



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

January 18, 2023

7:00 p.m.

ROLL CALL

ELECTION OF OFFICERS

1. Election of the 2023 Planning and Zoning Commission Chairman and Vice-Chairman.

APPROVAL OF MINUTES

1. Review and approval of the January 11, 2023 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. Petition for Final Plat approvals of the Aspen Mountain Medical Center Subdivision (a Resubdivision of Tract A of Sage View Care Center Subdivision) consisting of two lots totaling ten acres, submitted by Craig Mayse (Aspen Mountain Real Estate, LLC) and represented by Shawn Arnoldi (WHS Engineering Surveying Planning). **Report Packet Page 8**
(Project #: PZ-22-00492, Staff Representative: Cathy Greene, City Planner)

UNFINISHED BUSINESS

1. Request for Major Site Plan Approval, submitted by U-Haul Company of Wyoming, submitted by Keith Key (U-Haul Company of Wyoming) and represented by Dan Kennedy (JFC Engineers Surveyors), located at 2450 Foothill Blvd. (Project #PZ-22-00472, Staff Representative: Cathy Greene, City Planner)
– TO BE REMOVED FROM TABLE – **Report Packet Page 38**

NEW BUSINESS

None

NOTIFICATION OF MINOR SITE PLANS AND STAFF APPROVED CONDITIONAL USE PERMITS

None

PETITIONS AND COMMUNICATIONS

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

ADJOURNMENT

**PLANNING AND ZONING
COMMISSION MINUTES**
January 11th , 2023
Wednesday, 7:00 p.m.
City Hall, Rock Springs, Wyoming

Commissioners Present:	Chairman Justin Lemon Kylee Wylie Dan Kennedy Zane Isaacson	Blake Manus Kevin Hardesty Emily Lopez Ken Fortuna Lacey Brown
Staff Present:	Cathy Greene, City Planner Kacie Turner, Senior Administrative Planning Technician	

CALL TO ORDER

Chairman Lemon called the meeting to order at 7:00 p.m.
Kylee Wylie was sworn in by Mayor Max Mickelson.

ROLL CALL

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

APPROVAL OF MINUTES

Chairman Lemon asked the Commission for any corrections or additions to the Minutes from the December 14th, 2022 Planning and Zoning Commission Meeting.

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

Commissioner Lopez : Motion to approve the Minutes as presented.

Commissioner Hardesty : Second.

Vote: All in favor. Motion carried unanimously.

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

Chairman Lemon 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 Brown : Second.

Vote: All in favor. Motion carried unanimously.

CHANGES TO THE AGENDA

None.

PUBLIC HEARINGS

- Petition for Preliminary and Final Plat approvals of the Maverik Addition Subdivision consisting of 2 lots to be developed totaling 29.941 acres, submitted by Todd Meyers (Maverik, Inc.) and represented by Dan Kennedy (JFC Engineers and Surveyors).**
(Project #: PZ-22-00491, Staff Representative: Cathy Greene, City Planner).

Commissioner Dan Kennedy recused himself as a representative of his client with JFC Engineering. Justin Lemon recused himself as a neighboring property owner.

Staff Report

Ms. Greene presented the Staff Report to the Commission. Legal notice in Rocket Miner December 28, 2022 and mailed on January 4, 2023.

Commissioner Questions for Staff

None.

Commissioner Questions for Applicant

Chairman Lemon asked the applicant or a representative for the project to come forward. Dan Kennedy came forth stating the intention of the subdivision is to divide the parcel for Maverik. They are not sure on the other lots future and that is why there are no utility services at the time on the additional lot. He offered to answer any questions.

There were no questions.

Public Comments

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

There were no comments.

Chairman Lemon then asked for a staff recommendation.

Staff Recommendation

Ms. Greene recommended:

At a minimum, staff recommends approval with the condition that prior to scheduling the Preliminary and Final Plats for City Council approval, all outstanding Utility Review comments are resolved and the following items will need to be submitted:

- Mylar signed by owner, mortgagees, and surveyor.
- An access permit has been granted by WYDOT.
- A revised title report covering the entire parcel, which may require a revised Plat.

Commission Vote

Commissioner Hardesty: Motion to approve with staff recommendations.

Commissioner Fortuna: Second.

Vote: All in favor. Motion carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

- 1. Request for a Major Site Plan for U-Haul Company of Wyoming, in order to allow for more than one building under the same ownership on one parcel, submitted by Keith Key (U-Haul Company of Wyoming) and represented by Dan Kennedy (JFC Engineers & Surveyors).**
(Project #: PZ-22-00472, Staff Representative: Cathy Greene, City Planner).

Staff Report

Ms. Greene presented the Staff Report to the Commission.
Notifications were mailed on January 4, 2023.

Dan Kennedy remained recused as a representative of JFC Engineering.

Commissioner Questions for Staff

None.

Commissioner Questions for Applicant

Chairman Lemon asked the applicant or a representative for the project to come forward. Dan Kennedy spoke at the podium and answered questions.

Kevin Hardesty asked if “it’s going to be a metal building?” which Dan Kennedy responded with, “yes- steel.”

Emily Lopez asked, “What are UBoxes?” To which Dan replied they are like Conex boxes but smaller. Lacey Brown asked a question and expressed concern about expected traffic and stated that there is already congestion there. Dan replied that the trucks will enter on Foothill and leave off of Dewar Drive. Cathy stated this was a concern and one of the questions which the revised plan states the anticipated truck flow arrows were added and they are estimating about an increase of five trucks a week.

Public Comments

Chairman Lemon asked for anyone who would like to comment on the project to come forward.
There were no Public Comments.

Chairman Lemon then asked for a staff recommendation.

Staff Recommendation

Ms. Greene recommended:

At this time we received a revised plan yesterday, which was sent out today for UR with comments due on January 17th and it is in front of you. With additional review of said revised plan and email correspondence of additional comments/questions, there was another revised plan submitted today with answer to the questions. While a quick review appears that the items have been addressed, staff hasn’t had sufficient time to perform a detailed review. Therefore at this time, I recommend this item be tabled until our additionally scheduled Planning and Zoning meeting next Wednesday, January

18th. Which will allow sufficient review time by planning staff and UR Comments on the 2nd revised plan received this afternoon.

Commission Vote

Commissioner Fortuna: Motion to table with staff recommendations.

Commissioner Isaacson: Second.

Vote: All in favor. Motion carried unanimously.

- 2) **Request for a Conditional Use Permit for LAMAR to install a digital billboard, submitted by Jamie Rideoutt (LAMAR) and represented by Terry Waters (JFC Engineers & Surveyors).**
(Project #: PZ-22-00479, Staff Representative: Cathy Greene, City Planner).

Staff Report

Ms. Greene presented the Staff Report to the Commission.

Notifications were mailed January 4, 2023.

Dan Kennedy recused himself from the vote as he represents JFC Engineering.

Commissioner Questions for Staff

None.

Commissioner Questions for Applicant

Chairman Lemon asked the applicant or a representative for the project to come forward. Tim Kaumo came forward and was available to answer any questions. There were no questions.

Public Comments

Chairman Lemon asked for anyone who would like to comment on the project to come forward. There were no Public Comments.

Chairman Lemon then asked for a staff recommendation.

Staff Recommendation

Ms. Greene recommended:

At a minimum, staff recommends that final Conditional Use Permit approval is contingent upon the following:

1. All Utility Review Committee comments shall be met.
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 or static 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. After construction before final permit approval, the 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.

Commission Vote

Commissioner Lopez: Motion to approve with staff recommendations.

Commissioner Fortuna: Second.

Vote: All in favor. Motion carried unanimously. Dan Kennedy abstained from the vote.

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

- 1) See attached Report – December 2022 Project Report

PETITIONS AND COMMUNICATIONS

1) Written petitions and communications.

a. Update on City Council Actions

Date of Council Meeting	P&Z Item	Council Action
<i>December 6, 2022</i>	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	<i>Approved</i>
<i>December 20, 2022</i>	A Resolution amending the “Official Land Use Map” of the Rock Springs Master Plan from Industrial, Commercial, and High Density Residential to Low Density Residential for a parcel of land totaling 78.25 acres, near Stagecoach Boulevard	<i>Tabled</i>
<i>December 20, 2022</i>	1st Reading: An Ordinance Amending the “Official Zoning Map” of the City of Rock Springs from Light Industrial to Medium Density Residential, Low Density Residential, and Medium Density Residential/Conditional District for land totaling 78.25 acres, near Stagecoach Boulevard	<i>1st Reading</i>

2) Petitions and communications from the floor.

a. Nomination Committee (3 commissioners)

- i.** Previously – Commissioner Lopez, Commissioner Manus, Commissioner Hardesty. Kevin Hardesty and Blake Manus replied that they would stay on the Nomination Committee. Emily Lopez stated she would stay, unless someone else would like to be on the Nomination Committee. Dan Kennedy stated he would be on the Committee.

2023 Nomination Committee: Commissioner Blake Manus, Commissioner Kevin Hardesty, and Commissioner Dan Kennedy.

b. Review Procedures for January 18, 2023

- c.** Ms. Greene reported on an email received from Cooper Tobeck whom requested that if any of the P&Z Commissioners had insight or opinions on what our local community needs, if they could please email any recommendations. Mr. Tobeck inquired; grocery stores, apartments, hotels as examples.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:46 pm.

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

_____ Day of _____ 2023.

Cathy Greene, Secretary, Planning & Zoning Commission



Planning & Zoning Commission Staff Report

Meeting January 18, 2023 at 7:00 p.m.

REPORT SUMMARY			
Agenda Item:	Public Hearing #1	Project Number:	PZ-22-00492
Project Name:	Aspen Mountain Medical Center Subdivision		
Project Location:	10 acres at the southeast corner of the intersection of Stagecoach Boulevard and College Drive.		
Project Description:	Final Plat for Minor Subdivision		
Applicant:	Curtis Mayse 705 Marketplace Plaza, Ste. 200 Steamboat Springs, CO 80487	Property Owner:	Aspen Mountain Real Estate LLC 11350 Tomahawk Creek Parkway, Ste. 150 Leawood, KS 66211
Engineer:	Shawn Arnoldi, PE WHS 1515 9 th Street, Ste. A Rock Springs, WY 82901	Surveyor:	Theron Weston, PLS WHS 1515 9 th Street, Ste. A Rock Springs, WY 82901
Public Notification:	Adjacent Property Letters: Mailed January 11, 2023 Public Hearing Notice: Published January 4, 2023		
Current Master Plan Land Use Designation:	C (Commercial)	Proposed Master Plan Land Use Designation:	No proposed change
Current Zoning District:	B-2 and B-2(CD) (Community Business, Parallel Conditional)	Proposed Zoning District	No proposed change
References:	Rock Springs Subdivision Ordinance Article 16		
Exhibits:	A. Aspen Mountain Medical Center MOB –Final Plat B. Application C. Utility Review Comment Forms from January 3, 2023		

PETITION:

WHS, is presenting a Final Plat for the proposed Aspen Mountain Medical Center Minor Subdivision. The Plat can be found in **Exhibit A**, and the application as **Exhibit B**.

