



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**
December 14, 2022
7:00 p.m.

ROLL CALL

APPROVAL OF MINUTES

1. Review and approval of the November 9, 2022, Planning & Zoning Commission Meeting Minutes. **Report Packet Page # 2**

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

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

PUBLIC HEARINGS

1. None

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. Presentation of the Sketch Plat for Maverik Subdivision, a new commercial subdivision filed by JFC Engineers Surveyors. (Project #PZ-22-00451) – **Report Packet Page # 9**

NOTIFICATION OF MINOR SITE PLANS AND STAFF APPROVED CONDITIONAL USE PERMITS

1. Attached is a spread sheet containing all project in November 2022 - **Report Packet Page #35**

PETITIONS AND COMMUNICATIONS

1. Written petitions and communications.
 - a. Update on City Council actions.
 - (1) December 6, 2022 – Appointment of Kylie Wylie
 - (2) December 6, 2022 - A Resolution accepting and approving a Completion Guaranty with Bond from DeBernardi Construction, Inc., as Guarantor for Amundsen Construction, Inc., for the remaining subdivision improvements for Mustang Ridge – Phase I
2. Petitions and communications from the floor.

ADJOURNMENT

**PLANNING AND ZONING
COMMISSION MINUTES**
November 9, 2022
Wednesday, 7:00 p.m.
City Hall, Rock Springs, Wyoming

Commissioners Present:	Vice Chairman Cody Wylie Dan Kennedy Lacey Brown	Blake Manus Kevin Hardesty Emily Lopez
Commissioners Absent:	Chairman Justin Lemon Ken Fortuna	Zane Isaccson
Staff Present:	Cathy Greene, Planner	

CALL TO ORDER

Vice Chairman Wylie called the meeting to order at 7:02 p.m.

ROLL CALL

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

APPROVAL OF MINUTES

Vice Chairman Wylie asked the Commission for any corrections or additions to the Minutes from the October 12, 2022, Planning and Zoning Commission Meeting.

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

Commissioner Kennedy: Motion to approve the Minutes as presented.

Commissioner Lopez: Second.

Vote: All in favor. Motion carried unanimously.

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

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

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

Commissioner Lopez: Second.

Vote: All in favor. Motion carried unanimously.

CHANGES TO THE AGENDA

There were none.

UNFINISHED BUSINESS

There were none.

PUBLIC HEARINGS

1. Request to amend the Master Plan Land Use Map and amend the Official Zoning Map, filed by 1st Arrow Corp (Project # PZ-22-00384)

Staff Report

Ms. Greene presented the Staff Report to the Commission.

Notifications were: Letters sent October 28, 2022

Rocket Miner Publication of Legal Notice October 22, 2022

Property posted October 31, 2022

Commissioner Questions for Staff

Commissioner Kennedy inquired about the zoning of the right of way at the small parcel south of Stagecoach Blvd excepted out; Ms. Greene stated, it would go to the center of the right of way.

Commissioner Questions for Applicant

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

Mr. Shawn Arnoldi came forward and reviewed the revisions based on comments from the previous meeting, such as the buffer area to the north and stated they didn't need one to the east as there is a 60' right of way there. He also explained the two small parcels on the opposite side of Foothill and Stagecoach. He further explained the need for buildable lots

Commissioner Kennedy asked about the zoning to remain I-1 south of Stagecoach and asked about it being changed to Commercial. Ms. Greene and Mr. Arnoldi explained the history of why this was excepted out to remain I-1.

Commissioner Kennedy questioned the 60' buffer shown on the rezoning plan, to the east of the property. There was discussion in regards to the buffer and the ownership and whether there was an easement.

Public Hearing

Vice Chairman Wylie asked for anyone who would like to comment in favor of the project to come forward.

Brian Marincic stated that the first proposal wasn't tabled for concerns, but they have done a good job addressing all the concerns that were brought up. He stated that the sixty (60) foot strip just worked nicely as a buffer and the intention of it was for access to the back property. He believes this has addressed what was brought up and ask that they vote in favor of it.

Tim Kaumo stated that he is speaking in favor of it, as there are large projects for jobs and we will need housing. This land has been sitting for some time with several attempts to develop. Allowing affordable housing with more availability of developable lots by multiple contractors. Again, stated he was in favor of it.

Vice Chairman Wylie asked for anyone who would like to comment that is opposed to the project to come forward.

Lance Neeff was initially in favor but saw the 15' setback as part of a buffer, but he prefers it all be put on their property and not on his. He also addressed his sixty (60) foot strip, he doesn't want it to be a "buffer" as shown, as it would essentially make the piece useless. He also wanted to make it known on record that he doesn't want a road location off Stagecoach to prevent him from a future development for a future road, access to his back property.

Commissioner Kennedy ask for confirmation that there was no easement over the 60' strip; Mr. Neeff stated that is correct he could sell it or build a road, but it's not a buffer.

Commissioner Lopez clarified that this 60' strip is his to sell or access his property; Mr. Neeff stated that was correct.

Commissioner Kennedy ask for clarification about the 75' buffer; Ms. Greene clarified that the 60' buffer is on the applicants property and the applicant choose to combine it with the 15' setback for a total of the 75' buffer. There was further discussion.

Bruce Macey came forward and discussed the 60' strip but his further concern was that Mr. Neeff was shut down to develop a housing development, but are allowing an out of state property owner to do the same thing.

Vice Chairman Wylie clarified that the City Council voted the previous proposal down and Commissioner Kennedy stated they don't take into consideration who the property owner is or where they are from.

Vice Chairman Wylie closed the public hearing and asked for a staff recommendation.

Staff Recommendation

Ms. Greene first addressed Mr. Lance Neeff's concern about the access to his property off Stagecoach; this is something that will be taken into consideration during the Subdivision Development Processing.

The applicant previously withdrew their previous application before the recommendation of the Commission went forward to City Council. They have addressed the concerns of adjacent properties and submitted a new application. With the correction of the strip of land labeled as "buffer" to be removed from the plan. The plan shows the adjacent I-2 property is no longer impacted by a required 75' setback. This is the required setback of I-2 zoned properties from residential. They have proposed a 60' buffer within their boundaries together with the required 15' rear setback of I-2. No residential lots shall be located in said buffer.

In accordance with section 13-909.F of the ordinance Parallel Conditional Use Districts, Effect of Approval: ...two years from the date of approval, the Planning and Zoning Commission shall examine progress made to develop in accordance with approved plans. If it is determined that active efforts to so develop are neither proceeding nor have been completed, it shall be the responsibility of the property owner to justify to the Commission any delay in development. If the Commission finds that such delay is unjustified or that the intent of the rezoning procedure as stated in this section has been violated it shall

forward a report of its findings to the Governing Body which may recommend that proceedings to rezone the subject property to its former designation be initiated.

Staff recommends approval.

Commissioner Kennedy asked a question about the Master Plan and the small piece of isolated industrial area on the location map. Ms. Greene stated she believed that was the way they overlaid it.

Commissioner Lopez ask about the labeling of the 60' buffer; Ms. Greene stated they should remove the label and the Commission could recommend additional changes.

Vice Chairman Wylie stated he felt the applicant should adjust all buffers and the buffer zone be moved to the west, onto their property.

Commission Vote

Commissioner Lopez: Motion to approve with staff recommendations and the 60' buffer to the east be located within their property boundary. Ms. Greene asked for clarification this was the only buffer, the Commissioners stated yes.

Commissioner Hardesty: Second.

Vote: All in favor. Motion carried unanimously.

