



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

September 12, 2018 at 7:00 p.m.

ROLL CALL

APPROVAL OF MINUTES

1. Review and approval of the July 11, 2018, and August 8, 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 Map Amendment filed by Marko Vukovich requesting to amend from I-2 Heavy Industrial to R-6 Manufactured Home Residential for a 0.356 acre parcel adjacent to Rancho-Bridger Mobile Home Park, said parcel approximately 20 ft wide and abutting the entire length of the westerly property line. (Project #: PZ-18-00143, Staff Representative, Steve Horton, City Planner)

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. Request for Conditional Use Permit Approval for the construction of a 1,728 square foot detached accessory building (exceeds 1,200 square ft maximum) and for the detached accessory building to have roof height which exceeds principal building roof height by 1'6", located at 1004 McCabe Street and submitted by Larry Smith. (Project #: PZ-18-00118, Staff Representative: Steve Horton, City Planner). This item was on the August 8, 2018 Agenda and is carried over due to lack of quorum at that meeting.
2. Request for Comment submitted by the Sweetwater County Land Use Department regarding a Zone Map Amendment for property adjacent to the Rock Springs City Limits located at 5 Stable Lane. (see attached Comment Sheet and Location/Zoning Map) This item was on the August 8, 2018 Agenda and is carried over due to lack of quorum at that meeting.
3. Request for Major Site Plan Approval filed by Ron McMurry for a proposed office building 20,000 square feet in size located at Lot 1 & 2 of Winston Subdivision, and located on Winston Drive. (Project #: PZ-18-00132, Staff Representative Steve Horton, City Planner).

NOTIFICATION OF MINOR SITE PLANS AND STAFF APPROVED CONDITIONAL USE PERMITS

1. Minor Site Plan approval for Classy Chassis to rebuild and repair vehicles, located at 1015 Elk Street, submitted by Chris Stegall. (Project #: PZ-18-00125, Staff Representative: Steve Horton, City Planner).

PETITIONS AND COMMUNICATIONS

1. Written petitions and communications.
2. Petitions and communications from the floor.

ADJOURNMENT

**PLANNING AND ZONING
COMMISSION MINUTES**
July 11, 2018
Wednesday, 7:00 p.m.
City Hall, Rock Springs, Wyoming

Commissioners Present:	Vice-Chairman Mike Shaw Keaton West Tim Sheehan	Sue Lozier Matthew Jackman Gabe Bustos
Commissioners Absent:	Chairman Joe Drnas Dan Kennedy Lauren Schoenfeld	
Staff Present:	Amy Cox, Planning Technician Cathy Greene, Senior Administrative Assistant Steve Horton, Director of Public Services	

CALL TO ORDER

Vice Chairman Shaw 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 Shaw asked the Commission for any corrections or additions to the Minutes from the June 13, 2018, Planning and Zoning Commission Meeting.

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

Commissioner West: Motion to approve the Minutes as presented.

Commissioner Lozier: Second.

Commissioner Jackman abstained.

Vote: Motion carried.

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

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

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

Commissioner Sheehan: Second.

Vote: All in favor. Motion carried unanimously.

CHANGES TO THE AGENDA

There were none.

PUBLIC HEARINGS

1. Petition for Zoning Map Amendment filed by Joe Seneshale requesting to change from B-3 (Central Business) to B-R (Business-Residential) a 10,881 sq ft parcel (0.25 acres) located on the south side of Bridger Avenue just east of the Elk Street intersection. Project #: PZ-18-00101, Staff Representative, Steve Horton, City Planner)

Staff Report

Mr. Horton presented the Staff Report dated July 3, 2018, to the Commission.

Staff Recommendation

Mr. Horton recommended: Because the request does comply with the master plan land use map and it does comply with other City requirements in the zoning ordinance, he does recommend approval.

Commissioner Questions for Staff

Commissioner Jackman asked if there are any other single lot zones; Mr. Horton said not that he is aware of, in most cases it's preferable to have larger areas, more than just a single lot for a single zone district. It's not prohibited by our ordinances, but it's something that is recommended.

Commissioner Jackman then asked what made Mr. Horton go against that recommendation; Mr. Horton said he actually recommends approval because it complies with the Master plan.

Commissioner Sheehan asked how they can reference the master plan verses the zoning ordinances they have, or if the zoning books they have are outdated. What section in the master plan says we can change the zone on a single/spot zoning. Mr. Horton excused himself to retrieve his master plan.

Vice Chairman Shaw asked the applicant to come forward state his name and sign in, while we waited for Mr. Horton.

Mr. Horton referred to the master plan the City approved in 2012, and showed the map section that was labeled mixed use, and under the land use designations mixed use says a mix of office, retail, and residential development with uses often mixed vertically in the same building, commercial developments are typically of a small scale and are oriented towards pedestrians. Compatible zoning districts are B-3 and B-R, so this area is recommended as we move into the future to be either B-3 or B-R.

Commissioner Sheehan asked which document would supersede; Mr. Horton said they both work together, the zoning that is in place was done back in 1982 and a master plan that was done back then too. He can't remember what that master plan had this area designated, but the 2012 master plan supersedes the one that was done in 1982.

Commissioner Sheehan stated that they are supposed to go by the zoning ordinance, unless there is a place in the master plan that says how we can do it in both documents. The zoning ordinance says that the B-R zone must be at least 5 acres; Mr. Horton said yes but in the downtown/B-3 area it is mixed use.

Commissioner Sheehan then asked if they should drop the B-R and B-3 and label them all the same; Mr. Horton said that would probably be the best thing to do in this area. Mr. Horton said you can't get 10 acres of B-R in this area, in situations you have to work together. In areas like this for B-R you can't get large areas for a zone district.

Commissioner Jackman stated that according to the ordinance there are minimum zoning district sizes.

Mr. Horton said the overriding issues here, if you are making a zoning change state statute require that it has to comply with the master plan. You cannot make a zone change without it showing here, otherwise you'd have to amend the master plan first before going through a zone change.

Commissioner Jackman stated he thinks where everyone is struggling is Mr. Horton stated there is no minimum in the staff packet, however the ordinance says there is a minimum of 5 acres; Mr. Horton said in the downtown area like this, he thinks that was an oversight, you cannot get 5 acres.

Commissioner West said the odd thing is the ordinance was revised in 2014 and the master plan is dated 2012, which reiterates Commissioner Sheehan's question on which one supersedes which.

Commissioner Jackman said there are 20 houses along that street, he is fine if there is a house there, it would be better than what is there now, however according to the ordinances we can't actually. Can we do a conditional use permit or anything to get him to improve the area, but still following City ordinances; Mr. Horton said in a situation like this it would probably take a language amendment into the table of permitted uses in order to address this. In a situation like this Mr. Horton doesn't think you will see more than one or two properties at a time that would want to change to B-R, to do a tear down and rebuild residential.

Commissioner Sheehan isn't saying anything against residential, and in their day they were really cute and nice looking homes, however to him it's a tough location and a hard place to raise a family. He can see a little insurance company office, a little boutique shop, whatever the applicant wants to do, but it's not falling in line with the ordinance. Mr. Horton said he doesn't know what would be the best approach for this it wouldn't be a conditional use or a variance, the only way this could go through for Mr. Seneshale to demolish a residence and rebuild a residence, he can talk with the City Attorney and figure out the best way to proceed with this.

Mr. Horton said we don't refer to the master plan as often as we should, in situations of zone changes we have to according to state statute.

The issue of allowing spot zoning could set precedence was also brought up.

Mr. Horton will have to go back through and look at the 1982 master plan and see what it showed for this area, as this one puts us in a pickle on what can be done.

Commissioner Questions for Applicant

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

Mr. Seneshale was going to try and get it torn down this month or next month, then get the foundation in before winter and get a modular set.

Commissioner West clarified for the applicant what the problem was, that his application was in compliance with the master plan, but not in compliance with the zoning ordinance.

Commissioner Lozier asked when he bought the property; Mr. Seneshale said he closed about two months ago. Commissioner Lozier asked if it was a rental, when she drove by and it looks like it's been rented. Mr. Seneshale said the lady that owned it let her daughter stay there for free and it took them about a year to get clean title to it. It was a rental and they had all the gas and water shut off in November or December, the water bill was \$5,000, which he thinks most of it was in the basement.

Commissioner Jackman asked if Mr. Horton wanted to revise his recommendation; Mr. Horton said yes we should table it and he would like to discuss this with the City Attorney and see how best to move forward, as we have conflict with the master plan zoning and we may need to look at changes in both.

Commission Vote

Commissioner Sheehan: Motion to table.

Commissioner Jackman: Second.

Vote: All in favor. Motion carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Request for Modified FCCH approval to increase the number of preschool sessions provided for up to a maximum of ten (10) children, at any given time, two (2) sessions per day, M-F from 9:00 a.m. to 11:30 a.m. and 1:00 p.m. to 3:30 p.m., to be located at 1807 Fillmore Ave., submitted by Ashley Corthell. (Project #: PZ-18-00111, Staff Representative: Amy Cox, Planning Technician).

Staff Report

Ms. Cox presented the Staff Report dated July 3, 2018, to the Commission.

Commissioner Questions for Staff

There were none.

Commissioner Questions for Applicant

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

Commissioner Sheehan asked about holidays if she'd be open; Ms. Corthell said she will follow the school district schedule and will not be open during school breaks.

Public Comments

Vice Chairman Shaw asked for anyone who would like to comment on the project to come forward.

There were none.

Vice Chairman Shaw then asked for a staff recommendation.

Staff Recommendation

Ms. Cox recommended:

At a minimum, the following conditions of approval should be attached:

1. Approval is for the provider, Ms. Ashley Corthell, to conduct childcare services at 1807 Fillmore Avenue. Should the provider, move to a new location, a new FCCH Conditional Use Permit shall be required.
2. **Approval from the City's Chief Building Official to operate a FCCH.**
3. **Approval from the City's Fire Inspector to operate a FCCH.**
4. Conditional Use Permit approval is for the hours from 9:00 a.m. to 11:30 a.m. & 1:00 p.m. to 3:30 p.m., Monday through Friday for up to a maximum of ten (10) children at any given time. Should the applicant 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.
5. **Ms. Ashley Corthell shall notify all her clients in writing that they must abide by the City of Rock Springs traffic & parking ordinances when dropping off and picking up their children. Applicant shall provide a copy of the notification to the City of Rock Springs Planning and Zoning Department as well as a copy to property owners located within 200 feet of her property.**
6. FCCH Conditional Use Permits shall not run with the land. Subsequent providers on the same property (1807 Fillmore Ave.) shall require a separate FCCH Conditional Use Permit.
7. Should Ms. Ashley Corthell 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.
8. 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.
9. The Planning & Zoning Commission shall have the right and authority to revoke this FCCH Conditional Use Permit for failure to comply with the above conditions of approval.
10. **Subject to approval by the State of Wyoming Department of Family Services.**

Commissioner Sheehan asked about the fire and building inspections and then asked if there was anything required by the state; Ms. Cox said the state will go and do inspections, she is not sure what they do. Once it is signed off by the City it goes to the Sharon Pauley with the State.