PROPERTY LOCATION AND DESCRIPTION:

As shown in **Figure 1**, the property is located south of Stagecoach Blvd. The property was developed by Major Site Plan approval and adjacent land uses are as follows:

North – Stagecoach Blvd / Vacant Land Zoned B-2

South – Vacant Land / Zoned B-2

West – College Drive / College Estates Subdivision Zoned R-1

East – Vacant Land / Zoned B-2

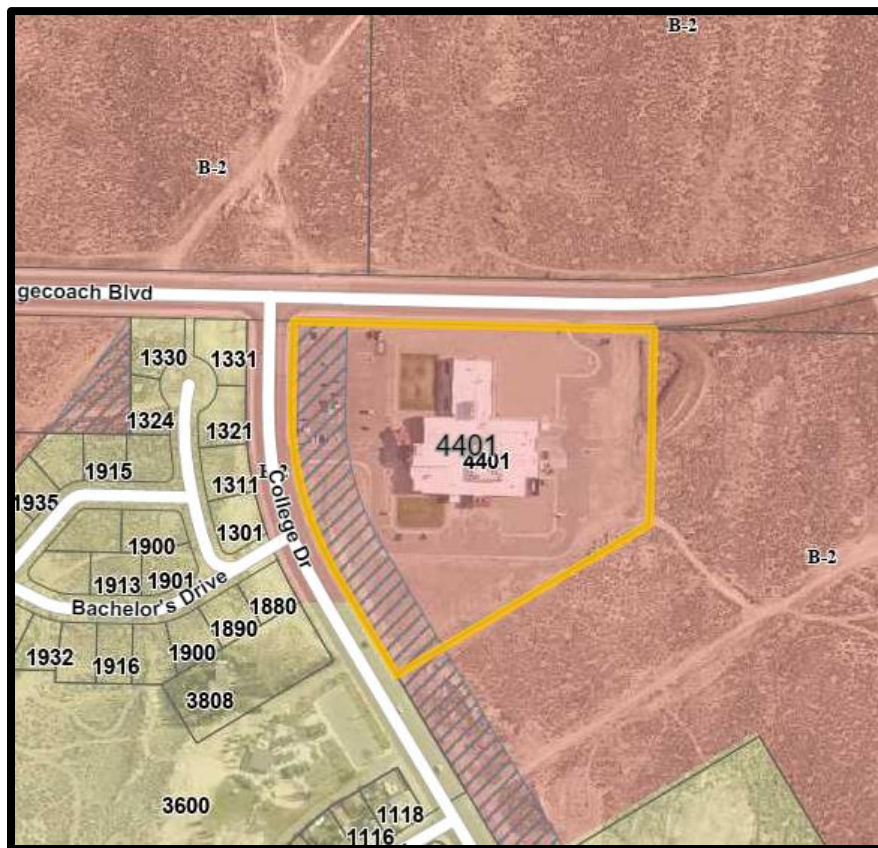


Figure 1: Location Map

UTILITY REVIEW

A Utility Review Meeting on the Final Plat was held on January 3, 2023 to discuss the proposed development. All of the comment forms that were submitted can be found in **Exhibit C**. Note that no public water or sewer service is installed to Lot 2 at this time. Utilities will be finalized during the site plan review process of this lot to address proposed development needs.

ANALYSIS

A Major Site Plan was approved in 2014, for Aspen Mountain Medical Center, LLC. This intent of this Minor Subdivision is to accommodate a proposed Medical Office Building (MOB), which will be constructed on Lot 2 after site plan approval.

STAFF RECOMMENDATION

At a minimum, staff recommends approval with the condition that prior to scheduling the Final Plat for City Council approval, the following items need to be addressed:

1. Any outstanding utility review comments are resolved.
2. Any outstanding supporting documentation (construction drawings, soils report, grading and drainage report, dust control plan, etc.) as required and approved by the City Engineering Department.
3. Mylar signed by owner, mortgagees, and surveyor.

EXHIBIT A

FINAL PLAT

REVIEW - ENGINEERING/OPERATIONS & PUBLIC SERVICES

Data on this plat reviewed this _____ day of _____ A.D., 2023 by
a Licensed Professional Engineer on behalf of the Department of Engineering/Operations
& Public Services of Rock Springs, Wyoming

RYAN SCHMIDT - CITY ENGINEER
LICENSED PROFESSIONAL ENGINEER

APPROVAL - PLANNING & ZONING COMMISSION

This Plat Approved by the City of Rock Springs Planning & Zoning Commission
this _____ day of _____, A.D., 2023.

DAN KENNEDY, Chairman

Attest:
CATHY GREENE, Secretary

DECLARATION VACATING PREVIOUS PLATTING

This plat is a resubdivision of Sage View Care Center Subdivision, as recorded in
the Book of Plats, Page 388, of the records of the Sweetwater County Clerk. All
earlier plats or portions thereof, encompassed by the boundaries of this plat are
hereby vacated.

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

This Plat Approved by the City Council of the City of Rock Springs, Wyoming,
this _____ day of _____, A.D., 2023.

MAX MICKELSON, Mayor

Attest:
MATTHEW L. McBURNETT, City Clerk

STATEMENT OF SURVEYOR

I, Theron R. Weston do hereby certify that I am a registered land surveyor licensed under
the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of
ASPEN MOUNTAIN MEDICAL CENTER SUBDIVISION, as laid out, platted, dedicated,
and shown hereon, that such plat was made from an accurate survey of said property by
me or under my supervision and correctly shows the location and dimensions of the lots,
easements, and streets of said subdivision as the same are staked upon the ground in
compliance with the City of Rock Springs' regulations governing the subdivision of land to
an accuracy of (1) part in ten thousand (10,000).

Theron R. Weston
PROFESSIONAL LAND SURVEYOR
WYOMING REGISTRATION NUMBER 15544

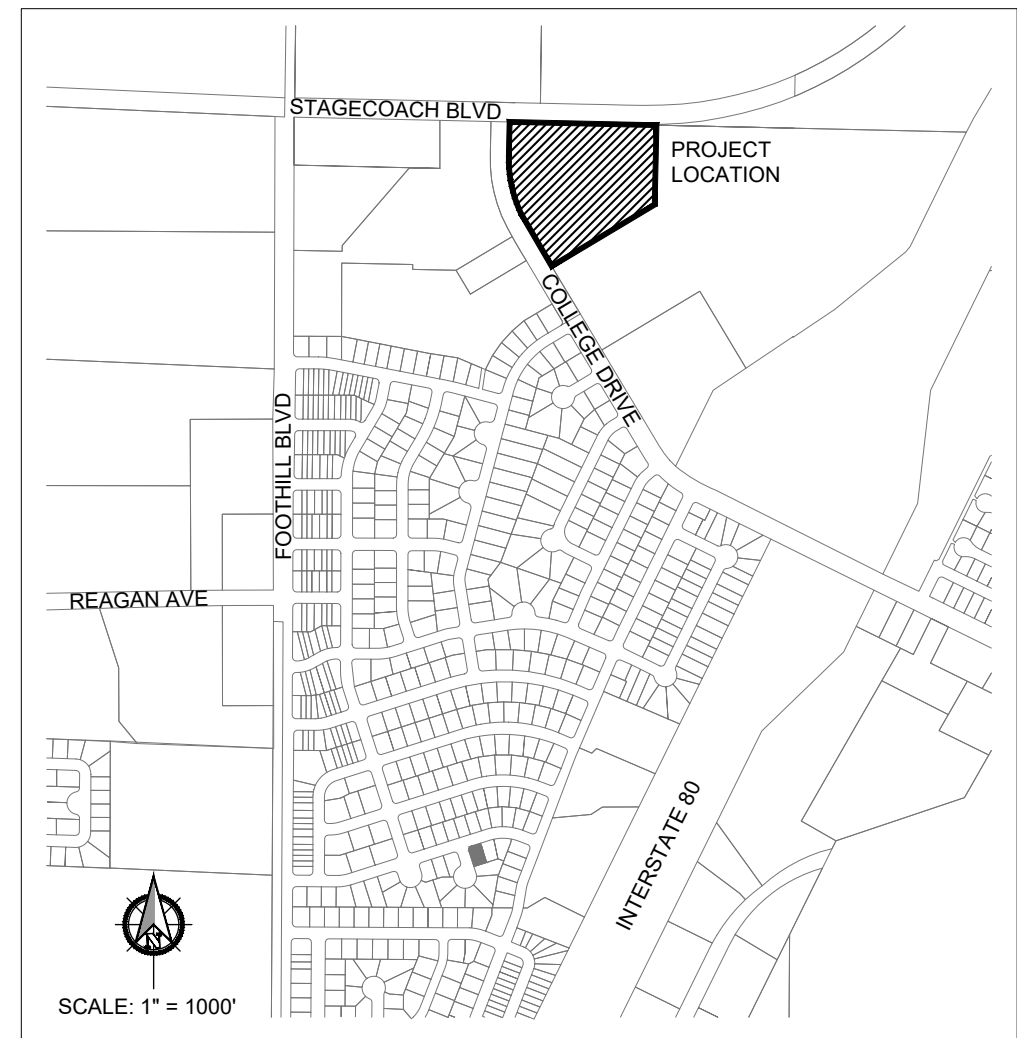
STATE OF WYOMING SS

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this
_____ day of _____, 2023, by:

as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires:

NOTARY PUBLIC



VICINITY MAP



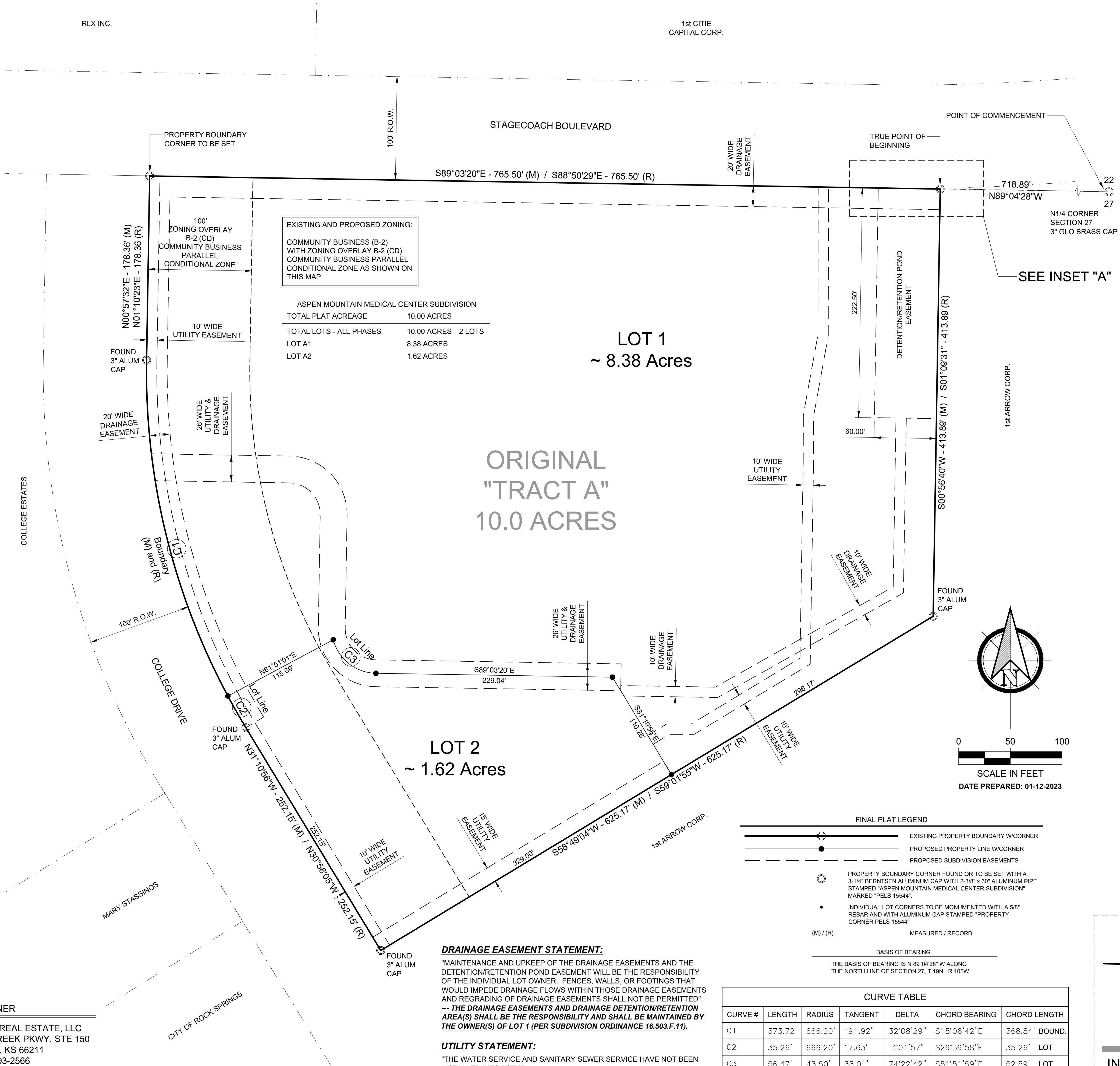
1515 9th Street - Suite A | Rock Springs, WY 82901
Phone 307-362-6065 | Fax 307-362-6064

OWNER

ASPEN MOUNTAIN REAL ESTATE, LLC
11350 TOMAHAWK CREEK PKWY, STE 150
LEAWOOD, KS 66211
1-866-293-2566

ASPEN MOUNTAIN MEDICAL CENTER SUBDIVISION
FINAL PLAT

A Re-Subdivision of "TRACT A" of Sage View Care Center Subdivision
LOCATED IN SECTION 27, T.19N., R.105W., 6TH P.M.
ROCK SPRINGS, SWEETWATER COUNTY, WY



DRAINAGE EASEMENT STATEMENT:

"MAINTENANCE AND UPKEEP OF THE DRAINAGE EASEMENTS AND THE
DETENTION/RETENTION POND EASEMENT WILL BE THE RESPONSIBILITY
OF THE INDIVIDUAL LOT OWNER. FENCES, WALLS, OR FOOTINGS THAT
WOULD IMPEDE DRAINAGE FLOWS WITHIN THOSE DRAINAGE EASEMENTS
AND REGRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED".
--- THE DRAINAGE EASEMENTS AND DRAINAGE DETENTION/RETENTION
AREA(S) SHALL BE THE RESPONSIBILITY AND SHALL BE MAINTAINED BY
THE OWNER(S) OF LOT 1 (PER SUBDIVISION ORDINANCE 16.503.F.11).