NEW BUSINESS

1.Request for a Conditional Use Permit by Zackary Krone, for a Towing & Recovery business in I-2 Zone. (Project #: PZ-22-00419, Staff Representative: Cathy Greene, City Planner)

Staff Report

Ms. Greene presented the Staff Report to the Commission.

Notifications were mailed to property abutting property owners: October 28, 2022

Commissioner Questions for Staff

Vice Chairman Wylie asked if Mr. Lever was the one that was a supporter of the Industrial area and was opposed to the previous zone change request; Ms. Greene stated yes, Mr. Lever was an advocate for keeping Industrial zoned property at which he voiced his concern for such at the City Council Public Hearing for the last zone change.

Commissioner Questions for Applicant

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

Zackary Krone came forward to explain stated he was available for questions.

Vice Chairman Wylie asked if he had a spill policy in place; Mr. Krone stated yes and explained how it's take care of.

Public Comments

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

Vice Chairman Wylie then asked for a staff recommendation.

Staff Recommendation

Staff recommends approval of the Conditional Use Permit, with the following conditions:

- 1) All utility review comments shall be met.
- 2) Policy in place for handling fluid spills.
- 3) Towed vehicles shall be parked inside the building or within the storage lot as shown on the approved site plan.
- 4) Vehicles must be parked in an orderly manner. No stacking of vehicles is allowed.
- 5) The storage lot is limited to usage only by the holder of this Conditional Use Permit.
- 6) No parting or salvage of vehicles is allowed with this permit. Salvage operations will require an amended Conditional Use Permit and Site Plan.
- 7) No towed, recovered or impounded vehicles shall occupy required off-street parking spaces.
- 8) Within six (6) months, install privacy slats in the storage area fence to provide the required screening.

Commission Vote

Commissioner Manus: Motion to approve with staff recommendations.

Commissioner Kennedy: Second.

Vote: All in favor. Motion carried unanimously.

**1. Request for a Conditional Use Permit by YESCO, for a Digital Billboard in the B-2 Zone.
(Project #: PZ-22-00425, Staff Representative: Cathy Greene, City Planner)**

Staff Report

Ms. Greene presented the Staff Report to the Commission.

Notifications were mailed to property abutting property owners: October 28, 2022

Commissioner Dan Kennedy recused himself as JFC prepared the site plan for this site.

Commissioner Questions for Staff

There were none.

Commissioner Questions for Applicant

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

Matt Largent with Yesco came forward to give further information about the project and the lighting and standards they adhere to that are more restrictive than the City's Ordinance.

Public Comments

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

There were none.

Vice Chairman Wylie then asked for a staff recommendation.

Staff Recommendation

Ms. Greene addressed the concern received about the lighting from the billboard, however discussing this concern with the applicant it was determined their company has more stringent requirements than the City Ordinance.

Staff recommends approval of Conditional Use Permit approval with the following conditions:

1. Applicant shall submit a report to certify information regarding dwell time, transitions, lighting, and sensing of the digital billboard all meet the requirements of the Zoning Ordinance.
2. The digital billboard shall be setback a minimum of 10 feet from any part of billboard to the street right-of-way line or side property line.
3. The digital billboard shall not be permitted to advertise any on premise products, businesses or services.
4. The following shall be strictly prohibited on the digital billboard: personal messages customized for individual motorists, facial recognition, license plate recognition, sequential messaging, messages requesting viewers to send text messages, smells, and sounds (not including the cooling fan).
5. Lighting from the digital billboard shall not affect adjacent properties. If legitimate complaints are received, the Conditional Use Permit may be reviewed. If said digital billboard is found to be operating outside of the ordinance requirements or these conditions of approval, more stringent conditions may be set or the CUP could possibly be revoked, by the Planning and Zoning Commission.
6. The digital billboard display shall be continuously monitored and malfunctioning displays shall be turned off within one (1) hour of the time the malfunction occurs.
7. A Building Permit for the digital billboard shall be obtained within one year of the date of final approval from the Planning and Zoning Commission. Failure to obtain a Building Permit within the one-year timeframe shall require re-submittal of a new application for consideration and approval.
8. All Utility Review Committee comments shall be met.
9. The Goodwill Trailer must be removed from the property, as it is a violation of the sign ordinance.
10. Parking spaces must be striped to match site plan.

Commission Vote

Commissioner Hardesty: Motion to approve with staff recommendations.

Commissioner Brown: Second.

Vote: All in favor with Commissioner Kennedy abstaining.

NOTIFICATION OF MINOR SITE PLANS / STAFF APPROVED CONDITIONAL USE PERMITS

- 1) Report from ComDev database showing all projects for the Month of October 2022.

PETITIONS AND COMMUNICATIONS

1) Written petitions and communications.

- a. Update on City Council Actions – there were none

2) Petitions and communications from the floor.

- a. Vice Chairman Wylie formally announced his resignation, as he will be starting his term serving us at the State level. He thinks Emily Lopez should fill his spot on an interim basis and be considered moving forward.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:20 p.m..

These minutes approved by the Rock Springs Planning and Zoning Commission by vote this
_____ day of _____ 2022.

Cathy Greene, Secretary, Planning & Zoning Commission



Planning & Zoning Commission

Staff Report

December 14, 2022
7:00 p.m.

REPORT SUMMARY			
Agenda Item:	New Business #1	Project Number:	PZ-22-00451
Project Name:	Maverik Subdivision – Sketch Plat Presentation		
Project Location:	29.9 acres north of Foothill Blvd.		
Project Description:	Sketch plat presentation of a new commercial subdivision.		
Applicant:	Todd Meyers Maverik 185 South State Street, Ste 800 Salt Lake City, UT 84111	Property Owner:	Express Development LLC 1524 Eubank Blvd NE Ste 5 Albuquerque, NM 87112
Engineer:	Daniel Kennedy JFC Engineers & Surveyors 1682 Sunset Drive Rock Springs, WY 82901	Surveyor:	Kent Felderman JFC Engineers & Surveyors 1682 Sunset Drive Rock Springs, WY 82901
Public Notification:	N/A		
Current Master Plan Land Use Designation:	HDR (High Density Residential) I (Industrial)	Proposed Master Plan Land Use Designation:	No proposed change
Current Zoning District	I-1 (Light Industrial)	Proposed Zoning District	No proposed change
References:	Rock Springs Zoning Ordinance §13-810 Light Industrial Zone Rock Springs Subdivision Ordinance §16-501 Sketch Plat Rock Springs Subdivision Ordinance §16-507 Approval of Minor Subdivisions		
Exhibits:	A. Maverik Subdivision Sketch Plat B. Sketch Plat Application C. Utility Review Comment Forms		

PETITION:

Dan Kennedy of JFC Engineers Surveyors on behalf of Todd Meyers of Maverik, submitted a Sketch Plat for the proposed Maverik Subdivision. The Sketch Plat can be found in [Exhibit A](#). Please refer to [Exhibit B](#) to review the submitted Sketch Plat Application.

As shown on the sketch plat, the proposed two lot subdivision contains a total of 29.9 acres.

PROPERTY LOCATION AND DESCRIPTION:

As shown in [Figure 1](#), the property is located north of Foothill Blvd. The property is undeveloped. Adjacent land uses are as follows:

North – Vacant Land (City limits)

South – Foothill Blvd / I-80 Interchange (City Limits)

East – Industrial zoned and developed land.

West – Vacant Land Zoned Industrial and Manufactured Home



Figure 1: Location Map

UTILITY REVIEW:

A Utility Review was held with Comments due on November 16, 2022 to review the proposed Sketch Plat. Because the Sketch Plat stage of the platting process is a comment-gathering stage only, no modifications shall be required until the Preliminary Plat application is filed. The submitted Utility Review Comments can be found in [Exhibit C](#).