Commission Vote

Commissioner Jackman: Motion to approve with staff recommendations.

Commissioner West: Second.

Vote: All in favor. Motion carried unanimously.

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

1. Minor Site Plan approval for Angels Concrete to share the office space only, with existing business (Angels Auto Repair), located at 2722 Commercial Way, submitted by Jose Angel Salayandia. (Project #: PZ-18-00097, Staff Representative: Amy Cox, Planning Technician).

PETITIONS AND COMMUNICATIONS

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

Council Mtg .	P&Z Item	Council Action
07/03/2018	<p>1. Request for Final Plat approval for Community Center Subdivision filed by the City of Rock Springs – City Council being a resubdivision of portions of North Addition to the City of Rock Springs and including Lot 1 through 8 of Block 5, Lots 7 & 8 of Block 10, and portions of the Platted Bitter Creek Channel. (Project # PZ-18-00066, Staff Representative Steve Horton, City Planner)</p> <p><i>Mr. Horton said this was required to provide clear title for the sale of the senior citizens center.</i></p>	Approve

2) Petitions and communications from the floor.

The reporter from the audience stated that he couldn't hear Ms. Cox and she spoke to fast regarding the FCCH application; Ms. Cox will get a copy of the requirements to him.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:38 p.m..

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

_____ day of _____ 2018.

Steve Horton, Secretary, Planning & Zoning Commission

**PLANNING AND ZONING
COMMISSION MINUTES**

August 8, 2018

Wednesday, 7:00 p.m.

City Hall, Rock Springs, Wyoming

Commissioners Present:	Vice-Chairman Mike Shaw Dan Kennedy	Matthew Jackman Lauren Schoenfeld
Commissioners Absent:	Chairman Joe Drnas Keaton West	Sue Lozier Tim Sheehan Gabe Bustos
Staff Present:	Amy Cox, Planning Technician Steve Horton, Director of Public Services	

CALL TO ORDER

Vice Chairman Shaw called the meeting to order at 7:05 p.m.

ROLL CALL

After roll call it was determined that there was not a quorum present to proceed.

Steve Horton, City Planner stated they would go ahead and run through the agenda and with each one they can vote. Amy Cox, Planning Technician stated that after roll call it was determined there was not a quorum and therefore they could not proceed.

Commissioner Matt Jackman said Roberts Rule of Order they definitely cannot vote, but can hold a public hearing; Mr. Horton stated that's good.

APPROVAL OF MINUTES

No action taken, no quorum.

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

No action taken, no quorum.

NEW BUSINESS

- 1. Request for Conditional Use Permit approval for the construction of a 1,728 square foot detached accessory building (exceeds 1,200 square feet maximum) and for the detached accessory building to have roof height which exceeds principal building roof height by 1'6", located at 1004 McCabe Street and submitted by Larry Smith (Project #:PZ-18-00118, Staff Representative: Steve Horton, City Planner).**

Staff Report

Mr. Horton presented the Staff Report dated July 30, 2018, to the Commission.

Staff Recommendation

Mr. Horton will make a formal recommendation following public comment at the meeting. At a minimum, staff recommends the following conditions be added to approval:

1. Construction shall conform to the approved site plan and application, including required setbacks from property lines, principal structure (house), and driveway paving.
2. Height of the accessory structure (garage) exceeds the height of the principal structure by 1 ½ ft. This issue is handled by the Zoning Administrator.
3. Planning approval does not constitute building permit approval. Contact the City of Rock Springs Building Department to obtain a building permit for the garage.

Commissioner Questions for Staff

There were none.

Commissioner Questions for Applicant

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

Commissioner Kennedy asked about the grading or if he planned on installing a retaining wall; Mr. Smith explained what he had for retaining walls, what he just installed and the overall plan. He further stated they removed 15 loads of excess fill and garbage off the site. They have now cleaned up properly, there are 2" holes in the wall which will allow water to flow into his driveway, which is all tapered and will direct all towards the drainage.

The applicant also stated that the garage height, being 1.5' taller than the house, it won't affect anyone as there is a hill about 35 feet behind him, so he won't block any views or anything.

The applicant then addressed exceeding 1,200 square feet, he just always wanted a big garage, he hears everyone say there is not enough room once they build one and he didn't want that.

Commissioner Jackman asked if he was looking to start this as quickly as he could; Mr. Smith does have a contractor lined up and ready to go.

Commissioner Jackman asked Mr. Horton if he could verify tomorrow with the City Attorney if we can do an email vote so we can get the applicant started; Mr. Horton said he would check with Rick first thing. Commission Schoenfeld stated that she thought we could do the minutes for the public hearing portion and send it out to everyone and then do an email vote and then confirm the email vote in person at the next meeting. So technically it would be an email vote so the applicant could get started and then an in person vote in the end.

Public Comments

Vice Chairman Shaw closed the public portion as there was no one else present and asked Mr. Horton how to proceed; Mr. Horton said he would check with Rick in the morning.

Commission Vote

There was no vote.

- 2. Request for Comment submitted by the Sweetwater County Land Use Department regarding a Zone Map Amendment for property adjacent to the Rock Springs City Limits located at 5 Stable Lane. (see attached Comment Sheet and Location/Zoning Map)**

The second item on the agenda was held off as it was mentioned that they haven't and couldn't accept the staff reports into the record.

Vice Chairman Shaw said they could move forward and read the notification of minor site plans into the record.

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

1. Minor Site Plan approval for Classy Chassis to rebuild and repair vehicles, located at 1015 Elk Street, submitted by Chris Stegall.(Project #: PZ-18-00125, Staff Representative: Steve Horton, City Planner).

PETITIONS AND COMMUNICATIONS

1) Written petitions and communications.

a. Update on City Council Actions

Council Mtg.	P&Z Item	Council Action
07/17/2018	1. Request for Final Plat approval for North Side State Bank Commercial Subdivision filed by Glacier Bank being a resubdivision of portions of North Addition to the City of Rock Springs and including Lot 6 through 12 of Block 2, Lots 1 through 5 with Original Alley, Block 10, and portions of the Platted Bitter Creek Channel. (Project # PZ-18-00085, Staff Representative Steve Horton, City Planner)	Approve

2) Petitions and communications from the floor.

Paul Murray was looking for confirmation about the status of the meeting and the vote to put a news article on SweetwaterNow; Mr. Horton will contact Mr. Murray with an update.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:23 p.m..

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

_____ day of _____ 2018.

Steve Horton, Secretary, Planning & Zoning Commission



Planning & Zoning Commission Staff Report

Project Name: Marko Vukovich Rezone from I-2 to R-6

Project Number: PZ-18-00143

Report Date: August 30, 2018

Meeting Date: September 12, 2018

Applicant / Property Owner

Marko Vukovich
Rancho Bridger MHC, LLC
2 West Dry Creek Circle, Ste 200
Littleton, CO 80120

Project Location

5020 Springs Drive

Current Zoning

I-2 (Heavy Industrial)

Proposed Zoning

R-6 (Manufactured Home Residential)

Public Notification

- Public Hearing Notice published in the Rocket Miner on August 25, 2018
- Property owner notice (200' radius) mailed 8-16-18

Ordinance References

§13-811, §13-801

Staff Representative

Steve Horton, AICP
City Planner

Attachments

- Rezone Application
- Public Hearing Notice
- Property Owner Notification Letter and Mailing List\
- Utility Review Comments
- Property Map

1. Petition

Petition for Rezone from I-2 (Heavy Industrial) to R-6 (Manufacture Home Residential) for property adjacent to Rancho Bridger Mobile Home Park

2. Background Information

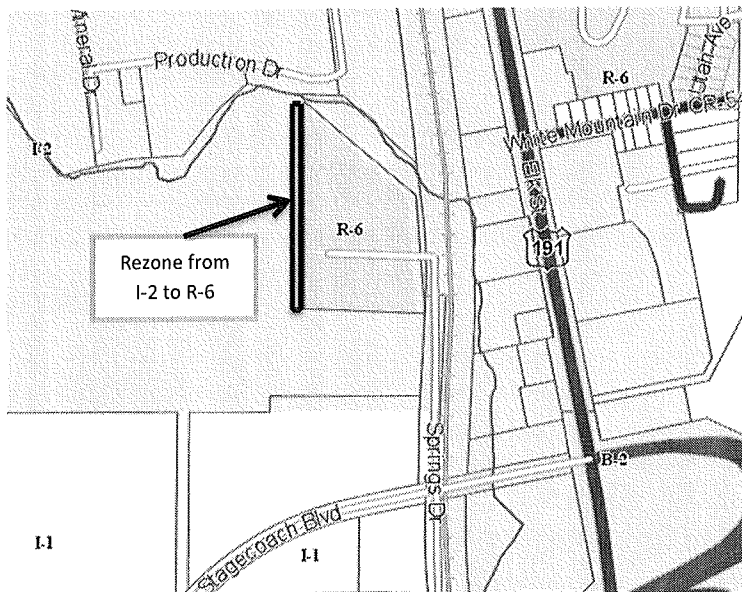
On May 31, 2018 a Lot Line Adjustment filed by Lance Neeff was approved which conveyed to Rancho-Bridger MHP a narrow rectangular parcel adjacent to the west side. The parcel that was conveyed was zoned I-2. This parcel is now combined with the Mobile Home Park and a Zone Change to R-6 is necessary.

3. Existing Zoning I-2

Generally, this is the least restrictive Zoning District, Permitted Uses include Principally Permitted Uses of the B-1, B-2, and I-1 Districts, including those uses of the I-2 District which includes exterior storage of goods and materials, motor freight terminals, railroad switching and classification yards, welding and fabrication.

4. Proposed Zoning R-6

Principally Permitted Uses include manufactured home and mobile homes, with modular homes and single-family detached homes permitted if within a Manufactured Home Subdivision.



5. Size and Location

A PARCEL OF LAND Situate in the NE ¼ of Section 22, Resurvey, T.19N., R. 105W. of the 6th P.M., Sweetwater County, Wyoming, also being located in a Tract of Land, (Recorded in Book 0870, Page 80), and being more particularly described as follows:

Commencing at the NE Corner of Said Section 22;

Thence S 17°34'29" W, 2,226.52 feet (Tie) to the Southwest Corner of the Rancho Bridger MHC, LLC Parcel, (Recorded in Book 1119, Page 309), also being the TRUE POINT OF BEGINNING;

Thence N 87°23'11" W, 15.02 feet;

Thence N 00°10'01" W, 1,039.49 feet running parallel and 15.00 feet west of the Westerly Property Boundary Line of said Ranch Bridger MHC, LLC Parcel;

Thence S 50°09'49" E, 19.58 feet to the Northwest Corner of said Rancho Bridger MHC, LLC Parcel;

Thence S 00°10'01" E, 1,027.63 feet along the Westerly Property Boundary Line of said Rancho Bridger MHC, LLC Parcel to the TRUE POINT OF BEGINNING.