UTILITY STATEMENT:

"THE WATER SERVICE AND SANITARY SEWER SERVICE HAVE NOT BEEN
INSTALLED INTO LOT 2".

FINAL PLAT LEGEND

- EXISTING PROPERTY BOUNDARY W/ CORNER
- PROPOSED PROPERTY LINE W/ CORNER
- PROPOSED SUBDIVISION EASEMENTS
- PROPERTY BOUNDARY CORNER FOUND OR TO BE SET WITH A 3-1/4" BERTSEN ALUMINUM CAP WITH 2-3/8" x 30" ALUMINUM PIPE STAMPED "ASPEN MOUNTAIN MEDICAL CENTER SUBDIVISION" MARKED "FELS 15544"
- INDIVIDUAL LOT CORNERS TO BE MONUMENTED WITH A 5/8" REBAR AND WITH ALUMINUM CAP STAMPED "PROPERTY CORNER FELS 15544"
- (M) / (R) MEASURED / RECORD

BASIS OF BEARING

THE BASIS OF BEARING IS N 89°04'28" W ALONG
THE NORTH LINE OF SECTION 27, T.19N., R.105W.

CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	373.72'	666.20'	191.92'	32°08'29"	S15°06'42"E	368.84' BOUND.
C2	35.26'	666.20'	17.63'	3°01'57"	S29°39'58"E	35.26' LOT
C3	56.47'	43.50'	33.01'	74°22'42"	S51°51'59"E	52.59' LOT

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned Aspen Mountain Real Estate, LLC, being
the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as ASPEN MOUNTAIN MEDICAL CENTER SUBDIVISION,
a re-subdivision of "Tract A" of Sage View Care Center Subdivision, Rock Springs, Sweetwater
County, Wyoming, as described on plat recorded November 17, 1997 in Book of Plats, page
388, is located in Section 27, T.19N., R.105W., Rock Springs, Sweetwater County, Wyoming,
and is more particularly described as follows:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, T.19 N., R. 105 W., 6TH
P.M.;
THENCE N89°04'28"W, A DISTANCE OF 718.89 FEET (M) - (TIE) TO THE TRUE POINT OF
BEGINNING;
THENCE S00°56'40"W, A DISTANCE OF 413.89 FEET (M);
THENCE S58°49'04"W, A DISTANCE OF 625.17 FEET (M);
THENCE N31°10'56"W, A DISTANCE OF 252.15 FEET (M) TO THE BEGINNING OF A
TANGENT CURVE TO THE RIGHT AND HAVING A RADIUS OF 666.20 FEET (M);
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°08'29", 373.72
FEET, SAID CURVE HAVING A CHORD BEARING OF N15°06'42"W AND A CHORD
DISTANCE OF 368.84 FEET (M);
THENCE N00°57'32"E, A DISTANCE OF 178.36 FEET (M);
THENCE S89°03'20"E, A DISTANCE OF 765.50 FEET (M) TO THE TRUE POINT OF
BEGINNING.

and contains an area of 10.00 acres, more or less, and that this subdivision, as it is described
and as it appears on this plat, is made with the free consent and in accordance with desires of
the undersigned owners and proprietors, and that this is a correct plat of the area as it is
divided into lots, blocks, streets and easements, and that the undersigned owners of the land
shown and described on this plat do hereby dedicate to the City of Rock Springs and its
licensees for perpetual public use all streets, alleys, easements for the purposes designated
and other lands within the boundary lines of the plat as indicated and not otherwise dedicated
for public use.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are
hereby waived and released.

Executed this _____ day of _____, 2023, by:

Property Owner: Aspen Mountain Real Estate, LLC

Curtis Mayse, (AS MANAGER OF Aspen Mountain Real Estate, LLC)

STATE OF WYOMING SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this
_____ day of _____, 2023, by:

Curtis Mayse, (AS MANAGER OF Aspen Mountain Real Estate, LLC)

as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires:

NOTARY PUBLIC

MORTGAGEE

The undersigned First State Bank, Division of Glacier Bank, hereinafter MORTGAGEE,
holds a mortgage in and to the property embraced by this subdivision plat, which
mortgage was filed with the Sweetwater County Clerk in Book 1236, Page 2774.
MORTGAGEE, by signature on this plat, consents to the dedication made herein and
specifically releases all streets, alleys, parks, easements, open spaces and other
areas dedicated to the City of Rock Springs for public use, as listed and described on
this plat from the aforementioned mortgage.

Executed this _____ day of _____, 2023, by:

(First State Bank, Division of Glacier Bank)

STATE OF WYOMING SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this
_____ day of _____, 2023, by:

Curtis Mayse, (AS MANAGER OF Aspen Mountain Real Estate, LLC)

as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires:

NOTARY PUBLIC

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Sweetwater County Clerk

at _____ o'clock, _____ m., _____, 2023, and is duly
recorded in The Book of Plats, Page No. _____.

SWEETWATER COUNTY CLERK

DEPUTY

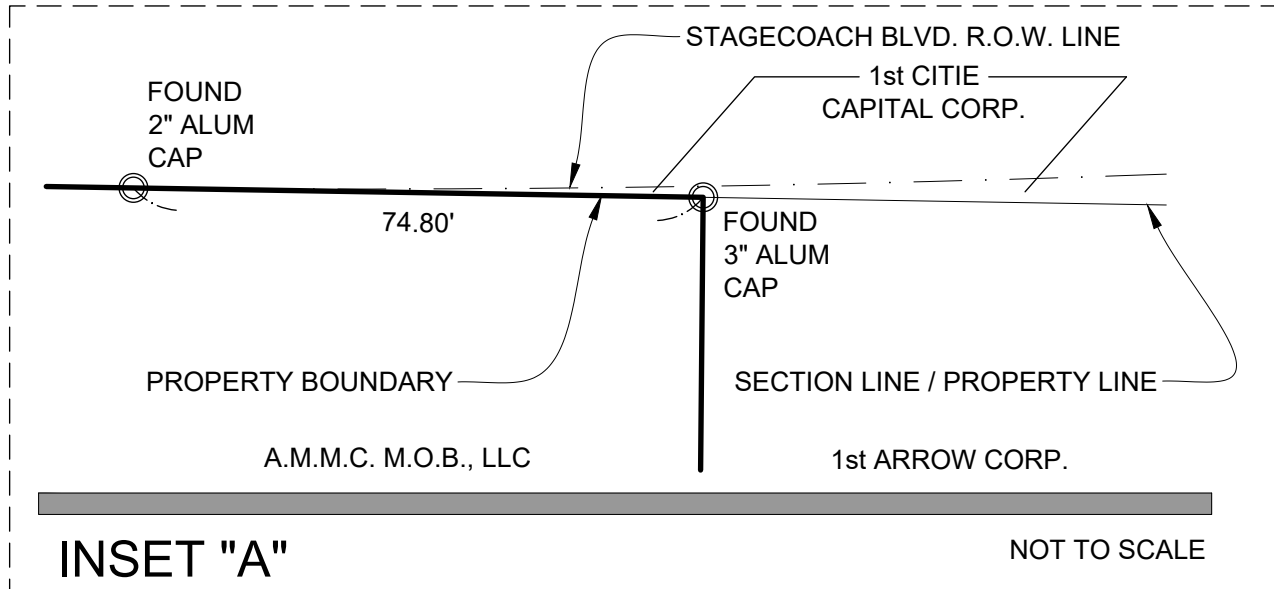


EXHIBIT B

APPLICATION



CITY OF ROCK SPRINGS FINAL PLAT APPLICATION

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

Laura Leigh, City Planner
Email: laura_leigh@rswy.net

STAFF USE ONLY:

Date Received: 12-19-2022 Project Number: P2-22-00492

A. **SUBDIVISION NAME:** Sage View Care Center Subdivision, Amendment 1

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):

<u>Curtis Mayse</u>	<u>970-875-3001</u>	<u>cmayse@steamboatortho.com</u>	
Name	Phone Number	Email Address	
<u>705 Marketplace Plaza, Suite 200</u>	<u>Steamboat Springs</u>	<u>CO</u>	<u>80487</u>
Mailing Address	City	State	Zip

Property Owner Information:

<u>Aspen Mountain Real Estate, LLC</u>			
Name	Phone Number	Email Address	
<u>11350 Tomahawk Creek Parkway, Suite 150</u>	<u>Leawood</u>	<u>KS</u>	<u>66211</u>
Mailing Address	City	State	Zip

Engineer Information:

<u>Eric Harris</u>	<u>eharris@whsmithpc.com</u>		
Engineer's Name	Email		
<u>WHS</u>	<u>307-362-6065</u>		
Company Name	Phone Number	Fax Number	
<u>1515 Ninth Street, Suite A</u>	<u>Rock Springs</u>	<u>WY</u>	<u>82901</u>
Mailing Address	City	State	Zip

Surveyor Information:

<u>Theron Weston</u>	<u>tweston@whsmithpc.com</u>		
Surveyor's Name	Email		
<u>WHS</u>	<u>307-362-6065</u>		
Company Name	Phone Number	Fax Number	
<u>1515 Ninth Street, Suite A</u>	<u>Rock Springs</u>	<u>WY</u>	<u>82901</u>
Mailing Address	City	State	Zip

Within 18 months following City Council approval of the Preliminary Plat, a Final Plat may be prepared and submitted. The Final Plat and required supporting information shall conform to the design and engineering standards set forth in the Subdivision Ordinance. The Final Plat shall conform to the Preliminary Plat and any requirements of the Council. If the subdivision is phased, a Final Plat application shall be submitted for each separate phase.

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

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

Tract A of the Sage View Care Center Subdivision located in Sec. 27, T19N, R105W.
(10 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 boundary):

Current and Proposed Zoning is B-2 (Community Business)

D. INSTRUCTIONS FOR FILING / SUBMITTAL CHECKLIST:

This checklist must be completed and submitted as part of the Final Plat Application. All items as listed within this checklist shall be submitted with the application and/or shown on the Final Plat or supporting documentation. Items that need to appear on the plat are listed under "Plat Items". Any missing information 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.

The following items are required to be submitted as part of the initial Final Plat Application submittal:

- ☒ Final 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.
- ☒ Final Plat Filing Fee. (\$200.00 plus \$20.00 for each lot in excess of ten (10) lots up to a maximum fee of \$1,000.00)
- ☐ Five (5) initial copies of the Final Plat drawing, printed to scale, at a size of 24" x 36" shall be submitted with the application. Note: after the Utility Review Meeting, revised drawings and/or additional full size copies may be requested prior to the scheduled Planning and Zoning Commission Meeting.
- ☐ One (1) reduced sized Final Plat drawing, at a size of 11" x 17".
- ☐ In addition to the hard copies listed above, a PDF file (scanned at full-size) of the Final Plat drawing and all supporting documentation shall be submitted electronically to city_planner@rswy.net or to laura_leigh@rswy.net.
- ☐ Legal description of the boundary of the property included in the Final Plat. The legal description shall appear on the face of the Final Plat and shall also be submitted electronically in Word format or via email to city_planner@rswy.net or to laura_leigh@rswy.net. The electronic version is necessary for preparing the Public Hearing Notice and the City Council Resolution.
- ☒ Two (2) copies of the Drainage Report meeting the criteria as specified in Section 16-503.G.(2) of the Rock Springs Subdivision Ordinance.

- ☒ Two (2) copies of the Soils Report meeting the criteria as specified in Section 16-503.G.(3) of the Rock Springs Subdivision Ordinance.
- ☒ Two (2) copies of the Grading, Drainage and Development Plan meeting the criteria as specified in Section 16-503.G.(4) of the Rock Springs Subdivision Ordinance.
- ☒ Six (6) copies of the Construction Plans and Details meeting the criteria as specified in Section 16-503.G.(5) of the Rock Springs Subdivision Ordinance.
- ☒ Dust Control Plan - A dust control plan must be submitted to the City Engineer for approval before any construction begins. The subdivider shall be required to institute measures as determined and directed by the Engineering Department to ensure the prevention of wind and water erosion during and upon the completion of construction.
- ☒ 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.
- ☒ Engineer's Cost Estimate of any facilities or improvements which are the subdivider's responsibility.