SKETCH PLAT REVIEW:

Section 16-501 of the Rock Springs Subdivision Ordinance states the following regarding Sketch Plats:

16-501 Sketch Plat.

(A) Prior to the submission of a Sketch Plat application, the subdivider shall schedule a meeting with the Planning Department, who may coordinate a meeting with other City Departments, to discuss and determine the procedures and requirements for filing the Sketch Plat.
(B) Once the procedures and requirements are determined, the subdivider shall submit a Sketch Plat application, two copies, printed to scale, and one pdf of the Sketch Plat drawing and all supporting documentation. The Sketch Plat drawing shall contain the following information:
(1) The Sketch Plat shall indicate the layout of streets and lots, street connections, and the phasing of the development.
(2) A drainage plan shall be submitted which adequately illustrates how the 25-year flow will be handled in the subdivision. The drainage plan must indicate how drainage within the Sketch Plat will match up with drainage of adjacent properties. The manner in which each lot will drain must also be shown. Subdivision drainage may be managed with such measures as retaining walls, alleys or easements
(3) Availability of public water and sewer. A plan indicating the proposed location and sizing of water and sewer lines shall be provided
(4) Zoning requirements on the property.
(5) Requirements of the Comprehensive Plan for land use, arterial and collector streets, schools, parks, and other public open space.
(6) The location and extent of any floodplains.
(C) After receipt of a complete Sketch Plat submittal, the Planning Department shall submit copies to the Utility Review Committee for their review and shall request that comments be returned within 7 days. Members of the Utility Review Committee who do not return comments within 7 days will be considered to be in support of the application.
(D) At the request of the subdivider, the Planning Department shall schedule the application for review and consideration at the next regular meeting of the Commission once the application is considered complete.
(E) The purpose of the Sketch Plat procedure is to determine any problems with the proposed development before expenses are incurred in the preparation of a Preliminary Plat. No official action is required of the Planning Department or other agencies other than to offer appropriate comments on the proposal.
(F) The Planning Department shall provide to the applicant, all comments received from the public, agencies, staff and the Commission. These comments shall be incorporated into the Preliminary Plat.
(G) The Sketch Plat review will remain valid for twelve (12) calendar months from the date the Sketch Plat comments are distributed to the subdivider.

MINOR SUBDIVISION REVIEW:

Section 16-507 of the Rock Springs Subdivision Ordinance states the following regarding Minor Subdivisions:

16-507 Approval of Minor Subdivisions.

(A) A Sketch Plat of the Minor Subdivision shall be submitted and reviewed in conformance with Section 16-501. The purpose of the Minor Subdivision Sketch Plat review is to determine the submission requirements for the Preliminary and/or Final Plat.

(B) If a Preliminary Plat is required, the Preliminary Plat and the Final Plat shall be submitted and reviewed simultaneously as outlined in Sections 16-502 and 16-503. The City Planner and City Engineer shall determine which supporting documentation listed in Section 16-503.G. must be submitted. It is possible for Preliminary and Final Plats to be one and the same instrument.

16-503.G The Final Plat shall be accompanied by the total amount of the Final Plat fee and the following supporting documentation:

(1) Final Plat Application.	PLANNING – Required.
(2) Two copies of the Drainage Report. A Drainage Report for the site in question and all pertinent offsite areas shall be prepared by a licensed engineer or hydrologist. The report shall examine 100 year storm flows (Q 100's), the 100 year high-water mark of any river, creek, arroyo, gully, diversion ditch, spillway, reservoir, etc., that may in any way effect the project area, along with the depth of flow for 100 year runoff. The watershed in all off-site areas shall be considered fully developed. Intensities shall be for this area's one hour 100 year term based upon two inches per hour. Time of Concentration (TC) used in the study providing for "C" to be 0.5 or greater and the overlot flow time to gutter to be eight minutes unless adequate evidence is provided to the contrary. A certificate shall be provided, signed, and sealed by a Registered Professional Engineer that all drainage facilities, including on site drainage facilities that convey any off site storm flows, utilizing gutters and streets, are designed and sized to handle 100% of the Q 100 runoff.	ENG - Required.
(3) Two copies of the Soils Report. A Soils Report for the site in question and all pertinent off-site areas shall be prepared by a licensed engineer or soil scientist. The report shall indicate the type and location of soils using the Unified Soil Classification System, shall contain drill logs and swell consolidation curves, and shall contain a discussion of any present or potential hazards, including mine subsidence, associated with soils on the site along with measures which could be taken to mitigate such hazards. In addition the Soils Report shall contain recommendations on subsurface area	ENG - Not necessary.