And contains 0.356 Acres, more or less.

6. Surrounding Zoning and Land Use

North - I-2 (Heavy Industrial)
South - I-2 (Heavy Industrial)
West- I-2 (Heavy Industrial)
East - B-2 (Community Business)

Please refer to the zoning map excerpt above.

7. Analysis

The 2012 Master Plan designates this property as High Density Residential Use. Applicable Zone Districts are R-4, R-5, R-6, and B-1. The Rancho Bridger Mobile Home Park is 10.29 acres in size.

8. Legal Description

A PARCEL OF LAND Situate in the NE ¼ of Section 22, Resurvey, T.19N., R. 105W. of the 6th P.M., Sweetwater County, Wyoming, also being located in a Tract of Land, (Recorded in Book 0870, Page 80), and being more particularly described as follows:

Commencing at the NE Corner of Said Section 22;

Thence S 17°34'29" W, 2,226.52 feet (Tie) to the Southwest Corner of the Rancho Bridger MHC, LLC Parcel, (Recorded in Book 1119, Page 309), also being the TRUE POINT OF BEGINNING;

Thence N 87°23'11" W, 15.02 feet;

Thence N 00°10'01" W, 1,039.49 feet running parallel and 15.00 feet west of the Westerly Property Boundary Line of said Ranch Bridger MHC, LLC Parcel;

Thence S 50°09'49" E, 19.58 feet to the Northwest Corner of said Rancho Bridger MHC, LLC Parcel;

Thence S 00°10'01" E, 1,027.63 feet along the Westerly Property Boundary Line of said Rancho Bridger MHC, LLC Parcel to the TRUE POINT OF BEGINNING.

And contains 0.356 Acres, more or less.

9. Utility Review Group Comments

Attached

10. Public Comment

At the time of this report, staff has not received any comments. Comments submitted following distribution of this report shall be submitted to the Planning and Zoning Commission at the time of the scheduled hearing.

11. Staff Recommendation

Staff will provide a recommendation on the proposed Rezone following the public hearing on this item.



2018
CITY OF ROCK SPRINGS
ZONING MAP
AMENDMENT APPLICATION

Planning & Zoning Division
212 D Street
Rock Springs WY 82901
307.352.1540 (phone)
307.352.1545 (fax)

City Use Only:

Date Received 8-1-2018 File Number: PZ-18-00143
Payment Information: Amount Received: 2300.00 Received by: Steve Harten
Cash or Check Number: 2459 Receipt Number: R-2018-08-01-00296
Date Certified as Complete Application: 8-1-2018 By: Steve Harten

A. PROPERTY ADDRESS: 0 Elk Street, Rock Springs, WY 82901

(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: Marko Vukovich
Company Name: Rancho Bridger MHC, LLC
Street Address: 2 West Dry Creek Circle, Suite 200
City: Littleton State: CO Zip Code: 80120
Email Address: markov@ascentia.us
Phone Number: 303-730-2000 Fax Number: 303-730-8950
(including area code) (including area code)

Attorney for Petitioner Information: Name: Stephen L. Brown
Company Name: Brown & Taylor, P.C.
Street Address: 19590 E. Mainstreet, Suite 107
City: Parker State: CO Zip Code: 80138
Email Address: steve@brownandtaylor.com
Phone Number: 303-841-2458 Fax Number: 720-367-5447
(including area code) (including area code)

Property Owner Information: Company Name: Rancho Bridger MHC, LLC
Street Address: 2 West Dry Creek Circle, Suite 200
City: Littleton State: CO Zip Code: 80120
Email Address: markov@ascentia.us
Phone Number: 303-730-2000 Fax Number: 303-730-8950
(including area code) (including area code)

Engineer / Surveyor Information: Name: Dave Fehringer

Company Name: WHS

Street Address: 189 N 1st W, STE A

City: Lander State: WY Zip Code: 82520

Email Address: dfehringer@whsmithpc.com

Phone Number: 307-335-5646 Fax Number: 307-349-0840
(including area code) (including area code)

C. PLEASE ANSWER THE FOLLOWING ON THE SPACE PROVIDED:

1. Existing Master Plan Land Use Map Designation: High Density Residential
2. Existing Zoning Map Designation: I-2
3. Requested Zoning Map Designation: R-6
4. Square footage and/or acreage of property to be rezoned: .356 acres
(If rezoning to multiple zoning districts, provide acreage of each proposed new zoning district)
5. Current Use of Land: vacant land
6. Proposed Use of Land: mobile home park
7. Reason for requested Zoning Map Amendment:
To have property be of same zoning as mobile home park property.

D. SUBMITTAL REQUIREMENTS:

NOTE: The following items are required for submitting a complete Zoning Map Amendment (Zone Change) Application and must be submitted in accordance with the submittal deadlines listed on Page 3 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 (\$300.00).
- ☐ 20 copies of an accurately drawn map of property requested for rezoning. If the full-size scaled drawing is on a size larger than 11" x 17", then in addition to the 20 full size copies, one reduced copy no larger than 11" x 17" must also be submitted. A survey may be required.
- ☐ Electronic version of Zoning Map amendment provided in PDF format either on thumb drive or emailed to: city_planner@rswy.net
- ☐ Legal description of the property provided on a typed sheet and also supplied electronically in Word format or emailed to: city_planner@rswy.net.
- ☐ Petitioner shall post the property within 10 days of the first public hearing. Sign shall state the nature of the request and time and date of the public hearing. (See *Diagram 3 for suggested posting language.*)

E. SAMPLE PROPERTY POSTING NOTICE

(Lettering should be sufficiently sized so as to be visible from the adjacent public street.)

NOTICE OF PROPOSED ZONING MAP AMENDMENT

Please take notice that this property owned by _____ and totaling _____ acres is proposed for Zoning Map Amendment from _____ to _____ and that a Public Hearing will be held before the City of Rock Springs Planning & Zoning Commission on _____ at 7 p.m. in the City Council Chambers to consider said action. Interested parties may obtain more information by attending the meeting or contacting: _____.

F. SUBMITTAL SCHEDULE:

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	12/6/2017*	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 <i>Rocket Miner</i> Newspaper a minimum of fifteen (15) days prior to the Planning and Zoning Commission Public Hearing.											
Property Posted by Petitioner	12/31/2017	2/4/2018	3/4/2018	4/1/2018	4/29/2018	6/3/2018	7/1/2018	7/29/2018	9/2/2018	9/30/2018	11/4/2018	12/2/2018
Adjacent Owner Notice	Property Owner Notices are prepared by the City of Rock Springs and are mailed to property owners within 200' of the effected property a minimum of ten (10) 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 <i>Rocket Miner</i> 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

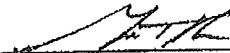
* Deadline moved due to Holiday.

**** BE ADVISED: Ordinances amending the Rock Springs Zoning Map must be read at three consecutive meetings of City Council prior to being accepted. The above-listed dates represent the anticipated first reading only. ****

G. SIGNATURE(S) REQUIRED:

I acknowledge that I have read and understand this application and the pertinent Zoning Map Amendment regulations (Section 13-902 of the Rock Springs City Ordinances). I further agree if the Zoning Map Amendment 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.

All petitioners and property owners must sign this application. Attach a separate sheet if necessary.

Signature of Applicant  Date July 3 2018
Marko Vukovich

Signature of Owner:

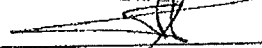
RANCHO BRIDGER MHC, LLC,
a Delaware limited liability company


MEMBER:

TWENTY EIGHT PROPERTIES, LLC,
a Delaware limited liability company

By: **ASCENTIA REAL ESTATE HOLDING COMPANY, LLC,**
a Delaware limited liability company, its manager

By: Ascentia Management, LLC, a Colorado limited
liability company, its manager

By:  Date: July 3, 2018
Boris B Vukovich, Manager

Signature of Surveyor  Date 7/17/18

"EXHIBIT A"

LEGAL DESCRIPTION:

A PARCEL OF LAND Situate in the NE¼ of Section 22, Resurvey, T. 19 N., R. 105 W. of the 6th P.M., Sweetwater County, Wyoming, also being located in a Tract of Land, (Recorded in Book 0870, Page 80), and being more particularly described as follows:

Commencing at the NE Corner of Said Section 22;

Thence S 17° 34' 29" W, 2,226.52 feet (Tie) to the Southwest Corner of the Rancho Bridger MHC, LLC Parcel, (Recorded in Book 1119, Page 309), also being the TRUE POINT OF BEGINNING;

Thence N 87° 23' 11" W, 15.02 feet;

Thence N 00° 10' 01" W, 1,039.49 feet running parallel and 15.00 feet west of the Westerly Property Boundary Line of said Rancho Bridger MHC, LLC Parcel;

Thence S 50° 09' 49" E, 19.58 feet to the Northwest Corner of said Rancho Bridger MHC, LLC Parcel;