The following items are required to be submitted and/or addressed prior to scheduling the Final Plat for review by the City Council:

- ☐ Fees in Lieu of Park Land - Payment of any fees in lieu of public land dedication or any initial payment and a payment schedule keyed to subdivision development.
- ☐ 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 other than streets, alleys or easements shown on the Final Plat and title insurance if required by the City on the subject parcel, shall be presented to the City upon approval of the Final Plat. The method of assurance will be approved by the City Attorney.
- ☐ 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 by the City Engineer. The Engineer's Cost Estimate shall be submitted as part of the Final Plat submittal.
- ☐ 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 twenty (20) feet 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.
- ☐ Once approved, a mylar copy of the Final Plat must be submitted to the Planning Department as required in Section 16-804.J. of the Subdivision Ordinance. The subdivider is responsible for securing signatures and recording the Final Plat Mylar. The subdivider shall provide documentation to the City of Rock Springs that the plat has been recorded.

Plat Items: The following items shall be shown on the Final Plat:

- ☒ The Final Plat shall be prepared and certified to its accuracy by a registered land surveyor licensed in the State of Wyoming.
- ☒ The Final Plat shall be clearly and legibly drawn in black ink upon mylar of .004 inch in thickness (minimum) or some similar stable base material.
- ☒ Required affidavits, certificates and acknowledgements shall be legibly printed on the Plat in opaque ink.
- ☒ Sheet size of all Final Plats shall be 24" high by 36" wide.
- ☒ Margins shall be 1 ½" on the left side and ½" on the three remaining sides.
- ☒ Prepared at a scale of 1" = 100' or larger. The scale may be reduced to 1" = 200' for subdivision in which the minimum lot size is five (5) acres or more.
- ☒ Each sheet of the Final Plat shall be numbered and the total number of sheets comprising the plat shall be stated on each sheet (for example: Sheet 2 of 4). The relationship of one sheet to the other shall be shown by key maps and by match lines.
- ☒ Final platting may be accomplished in phases as shown on the approved Preliminary Plat. When this is done, each sheet of the Final Plat shall contain a vicinity map showing the location of the portion being submitted in relationship to the area for which the Preliminary Plat was submitted. All Final Plats so submitted shall be of the same scale, shall have identical titles, legends and other information, and shall have match lines so that mosaics of the entire subdivision can be developed. Each phase of the subdivision shall be as nearly self-sustaining and complete as possible and shall itself, or in conjunction with previous phases, meet the design standards set forth in these regulations so that if development is interrupted or discontinued after one or more phases is completed, a viable development will result whether the approved phase remains or is replatted as a separate subdivision. The subdivision shall be constructed in the order in which phases are numbered. Altering phasing of the subdivision shall require re-submittal and approval of a new Preliminary Plat.
- ☒ The submitted Final Plat shall contain the notarized signatures of the owner or owners, mortgagees, or others with an equitable or legal interest in the land of whatever nature and the signature of the registered land surveyor. In addition, the mortgagees, if any, shall provide the City with a letter confirming that they are aware of the subdivision and concur with the subdivision filing.
- ☒ All Final Plats shall include the following information on the face of the Plat:
 - ☒ The name of the subdivision at the top center of each sheet.
 - ☒ General location of the subdivision by section, township, range, county, and state, entered under the name of the subdivision.
 - ☒ Date, scale and north arrow.
 - ☒ Boundary lines of the subdivision in a heavy solid line.
 - ☒ Legal description of the subdivision boundary based on an accurate traverse, giving bearing and linear dimensions that result in a maximum allowable error of closure on one (1) part in ten thousand (10,000).

- ☒ The location and description of the point of beginning and its proper reference to the monumented boundary survey.
- ☒ Location and description of all monuments.
- ☒ Bearings, distances, and curve data of all perimeter boundary lines indicated outside of the boundary lines.
- ☒ On curved boundaries and on all curves within the Plat, sufficient data to allow the reestablishment of the curves on the ground.
- ☒ The location and layout of lots, blocks, tracts, streets, alleys, easements, and other public grounds within and immediately adjoining the Plat, with accurate dimensions in feet and one-hundredths of feet (1/100), bearings, curve data, length of radii and/or arcs of all curves.
- ☒ Drainage easements and drainage detention areas, clearly labeled as such and a note indicating the ownership and maintenance responsibility of the drainage easements and drainage detention areas.
- ☒ The names of all streets.
- ☒ All lots logically and consecutively numbered in the center of the lot.
- ☒ All dimensions shown on irregularly shaped lots.
- ☒ Parcels completely or partially surrounded by the area being subdivided shall be clearly marked "EXCEPTED," and the common boundary with the subdivision shown in a heavy solid line with bearings and distances.
- ☒ A notation of the total acreage of the subdivision, the total number of lots, and a breakdown of total acreage for street right-of-ways, parkland, open space, drainage detention or other public areas.
- ☒ A notarized certificate by all parties having any titled interest in or lien upon the land, consenting to the recording of the plat and dedicating public ways, grounds, and easements. All signatures shall be in permanent, black ink. Certification shall read as stated in Section 16-503.(F).17. of the Rock Springs Subdivision Ordinance.
- ☒ Certificate of a registered land surveyor as stated in Section 16-503.(F).18. of the Rock Springs Subdivision Ordinance.
- ☒ Certificate of review of the Department of Engineering/Operations & Public Services as stated in Section 16-503.(F).19. of the Rock Springs Subdivision Ordinance.
- ☒ Certificate of approval by the City of Rock Springs Planning and Zoning Commission as stated in Section 16-503.(F).20. of the Rock Springs Subdivision Ordinance.
- ☒ Certificate of acceptance and approval by the City Council of the City of Rock Springs as stated in Section 16-503.(F).21. of the Rock Springs Subdivision Ordinance.
- ☒ Certificate for recording by the County Clerk and Recorder as stated in Section 16-503.(F).22. of the Rock Springs Subdivision Ordinance.
- ☒ When the plat of a subdivision or resubdivision intends to vacate an existing easement, the location of the easement shall be shown on the plat with a notation that it is being vacated by the plat.

- ☐ In the case of a "resubdivision" of an existing subdivision or portion of a subdivision, the following declaration shall appear above the Mayor's signature or below the title:

DECLARATION VACATING PREVIOUS PLATTING:

This plat is the resubdivision of (subdivision or portion of subdivision being resubdivided), as recorded in the Book of Plats, Page _____, of the records of the Sweetwater County Clerk. All earlier plats or portions thereof, encompassed by the boundaries of this plat are hereby vacated.

- ☒ **Drainage Easement Statement** – In a subdivision that has drainage easements, the following statement shall appear on the plat: "Maintenance and upkeep of drainage easements will be the responsibility of the individual lot owner. Fences, walls or footings that would impede drainage flows within those drainage easements and regrading of drainage easements shall not be permitted."
- ☒ **Floodplain** - If a subdivision lies within a one hundred (100) year floodplain, the following statement shall appear on the face of the final plat and all contracts and agreements relating to the subdivision: "THIS SUBDIVISION IS (OR THE FOLLOWING LOTS ARE) LOCATED IN THE ONE HUNDRED YEAR FLOOD PLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY."
- ☒ **Mined Areas** - If a subdivision lies over a known mined area, the following statement shall appear on the face of the final plat and all contracts and agreements relating to the subdivision: "THIS SUBDIVISION IS (OR THE FOLLOWING LOTS ARE) LOCATED OVER KNOWN MINED AREAS."

E. REQUIRED SIGNATURES:

Applicant Certification:

I, the applicant, hereby certify the following:

- I have read, reviewed and understand the attached Preliminary Plat Review Procedures & Submission Deadlines.
- I have received and reviewed the Rock Springs Subdivision Design Criteria Checklist.
- I understand that incomplete applications will not be processed and will result in delays.
- The information provided with this application, and attached information, 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.
- I understand that it is the responsibility of the applicant and/or property owner to secure any and all required Local, Federal and State Permits (i.e. Building Permits, DEQ permits, County Permits, etc.) and I agree to contact those agencies accordingly.

Applicant's Signature: _____

Date: 12-19-22

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: _____

Date: 12/19/22

FINAL PLAT REVIEW PROCEDURE:

- ❖ Agency Review – After it is determined that a complete Final Plat submittal has been made, the Planning Department shall refer material to appropriate agencies for review and comment. At least seven (7) days after forwarding the Final Plat and supporting documents to the appropriate agencies, a Utility Review Committee meeting will be held. Utility Review Meetings are generally held on Tuesday afternoons and are scheduled in the order in which applications are submitted. Meeting notice will only be sent to the parties listed on the application so be sure to provide all email address of whom you would like to be invited to the meeting. It is required that the petitioner or an assigned representative attend the Utility Review Meeting.
- ❖ At least seven (7) days prior to the Planning and Zoning Commission at which the Final Plat is to be considered, the Planning Department shall notify the property owners of land within 200 feet of the boundaries of the proposed subdivision of the time and date of the meeting.
- ❖ The Planning and Zoning Commission shall review the Final Plat in a public meeting. In reviewing the Final Plat, the Commission shall consider oral or written statements from the applicant, the public, City staff, and the Commission. The Commission may recommend approval, conditional approval, disapproval or may table the Final Plat.
- ❖ Approval of the Final Plat by the Planning and Zoning Commission shall remain effective for 12 calendar months. A Final Plat which has not received approval of the City Council within 12 calendar months following Planning and Zoning Commission approval shall be subject to the requirements of Section 16-502 (Preliminary Plat). The subdivider may apply in writing for, and the Commission may, for cause shown, grant a six month extension to the 12 month period.
- ❖ Upon being notified of the comments and any necessary approvals of reviewing agencies, the Planning Department shall forward the Final Plat, comments and approvals of reviewing agencies, pertinent supporting materials, and the recommendations of the Planning Commission to the City Council. **Incomplete Final Plats for which necessary approvals have not been secured shall not be forwarded to Council for action.**
- ❖ City Council Action - The City Council shall either approve the Final Plat or disapprove the Final Plat and notify the subdivider of the conditions to be met to gain approval. If a disapproved Final Plat is modified and resubmitted to the City Council at a later date for their consideration, the Council may require the concurrent submittal of an updated ownership and encumbrance report or title opinion.
- ❖ Filing With County Clerk – Within 180 days of approval by the Council, the Final Plat shall be recorded in the office of the Sweetwater County Clerk. The subdivider is responsible for securing signatures and recording the Final Plat. The subdivider shall provide documentation to the City of Rock Springs that the plat has been recorded.
- ❖ Alternate Approval Procedure - As an alternate procedure and at the request of the subdivider, the City Council may approve a Final Plat and instruct the Planning Department to withhold the approved Final Plat from recording for a period of time to allow the subdivider to install all of the required public improvements according to the plans and specifications approved by the City Engineer. (NOTE: Since the plat will not be recorded, lots cannot be sold). This procedure, when approved by the Council, shall be in lieu of the guarantees for installation of improvements as set forth in the Subdivision Ordinance. Be advised that the City Council has the right to refuse the Alternate

Approval Procedure and has the right to require the financial guarantee as required in Section 16-503.G.(9). The following shall apply to the Alternate Approval Procedure:

- An executed standard contract as approved by the City Attorney regarding installation of improvements shall be submitted with the Final Plat. (Contact the Planning Department for a sample contract)
- The contract shall require that all improvements be completed no later than twelve (12) months from the date the Final Plat was approved by the City Council.
- The subdivider may apply in writing for, and the Council may, for cause shown, by Resolution grant a six (6) month extension to the twelve (12) month period.
- After all improvements are inspected and approved by the City Council, by resolution, the Plat shall be recorded by the Department in accordance with Section 16-503(J), and the sale of lots may proceed according to the approved and recorded plat.
- Building permits for structures will not be issued within the subdivision until the plat is recorded and the requirements for improvements are met.
- If after receiving approval of the alternate approval procedure the subdivider chooses to submit a Financial Guarantee, the subdivider shall provide the City Engineer an Engineer's Cost Estimate of the remaining improvements.
- After approval of the cost estimate by the City Engineer, the Financial Guarantee shall be submitted and approved by the City Council by resolution and the filing of the plat shall proceed.

FINAL PLAT SUBMITTAL DEADLINES

NOTE: Applications that are not received by 5:00 p.m. on the Application Deadline will be postponed until the following month's meeting. If a deadline falls near a City holiday, please contact the Planning Department to verify the days City Hall will be closed to ensure that your application is submitted on time.