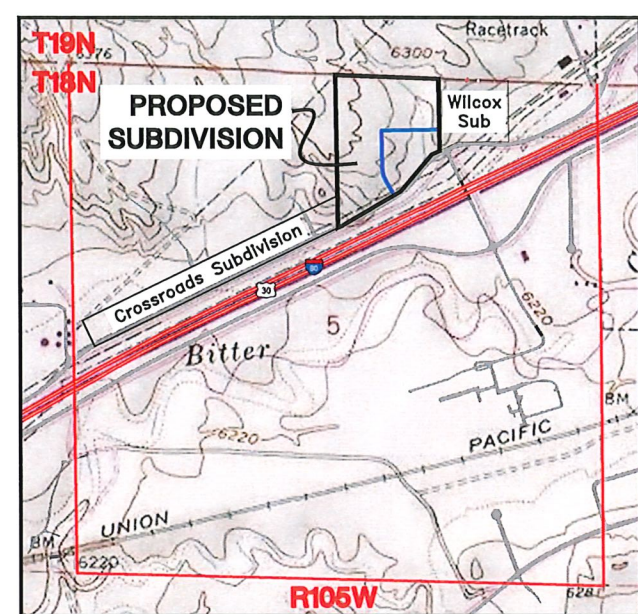
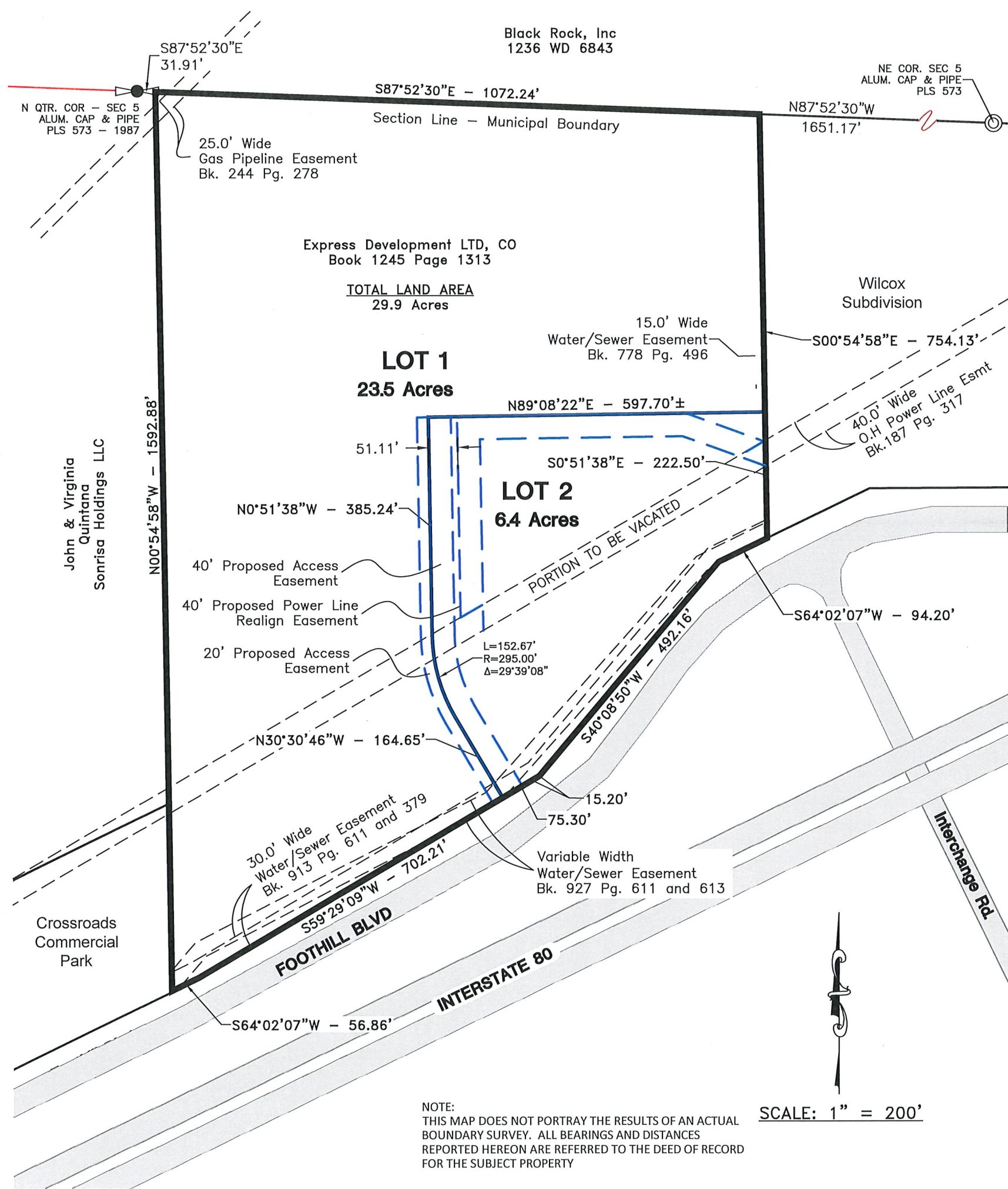
<p>drains and peripheral drains, foundation design, erosion control measures and surface drainage. Minimum protective slopes away from buildings shall be specified and a typical section of peripheral drain shall be shown with the upper end invert a minimum of 6" below finished grade basement floor, and laid at a minimum of 2% gradient.</p>	
<p>(4) Two copies of the Grading, Drainage and Development Plan. A Grading, Drainage and Development Plan shall be prepared at a scale of 1" – 100' or larger showing proposed right-of-ways, easements, walkways, parks, common areas, roadways, water lines and reservoirs, sanitary and storm sewer lines, manholes and treatment facilities, curbs and gutters, culverts, drains, storm water detention and retention basins, swales, ditches and other drainage devices, spot elevations of flow line of curb, high and low street points, drainage arrows, street plans, all drainage areas and acreages, all 25 year (Q 25's) for existing developed areas adjacent to and/or flowing onto the development and on-site at each surface flow junction, storm water "pick-up" and "take-off" points designated to handle 25 year flow on the surface cross sections and high water elevations for all 25 year flows. Spot elevations shall be given for all inverts, low points and flowing entry and exit points.</p> <p>For residential subdivisions, all minimum building setbacks shall be shown. No 25 year flow line shall encroach upon any minimum setback line.</p> <p>The following standards shall be used in preparation of the Grading, Drainage and Development Plan: 25 year storm flow unless otherwise required by the adopted FIRM; pipes into which surface water flows will have a minimum diameter of 15"; a capability for handling all Q 25's on the surface within the roadway. Exceptions and variations to these standards must be recommended by a licensed engineer and approved by the City Engineer and City Planner.</p> <p>In addition, for residential developments, the Plan shall be prepared in a manner that will allow the following conditions to be met prior to, or as part of, actual building construction. If necessary, individual lot grading plans will be required prior to issuance of building permits.</p> <p>A minimum fall of 6" in the first 10' away from any building is required, with a maximum gradient of 21% within 4' of the foundation and usable minimum yard area of 300 square feet with a maximum slope of 5.0%, a minimum foundation exposure above finished grade is 8"; slopes of 3:1 and steeper must be sodded and will be accepted only when the developer and engineer can show this to be the most feasible approach; driveway grades should be maintained between 9.5% and 5.0% when possible; entry walks shall not exceed 5.0%; lots should be graded at a minimum slope of 2%</p>	<p>ENG - Grading & drainage requirements will be accomplished through the necessary submittal of the Preliminary Plat, drainage report, and subdivision construction drawings should there be any public improvements or grading necessary for the subdivision.</p>

between the sewer flow line in the street and the finish grade first floor elevation; minimum depth of any sewer line shall be 5'.	
(5) Six copies of the Construction Plans and Details. Copies for other reviewing agencies may be needed as required. Construction Plans and details must be prepared by or under direct supervision of a Registered Professional Engineer in the State of Wyoming and shall provide for all improvements indicated on the Grading, Drainage, and Development Plan including right-of-way and easement cross-sections showing construction and placement of streets, walks, curbs, gutters, medians, swales, ditches, utilities, planting strips and property lines; details of hydrants, valves, manholes, pipe junctions, pumps, thrust-blocking, catch basins, etc.; street profiles showing natural and finish grades, center line and both curbs with a recommended minimum vertical scale of 1" = 60'; sanitary sewer line and manhole profiles with natural and finish grades, showing area under drains, if applicable, and the location of gravity outfall lines; storm drainage system profiles showing natural and finish grade; erosion control and revegetation details and other details as necessary to adequately convey the design intent. Quantity take-offs shall also be provided.	ENG – only applies if there are any public improvements or grading necessary for the subdivision.
(6) Deeds. When required by the City, assurance that a warranty deed or other acceptable instrument conveying to the City or other appropriate public agency any public lands shown on the Final Plat and title insurance if required by the City, shall be presented to the City upon approval of the Final Plat. The method of assurance will be approval by the City Attorney.	PLANNING – there will be nothing deeded to the City.
(7) Fees in Lieu of Land. Payment of any fees in lieu of public land dedication or any initial payment and a payment schedule keyed to subdivision development.	PLANNING – no requirement for minor commercial subdivision.
(8) Title Opinion. Evidence satisfactory to the City must be submitted showing all taxes and assessments due on the property to be subdivided have been paid in full, showing title or control of the property to be subdivided and showing the property to be subdivided as free and clear of any liens. An attorney's title opinion or ownership and encumbrance report from a land title company shall be considered satisfactory evidence. Such an opinion or report shall also note any reservation for mineral rights and the existence of any mineral or oil and gas leases.	PLANNING – required.
(9) Financial Guarantee. A contractor's performance bond, an irrevocable letter of credit, funds in escrow or other appropriate commitment to guarantee the complete and timely development of any facilities or improvements which are the subdivider's responsibility. The bond shall be in an amount of 125% of the Engineer's Cost Estimate, as approved	ENG – only necessary if there are any public improvements.

by the City Engineer. The Engineer's Cost Estimate shall be submitted as part of the Final Plat submittal.	
(10) Easements. If the subdivider proposes to utilize adjoining property for water lines, drainage, sewer lines, power lines, or other utilities, the subdivider shall provide copies of the recorded binding easements of not less than 20' in width for the proposed facilities from each property owner over whose land such services shall extend. The Final Plat shall show the Book and Page number as recorded in the Office of the Sweetwater County Clerk for all recorded easements.	ENG – only applies if there are any necessary easements granted.