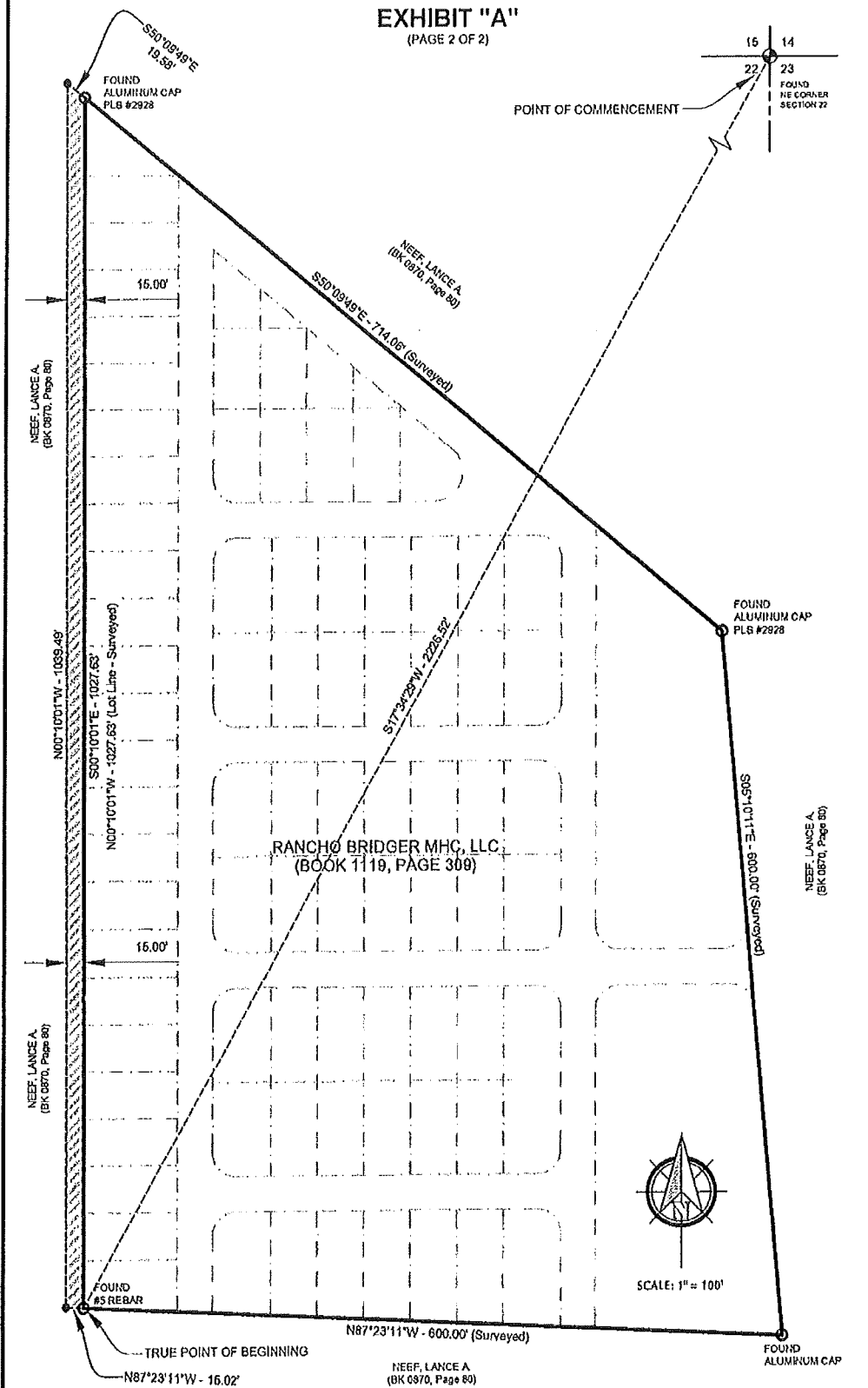
Thence S 00° 10' 01" E, 1,027.63 feet along the Westerly Property Boundary Line of said Rancho Bridger MHC, LLC Parcel to the TRUE POINT OF BEGINNING;

And contains 0.356 Acres, more or less.

See exhibit "A" (Page 2 of 2) attached hereto and made a part hereof.

EXHIBIT "A"

(PAGE 2 OF 2)



404 "N" Street, Suite 201 | Rock Springs, WY 83001
Phone 307-362-6065 | Fax 307-362-6064

EXHIBIT "A"
NEEF, LANCE A.
A PARCEL OF LAND SITUATE
IN THE NE 1/4 OF SECTION 22,
RESURVEY T. 19 N., R. 105 W., OF THE SIXTH PRINCIPAL MERIDIAN,
SWEETWATER COUNTY, WYOMING

(PAGE 2 OF 2)

PUBLIC HEARING NOTICE

TAKE NOTICE that a request has been filed with the City of Rock Springs by Marko Vukovich, requesting that the Official Zoning Map of the City of Rock Springs be amended from I-2 (Heavy Industrial) to R-6 (Manufactured Home Residential) for the following property:

A PARCEL OF LAND Situate in the NE ¼ of Section 22, Resurvey, T.19N., R. 105W. of the 6th P.M., Sweetwater County, Wyoming, also being located in a Tract of Land, (Recorded in Book 0870, Page 80), and being more particularly described as follows:

Commencing at the NE Corner of Said Section 22;

Thence S 17°34'29" W, 2,226.52 feet (Tie) to the Southwest Corner of the Rancho Bridger MHC, LLC Parcel, (Recorded in Book 1119, Page 309), also being the TRUE POINT OF BEGINNING;

Thence N 87°23'11" W, 15.02 feet;

Thence N 00°10'01" W, 1,039.49 feet running parallel and 15.00 feet west of the Westerly Property Boundary Line of said Ranch Bridger MHC, LLC Parcel;

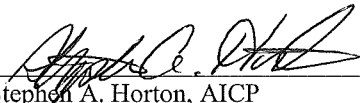
Thence S 50°09'49" E, 19.58 feet to the Northwest Corner of said Rancho Bridger MHP, LLC Parcel

Thence S 00°10'01" E, 1,027.63 feet along the Westerly Property Boundary Line of said Rancho Bridger MHC, LLC Parcel to the TRUE POINT OF BEGINNING.

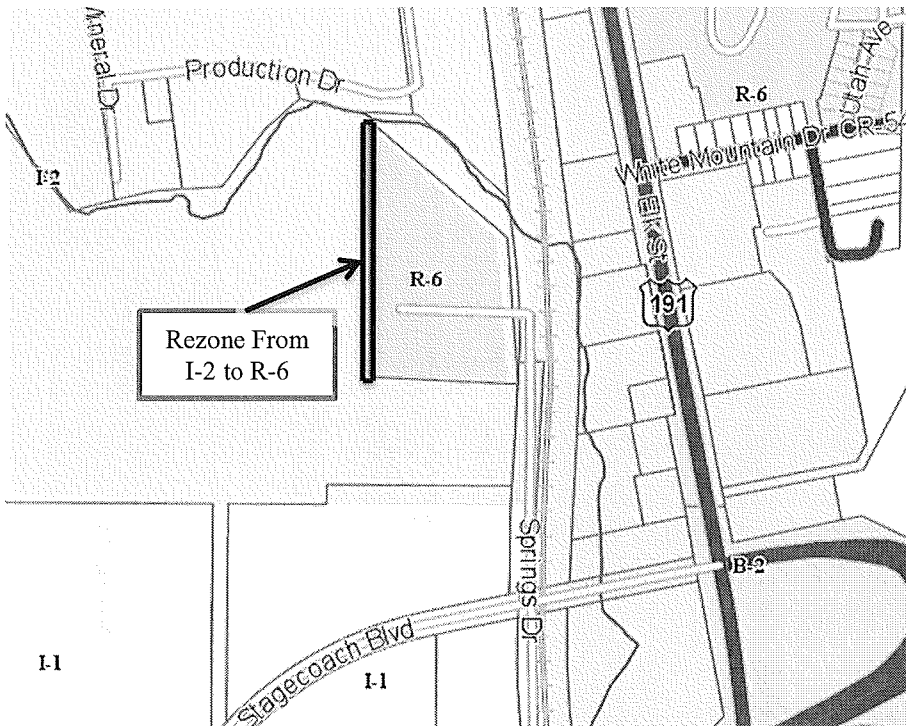
And contains 0.356 Acres, more or less.

And that a public hearing for the petition will be held before the Rock Springs Planning and Zoning Commission on September 12, 2018 at 7:00 p.m. in the Rock Springs City Hall Council Chambers. The public is invited to attend.

Dated this 25th day of August, 2018.


Stephen A. Horton, AICP
Secretary, Planning and Zoning Commission

Bill to: City of Rock Springs
Publish: 8/25/18





Department of Public Services

212 D Street, Rock Springs, WY 82901

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

www.rswy.net

August 16, 2018

Dear Property Owner or Interested Party:

This letter is to inform you that a petition has been filed with the City of Rock Springs by Marko Vukovich requesting that the Official Zoning Map of the City of Rock Springs be amended from I-2 (Heavy Industrial) to R-6 (Manufactured Home Residential) for the following property:

A PARCEL OF LAND Situate in the NE ¼ of Section 22, Resurvey, T.19N., R. 105W. of the 6th P.M., Sweetwater County, Wyoming, also being located in a Tract of Land, (Recorded in Book 0870, Page 80), and being more particularly described as follows:

Commencing at the NE Corner of Said Section 22;

Thence S 17°34'29" W, 2,226.52 feet (Tie) to the Southwest Corner of the Rancho Bridger MHC, LLC Parcel, (Recorded in Book 1119, Page 309), also being the TRUE POINT OF BEGINNING;

Thence N 87°23'11" W, 15.02 feet;

Thence N 00°10'01" W, 1,039.49 feet running parallel and 15.00 feet west of the Westerly Property Boundary Line of said Ranch Bridger MHC, LLC Parcel;

Thence S 50°09'49" E, 19.58 feet to the Northwest Corner of said Rancho Bridger MHC, LLC Parcel;

Thence S 00°10'01" E, 1,027.63 feet along the Westerly Property Boundary Line of said Rancho Bridger MHC, LLC Parcel to the TRUE POINT OF BEGINNING.

And contains 0.356 Acres, more or less.

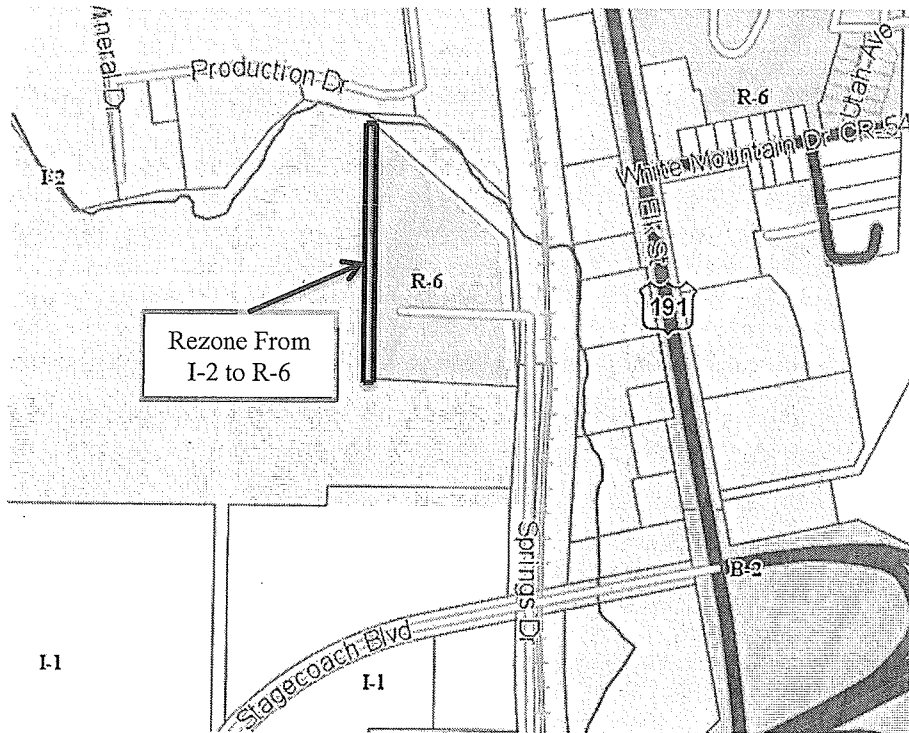
Records show that this property is adjacent to or near property you own (please refer to the attached map).