BE ADVISED: THE APPLICANT (OR ASSIGNED REPRESENTATIVE) MUST ATTEND ALL SCHEDULED MEETINGS.

	January Meeting	February Meeting	March Meeting	April Meeting	May Meeting	June Meeting	July Meeting	August Meeting	September Meeting	October Meeting	November Meeting	December Meeting
Submittal Deadline	12/28/2021	1/24/2022	2/21/2022	3/38/2022	4/25/2022	5/23/2022	6/27/2022	7/25/2022	8/29/2022	9/26/2022	10/24/2022	11/28/2022
Review of Completeness	Within three (3) working days after the submittal, the planning Department shall review the application for conformance with the Final Plat submittal requirements. If the application does not conform to the submittal requirements, the application will be deemed as incomplete, the subdivider will be notified, and the application will be returned.											
Utility Review Meeting *	Utility Review Meetings are held <u>at least</u> 7 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 <u>only</u> be sent to the parties listed on the application so be sure to provide all addresses of whom you would like to be invited to the meeting. It is required that the petitioner or an assigned representative attend the meeting. SEE NOTE BELOW.											
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 Hearing.											
P&Z Public Hearing	1/12/2022	2/9/2022	3/9/2022	4/13/2022	5/11/2022	6/6/2022	7/13/2022	8/10/2022	9/14/2022	10/12/2022	11/9/2022	12/14/2022
**Earliest City Council Meeting	2/1/2022	3/1/2022	4/5/2022	5/3/2022	6/7/2022	7/5/2022	8/2/2022	9/6/2022	10/4/2022	11/1/2022	12/6/2022	1/3/2022

IMPORTANT NOTES:

* 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 prior to the Planning and Zoning Commission Meeting due to the number of applications that are received ahead of your application, your application will have to be postponed until the following month's Planning and Zoning Commission meeting. Therefore, it is in your best interest to submit your application prior to the application deadline listed on the above table.

** City Council Meetings – This date is the first available City Council Meeting. The Final Plat will not be placed on the City Council Agenda until ALL required documents, approvals, and financial guarantees have been received and all necessary corrections have been made and reviewed.

CONSTRUCTION & SUBDIVISION IMPROVEMENT CHECKLIST

The following checklist is provided to make the property owner / developer / engineer aware of the City's Subdivision Ordinance pertaining to subdivision improvements and the process for acceptance of such improvements:

- ☒ Prior to the approval of any Final Plat by the City Council, the subdivider shall either:
 - ☒ Guarantee the installation of the necessary public facilities by complying with the provision of Section 16-503.G.(9) regarding financial guarantees of improvements; or,
 - ☒ Execute a standard contract on forms provided by the City and request that the City Council proceed according to the provisions of Section 16-503.K. regarding delaying the recording of the Final Plat until improvements are installed and approved.
- ☒ Release of Financial Guarantee - As improvements are completed, inspected and approved by the City Engineer, the subdivider may apply to the City for a release of a proportionate part of any collateral deposited with the City.
- ☒ Design by Professional Engineer - All public improvements must be designed by a professional engineer, licensed to do such work in the State of Wyoming.
- ☒ On Site Representative - The developer shall designate, in writing, the name of the agent who shall be available at all times during construction progress and who shall not be replaced without a written notice to the City Engineer. The agent will be the developer's representative at the site and shall have the authority to act on the developer's behalf.
- ☒ Installation of Improvements - The subdivider shall install the following improvements in a timely manner and in accordance with plans, specifications, and data as approved by the City Engineer. Refer to Section 16-805 of the Rock Springs Subdivision Ordinance for installation criteria of the water main system, fire hydrants, storm drainage system, sanitary sewer system, streets (including Supplemental On-Site & Off-Site Street Construction such as Transportation Plan streets), street grading and surfacing, street lights, streets name signs and traffic control signs, utilities and other facilities and improvements.
- ☒ Monuments:
 - ☒ The owner and subdivider shall, at his expense, install monuments at all subdivision boundary corners which shall be marked with two (2) inch diameter brass caps. These caps may be set in concrete or be affixed to thirty (30) inch lengths of galvanized pipe and shall be properly marked for identification as to location, shall carry the true elevation, shall be referenced if subject to destruction, and again shall show the proper identification and license of the certifying surveyor.
 - ☒ Perimeter ties shall be shown to all Section, Quarter Section and Sixteenth Section Lines.
 - ☒ Block and lot corners, Points of Tangency and Points of Curve of all curves shall be marked by a distinctive survey corner marker. Where section lines and quarter section lines intersect the center line of any street, reference shall be given to the nearest section corner or quarter corner.
- ☒ As-Built Plans: Prior to the approval and acceptance of any completed improvements, as-built plans must be submitted to the City Engineer in accordance with Section 16-806 of the Rock Springs Subdivision Ordinance.
- ☒ Acceptance of Improvements - At any time after the completion of construction of public streets and their inspection by the Director of Engineering and Operations, the subdivider may request that the City accept maintenance of the streets. The City Council may accept maintenance of streets, sewers, and rights-of-way if all work is in compliance with City specifications and requirements at the time of acceptance providing the developer presents to the City a two year warranty on the construction. (This requires a resolution by the City Council)

- ☒ Issuance of Building Permits - Building Permits may be issued for lots within a subdivision only after final plat approval is granted by the City Council and water and sewer service is stubbed to the lots. Occupancy permits for buildings shall not be issued until the installation of subdivision improvements is completed (including acceptance of the improvements as outlined above), which shall include curb, gutter, sidewalk and paving. NOTE: Building Permits will not be issued for any structure within a subdivision following the Alternate Approval Procedure.
- ☒ Compliance with Drainage Plans - Subdivision drainage plans, and individual lot drainage plans, must be complied with. Upon completion of final subdivision grading and prior to building permits being issued, a certified topographic survey verifying final grades with proposed grades shall be submitted. Spot elevations shall be given for all inverts, low points and flowing entry and exit points. Plot plans for Building Permits must show, and be consistent with, the drainage plan approved for the lot. Individual lot drainage plans included on the Preliminary Plat shall also be included on the Final Plat Construction Plans. Occupancy Permits for buildings shall not be issued until a certified survey showing final grading has been submitted and approved by the City. (See Section 16-808 for additional requirements.) Lot drainage must remain consistent with the drainage plan approved for the lot

EXHIBIT C

COMMENT FORMS



Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

Tel: 307-352-1540

Cathy Greene, City Planner

Email: cathy_greene@rswy.net

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	TUESDAY, DECEMBER 20, 2022
Project #:	PZ-22-00492
Project Name:	Sage View Care Center Subdivision (aka Aspen Mountain Medical Sub+)
Address/Location:	4401 College Drive
Description:	Preliminary/Final Plat Review for Minor Subdivision



If you cannot attend the meeting, please submit this comment sheet prior to the scheduled meeting time. If you attend the meeting, please finalize your comments and submit your comment sheet by 5:00 p.m. on the day of the meeting. 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):
See attached.

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

1. Public Hearing will be at a special P&Z meeting, do to an error on the Legal Notice by the Rocket Miner.
2. Are there no existing utility easements?
3. Confirm with the Engineering Department what items under 16-503.G will be required. Planning department is satisfied with number 1, final plat application and number 8 title opinion submitted for review.

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

Cathy Greene
Signature of Reviewer

1-3-2023
Date

1. Confirm desired name, prelim. application has Aspen Mountain Medical Subdivision, plats show otherwise, per 16-502.B.1 & 16-503.F.1
2. Date plan with revision date, if any, per 16-502.B.2
3. Add scale of vicinity map, per 16-502.B.3
4. Add WHS title block to plat, per 16-502.B.4
8. Add note about ownership of easements per 16.503.F.11
9. Fix dates 2022 on signature blocks and P&Z Commission Block names/titles, Mayor, Fix County Block,
10. Certificate of Dedication is missing language, per 16.503.F.17
11. Must add all mortgage signature block(s) to final plat in accordance with Title Report and 16.503.F.17

Legal notice from January 4, 2023 is attached with email communication I had with the Rocket Miner regarding them not publishing the ad on December 28th as requested.

Schedule B from title attached
with items of question marked.

PUBLIC HEARING NOTICE

TAKE NOTICE that a request has been filed with the City of Rock Springs by Curtis Mayse with Steamboat Orthopedics (applicant), and Aspen Mountain Real Estate, LLC (property owner), for Preliminary/Final Plat approval for the Aspen Mountain Medical Center Subdivision, a proposed commercial minor subdivision in the City of Rock Springs.

The property is legally described as follows:

SAGE VIEW CARE CENTER SUBDIVISION, AMENDMENT 1, A RE-SUBDIVISION OF "TRACT A" OF SAGE VIEW CARE CENTER SUBDIVISION, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, AS DESCRIBED ON PLAT RECORDED NOVEMBER 17, 1997 IN BOOK OF PLATS, PAGE 388, AND AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, T.19 N., R. 105 W., 6TH P.M.;

THENCE N89°04'28"W, A DISTANCE OF 718.89 FEET (M) - (TIE) TO THE TRUE POINT OF BEGINNING;

THENCE S00°56'40"W, A DISTANCE OF 413.89 FEET (M);

THENCE S58°49'04"W, A DISTANCE OF 625.17 FEET (M);

THENCE N31°10'56"W, A DISTANCE OF 252.15 FEET (M) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND HAVING A RADIUS OF 666.20 FEET (M);

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°08'29", 373.72 FEET, SAID CURVE HAVING A CHORD BEARING OF N15°06'42"W AND A CHORD DISTANCE OF 368.84 FEET (M);

THENCE N00°57'32"E, A DISTANCE OF 178.36 FEET (M);

THENCE S69°03'20"E, A DISTANCE OF 765.50 FEET (M) TO THE TRUE POINT OF BEGINNING.

AND CONTAINS A TOTAL AREA OF 10.00 ACRES, MORE OR LESS, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS AND ITS LICENSEES FOR PERPETUAL PUBLIC USE: ALL STREETS, ALLEYS, EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

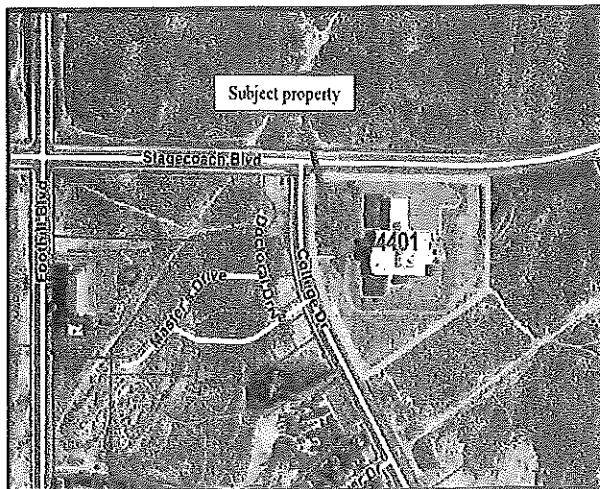
A Public Hearing will be held by the Rock Springs Planning and Zoning Commission, where all interested parties and citizens may appear and be heard regarding this request. Said public hearing will take place on Wednesday, January 18, 2023 at 7:00 p.m. in the City Hall Council Chambers, 212 'D' Street, Rock Springs, Wyoming. The public is invited to attend.

Dated this 21st day of December 2022.

Dated this 29th day of December 2022.

(s) Cathy Greenc, City Planner, Secretary to the Planning & Zoning Commission

Bill to: City of Rock Springs
Publish: Wednesday, 12/28/2022
Wednesday, 1/4/2023



NOTICE OF FORECLOSURE SALE

Default in the payment of principal and interest has occurred under the terms of a promissory note (the "Note") and a real estate mortgage (the "Mortgage") dated November 4, 2013, executed and delivered by Aaron Tomich ("Mortgagor") to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Bank of the West, its successors and assigns, as security for the Note of the same date. The Mortgage was recorded on November 5, 2013, as Reception No. 1630601 in Book 1203 at Page 1065 in the records of the office of the County Clerk and ex-officio Register of Deeds of Sweetwater County, Wyoming. The Mortgage was assigned for value as follows:

Assignee: Bank of the West

Assignment dated:

December 6, 2022

Assignment recorded:

December 12, 2022

Assignment recording information: Reception No. 1694118 in Book 1247 at Page 5597

All in the records of the County Clerk and ex-officio Register of Deeds of Sweetwater County, Wyoming.

The Mortgage contains a power of sale that, by reason of the default, the Mortgagee declares to have become operative, and no suit or proceeding has been instituted at law to recover the debt secured by the Mortgage, or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued.