EXHIBIT A

SKETCH PLAT



Vicinity Map
SCALE: 1" = 2000'
Contour Interval = 20'

Easements Not Shown

50.0 Wide Communication Cable Esmt
Pioneer Pipeline Co.
Book 771, Page 1549
No Legal Description Provided

PROPERTY DETAIL

PARCEL TAX ID: 1805-05-1-00-010-00
PROPERTY ADDRESS: VACANT LANDS - NOT ASSIGNED
OWNER OF RECORD: EXPRESS DEVELOPMENT LTD CO
TOTAL PARCEL AREA: 30.0 (DEED)
RECORDING INFO: 1245 WDNS 1313

NOTES

- 1) PROPERTY IS CURRENTLY ZONED I-1 - (RS) LIGHT INDUSTRIAL.
- 2) THERE ARE NO FEMA DESIGNATED FLOOD ZONES WITHIN OR NEAR THE BOUNDARIES OF THE PROPOSED SUBDIVISION.
- 3) WATER SERVICE IS PROPOSED VIA CITY OF ROCK SPRINGS MUNICIPAL UTILITY.
- 4) SEWER SERVICE IS PROPOSED VIA CITY OF ROCK SPRINGS WASTE WATER SYSTEM.

Legal Description

A parcel of land situate in the Northeast Quarter of Section 5, Resurvey Township 18 North, Range 105 West of the 6th P.M., Rock Springs City, Sweetwater County, Wyoming, according to an official plat of said land filed in the district land office and being more particularly described as follows:

Commencing at the northeast section corner of said Section 5;
Thence along the north line of said Section 5 - North 87°52'30" West for a distance of 1651.17 feet to the True POINT OF BEGINING, Said point of being the Northwest corner of that certain parcel of land conveyed by Union Pacific Land Resources Corporation to Lloyd Banks and Henery Wilcox by special warranty Deed Dated March 5/ 1979, UPLRC Document Audit No. 795-2;

Thence parallel with the East Line of Said Section 5, South 00°54'58" East, for a distance of 754.13 feet, to a point on the Northerly Right-of-Way Line of interstate Highway I-80;

Thence along said Northerly Right-of-Way Line, South 64°02'07" West for a distance of 94.20 feet;
Thence continuing along said Northerly Right-of-Way line, South 40°08'50" West for a distance of 492.16 feet;
Thence continuing along said Northerly Right-of-Way line, South 59°29'09" West for a distance of 702.21 feet;
Thence continuing along said Northerly Right-of-Way line, South 64°02'07" West for a distance of 56.86 feet;
Thence North 00°54'58" West for a distance of 1592.88 feet to a point on the North line of said Section 5;

Thence along the North line of said Section 5, South 87°52'30" East for a distance of 1072.24 feet to the TRUE POINT OF BEGINNING.

Said parcel having an area of 29.9 Acres, more or less.

JFC ENGINEERS SURVEYORS

811
Know what's below.
Call before you dig.

PROJECT TITLE:
SKETCH PLAT
MAVERICK SUBDIVISION
IN THE NE QUARTER, SECTION 5, T18N, R105W, 6th P.M.
CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING
Copyright © by JFC. Reproduction or other use of this drawing is prohibited unless authorized by JFC.

DRAWING TITLE:
SKETCH

DRAWN BY:
KEF/JLD

CHECKED BY:
KEF

SCALE:
AS NOTED

DATE:
10/31/22

PROJECT NO:
10826-21E

SHEET NO:
1082602

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EXHIBIT B

APPLICATION



CITY OF ROCK SPRINGS SUBDIVISION SKETCH PLAT APPLICATION

Planning & Zoning Division
212 D Street
Rock Springs WY 82901
307.352.1540 (phone)
city_planner@rswy.net

STAFF USE ONLY:

Date Received: 11-9-2022

Project Number: P2-22-00451

A. **SUBDIVISION NAME:** Maverick Subdivision

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.

Primary Contact Person (Applicant):

Todd Meyers

Name

801-520-4072

Phone Number

Todd.Meyers@maverik.com

Email Address

185 South State Street Suite 800

Mailing Address

Salt Lake City

City

Utah

State

84111

Zip

Property Owner Information:

Express Development LLC

Name

Phone Number

Email Address

1524 Eubank Blvd NE STE 5

Mailing Address

Albuquerque

City

NM

State

87112-4160

Zip

Engineer Information:

Daniel Kennedy

Engineer's Name

dkennedy@jfc-wyo.com

Email

JFC Engineers & Surveyors

Company Name

(307) 362-7519

Phone Number

Fax Number

1682 Sunset Drive

Mailing Address

Rock Springs

City

WY

State

82901

Zip

Surveyor Information:

Kent Felderman

Surveyor's Name

kfelderman@jfc-wyo.com

Email

JFC Engineers & Surveyors

Company Name

(307) 362-7519

Phone Number

Fax Number

1682 Sunset Drive

Mailing Address

Rock Springs

City

WY

State

82901

Zip

C. PLEASE ANSWER THE FOLLOWING (Attach a separate sheet if necessary):

1. General location and acreage of the property (Township, Range, Section, etc.)

The property is located in R105W, T18N Section 5. The acreage of the property is 30 acres.

2. Present zoning of property (if multiple zoning districts are included in the proposed subdivision, provide the acreage of each zoning district and show the zoning boundaries on the Sketch Plat):

The zoning of the property is I-1 Light Industrial.

3. List the intended use(s) within the proposed subdivision. If the intended use is not permitted in the current zoning district, a Zone Change will be required with Preliminary Plat.

The intended use for Lot 2 is a fueling station with a c-store. Currently there is no intended use for Lot 1.

4. What is the estimated number of lots in the proposed subdivision? Will the subdivision be developed in phases? If so, how many phases?

The estimated number of lots is two. There is no intended phasing.

D. INSTRUCTIONS FOR FILING / SUBMITTAL CHECKLIST:

This checklist must be completed and submitted as part of the Sketch Plat Application. All items as listed within this checklist shall be submitted and/or addressed with the Sketch Plat Application. Any missing items shall constitute an INCOMPLETE application. INCOMPLETE applications will be returned and will NOT be reviewed by the City of Rock Springs until a COMPLETE application is submitted.

- ☐ Sketch Plat Application completed and signed. NOTE: The application shall be signed by all property owners of record of all property located fully or partially within the boundaries of the Final Plat. Applications missing the property owner of record's signature shall be deemed as incomplete.
- ☐ Sketch Plat Filing Fee. (\$50.00)
- ☐ Sketch Plat drawing, printed to scale. If the full-size scaled drawing is on a size larger than 11" x 17", 5 full size printed copies (to scale) must be submitted along with one reduced copy no larger than 11" x 17".
- ☐ In addition to the hard copies listed above, a PDF file (scanned at full-size) of the Sketch Plat drawing and all supporting documentation shall be submitted electronically to city_planner@rswy.net or to laura_leigh@rswy.net.
- ☐ At a minimum, the Sketch Plat and/or supporting documentation shall contain the following information:
 - ☐ The Sketch Plat shall indicate the layout of streets and lots, street connections, and the phasing of the development.
 - ☐ Drainage: A drainage plan shall be submitted which adequately illustrates how the 25-year flow will be handled in the subdivision. The drainage plan must indicate how drainage within the Sketch Plat will match up with drainage of adjacent properties. The manner in which each lot will drain must be shown. Subdivision drainage may be managed with such measures as retaining walls, alleys or easements.
 - ☐ The Sketch Plat shall provide a statement on the availability of public water and sewer. A plan indicating the proposed location and sizing of water and sewer lines shall be provided.
 - ☐ Zoning requirements of the property.
 - ☐ Requirements of the Comprehensive Plan for land use, arterial and collector streets, schools, parks, and other public open spaces.
 - ☐ The Sketch Plat shall show the location and extent of any floodplains (and floodways) – as designated on the Rock Springs Flood Insurance Rate Map.