The Rock Springs Planning and Zoning Commission will consider this request at a public hearing to be held on **Wednesday, September 12, 2018 at 7:00 p.m.** in the Rock Springs City Hall Council Chambers, 212 'D' Street. Should you have any comments regarding this application, please attend the meeting or submit written comments no later than Noon on September 12, 2018. For further information, please contact the Rock Springs Planning Division at (307) 352-1540.

Sincerely,

Stephen A. Horton, AICP
City Planner

Enc.



RANCHO BRIDGER MHC LLC C/O ASCENTIA
1412 MAIN ST STE 1500
DALLAS, TX 75202-4801

CITY OF ROCK SPRINGS
212 D ST
ROCK SPRINGS, WY 82901-6235

NEEFF LANCE A
HC 67 BOX 7
LONETREE, WY 82936-9600

UNION PACIFIC RAILROAD CO
ATTN MICHAEL BATKO PROPERTY TAXES
1400 DOUGLAS STOP 1640
OMAHA, NE 68179-1001

PROVIDENCE PROPERTIES LLC
101 E 2ND ST
CASPER, WY 82602

ELK RENTALS LLC
2071 FIR DR
ROCK SPRINGS, WY 82901-4143



Proposed Development: Marko Vukovich Rezone

Utility Review Meeting: August 21, 2018

Utility Review Committee Comments:

City of Rock Springs Engineering Department (Meghan Jackson)

1. Drainage shall not affect adjacent properties.

City of Rock Springs Wastewater Department (Nick Seals)

1. Plans Approved, city sewer not affected

City of Rock Springs Fire Department (Rick Cozad)

1. Plans approved

Dominion Energy (Josh Sargent)

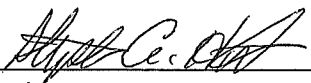
1. Approved

CColorado Interstate Gas (Stephen Bacon)

1. Approved

State of Wyoming Abandoned Mine Lands (Ryan Reed)

1. Property is undermined by abandoned mine workings at an approximate depth of 80 ft.
2. No remediation action is necessary at this time.



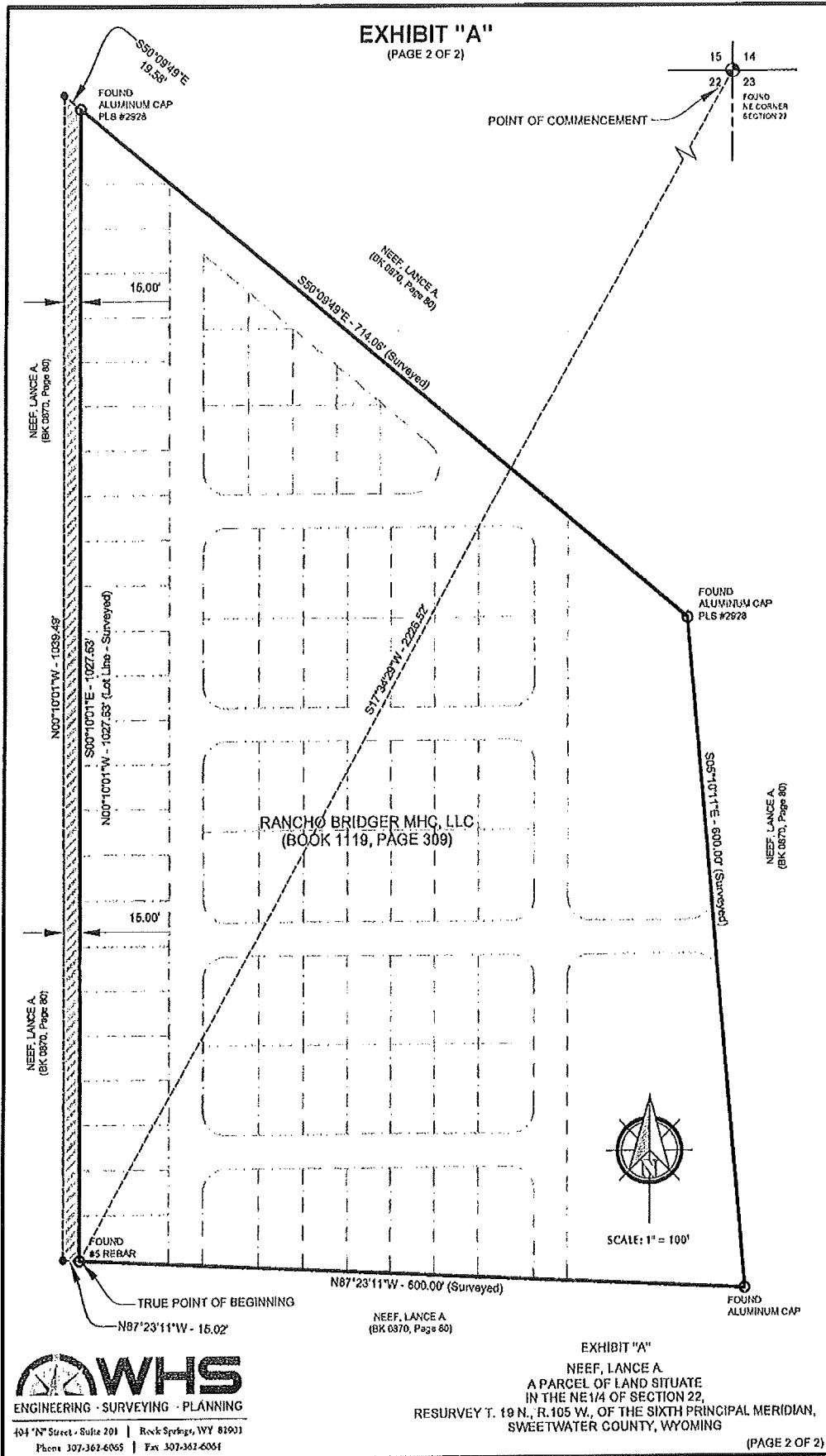
Stephen A. Horton, AICP, City Planner

8-21-18

Date

EXHIBIT "A"

(PAGE 2 OF 2)





Planning & Zoning Commission Staff Report

Project Name: Smith Oversized Accessory Structure (Garage)

Project Number: PZ-18-00118

Report Date: July 30, 2018

Meeting Date: September 12, 2018

Applicant

Larry Smith
1004 McCabe Street
Rock Springs WY 82901

Property Owner

Larry Smith
1004 McCabe Street
Rock Springs WY 82901

Project Location

1004 McCabe Street

Zoning

R-2 (Low Density Residential)

Property Owner Notification

- Adjacent Property Owners within 200' of property - 7/23/18

Previous P&Z Action

None

Ordinance References

§13-815.E(4)

Staff Representative

Steve Horton, City Planner

Attachments

- Application
- Site Plan
- Adjacent Property Owner Notification

Request

Request for Conditional Use Permit approval for the construction of a 1,728 Square foot detached garage to be located at 1004 McCabe Street.



General Information

The applicant is requesting Conditional Use Permit approval for the construction of a 1,728 square foot detached garage to be located at 1004 McCabe, Rock Springs, Wyoming (see enclosed site plan). The proposed structure will use existing approved access from McCabe Street.

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".

In addition to this request requiring a Conditional Use Permit for square footage size, there is an additional request for a Conditional Use Permit due to the height of the Accessory Building exceeding the height of the Principal Structure by 1 ½ ft. The

Conditional Use height issue is handled by the Zoning Administrator.

Property Owner Notification

Adjacent property owners were notified of this application on July 23, 2018 and were invited to comment. At the time this report was written, no comments had been received from adjacent property owners. 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.

Staff Recommendation

Staff will make a formal recommendation following public comment at the meeting. At a minimum, staff recommends the following conditions be added to approval:

1. Construction shall conform to the approved site plan and application, including required setbacks from property lines, principal structure (house), and driveway paving.
2. Height of the accessory structure (garage) exceeds the height of the principal structure by 1 ½ ft. This issue is handled by the Zoning Administrator.
3. Planning approval does not constitute building permit approval. Contact the City of Rock Springs Building Department to obtain a building permit for the garage.



2018
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)

City Use Only:

Date Received 7-02-18 File Number: PC-18-00118
Payment Information: Amount Received: \$160 Received by: [Signature]
Cash or Check Number: _____ Receipt Number: R-2018-07-02-0008
Date Certified as Complete Application: 7-2-18 By: [Signature]

A. PROPERTY ADDRESS: 1004 MCCABE ST. ROCKSPRINGS, WY.

(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: LARRY M. SMITH
Company Name: _____
Street Address: 1004 MCCABE ST.
City: ROCKSPRINGS State: WY Zip Code: 82901
Email Address: LMSVLS@YAHOO.COM
Phone Number: 541-274-1650 Fax Number: N/A
(Including area code) (Including area code)

Property Owner Information:

Name: LARRY M. SMITH
Company Name: _____
Street Address: 1004 MCCABE ST.
City: ROCKSPRINGS State: WY Zip Code: 82901
Email Address: LMSVLS@YAHOO.COM
Phone Number: 541-274-1650 Fax Number: N/A
(Including area code) (Including area code)

Engineer / Architect Information: Name: _____

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
- ☐ 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
- ☐ Driveway Access Exceeding 65% Street
Frontage

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.

48 X 36 GARAGE FOR PERSONAL VEHICLE'S
PERSONAL PROPERTY. MISC. TOOLS AND STORAGE.

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.

HOUSE AND GARAGE. FENCE AROUND PROPERTY
GRASS, LANDSCAPED

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.

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	12/20/2017*	2/2/2018	3/2/2018	3/27/2018*	4/27/2018	6/1/2018	6/29/2018	7/27/2018	8/31/2018	9/28/2018	11/2/2018	11/30/2018
Utility Review Meeting	Utility Review Meetings are held at least 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 only 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 200' of the effected property a minimum of seven (7) days prior to the Planning and Zoning Commission Public Meeting.											
P&Z Public Meeting Date	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

*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 is 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.

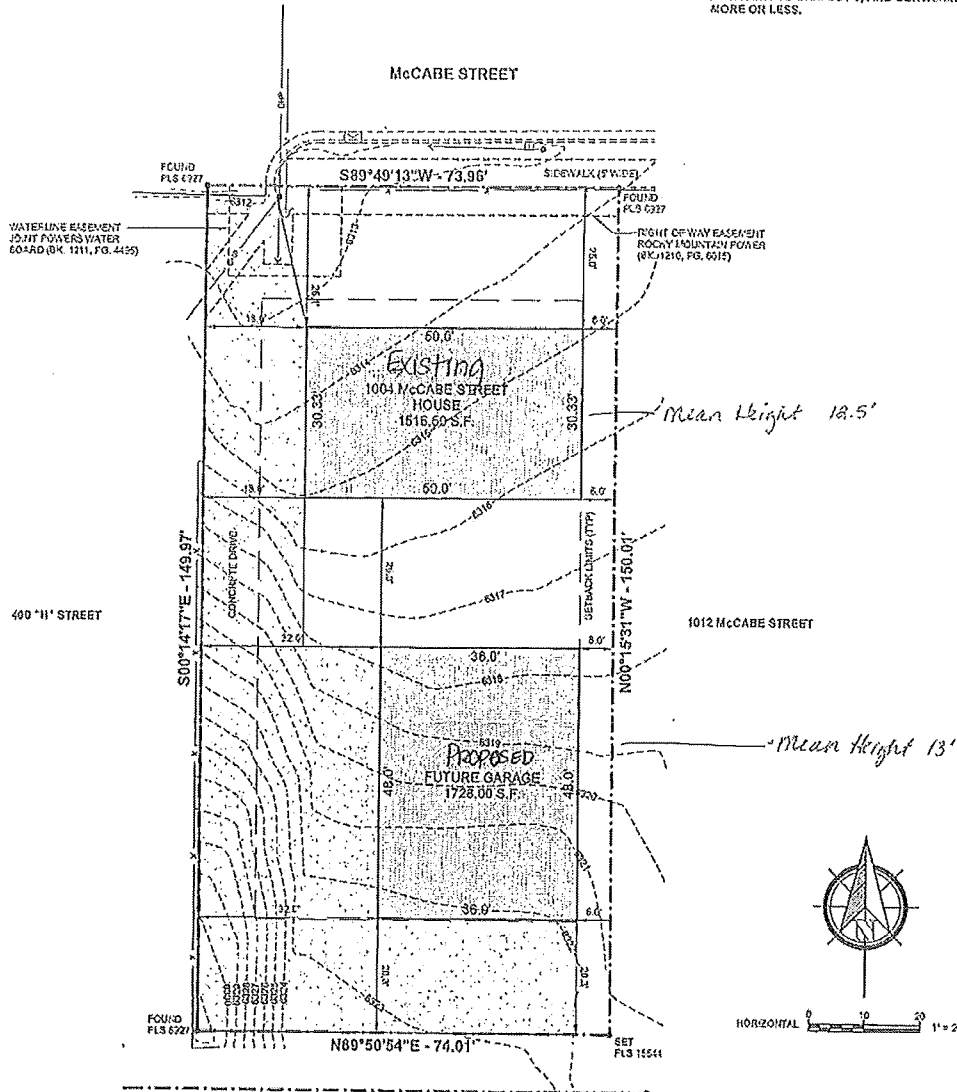
Signature of Applicant *Harry M. Smith* Date 4-13-18

Signature of Owner *Harry M. Smith* Date 4-13-18

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

LOT DESCRIPTION:

A PARCEL OF LAND BEING THE WESTERLY 12.5 FEET OF LOT 5, BLOCK 4 AND ALL OF LOT 6, BLOCK 4 OF THE CENTRAL COAL AND COKE COMPANY'S FIRST ADDITION TO THE CITY OF ROCK SPRINGS, TOGETHER WITH THE EASTERLY 20.5 FEET OF VACATED "H" STREET ADJACENT TO SAID LOT 6, AND CONTAINING 0.25 ACRES MORE OR LESS.



ZONING: R-2 (LOW DENSITY RESIDENTIAL)

SETBACKS:
FRONT = 20'
REAR = 20'
SIDES = 10'/16'

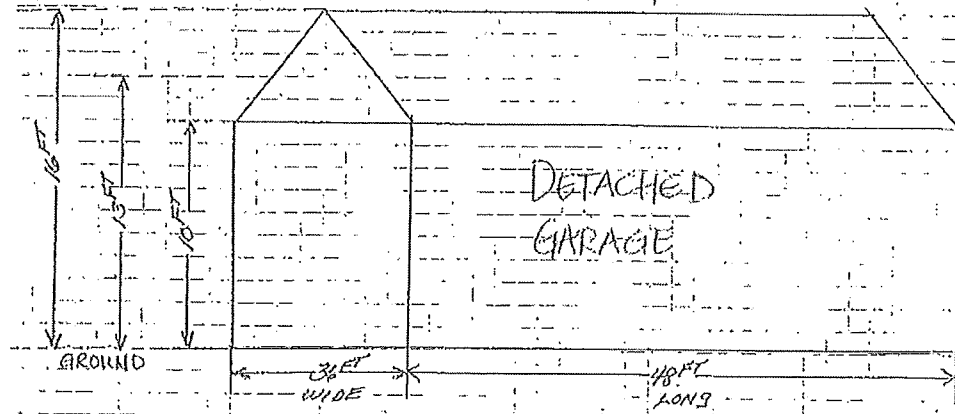
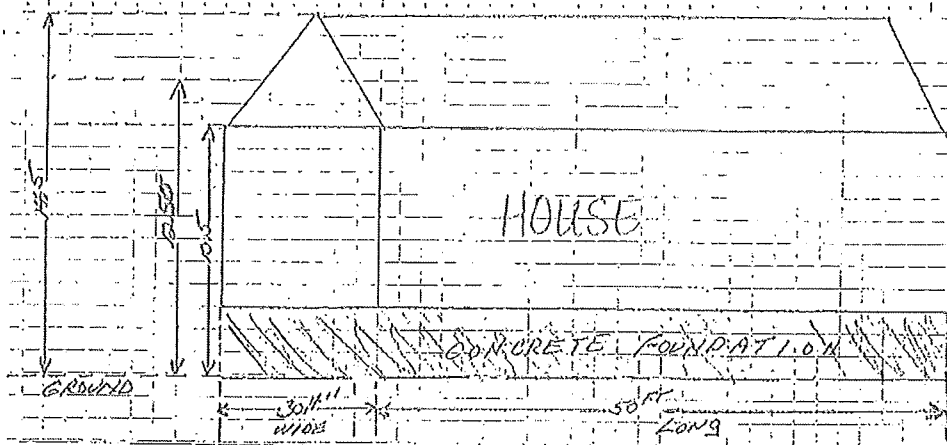
LEGEND

---	PROPERTY BOUNDARY LINES
---	EXISTING EASEMENTS
---	SETBACK LIMITS
---	EXISTING FENCE
---	EXISTING OVERHEAD POWER W/POLE AND GUY
---	EXISTING WATER MAIN WITH FIRE HYDRANT
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING CONTOURS (1' INTERVAL)

PROJECT NO.: J8015.001	DATE: MARCH 20, 2018	REV: APRIL 10, 2018
DRAWN BY: KBK	SITE PLAN 1004 McCABE STREET	LARRY SMITH 1004 McCABE STREET
REVIEWED BY: SMA		ROCKS SPRINGS, WYOMING 82801

WHS
ENGINEERING - SURVEYING - PLANNING
404 1/2 Steel - Suite 201 | Rock Springs, WY 82801
Phone 307-362-6055 | Fax 307-362-6064

1604 McGinnis



NOT TO SCALE



Department of Public Services

212 D Street, Rock Springs, WY 82901

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

www.rswy.net

July 23, 2018

Dear Property Owner and/or Interested Party:

This letter is to inform you that two Conditional Use Permit requests have been made by property owner Larry M. Smith for property located at 1004 McCabe Street, Rock Springs, Wyoming. Records show that this property is adjacent to or near property you own (see map below). The following summarizes the requests:

REQUEST TO BE CONSIDERED BY THE ROCK SPRINGS PLANNING AND ZONING COMMISSION

The applicant is requesting Conditional Use Permit approval for the construction of a 1,728 square foot detached accessory building. 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.

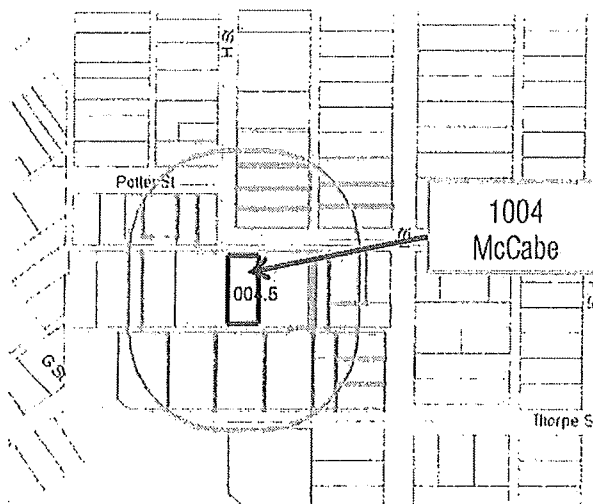
In addition, the proposed structure would have a peak roof height of 16'. This height would exceed the peak roof height of the primary structure (house) by approximately 1'6". In accordance with §13-815.E(7) of the Rock Springs Zoning Ordinance, "No accessory building in any District shall exceed the height of the principal building except by Conditional Use Permit."

The Rock Springs Planning and Zoning Commission will consider this request at a public meeting held on Wednesday, August 8, 2018, 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 August 8, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen A. Horton".

Stephen A. Horton, AICP
City Planner



REED BRUCE L & MARGARET CORA
400 H ST
ROCK SPRINGS, WY 82901-6475

POTTER JOHN C & NIKKI W
1031 THORPE ST
ROCK SPRINGS, WY 82901-6487

NEW HOPE BAPTIST CHURCH
ROCK SPRINGS, WY 82901

WARD DANIEL & KELLY
19 STASSINOS RANCH RD
ROCK SPRINGS, WY 82901-2803

CITY OF ROCK SPRINGS
212 D ST
ROCK SPRINGS, WY 82901-6235

BRANNAN THOMAS H LIVING TRUST BRANNAN
THOMAS H TRUSTEE
417 I ST
ROCK SPRINGS, WY 82901-6438

SEC OF HOUSING & URBAN DEV C/O INFORMATION
SYSTEMS & NETWORKS CORP
SHEPARD MALL OFFICE COMPLEX 2401 NW 23RD ST STE
1D
OKLAHOMA CITY, OK 73107-2420

HALL WILMETT FAMILY TRUST J ANDREW HALL &
JENNIFER L WILMETT TRUSTEES
2623 LITTLE SANDY DR
ROCK SPRINGS, WY 82901-4218

BOZNER DAVID C C/O JAMES MARTINEZ
371 H ST
ROCK SPRINGS, WY 82901-6434

BRANNAN THOMAS J & ROBERT L
417 I ST
ROCK SPRINGS, WY 82901-6438

PRAIRIE DOG PROPERTIES LLC
810 DEWAR DR
ROCK SPRINGS, WY 82901-5913

SMITH LARRY M & VICKIE L
4708 DOUGLAS AVE
KLAMATH FALLS, OR 97601-5499

NOBLE K INVESTMENTS LLC
1993 DEWAR DR UNIT 1-274
ROCK SPRINGS, WY 82901-5780

HULSE JULIE R AKA JULIE STEVENS
912 POTTER ST
ROCK SPRINGS, WY 82901-6458

MELANCON LARRY C JR
354 H ST
ROCK SPRINGS, WY 82901-6435

SIMENSON BRANDON L
908 POTTER ST
ROCK SPRINGS, WY 82901-6458

REED ROY B & LOIS J
400 H ST
ROCK SPRINGS, WY 82901-6475

BOTT TRAVIS
1026 MCCABE ST
ROCK SPRINGS, WY 82901-6449

MATLOCK THOMAS E & DALINN D
340 I ST
ROCK SPRINGS, WY 82901-6437

BLASHAW ROBERT E & MELINDA L
1021 MCCABE ST
ROCK SPRINGS, WY 82901-6448

CORDOVA JOSE M & ROBERTA
805 THORPE ST
ROCK SPRINGS, WY 82901-6406

MORGAN DOROTHY F
338 I ST
ROCK SPRINGS, WY 82901-6437

HUNSAKER PAUL & MARIANNE
941 THORPE ST
ROCK SPRINGS, WY 82901-6495

KUMER KIMBERLY A
410 I ST
ROCK SPRINGS, WY 82901-6439

QUINTON DEAN & MARY J
365 H ST
ROCK SPRINGS, WY 82901-6434

IMPERIAL ROCK SPRINGS LLC
PO BOX 1257
ROCK SPRINGS, WY 82902-1257

LEVECK NATHAN C
961 THORPE ST
ROCK SPRINGS, WY 82901-6495

BLASHAW ROBERT E
1021 MCCABE ST
ROCK SPRINGS, WY 82901-6448

REED BRUCE L & MARGARET C
400 H ST
ROCK SPRINGS, WY 82901-6475



Planning & Zoning Commission Staff Report

Project Name: Ron McMurry Office Building

Project Number: PZ-18-00132

Report Date: August 29, 2018

Meeting Date: September 12, 2018

Petitioner

Ron McMurry
MCM Properties
P.O. Box 2908
Casper, WY 82604

Property Owner

Ron McMurry
MCM Properties
P.O. Box 2908
Casper, WY 82604

Engineer

Dan Kennedy
JFC Engineers & Surveyors
1682 Sunset Dr.
Rock Springs, WY 82901

Project Location

Winston Drive
Lots 1 & 2 Winston Subdivision

Existing Zoning

B-2 (Community Business)

Property Owner Notification

Mailed out August 30, 2018

Staff Representative

Steve Horton AICP
City Planner

Attachments

- Application
- Site Plan
- Utility Review Comments
- Adjacent Property Notifications

Request

This request is for Lots 1 & 2 of Winston Subdivision, which have been combined through a Lot Line Adjustment. The property is Zoned B-2 Community Business District. The request is to construct a new 2-story office building 20,000 square feet in size.

Background

Winston Subdivision was approved in 1995. Lots 1 & 2 for the proposed office building have been combined through a Lot Line Adjustment and provide a total lot size of 0.92 acres. The proposed 2-story office building is 20,000 square feet in size.

Surrounding Land Use and Zoning

North – B-2 (Community Business), R-5
(High Density Residential)
South – B-2 (Community Business)
West – B-2 (Community Business)
East – R-5 (High Density Residential)

Setbacks

Front: 35 ft, Provided: 45 ft
Side: 15 ft, Provided: 40 ft
Rear: 15 ft, Provided: 45 ft
Residential Zone Boundary: 45 ft., Provided: 45 ft

Parking

This property is zoned B-2, which requires on-site parking.

Required Parking: 60 spaces
Provided Parking: 60 spaces

Street Access

Existing street access is from Winston Drive.

Analysis

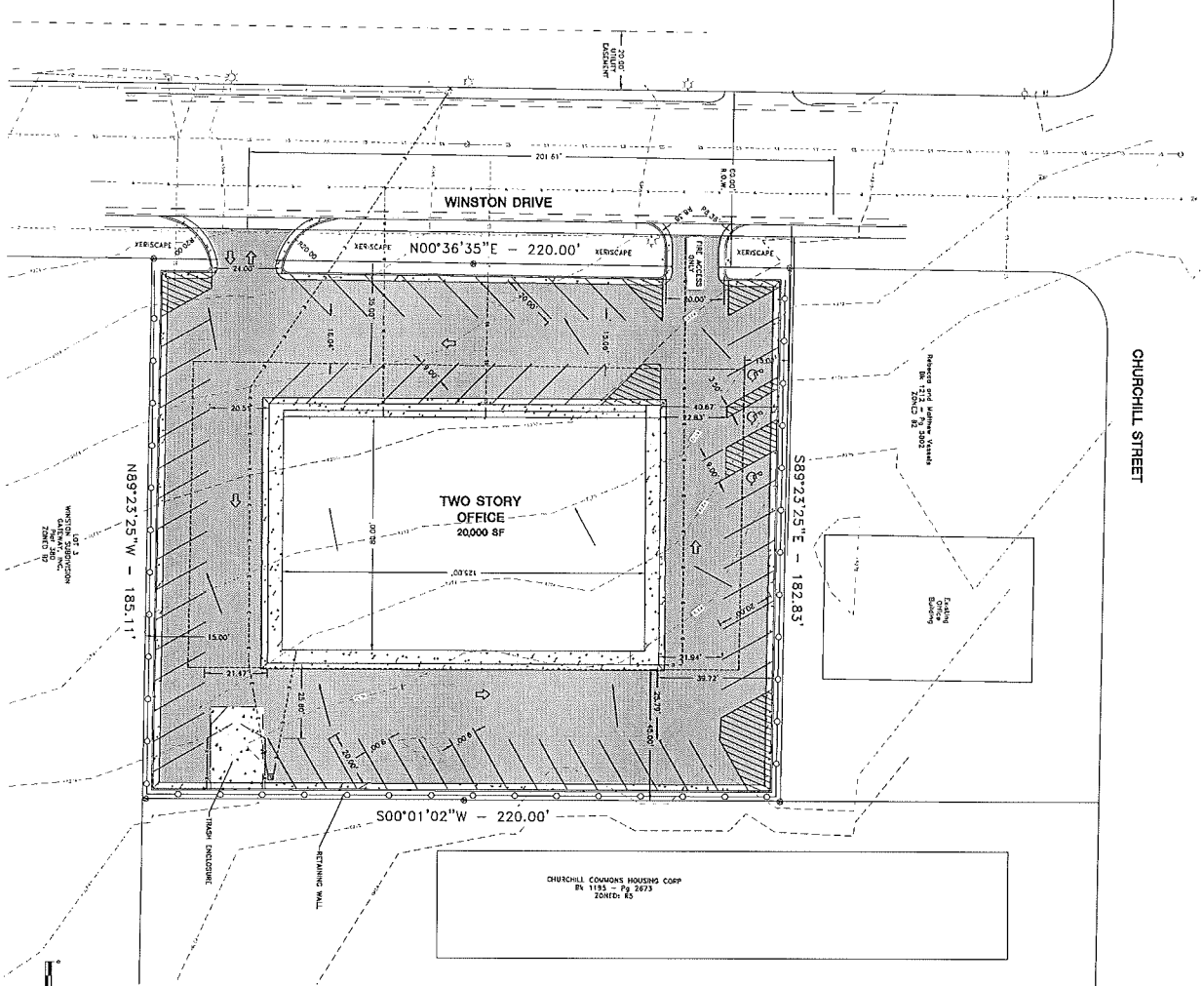
This proposed office building project is consistent with the existing B-2 Zone.

Property Owner Notification

Notices to property owners located within 200 feet of the boundaries have been mailed out.

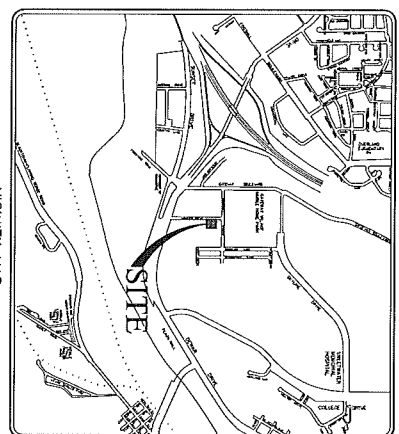
Staff Recommendation

Staff will provide a recommendation following public comment at the meeting.



PARKING CALCULATIONS:

USE	GROSS SF	STANDARD	# OF SPACES
OFFICE	20,000	1 SP/1,000 SF	20
TOTAL REQUIRED	1,640	15.75 SP/1,000 SF	26
TOTAL PROVIDED			60 SPACES



SBC: 34, T19N, R10W, 6th P.M.
LOTS 1 & 2 WINSTON SUBDIVISION

PROPERTY OWNER
MCM PROPERTIES LLC
PO BOX 2908
CASPER, WY 82402-2908

CURRENT ZONING:
B-2 COMMUNITY
BUSINESS

LOT SIZE:
42,471.24 SQ. FT.

ARCHITECT
MOA ARCHITECTURE
302 SOUTH DAVID
SUITE 210
CASPER, WY 82401

LEGEND

- EX. 2' CONTOURS
- EX. WATERLINE
- EX. SANITARY SEWER LINE
- EX. FIBER OPTIC LINE
- EX. ABOVE GROUND ELECTRICAL LINE
- EX. GAS LINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED GAS LINE
- EX. TRANSFORMER
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER MANHOLE
- EX. LIGHT POLE
- EX. POWER POLE
- EX. FLOW LINE
- BUILDING SETBACK
- FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED TRANSFORMER
- PROPERTY CORNER
- DRAINAGE DIRECTION
- TRAFFIC FLOW

PROJECT TITLE:
TWO STORY OFFICE BUILDING
WINSTON DR.
MCM PROPERTIES, LLC.
ROCK SPRINGS, WYOMING

DATE: 8/10/18
PROJECT NO: 1803-001
SHEET NO: 1

DRAWN BY: M
CHECKED BY: M
DATE: 8/10/18
AS NOTED

PROJECT TITLE:
TWO STORY OFFICE BUILDING
WINSTON DR.
MCM PROPERTIES, LLC.
ROCK SPRINGS, WYOMING

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JFC ENGINEERS SURVEYORS

PO BOX 2026
ROCK SPRINGS, WY 82802
PHONE (307) 352-7519
FAX (307) 352-7551
http://www.jfc-sys.com



Proposed Development: Ron McMurry Office Building, Lots 1&2 Winston Subdivision
Utility Review Meeting: July 24, 2018

Utility Review Committee Comments:

City of Rock Springs Engineering Department (Meghan Jackson)

1. All damage infrastructure, i.e. sidewalk, curb and gutter, etc. along Winston Drive, from beginning to end of property, shall be brought up to City Standards
2. Minimum approach width is 24 feet, minimum radius is 20 feet. Show on plans.
3. Minimum approach spacing is 100 feet, show approach distances and with other business approaches
4. ADA ramps shall be installed to the latest ADA guidelines and City of Rock Springs Standards. ADA Solutions Inc., cast in place, tactile panels brick red truncated dome panels must be used. Show details on plans
5. Drainage plan, provide runoff calculations. Drainage shall not affect adjacent properties.
6. Any excavation into the public ROW will require bonding with the City of Rock Springs
7. Obtain an NPDES or SWPP with the WYDEQ.
8. Design and construction in accordance with City of Rock Springs Ordinances.
9. Please provide a copy of revised plans for review.

Rocky Mountain Power (Christy Austin)

1. Call for service when ready 888-221-7070

City of Rock Springs Building Inspections Department (Jeff Tuttle)

1. Building Permit will be issued once construction plans are submitted, reviewed and all comments satisfied, all fees paid, and all other City Departments approve

City of Rock Springs Planning Department (Steve Horton)

1. Landscaping must be shown on Site Plan, landscape all areas in front setback that are not paved.

City of Rock Springs Water Department (Clint Zambai)

1. There are possibly 2 services if found they need to be abandoned.
2. All materials and install must meet City of Rock Springs and JPWB Specs

Joint Powers Water Board (Bryan Seppie)

1. Services connections to be approved by RS Water Dept

City of Rock Springs Wastewater Department (Nick Seals)

1. Plans Approved, any pretreatment requirements will be decided with each office building

City of Rock Springs Fire Department (Rick Cozad)

1. Provide Site Plan drawing that shows 360° access for Rock Springs Fire Department Truck 1 1) Truck 1: L: 48'6", W: 9'3", tail swing 13', paying attention to corners, parking spots, trash enclosures
2. Revised Plans: Thank you for providing the revised plans. Per our previous conversations, now that the total building height above grade plane has been adjusted to be less than 30', IFC 2015 Section D105 will not be applied to this project.

Dominion Energy (Josh Sargent)

1. Approved

City of Rock Springs Parks & Rec Department (Dave Lansing)

1. Approved

Century Link (Debra Thomas)

1. Century Link will require minimum 4" conduit from the building terminal room to the property line if phone service is to be provided to this site. Please contact Deb Thomas, Engineer II at 307-771-6332

State of Wyoming Abandoned Mine Lands (Ryan Reed)

1. Property is undermined by abandoned mine workings at an approximate depth of 1,450 ft.
2. No remediation action is necessary at this time.

Stephen A. Horton, AICP, City Planner

Date

August 30, 2018

Dear Property Owner / Interested Party:

This letter is to inform you that Ron McMurry, representing MCM Properties, has submitted a request for a proposed 2-story office building on Winston Drive, Lots 1 & 2 Winston Subdivision, Rock Springs, Wyoming. Records show that this property is adjacent to or near property you own (*see the location map below*). The following summarizes the requests:

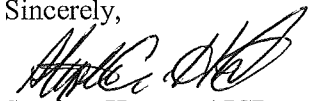
- 1) The applicant is requesting **Major Site Plan** approval for a new 20,000 sq. ft. 2 –story office building. In accordance with Section 13-904 of the Rock Springs Zoning Ordinance, proposed developments consisting of 20,000 or more square feet of floor area, as well as developments with parking for one-hundred fifty (150) or more motor vehicles, shall be considered as a Major Site Plan application which requires approval by the Rock Springs Planning and Zoning Commission. The Rock Springs **Planning and Zoning Commission** will review this request at a public meeting to be held on **Wednesday, September 12, 2018 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.

If you would like to comment on any part of this project, you may attend the meeting or hand deliver, fax, email or mail your written comments to the following:

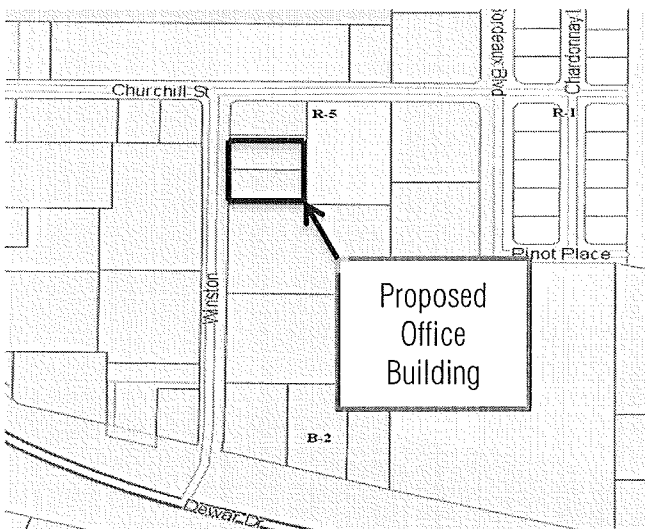
Planning and Zoning Division
Attn: Stephen Horton, City Planner
212 ‘D’ Street
Rock Springs, WY 82901
steve_horton@rswy.net

Written comments will be accepted no later than Noon on September 12, 2018. If you have any questions regarding this information, please contact the Planning and Zoning Division at (307) 352-1540.

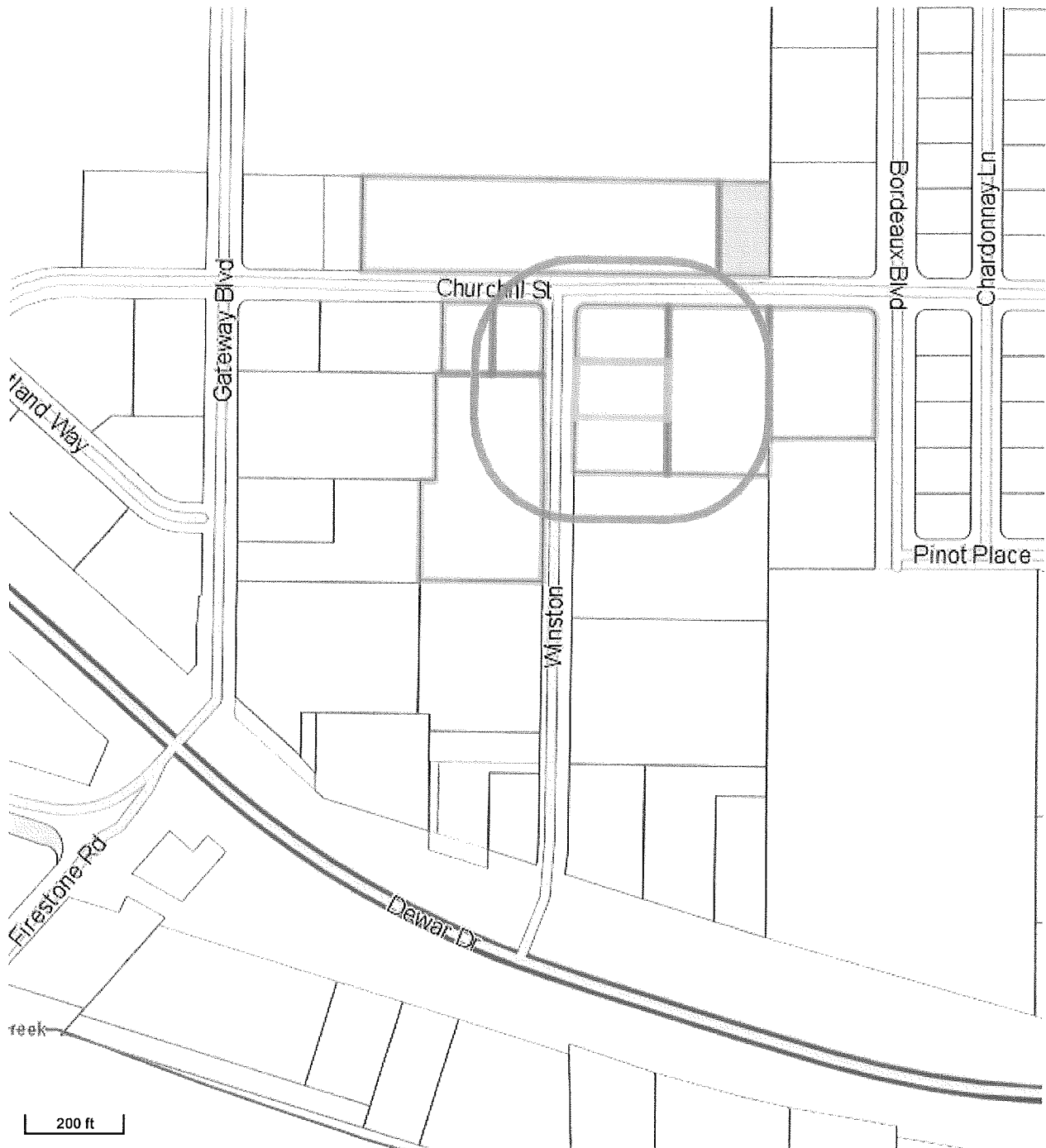
Sincerely,



Stephen Horton, AICP
City Planner



Sweetwater County Wyoming MapServer



Sweetwater County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.

printed 8/29/2018

Enter your own text here

CHURCHILL COMMONS HOUSING CORP
500 FIFTEEN MILE RD
WORLAND, WY 82401

MCM PROPERTIES LLC
PO BOX 2908
CASPER, WY 82602-2908

GATEWAY INC
79 WINSTON DR
ROCK SPRINGS, WY 82901-5768

SWEETWATER COUNTY
80 W FLAMING GORGE WAY STE 109
GREEN RIVER, WY 82935-4252

DREILING RONALD J REV TRUST
1863 N RUSTY GATE
WICHITA, KS 67206-8939

HONAKER R & S REV TRUST HONAKER RICHARD
& SHANNON TRUS
453 QUADRANT DR
ROCK SPRINGS, WY 82901-3336

SENESHALE JOE
2221 WESTVIEW AVE
ROCK SPRINGS, WY 82901-6751

SWEETWATER 215 LLC C/O REBECCA &
MATTHEW VESSELS
215 WINSTON DR
ROCK SPRINGS, WY 82901-5727

FOOTHILLS SOUTH CORPORATION INC
PO BOX F
PINEDALE, WY 82941-3050



Department of Public Services

212 D Street, Rock Springs, WY 82901

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

www.rswy.net

August 30, 2018

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
07/17/2018	1. Request for Final Plat approval for North Side State Bank Commercial Subdivision filed by Glacier Bank being a resubdivision of portions of North Addition to the City of Rock Springs and including Lot 6 through 12 of Block 2, Lots 1 through 5 with Original Alley, Block 10, and portions of the Platted Bitter Creek Channel. (Project # PZ-18-00085, Staff Representative Steve Horton, City Planner)	Approve

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

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Horton".

Stephen Horton, AICP
Director of Public Services/City Planner