Written notice of intent to foreclose the Mortgage by advertisement and sale has been served upon the record owner and the party in possession of the mortgaged premises at least ten (10) days prior to the commencement of this publication, and the amount due upon the Mortgage on the date of this notice of sale is \$241,005.02, plus attorneys' fees, costs expended, and accruing interest and late charges after the date of this notice of sale. The property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale. Any prospective purchaser should research the status of title before submitting a bid.

The current Mortgagee, Bank of the West, will have the Mortgage foreclosed as provided by law by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff of Sweetwater County, Wyoming to the highest bidder for cash on January 25, 2023 at 10:00 AM at the Front Steps, Sweetwater County Courthouse, 80 West Flaming Gorge Way, Green River, Wyoming, for application on the above-described amounts secured by the Mortgage. The mortgaged property is described as follows:

Lot numbered fourteen (14) of The Estates at the Wind Rivers Final Plat, Federal Lot 28, state of Wyoming, Section 28, Township 19 North, Range 105 West, 6th Principal Meridian, Rock Springs, Sweet-

water County, Wyoming.

Parcel No.: 149861 / 04-1905-28-3-15-029.00

which has the address of 332 Flagstone Drive, Rock Springs, WY 82901 (the undersigned disclaims any liability for any error in the address).

Together with all improvements thereon and all fixtures and appurtenances thereto.

Date: December 20, 2022 Bank of the West By: Brigham J. Lundberg Lundberg & Associates, PC 3269 South Main Street, Suite 100 Salt Lake City, UT 84115 Tel: (801) 263-3400 L&A No. 22.84487.1/SH/lab December 28, 2022 and January 4, 11, 18, 2023
NO. 316880

STATE OF WYOMING IN THE DISTRICT COURT
COUNTY OF SWEETWATER THIRD JUDICIAL DISTRICT
Case No. CV-22-386-G

IN THE MATTER OF THE ESTATE OF
PATRICIA ELLEN NORRIS, ALSO KNOWN AS PAT NORRIS, DECEASED.

NOTICE OF PROBATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:

You are hereby notified that on the 3rd day of November, 2022, the Last Will and Testament of decedent was admitted to probate by the above named court, and Keri Kae Mueller was appointed personal representative thereof. Any Action to set aside the Will shall be filed in the Court within three months from the date of the first publication of this notice, or thereafter be forever barred.

Notice is further given that all persons indebted to the decedent or to her estate are requested to make immediate payment to the undersigned at 205 C Street, Rock Springs, Wyoming.

Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers, in the office of the Clerk of said Court, on or before three months after the date of the first publication of this notice, which first publication is made on December 21, 2022, and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

DATED November 30, 2021.

Keri Kae Mueller
Personal Representative
LEMICH LAW CENTER

205 C Street
Rock Springs, WY 82901
Phone: (307) 382-6600
December 21, 28, 2022 and January 4, 2023
NO. 314873

PUBLIC NOTICE

Kimberly DeBeer hereby gives notice that an action to appoint the wrongful death representative of Daniel James DeBeer has been instituted in the Third Judicial District for Sweetwater County, State of Wyoming, Action No: CV-22-421-G. Any person claiming to qualify as a wrongful death representative under W.S. § 1-38-104(a) may intervene as a matter of right pursuant to W.S. § 1-38-103.

December 21, 28 2022 and January 4, 2023
NO. 314912

Sweetwater

Rock
PUI
CA

Sweetwater #1, Rock S questioning the sale amount returned, pitch equipment, project and structural a cal require its related stalled at L 1300 Lowe Wyoming 8 be discuss meeting. T under a sir source resp A mandate in-person Facilities 1 3375 Foot Wyoming prior to Sweetwater trict #1 v drawings, requirements review. At the project office on o January 23 The succe vide a 10% lent securi \$150,000.0 given to V defined by tion 16-6-1 Wyoming and 16-6-1 given to m ment, ma produced, or grown i ing equal t competitor bidder is comply wi state, and The Owne of rejecting als, or wi or formati in the bidd proposals School Dist 3550 Foot Wyoming, posals shal in the bidd outside of must be re p.m. Thurs Electronic l Proposals v this date a be publicly immediate tral Admini address lis then be re the Board regular me ary 13th, 2 and award Sweetwater District # 1 Carol Jelac Kari Cochri Board of Ti January 4, NO. 31863

themore

PUBLIC HEARING NOTICE

TAKE NOTICE that a request has been filed with the City of Rock Springs by Curtis Mayse with Steamboat Orthopedics (applicant), and Aspen Mountain Real Estate, LLC (property owner), for Preliminary/Final Plat approval for the Aspen Mountain Medical Center Subdivision, a proposed commercial minor subdivision in the City of Rock Springs.

The property is legally described as follows:

SAGE VIEW CARE CENTER SUBDIVISION, AMENDMENT 1, A RE-SUBDIVISION OF "TRACT A" OF SAGE VIEW CARE CENTER SUBDIVISION, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, AS DESCRIBED ON PLAT RECORDED NOVEMBER 17, 1997 IN BOOK OF PLATS, PAGE 388, AND AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, T.19 N., R. 105 W., 6TH P.M.;

THENCE N89°04'28"W, A DISTANCE OF 718.89 FEET (M) - (TIE) TO THE TRUE POINT OF BEGINNING;

THENCE S00°56'40"W, A DISTANCE OF 413.89 FEET (M);

THENCE S58°49'04"W, A DISTANCE OF 625.17 FEET (M);

THENCE N31°10'56"W, A DISTANCE OF 252.15 FEET (M) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND HAVING A RADIUS OF 666.20 FEET (M);

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°08'29", 373.72 FEET, SAID CURVE HAVING A CHORD BEARING OF N15°06'42"W AND A CHORD DISTANCE OF 368.84 FEET (M);

THENCE N00°57'32"E, A DISTANCE OF 178.36 FEET (M);

THENCE S89°03'20"E, A DISTANCE OF 765.50 FEET (M) TO THE TRUE POINT OF BEGINNING.

AND CONTAINS A TOTAL AREA OF 10.00 ACRES, MORE OR LESS, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS AND ITS LICENSEES FOR PERPETUAL PUBLIC USE: ALL STREETS, ALLEYS, EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

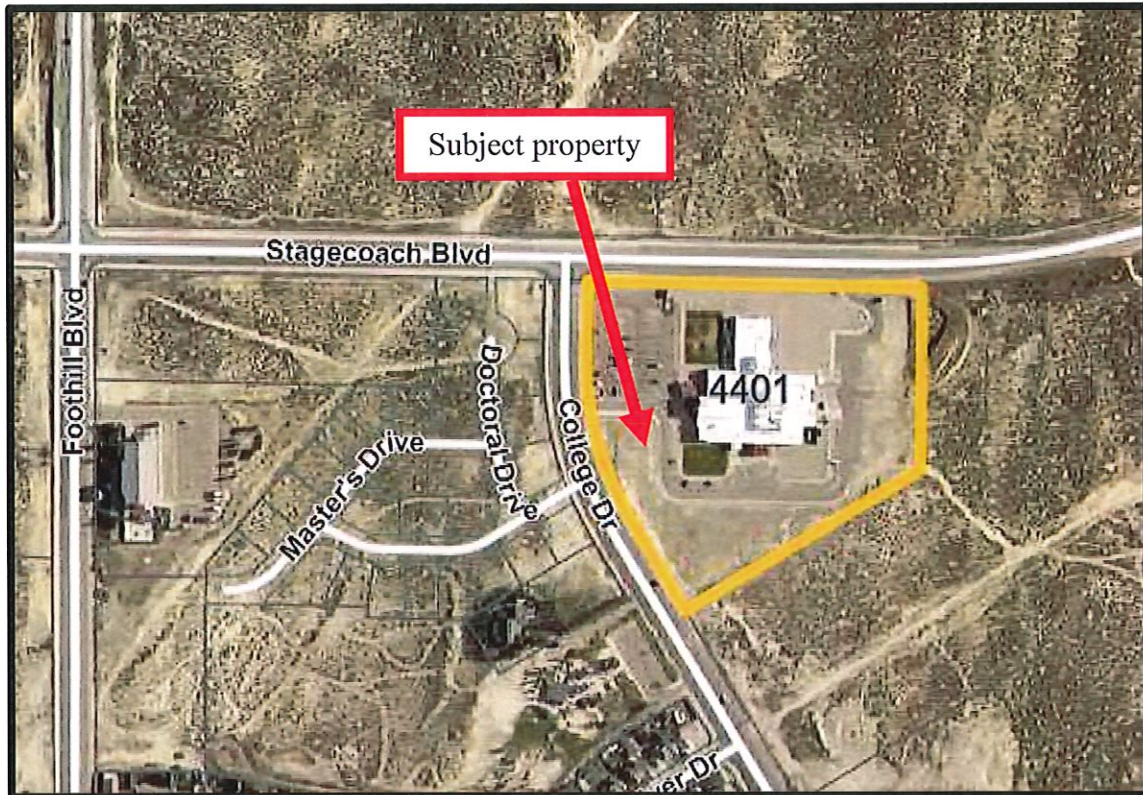
A Public Hearing will be held by the Rock Springs Planning and Zoning Commission, where all interested parties and citizens may appear and be heard regarding this request. Said public hearing will take place on Wednesday, January 11, 2023 at 7:00 p.m. in the City Hall Council Chambers, 212 'D' Street, Rock Springs, Wyoming. The public is invited to attend.

Dated this 21st day of December 2022.

(s) Cathy Greene, City Planner, Secretary to the Planning & Zoning Commission

Bill to: City of Rock Springs

Publish: Wednesday, 12/28/2022





Cathy Greene <cathy_greene@rswy.net>

meeting today

2 messages

Austin, Christy (PacifiCorp) <Christy.Austin@pacificorp.com>

Tue, Jan 3, 2023 at
12:17 PM

To: Cathy Greene <cathy_greene@rswy.net>

Hey Cathy-

Erin and I are both getting colds so we're not going to make it to the meeting today, don't really want to share germs.

I need to talk to both parties about their proposed transformer locations and the need for rights of way to cover both. I can reach out to them directly as it shouldn't effect the review process too much. We've been working directly with Maverik and Aspen Mtn Medical's surveyors/engineers on their respective plans.

I don't have any issues with either project other than the rights of way to cover our equipment.

Christy Austin

Christy.austin@pacificorp.com

District Estimator

Rock Springs, Wy

307-352-5213





Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

Tel: 307-352-1540

Cathy Greene, City Planner

Email: cathy_greene@rswy.net

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	TUESDAY, DECEMBER 20, 2022
Project #:	PZ-22-00492
Project Name:	Sage View Care Center Subdivision (aka Aspen Mountain Medical Sub+)
Address/Location:	4401 College Drive
Description:	Preliminary/Final Plat Review for Minor Subdivision



If you cannot attend the meeting, please submit this comment sheet prior to the scheduled meeting time. If you attend the meeting, please finalize your comments and submit your comment sheet by 5:00 p.m. on the day of the meeting. 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):

There is a meter on the existing building right now, we will have to look at the new loads that will be added if you are planning on using the existing meter, if not we will have to add a new service line and new meter that, both of these options will be a charge to the customer

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

Joshua Sargent
Signature of Reviewer

12-21-22
Date



BRS, Inc.
1130 Major Ave.
Riverton, WY 82501
E-Mail: brs@brsengineering.com
307-857-3079 Fax: 307-857-3080

**City of Rock Springs, Wyoming
Utility Review
Wyoming Abandoned Mine Lands**

To: Utility Review Committee
From: Ryan Reed, BRS Inc., P.E.
Date: 1/2/2023
Project #: PZ-22-00492
Project Address: 4401 College Drive

I, Ryan Reed, have reviewed the Project location(s) in relation to potential for abandoned mine subsidence and determined:

- ☐ Property is undermined by abandoned mine workings at an approximate depth of _____
☐ Property is adjacent to abandoned mine workings at an approximate depth of _____
☒ Property is not impacted by any known abandoned mine workings.