E. SKETCH PLAT REVIEW PROCESS:

- The purpose of the Sketch Plat procedure is to determine any problems with the proposed development before expenses are incurred in the preparation of a Preliminary Plat. No official action is required of the Planning Department or other agencies other than to offer appropriate comments on the proposal.
- Prior to submission of a Sketch Plat Application, the subdivider shall schedule a meeting with the City Planner to discuss and determine the procedures and requirements for filing the Sketch Plat Application.
- After determining the procedures and filing requirements, the subdivider shall submit a Sketch Plat Application.
- Once a complete application submittal is received (see Section D of this application), approximately 6-10 days after submittal, a Utility Review Committee meeting will be held to discuss the Sketch Plat. Utility Review Committee Meetings are typically scheduled for Tuesday afternoons. Notice will be sent stating the time, date and location of the meeting. Notices will be sent only to those listed on this application. It is required that the applicant or a representative attend this meeting.
- Utility review meetings are scheduled in the order in which applications are submitted to the City. In the event that a utility review meeting cannot be scheduled due to the number of applications that are received ahead of your application, your application will have to be postponed until the following week's Utility Review Committee Meeting.
- Optional: The subdivider has the option to request the opportunity to introduce the proposed subdivision Sketch Plat to the Planning and Zoning Commission at the next regularly scheduled meeting (contact the Planning Department for meeting submission deadlines). This step is optional but highly recommended for larger subdivisions, subdivisions with multiple phases, or subdivisions that will require a zone change.
- The Planning Department will then compile all comments received from the Utility Review Committee and Planning and Zoning Commission (if applicable), and provide them to the subdivider.
- The comments shall be incorporated into the Preliminary Plat.
- The Sketch Plat review will remain valid for twelve (12) calendar months from the date the Sketch Plat comments are distributed to the subdivider.

F. SIGNATURE(S) REQUIRED:

I acknowledge that I have read and understand this application and the pertinent regulations of the City of Rock Springs. I certify that the information provided with this application is true and correct. I further certify that.

Applicant Certification:

I, the applicant, hereby certify the following:

- I have read, reviewed and understand the Sketch Plat submission requirements and review process.
- I understand that any missing items shall constitute an INCOMPLETE application and that INCOMPLETE applications will be returned, and will NOT be reviewed until a complete application is submitted.
- The information provided with this application is true and correct, and false or inaccurate information used by an applicant to secure compliance with the Ordinances of the City of Rock Springs shall be reason to deny or revoke any application or permit.

Applicant's Signature: Todd Meyers Date: 11/7/22

Property Owner Consent:

By signature hereon, I certify that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing.

Owner's Signature: Howard E. E. Can Date: 11/8/22

EXHIBIT C

COMMENT FORMS



Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

Tel: 307-352-1540

Cathy Greene, City Planner

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	November 10, 2022
Project #:	PZ-22-00451
Project Name:	Maverik Subdivision Sketch Plat
Address/Location:	1805-05-1-00-010-00 - Vacant Land Northwest of Foothill Blvd.
Description:	Maverik Subdivision Sketch Plat for a 2 Lot Minor Subdivision



There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, November 16, 2022. Thank you!

I Cathy Greene (name) have reviewed the plans on behalf of Planning & Zoning (Dept./Organization) for the above-referenced project.

Email: cathy_greene@rswy.net Phone #: 307-352-1540

Please check as applicable:

- ☐ No issues - plans approved as submitted.
☒ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

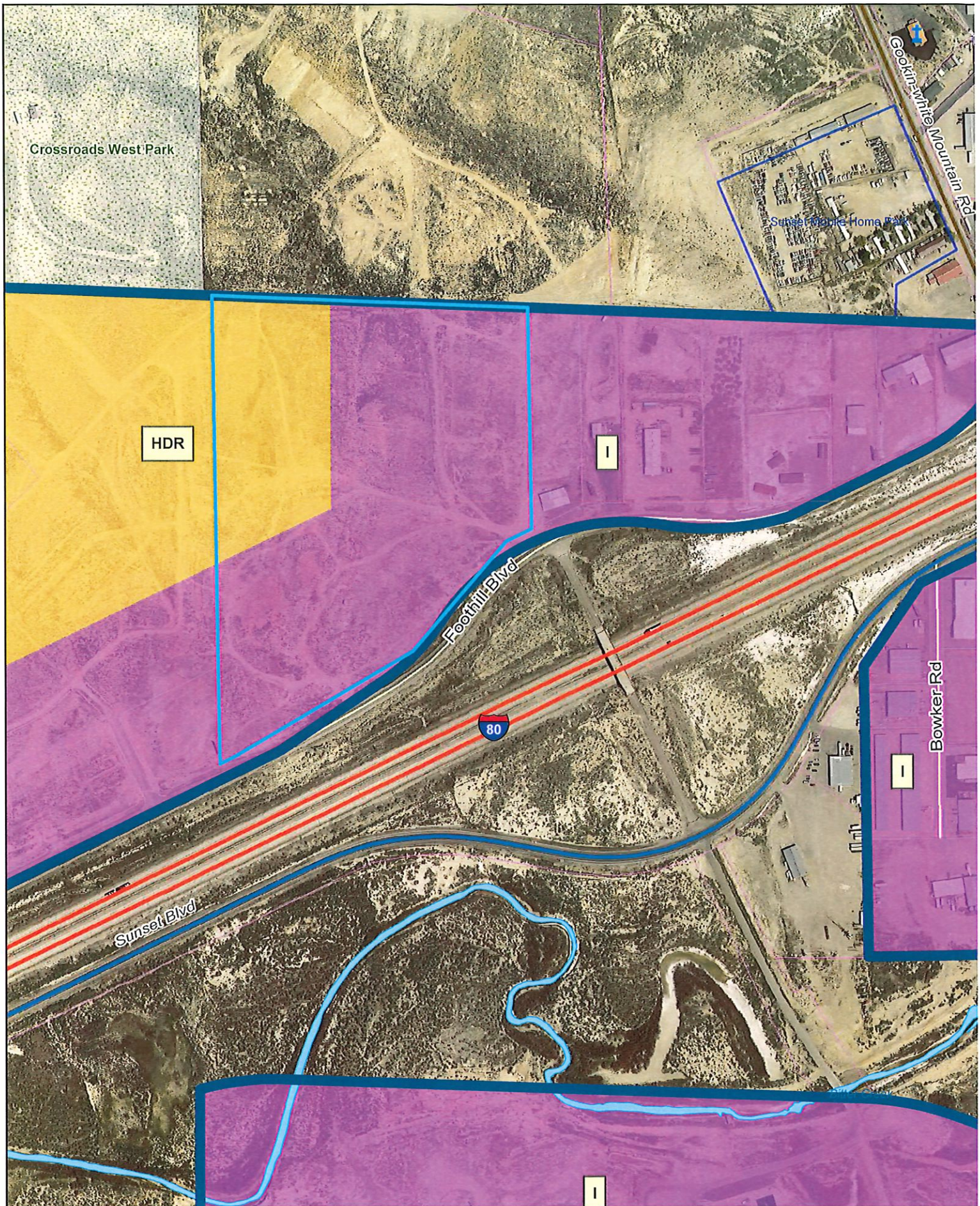
Per 16-501.B.2 - Drainage plan shall be submitted.
Per 16-501.B.3 - Plan showing proposed location & size of water and sewer
Per 16-501.B.5 - Add note with land use designations

☐ Other Comments/Issues (attach separate sheet if necessary):

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

Cathy Greene
Signature of Reviewer

11-10-22
Date

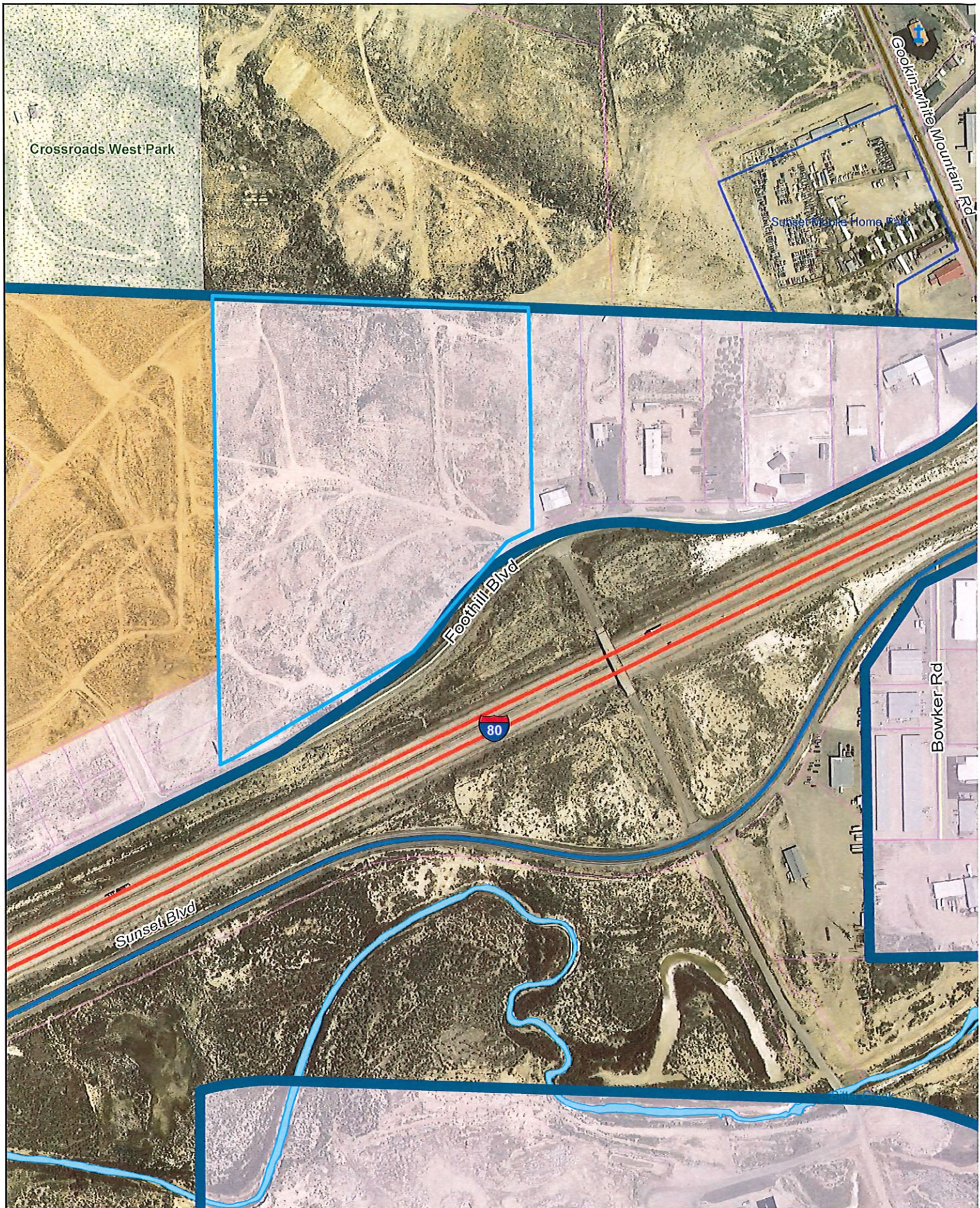


City of Rock Springs
Planning Office
Printed: 11/17/2022

0 210 420 630
Feet



NOTICE:
This map is intended for illustrative purposes only.
Users are advised to verify the information shown herein
by consulting the Rock Springs Planning & Zoning Office.
Report packet page 24



City of Rock Springs
Planning Office
 Printed: 11/17/2022

0 210 420 630 Feet



NOTICE:
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 by consulting the Rock Springs Planning & Zoning Office
 Report packet page 25



Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

Tel: 307-352-1540

Cathy Greene, City Planner

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
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NO MEETING
COMMENTS
ONLY

There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, November 16, 2022. Thank you!

I Clint Zambai (name) have reviewed the plans on behalf of RS Water Dept.
(Dept./Organization) for the above-referenced project.

Email: clint_zambai@rswy.net Phone #: 307-352-1405

Please check as applicable:


☐ No issues - plans approved as submitted.

☒ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

Due to unknown water service size and locations for future development, the plat must be noted that water services are not installed into the lots.

☐ Other Comments/Issues (attach separate sheet if necessary):

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


Signature of Reviewer

11/16/2022
Date



UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	November 10, 2022
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NO MEETING
COMMENTS
ONLY

There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, November 16, 2022. Thank you!

I Nick Seals (name) have reviewed the plans on behalf of Water Reclamation Facility (Dept./Organization) for the above-referenced project.

Email: nick_seals@rswy.net; justin_stewart@rswy.net Phone #: (307) 352-1466

Please check as applicable:

- ☐ No issues - plans approved as submitted.
- ☒ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):
Plat shall indicate that sewer service does not exist for lot 1.

☐ Other Comments/Issues (attach separate sheet if necessary):

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

Nick Seals

Signature of Reviewer

Digitally signed by Nick Seals
Date: 2022.11.16 12:50:13 -07'00'

11/16/22

Date



Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

Tel: 307-352-1540

Cathy Greene, City Planner

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	November 10, 2022
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There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, November 16, 2022. Thank you!

I Meghan Jackson (name) have reviewed the plans on behalf of Engineering Dept
(Dept./Organization) for the above-referenced project.

Email: meghan_jackson@rswy.net

Phone #: 307-352-1540

Please check as applicable:

☐ No issues - plans approved as submitted.

☒ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

1. All roads within the subdivision shall be private.

☒ Other Comments/Issues (attach separate sheet if necessary):

1. Provide drainage, grading, and geotechnical report; as well as dust control plan by Final Plat.

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

Signature of Reviewer

11/16/2022

Date



UTILITY REVIEW - COMMENT SHEET

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From:	Cathy Greene, City Planner
Date:	November 10, 2022
Project #:	PZ-22-00451
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There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, November 16, 2022. Thank you!

I Christy Austin (name) have reviewed the plans on behalf of Rocky Mtn Power (Dept./Organization) for the above-referenced project.

Email: christy.austin@pacificorp.com Phone #: 307-352-5213

Please check as applicable:

- ☐ No issues - plans approved as submitted.
☐ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

☒ Other Comments/Issues (attach separate sheet if necessary):

We may need to address the easements. If i can't get the reroute, with anchoring, inside the easement we may need to extend it outside Lot 1.

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

Digitally signed by Christy Austin
Date: 2022.11.15 14:49:38 -07'00'

Signature of Reviewer

11/15/2022

Date



Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

Tel: 307-352-1540

Cathy Greene, City Planner

UTILITY REVIEW - COMMENT SHEET

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There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, November 16, 2022. Thank you!

I Darin Kaufman (name) have reviewed the plans on behalf of WYDOT
(Dept./Organization) for the above-referenced project.

