirements to allow and include B-2  
zone for gravel or graded asphalt surfacing as a Conditional Use  
permit

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

To allow a lot with gravel asphalt to be used  
for parking RV's Temp for 2 years to make the improvement  
needed.

### 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.

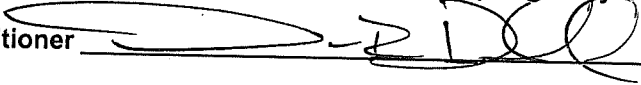
	January Meeting	February Meeting	March Meeting	April Meeting	May Meeting	June Meeting	July Meeting	August Meeting	September Meeting	October Meeting	November Meeting	December Meeting
Application Deadline	12/6/2017*	1/22/2018	2/19/2018	3/19/2018	4/16/2018	5/21/2018	6/18/2018	7/16/2018	8/20/2018	9/17/2018	10/22/2018	11/19/2018
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	1/10/2018	2/14/2018	3/14/2018	4/11/2018	5/9/2018	6/13/2018	7/11/2018	8/8/2018	9/12/2018	10/10/2018	11/14/2018	12/12/2018
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	2/6/2018	3/6/2018	4/3/2018	5/1/2018	6/5/2018	7/3/2018	8/7/2018	9/4/2018	10/2/2018	11/6/2018	12/4/2018	1/8/2019

\* 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 

Date \_\_\_\_\_

Signature of Petitioner \_\_\_\_\_

Date \_\_\_\_\_

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



## **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 14, 2018, where all interested parties will have the opportunity to appear and be heard regarding the following:

An application to consider amending Chapter 13 (ZONING) of the Ordinances of the City of Rock Springs to add B-2 Zone District as eligible for gravel or ground asphalt paving surface for excess parking spaces, auxiliary driveways and equipment storage areas subject to Conditional Use Permit approval from the Zoning Administrator.

The following section is proposed for amendment:

Section 13-815.I.(2)(l) second paragraph

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](http://www.rswy.net) .

Dated this 24th day of February, 2018

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Stephen Horton, Secretary  
Planning and Zoning Commission

Publish: February 24, 2018  
Bill To: City of Rock Springs



ORDINANCE NO. 2018-\_\_\_\_\_

AN ORDINANCE AMENDING ARTICLE 13-8 OF THE ORDINANCES OF THE CITY OF ROCK SPRINGS, WYOMING, ENTITLED "ZONE DISTRICT REGULATIONS".

WHEREAS, after notice given in the manner and for the time required by law, the Planning and Zoning Commission of the City of Rock Springs held a public hearing on March 14, 2018 on proposed amendments to Article 13-8 of the Ordinances of the City of Rock Springs; and,

WHEREAS, the Planning and Zoning Commission of the City of Rock Springs, Wyoming, voted to recommend approval of the proposed amendments to Article 13-8 of the Ordinances of the City of Rock Springs; and,

WHEREAS, notice of hearing before the governing body of the City of Rock Springs, Wyoming, has been given as required by law, and the governing body has determined that said amendments should be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROCK SPRINGS, STATE OF WYOMING:

Section 1. That Article 13-8 of the Ordinances of the City of Rock Springs be amended as follows:

Amend Section 13-815.I.(2)(l) Surfacing by amending the first sentence of the second paragraph to read as follows (deletions are denoted by strikethrough and additions are denoted by underline):

In Industrial and B-2 Zoning Districts, excess parking spaces (beyond those required by ordinance) auxiliary driveways and equipment storage areas may be covered by gravel or ground asphalt in accordance with specifications provided by the Zoning Administrator, pursuant to first obtaining a Conditional Use Permit from said ~~from said~~ Zoning Administrator.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_

3<sup>rd</sup> Reading: \_\_\_\_\_





Department of Public Services  
212 D Street, Rock Springs, WY 82901  
Office [307] 352-1540 • FAX [307] 352-1545

## UTILITY REVIEW - COMMENT SHEET

Comments Due: Tuesday, March 6, 2018 no later than 2:00 p.m.

Date: February 27, 2018  
To: Utility Review Committee  
From: Steve Horton  
Project #: PZ-18-00020  
Project Name: Deric Keller – B-2 Parking Lot Surfacing  
Project Address: N/A  
Location Description:  
Project Description: Zoning Ordinance Language Amendment – Please read the Staff Report and submit any comments



Please submit this comment sheet no later than 2:00 p.m. on the due date referenced above & in your email notification.

I have reviewed the plans on behalf of (Dept. or Org.) Engineering for the above-referenced project.

Please check as applicable:

☐ No issues - plans approved as submitted.

☐ Revisions required to the Site Plan/Plat/Drawing:

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

☒ Other Comments/Issues:

- (1) Paving, Asphalt or concrete, required from property line
- (2) to public ROW.
- (3) MUD and other debris shall not be tracked out into public
- (4) ROW.

NAH  
Signature of Reviewer

3/6/2018  
Date

☐ Please provide me with a copy of the Revised Plans for review.





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Location Description:  
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Please submit this comment sheet no later than 2:00 p.m. on the due date referenced above & in your email notification.

I have reviewed the plans on behalf of (Dept. or Org:) Dominion Energy for the above-referenced project.

Please check as applicable:

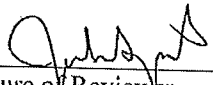
☒ No issues - plans approved as submitted.

☐ Revisions required to the Site Plan/Plat/Drawing:

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

☐ Other Comments/Issues:

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Reviewer

3-5-2018  
\_\_\_\_\_  
Date

☐ Please provide me with a copy of the Revised Plans for review.