Based upon potential for abandoned mine subsidence:

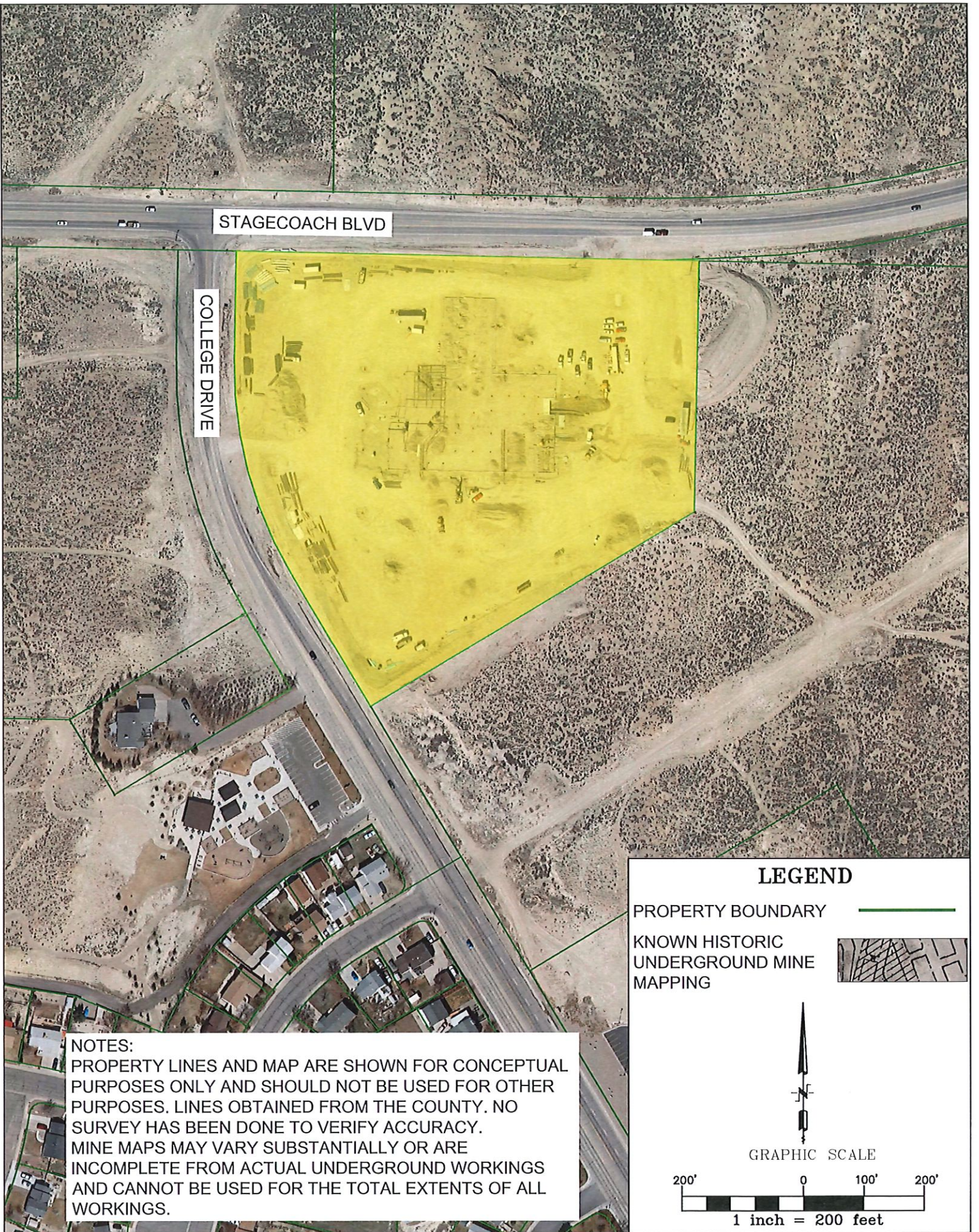
- ☐ It is Recommended that Remediation efforts be made at the Project location(s).
☐ It is Recommended that Exploratory Drilling be completed at the Project location(s).
☒ No Remediation Action is Recommended at this time.

Other Comments/Issues:



Signature

1/2/23
Date



STAGECOACH BLVD

COLLEGE DRIVE

LEGEND

PROPERTY BOUNDARY 

KNOWN HISTORIC UNDERGROUND MINE MAPPING 



GRAPHIC SCALE



1 inch = 200 feet

NOTES:
PROPERTY LINES AND MAP ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE USED FOR OTHER PURPOSES. LINES OBTAINED FROM THE COUNTY. NO SURVEY HAS BEEN DONE TO VERIFY ACCURACY. MINE MAPS MAY VARY SUBSTANTIALLY OR ARE INCOMPLETE FROM ACTUAL UNDERGROUND WORKINGS AND CANNOT BE USED FOR THE TOTAL EXTENTS OF ALL WORKINGS.



Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

Tel: 307-352-1540

Cathy Greene, City Planner

Email: cathy_greene@rswy.net

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	TUESDAY, DECEMBER 20, 2022
Project #:	PZ-22-00492
Project Name:	Sage View Care Center Subdivision (aka Aspen Mountain Medical Sub+)
Address/Location:	4401 College Drive
Description:	Preliminary/Final Plat Review for Minor Subdivision



If you cannot attend the meeting, please submit this comment sheet prior to the scheduled meeting time. If you attend the meeting, please finalize your comments and submit your comment sheet by 5:00 p.m. on the day of the meeting. Thank you!

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

Email: _____ 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):
It needs to state on the plat that water service has not been installed into the property.

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

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

Clint Zambai
Signature of Reviewer

1/3/2023
Date



Department of Public Services/Planning
212 'D' Street, Rock Springs, WY 82901
Tel: 307-352-1540
Cathy Greene, City Planner
Email: cathy_greene@rswy.net

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	TUESDAY, DECEMBER 20, 2022
Project #:	PZ-22-00492
Project Name:	Sage View Care Center Subdivision (aka Aspen Mountain Medical Sub÷)
Address/Location:	4401 College Drive
Description:	Preliminary/Final Plat Review for Minor Subdivision

MEETING
2:00 p.m.
Tues., Jan. 3, 2023

If you cannot attend the meeting, please submit this comment sheet prior to the scheduled meeting time. If you attend the meeting, please finalize your comments and submit your comment sheet by 5:00 p.m. on the day of the meeting. Thank you!

I Nathan Reese (name) have reviewed the plans on behalf of Rock Springs Fire Department (Dept./Organization) for the above-referenced project.

Email: nathan_reese@rswy.net Phone #: 307-352-1484

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.

Nathan Reese
Signature of Reviewer

1/3/2023
Date



Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

Tel: 307-352-1540

Cathy Greene, City Planner

Email: cathy_greene@rswy.net

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	TUESDAY, DECEMBER 20, 2022
Project #:	PZ-22-00492
Project Name:	Sage View Care Center Subdivision (aka Aspen Mountain Medical Sub+)
Address/Location:	4401 College Drive
Description:	Preliminary/Final Plat Review for Minor Subdivision

MEETING
2:00 p.m.
Tues., Jan. 3, 2023

If you cannot attend the meeting, please submit this comment sheet prior to the scheduled meeting time. If you attend the meeting, please finalize your comments and submit your comment sheet by 5:00 p.m. on the day of the meeting. 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

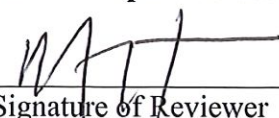
Please check as applicable:

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

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

*1. All FINAL Plat submittals are still going through review.
Comments to follow*

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


Signature of Reviewer

1/3/2023
Date



Planning & Zoning Commission Updated Staff Report

January 18, 2023
7:00 p.m.

REPORT SUMMARY			
Agenda Item:	Old Business #1	Project Number:	PZ-22-00472
Project Name:	U-Haul U-Box Facility		
Project Location:	2450 Foothill Blvd.		
Project Description:	Consideration of Major Site Plan for construction of more than one commercial or industrial building on a single parcel.		
Applicant:	Keith Key U-Haul Company of Wyoming 4000 E 2 nd Street Casper, WY 82609	Property Owner:	Amerco Real Estate Company 2727 N. Central Ave., Ste. 500 Phoenix, AZ 85004-1120
Engineer:	Dan Kennedy, PE JFC Engineers Surveyors P.O. Box 2026 Rock Springs, WY 82902	Surveyor:	N/A
Public Notification:	Adjacent Property Letters Mailed 1/4/2023; Public Hearing Notice : N/A		
Current Master Plan Land Use Designation:	C (Commercial)	Proposed Master Plan Land Use Designation:	No Change
Current Zoning District	B-2 (Community Business)	Proposed Zoning District	No Change
References:	Rock Springs Zoning Ordinance §13-108 Community Business Zone (B-2) Rock Springs Zoning Ordinance §13-904 Procedure for Site Plan Approval Rock Springs Zoning Ordinance §13-815 General Building and Performance Requirements.		
Exhibits:	A. Revised Major Site Plan		

PETITION SUMMARY:

The applicant, Keith Key, representing U-Haul Company of Wyoming, is requesting Major Site Plan approval for a new building for U-Boxes.

This use will be supplement to their existing approval which is: indoor self-storage, U-Haul truck and trailer store, and related retail sales in the retrofitted existing structure (formerly K-Mart). Previously approved were three new 2,000 square foot outside self-storage buildings, these are no longer approved or will be constructed as they are proceeding with a U-Box Facility. The Revised Site Plan can be found in **Exhibit A.**

PROPERTY LOCATION:

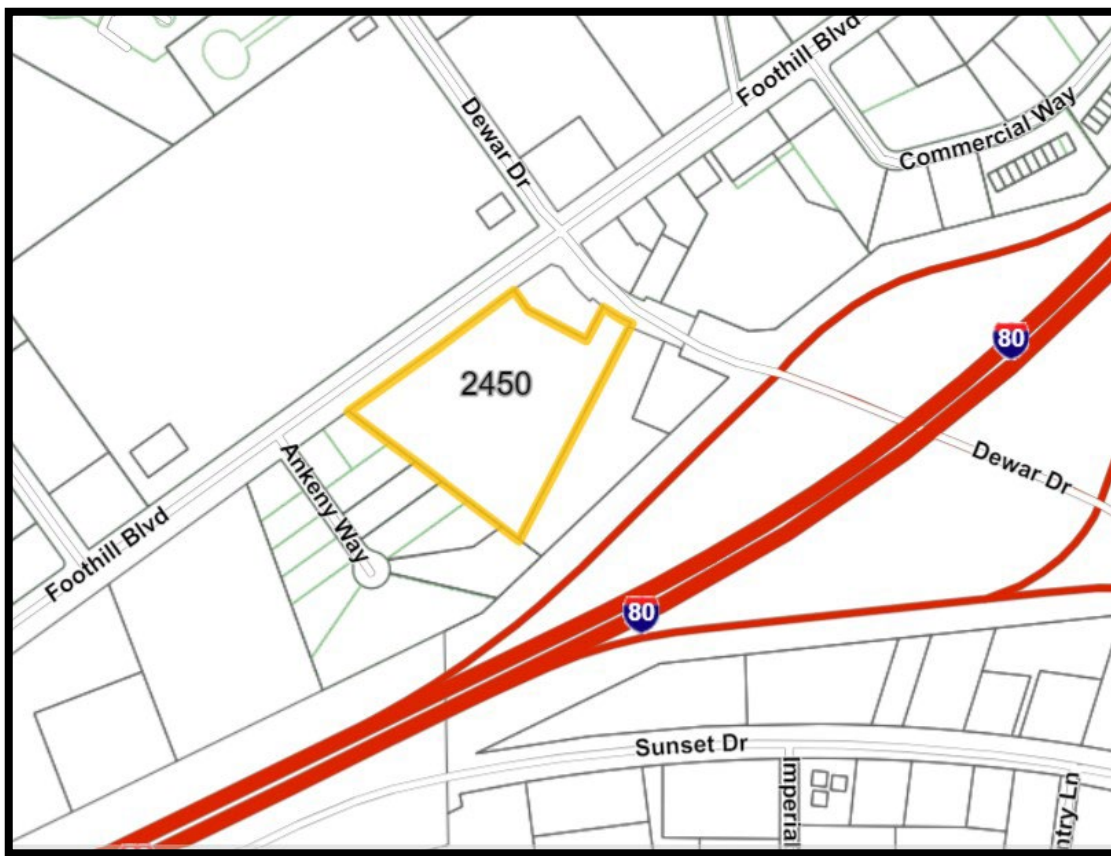


Figure 1: Location Map

As shown in Figures 1 and 2, the property is located at the intersection of Foothill Blvd. and Dewar Drive, across from the White Mountain Mall.



Figure 2: Aerial Photo of Property

UTILITY REVIEW:

The revised site plan was forwarded out for comments only by the Utility Review Committee and are due on January 17, 2023, comments received will be read into the record at the meeting from the Utility Review Committee

PUBLIC NOTIFICATION:

Adjacent Property Owner Notice letters were mailed to property owners located within 200 feet of the boundaries of the subject property on January 4, 2023, no comments have been received.