Email: darin.kaufman@wyo.gov Phone #: 307.352.3034

Please check as applicable:

- ☒ No issues - plans approved as submitted.
☐ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

☐ Other Comments/Issues (attach separate sheet if necessary):

It appears the proposed Access Easement location looking east along Foothill Blvd meets WYDOT's Access Manual requirement of no access within 660' of two intersecting state roadways (Foothill/Interchange). However, looking west of the proposed Access Easement location, access spacing (1320') to the next access (Cumberland) is not met. It is anticipated if the applicant proposes roadway improvements for Foothill and surrounding area, the access spacing requirement west along Foothill may be reduced. This access spacing reduction is not applicable to the east to the two intersecting state roadways.

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

Signature of Reviewer

Darin A. Kaufman

Date

11/14/2022



Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

Tel: 307-352-1540

Cathy Greene, City Planner

UTILITY REVIEW - COMMENT SHEET

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NO MEETING
COMMENTS
ONLY

There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, November 16, 2022. Thank you!

I Nichole Jensen (name) have reviewed the plans on behalf of Tesoro Logistics Northwest Pipeline LLC (Dept./Organization) for the above-referenced project.

Email: ndjensen@marathonpetroleum.com Phone #: 307-922-2218

Please check as applicable:

- ☒ No issues - plans approved as submitted.
☐ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

☐ Other Comments/Issues (attach separate sheet if necessary):

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

Nichole Jensen

Signature of Reviewer

11/11/2022

Date

UTILITY REVIEW - COMMENT SHEET

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There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, November 16, 2022. Thank you!

I Josh Sargent (name) have reviewed the plans on behalf of Dominion Energy
(Dept./Organization) for the above-referenced project.

Email: joshua.sargent@dominionenergy.com Phone #: 307-708-0860

Please check as applicable:

- ☒ No issues - plans approved as submitted.
☐ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

☒ Other Comments/Issues (attach separate sheet if necessary):

We will have to run gas main from where it dead ends now to where the building is proposed, the costs will have to be paid before the work is done, once the building is started, footings/foundation then I can get a measurement and get a contract out

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

Joshua Sargent
Signature of Reviewer

11-15-22
Date



UTILITY REVIEW - COMMENT SHEET

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NO MEETING
COMMENTS
ONLY

There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, November 16, 2022. Thank you!

I Nichole Jensen (name) have reviewed the plans on behalf of Tesoro Logistics Northwest Pipeline LLC (Dept./Organization) for the above-referenced project.

Email: ndjensen@marathonpetroleum.com Phone #: 307-922-2218

Please check as applicable:

- ☒ No issues - plans approved as submitted.
- ☐ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

☐ Other Comments/Issues (attach separate sheet if necessary):

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

Nichole Jensen

Signature of Reviewer

11/11/2022

Date



UTILITY REVIEW - COMMENT SHEET

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NO MEETING
COMMENTS
ONLY

There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, November 16, 2022. Thank you!

I Marty Carollo (name) have reviewed the plans on behalf of All West Communications (Dept./Organization) for the above-referenced project.

Email: marty.carollo@allwest.com Phone #: 3078702338

Please check as applicable:

- ☒ No issues - plans approved as submitted.
- ☐ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

☒ Other Comments/Issues (attach separate sheet if necessary):

Will need to work with your team on a telecom easment into the property, likely from the rear portion of the property.

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

Marty Carollo

Signature of Reviewer

Digitally signed by Marty Carollo
Date: 2022.11.11 07:22:15 -07'00'

11/11/22

Date

November 2022 Project Report

Project	Name	Classification	Address	Planner	Submit	Approve	Work Description	Status
PZ-22-00462	Motion Industries	Occupation Tax	550 JONAH DR	KACIE TURNER	11/16/2022	11/22/2022	Industrial distributor of heavy industrial parts.	APPROVED
PZ-22-00461	Tax Guy	Occupation Tax	2632 FOOTHILL BLVD	KACIE TURNER	11/15/2022	11/17/2022	Tax preparation business. Preparing tax returns for customers.	APPROVED
PZ-22-00458	Sweet Dayz Bakery and Cafe	Occupation Tax	535 N FRONT ST	CATHY GREENE	11/18/2022	11/22/2022	Selling baked good, salads, paninis (with the occasional cooking out of their food truck, not to violate the mobile vending ordinance).	APPROVED
PZ-22-00457	New Home	Residential SF Detached Dwelling W/Attach Garage	1915 MASTERS DR	CATHY GREENE	11/17/2022	11/18/2022	construct new single family home with attached garage	APPROVED
PZ-22-00450	New Home - Old Lot	Residential SF Detached Dwelling W/Attach Garage	200 WILLOW ST	CATHY GREENE	11/09/2022	11/14/2022	new home proposed on vacant lot on the corner of Willow Street and private right of way	APPROVED
PZ-22-00449	Transport by Frank LLC	Occupation Tax	5 PZ DUMMY	CATHY GREENE	11/08/2022	11/14/2022	Auto Transport Service - based out of Nevada, but does work in and out of RS	APPROVED
PZ-22-00448	All City Taxicab	Home Occupation Permit	620 DEWAR DR	CATHY GREENE	11/01/2022	11/16/2022	Transport passengers from location to location in the City of Rock Springs	APPROVED
PZ-22-00447	All City Taxicab	Occupation Tax	620 DEWAR DR	CATHY GREENE	11/01/2022	11/16/2022	Transport passengers from location to location in the City of Rock Springs	APPROVED
PZ-22-00446	All City Taxicab	Home Occupation Permit	622 DEWAR DR	CATHY GREENE	11/01/2022	11/16/2022	Transport passengers from location to location in the City of Rock Springs	APPROVED
PZ-22-00445	All City Taxicab	Occupation Tax	622 DEWAR DR	CATHY GREENE	11/01/2022	11/16/2022	Transport passengers from location to location in the City of Rock Springs	APPROVED
PZ-22-00444	Madi's Tasty Creations	Home Occupation Permit	1252 LINCOLN AVE	CATHY GREENE	11/08/2022	11/17/2022	online and delivery charcuterie boards, custom made meat and cheese party trays.	APPROVED
PZ-22-00443	Madi's Tasty Creations	Occupation Tax	1252 LINCOLN AVE	CATHY GREENE	11/08/2022	11/17/2022	Online and delivery charcuterie boards. Custom made meat and cheese party trays.	APPROVED
PZ-22-00442	Black Gold Jelly Company	Home Occupation Permit	1317 LOWELL AVE	CATHY GREENE	11/08/2022	11/16/2022	Jellies for meat made at home, sold online, at shows or in stores	APPROVED
PZ-22-00441	Black Gold Jelly Company	Occupation Tax	1317 LOWELL AVE	CATHY GREENE	11/08/2022	11/16/2022	Jellies for meat canned at home and sold online, at shows or in stores	APPROVED
PZ-22-00439	Sweet Little Smiles Daycare	Sign Permit	1220 9TH ST	CATHY GREENE	11/07/2022	11/07/2022	Install wall mount sign and a temporary "enrollment" sign on fence	APPROVED
PZ-22-00437	Basham Photography	Home Occupation Permit	2225 REAGAN AVE	CATHY GREENE	11/02/2022	11/04/2022	Family photos, senior photos, styled photos	APPROVED
PZ-22-00436	Basham Photography	Occupation Tax	2208 REAGAN AVE	CATHY GREENE	11/02/2022	11/04/2022	Family Photos, Senior Photos, Styled Photos	APPROVED
PZ-22-00433	Kel-Tec CNC Industries, Inc.	Minor Site Plan	2201 BLAIRTOWN RD	CATHY GREENE	11/01/2022	11/14/2022	Firearm manufacturing	APPROVED