PROCEDURE:

13-904.A.1 The Planning and Zoning Commission has the right to review and require revisions in proposed Major Site Plans. The purpose of the review is to relieve demonstrable adverse impacts of the development upon public safety, health, or welfare; to protect public investments in roads, drainage facilities, etc.; to conserve the value of buildings; and to ensure that the regulations of this ordinance be upheld.

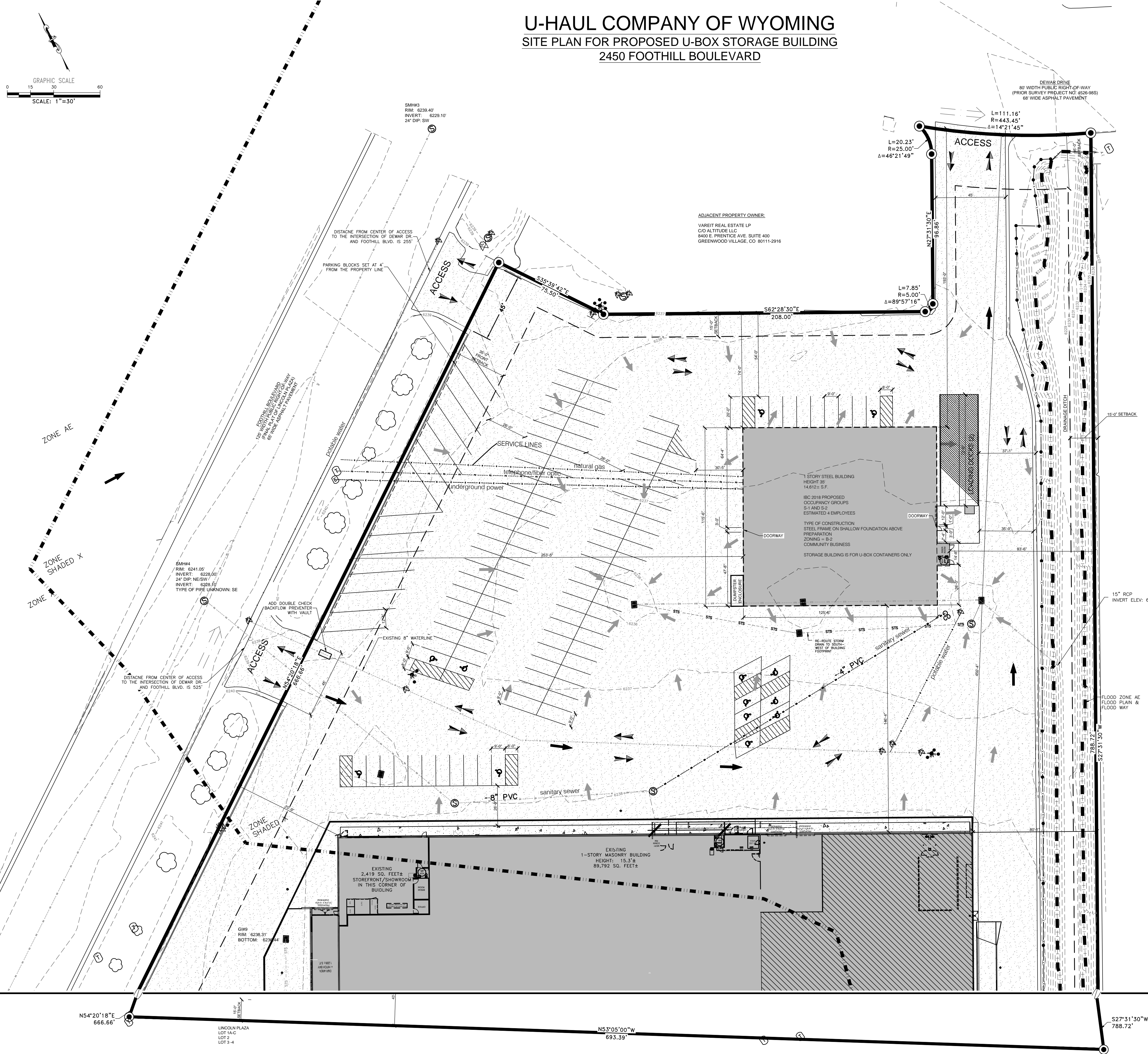
STAFF RECOMMENDATION:

Staff will provide recommendation after any public comment.

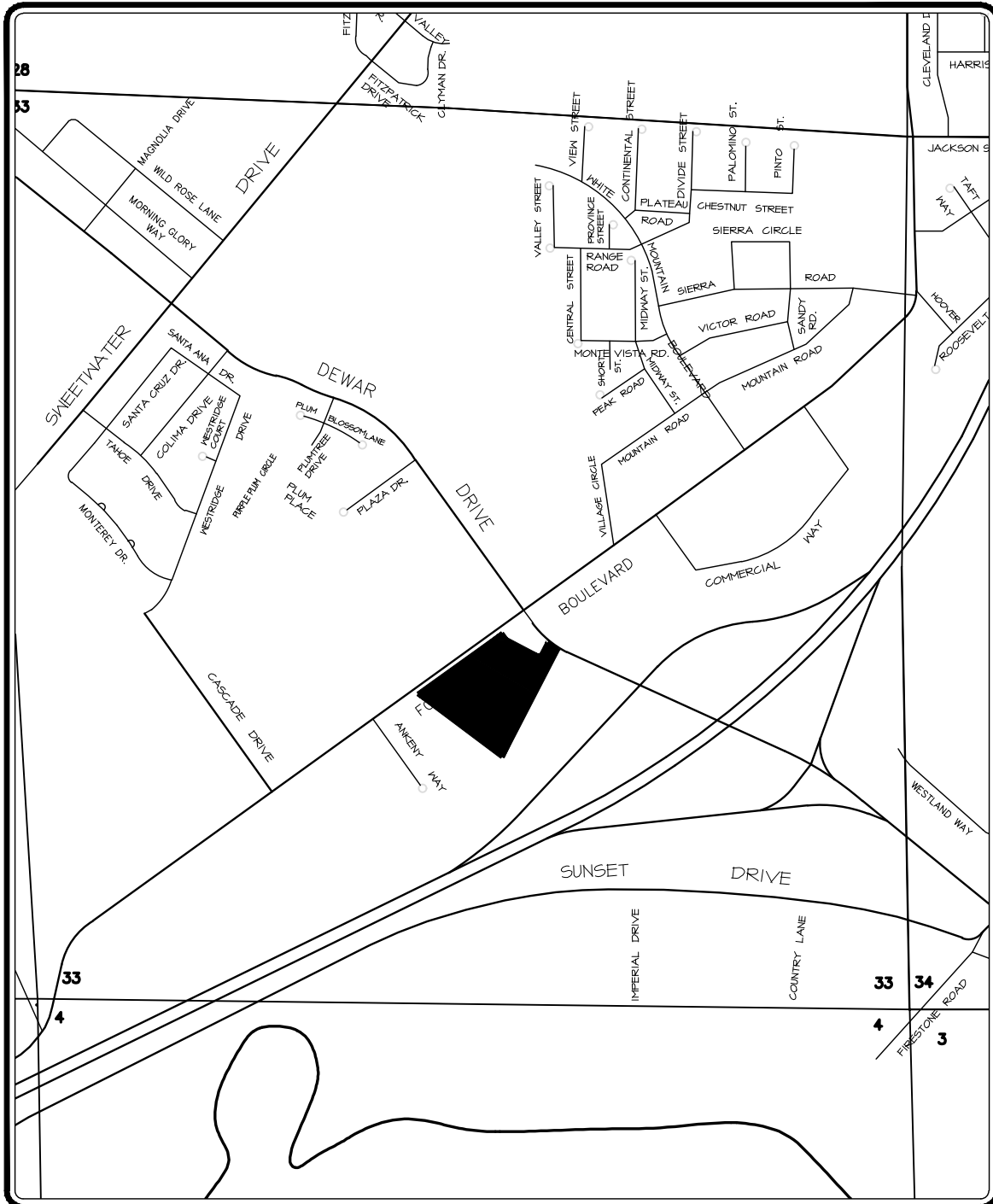
EXHIBIT A

Revised Major Site Plan

1/11/2023 4:28:47 PM
SHARRIS J:\Data\11028-22\ba.dwg 11028 Construction DWG5.dwg



U-HAUL COMPANY OF WYOMING
SITE PLAN FOR PROPOSED U-BOX STORAGE BUILDING
2450 FOOTHILL BOULEVARD



VICINITY MAP

NOTES:

LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS A MINIMUM OF 6" WITHIN THE FIRST 10'. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

DRAINAGE FROM THIS PROPERTY WILL NOT ADVERSELY AFFECT ADJACENT PROPERTY OWNERS AND I HEREBY APPROVE THE DRAINAGE PLAN AS SHOWN HEREON.

THE INTENT OF THIS PLAN IS TO PROVIDE FOR LOCAL DRAINAGE ON THE LOT SO AS TO MINIMIZE IMPACT ON ADJACENT PROPERTIES. IT IS THE RESPONSIBILITY OF THE BUILDER AND THE PROPERTY OWNER TO DESIGN, BUILD, AND LANDSCAPE THE LOT TO PRESERVE AND ENHANCE THE OVERLOT GRADING AND DRAINAGE SCHEME.

ALL STRIPING TO BE A MINIMUM OF 4" WIDE AND TO BE COMPLETED PRIOR TO OCCUPANCY.

ALL SIGNAGE MUST COMPLETE A SIGN APPLICATION FOR ZONING REVIEW AND OBTAIN A BUILDING PERMIT IF REQUIRED. THIS INCLUDES THE EXISTING SIGNAGE THAT HAS BEEN INSTALLED WITHOUT ANY PERMITTING.

NO CONSTRUCTION OR DISTURBANCE WILL TAKE PLACE WITHIN THE DESIGNATED AE FLOODPLAIN OR FLOODWAY WITHOUT SUBMISSION, REVIEW, AND APPROVAL OF A FLOODPLAIN DEVELOPMENT PERMIT.

PERMITTING THROUGH WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AND THE ROCK SPRINGS BUILDING DEPARTMENT IS REQUIRED.

THE PLANS SHALL BE APPROVED BY THE CITY OF ROCK SPRINGS AND THE JOINT POWERS WATER BOARD

PROPERTY INFORMATION:		PARKING REQUIREMENTS:	
SITE SQUARE FOOTAGE:	335,848 OR 7.71 ACRES	90 SPACES FOR 89,792 SQ. FEET	
PERCENT OF SITE COVERAGE:	31.1%	15 SPACES FOR 14612 SQ. FEET	
		TOTAL SHOWN 129	
		TOTAL HANDICAP SPACES 13 SPACES	

LEGEND:	
	BOLLARD
	EXISTING OR PROPOSED WATER VALVE
	FIRE HYDRANT
	TRANSFORMER
	DRAINAGE ARROW-ONSITE
	DRAINAGE ARROW-OFFSITE
	TRAFFIC FLOW ARROW
	GRADED INLET
	LIGHT POLE
	TELEPHONE PEDESTAL
	IRRIGATION CONTROL VALVE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	MANHOLE (OTHER THAN SEWER)
	GAS METER
	GUY ANCHOR
	UTILITY VAULT
	HANDICAP PARKING
	POWER POLE
	PROPERTY CORNER
	LINE SEPARATING FEMA ZONE X & ZONE SHADED X AREAS
	FEMA ZONE AE
	PROPERTY LINES
	SETBACK LINES
	PROPOSED NATURAL GAS SERVICE
	PROPOSED TELEPHONE/FIBER OPTIC LINE
	POTABLE WATER LINES
	PROPOSED POTABLE WATER LINES
	CENTERLINE OF ROAD
	UTILITY EASEMENT
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	UNDERGROUND STORM DRAINS
	BUILDING OVERHANG
	BURIED POWER LINE
	PROPOSED BURIED POWER LINE
	TRUCK TRAFFIC FLOW ARROW

DEVELOPER:
U-HAUL COMPANY OF WYOMING
4000 EAST 2ND STREET
CASPER, WY 82609

PROPERTY OWNER:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE., SUITE 500
PHOENIX, AZ 85004-1120

PROJECT TITLE:
SITE PLAN FOR PROPOSED U-BOX STORAGE BUILDING
SECTION 33 SE1/4, TRACT, T19N, R105W
U-HAUL COMPANY OF WYOMING
ROCK SPRINGS, WYOMING

DRAWING TITLE:
SITE PLAN

DRAWN BY:
JEK/JLD
CHECKED BY:
JBE
SCALE:
1" = 30'
DATE:
11/08/2022
PROJECT NO:
11042-22E
SHEET NO: