



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

May 10, 2023

7:00 p.m.

OATH OF OFFICE

1. Mayor Mickelson to swear in David Jarrell, filling the position vacated by Kylee Wylie.

ROLL CALL

APPROVAL OF MINUTES

1. Review and approval of the April 12, 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 **Preliminary Plat** approval of Mustang Ridge Properties consisting of 2 phases to be developed totaling 36.2 acres, submitted by Rob DeBernardi (DeBernardi Construction Company) and represented by Dan Kennedy (JFC Engineers and Surveyors). (Project #: PZ-23-00140, Staff Representative: Cathy Greene, City Planner) – [Report Packet Page 6](#)

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. None

NOTIFICATION OF MINOR SITE PLANS AND STAFF APPROVED CONDITIONAL USE PERMITS

1. Conditional Use Permit Approval of a front yard fence at four (4) feet in height and rear yard fence six (6) feet in height to be situated on a retaining wall up to four (4) feet in height, be located at 832 Walnut Street, submitted by Jose Gonzalez.
(Project #: PZ-23-00131, Staff Representative: Cathy Greene, City Planner)
2. Approval to install wireless telecommunications equipment at 514 G Street, submitted by Chris Kennard of Elevation Wireless for Verizon.
(Project #: PZ-23-00122, Staff Representative: Cathy Greene, City Planner)

PETITIONS AND COMMUNICATIONS

1. Written petitions and communications.
 - a. Update on City Council actions
May 2, 2023 - David Jarrell appointed to fill the unexpired term of Kylee Wylie.
2. Petitions and communications from the floor.

ADJOURNMENT

**PLANNING AND ZONING
COMMISSION MINUTES**
April 12, 2023
Wednesday, 7:00 p.m.
City Hall, Rock Springs, Wyoming

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

OATH OF OFFICE

Mayor Mickelson swore in Blake Manus

CALL TO ORDER

Chairman Lopez called the meeting to order at 7:00 p.m.

ROLL CALL

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

APPROVAL OF MINUTES

Chairman Lopez asked the Commission for any corrections or additions to the Minutes from the March 8, 2023, Planning and Zoning Commission Meeting.

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

Commissioner Kevin Hardesty: Motion to approve the Minutes as presented.

Commissioner Zane Isaacson: Second.

Vote: All in favor. Motion carried unanimously

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

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

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

Commissioner Justin Lemon: Second.
Vote: All in favor. Motion carried unanimously

CHANGES TO THE AGENDA

None.

PUBLIC HEARINGS

1. Petition for **Zoning Ordinance Language Amendment**, submitted by the City of Rock Springs and represented by Cathy Greene, City Planner.
(Project #: PZ-22-00213, Staff Representative: Cathy Greene, City Planner)

Staff Report

Ms. Greene presented the Staff Report to the Commission.

2022 election brought to attention that political signs were not constitutionally correct therefore, we began amending the Zoning Ordinance Language and streamlining signs. Petitions to propose larger size accessory structures and proposal for more garage doors before a CUP is required, and added mini-storage language to I-1 and I-2 zones. Modifications, cleaning up language, and adding definitions have made the zoning and signage more clear.

Notifications were: Public hearing notice published in the Rocket Miner on March 29, 2023.

Commissioner Questions for Staff

There were none.

Commissioner Questions for Applicant

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

There were none.

Public Comments

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

There were none.

Chairman Lopez then asked for a staff recommendation.

Staff Recommendation

Ms. Greene recommended approval.

Commission Vote

Commissioner Lemon: Motion to approve with staff recommendations.

Commissioner Isaacson: Second.

Vote: All in favor. Motion carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

- 1) Request for a **Conditional Use Permit** for an oversized accessory structure, submitted by Shane Welter.
(Project #: PZ-23-00108, Staff Representative: Cathy Greene, City Planner).

Staff Report

Ms. Greene presented the Staff Report to the Commission. Mr. Welter is asking for consideration of a Planning and Zoning Commission Conditional Use Permit to allow for the construction of a detached accessory structure exceeding 1,200 square feet at 200 Sheep Creek.

Notifications were mailed on 3/27/2023 to adjacent property owners.

Jack and Carolyn Durga, adjacent neighbor, submitted a letter of support for Mr. Welter's request. Tracy Wylie emailed a request to postpone or deny Mr. Welter's request. Ms. Greene addressed Ms. Wylie's concerns.

Commissioner Questions for Staff

Ken Fortuna asked for clarification of when retaining walls were built. Ms. Greene stated retaining walls were constructed when the subdivision was built. Kevin Hardesty asked if Mr. Welter's current shed meets the requirements. Ms. Greene stated she did not measure it, but it appears to meet requirements.

Commissioner Questions for Applicant

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

Mr. Welter stepped to the podium to answer questions. Justin Lemon asked what the intended usage of the garage is. Mr. Welter stated, general garage usage, storage, gymnastics and weight lifting equipment. Mr. Welter discussed the fence issues with his neighbor, past flood issues, and elevation change from a ditch built but felt the issues have been corrected by the City with the last flood.

Public Comments

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

There were none.

Chairman Lopez then asked for a staff recommendation.

Staff Recommendation

Ms. Greene recommended approval with the following conditions:

1. Construction shall conform to the approved site plan and application, including required setbacks from property lines.
2. Structure shall not exceed the height of the primary structure.
3. Structure shall not be located in any easements.

4. Drainage shall not impact adjacent properties and appropriate erosion control measures shall be utilized, both during construction and when construction is complete.
5. The use of the accessory structure shall be limited to residential uses. Any Home Occupations within the structure shall comply with the City's Home Occupations Requirements.
6. Planning approval does not constitute building permit approval. Contact the City of Rock Springs Building Department to obtain a building permit for the garage.
7. A pin inspection will be required prior to the concrete footing/pad pour, by a surveyor to attest to compliance with the approved site plan.

Commission Vote

Commissioner Ken Fortuna: Motion to approve with staff recommendations.

Commissioner Blake Manus: Second.

Kylee Wylie abstained.

Vote: All in favor. Motion carried unanimously.

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

- 1) Report was provided with notification of minor site plans, staff-approved conditional use permits, and other projects for the month of March.

PETITIONS AND COMMUNICATIONS

- 1) **Written petitions and communications.**
 - a. **Update on City Council Actions**
- 2) **Petitions and communications from the floor.**

ADJOURNMENT

With no further business, the meeting was adjourned at 7:26 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

May 10, 2023

7:00 p.m.

REPORT SUMMARY			
Agenda Item:	Public Hearing #1	Project Number:	PZ-23-00140
Project Name:	Mustang Ridge Properties Preliminary Plat		
Project Location:	36.210 acres north of Stagecoach Blvd.		
Project Description:	Consideration of Preliminary Plat approval for Mustang Ridge Properties, a proposed residential subdivision consisting of two (2) phases and 119 single-family lots (formerly known as The Estates at Mustang Ridge).		
Applicant:	Rob DeBernardi DeBernardi Construction Comp 514 G Street Rock Springs, WY 82901	Property Owner:	DeBernardi Construction Comp 514 G Street Rock Springs, WY 82901
Engineer:	Dan Kennedy JFC Engineers & Surveyors PO Box 2026 Rock Springs, WY 82902	Surveyor:	JFC Engineers & Surveyors PO Box 2026 Rock Springs, WY 82902
Public Notification:	Adjacent Property Letters Mailed 5/1/2023; Public Hearing Notice Published on 4/22/23 (Rocket Miner)		
Current Master Plan Land Use Designation:	LDR (Low Density Residential)	Proposed Master Plan Land Use Designation:	None
Current Zoning District	R-1 (Low Density Residential) and R-3 CD (Medium Density Residential)	Proposed Zoning District	None
References:	Rock Springs Subdivision Ordinance §16-502 Preliminary Plat Rock Springs Subdivision Ordinance Article 16-9 Design Criteria		
Exhibits:	A. Mustang Ridge Properties Preliminary Plat B. Preliminary Plat Application C. Utility Review Comment Forms D. Adjacent Property Owner Letter E. Public Hearing Notice		

PETITION:

Rob DeBernardi of DeBernardi Construction Company, has submitted a request for Preliminary Plat review of the Mustang Ridge Properties, a two phase subdivision.

The Preliminary Plat can be found in **Exhibit A**. Please refer to **Exhibit B** to review the submitted Preliminary Plat Application.

As shown on the Preliminary Plat, the subdivision includes two separate phases with a total of 119 residential lots. Thirty (30) of the proposed lots will be zoned R-3 CD (Medium Density Residential).

Preliminary Plat review is governed by the Rock Springs Subdivision Ordinance §16-502 Preliminary Plat.

PROPERTY LOCATION AND DESCRIPTION:

As shown in **Figure 1**, the property is located north of Stagecoach Blvd. The property is undeveloped. Adjacent land uses are as follows:

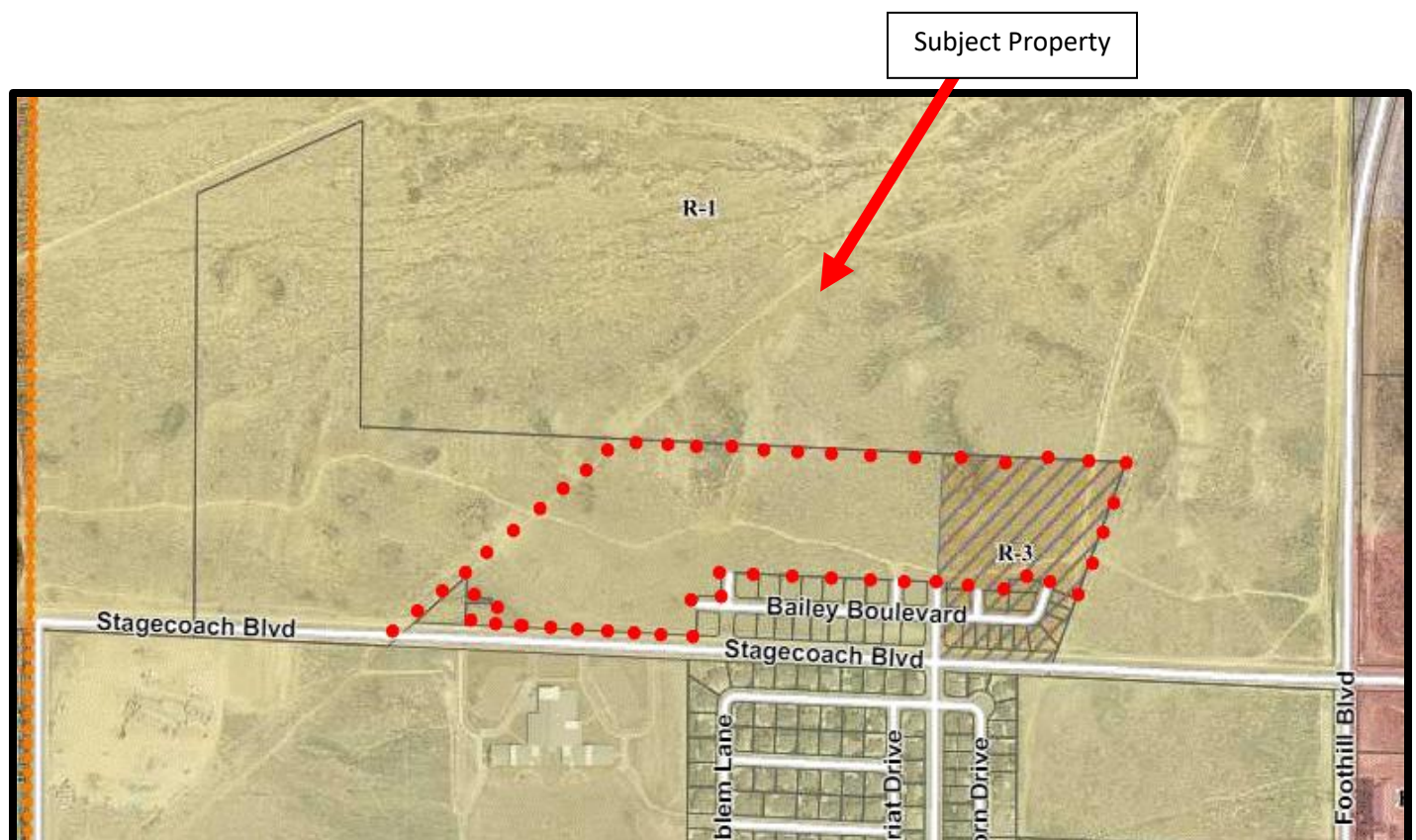
North – Vacant Land

South –Estates at Mustang Ridge, Phase 1, Stagecoach Elementary School and the Satellite High School

East – Vacant Land

West – Vacant Land

MASTER PLAN LAND USE DESIGNATION AND ZONING:



As shown in **Figure 2**, the 2012 Master Plan Official Land Use Map shows that this property is designated as “LDR – Low Density Residential”. In accordance with Section 3.5 of the City of Rock Springs 2012 Master Plan: Today’s Plan for Tomorrow’s Future, the LDR land use designation is defined as low density residential development with densities ranging from 0.5 to 7 dwelling units per acre. As noted in Table 3.3. of the Master Plan, compatible zoning districts within the LDR designation include R-1, R-2 and R-3 zoning districts.

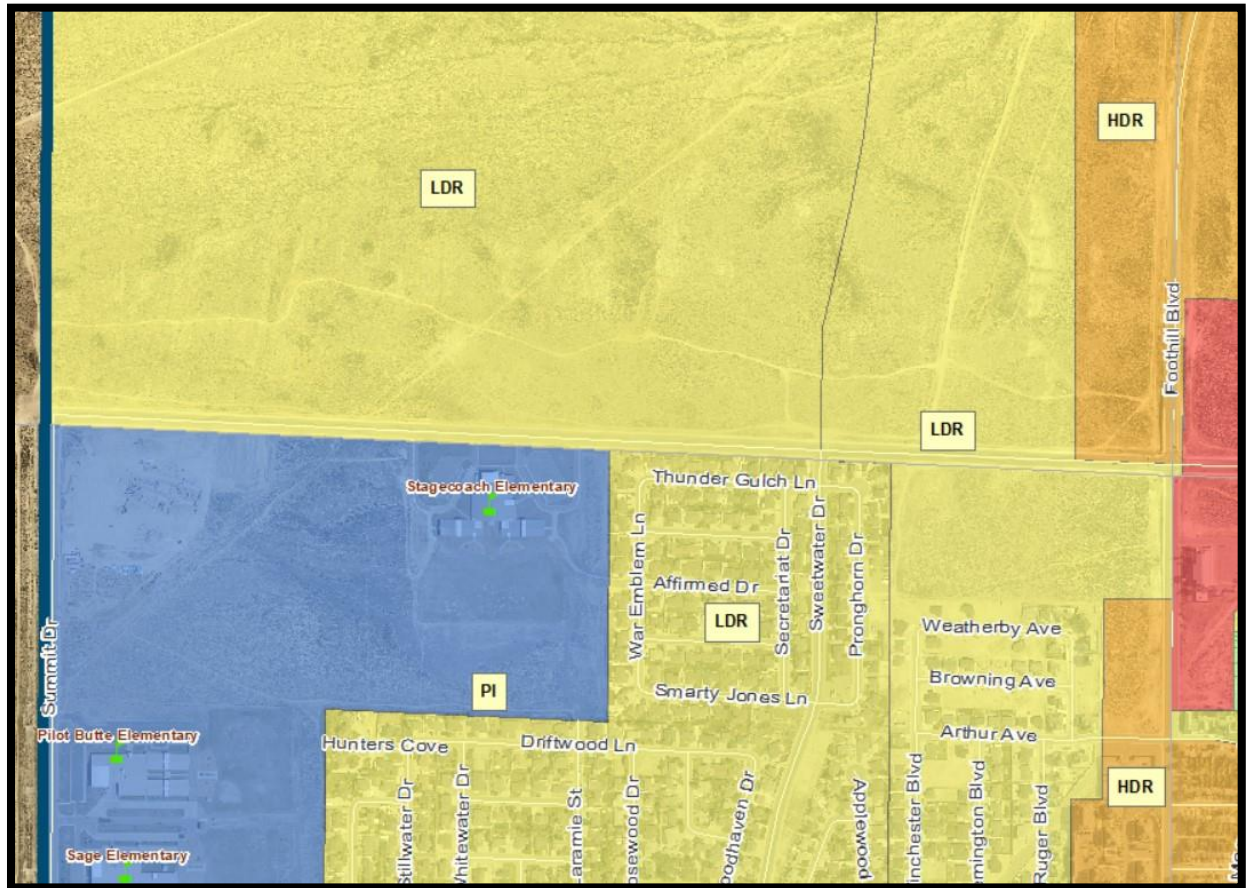


Figure 2: Land Use Plan

The property is currently zoned R-1 (Low Density Residential) and R-3/CD (Medium Density Residential). Permitted uses within the R-1 zoning district include single-family site built dwelling units on a minimum lot size of 7,000 square feet. Permitted uses in the Conditional Medium Density Residential (R-3/CD) Zone will only allow for Single-Family Site Built Detached Dwellings (all other permitted uses listed in the R-3 district will be prohibited). The minimum lot size allowed in an R-3 zoning district is 5,000 square feet.

UTILITY REVIEW:

A couple of meetings were held with City Departments and the Preliminary Plat was forwarded to the Utility Review Committee for comments due on April 28, 2023, since the changes to the previous approved Preliminary Plat were minor. All of the comment forms can be found in **Exhibit C**. A revised Preliminary Plat has not been received at the time this report was prepared, however once it is received, we will provide a copy at the meeting.

PUBLIC NOTIFICATION:

Public Hearing Notice letters were mailed to property owners located within 200 feet of the boundaries of the subject property on May 1, 2023. Refer to **Exhibit D**.

A Public Hearing Notice was duly published in the Rock Springs Rocket Miner on Saturday, April 22, 2023. Refer to **Exhibit E**.

To date, no comments have been received. Staff will advise the Commission of any comments received after the date of this report.

PROCEDURE:

In accordance with Section 16-502(l) of the Rock Springs Subdivision Ordinance, in its deliberations on the Preliminary Plat, the Commission shall consider oral or written statements from the applicant, the public, City staff, and its own members. The commission may recommend approval, conditional approval, disapproval, or may table the Preliminary Plat.

The Planning and Zoning Commission's recommendation will be forwarded to the Rock Springs City Council for consideration at a Public Hearing. Public Hearing Notice will once again be published in the Rocket Miner prior to the City Council Public Hearing. After the public hearing, the City Council will take action on the Preliminary Plat by Resolution.

STAFF RECOMMENDATION:

Staff will provide a formal recommendation after the public comment portion of the public hearing.

At a minimum, staff recommends approval with the following conditions:

- 1) All Utility Review Comments shall be met prior to scheduling for City Council review.
- 2) The Final Plat shall conform to the Preliminary Plat. Any modifications will require resubmittal of the Preliminary Plat.

EXHIBIT A

Mustang Ridge Properties Preliminary Plat

LEGAL DESCRIPTION

A parcel of land; situate lots 14, 15, and 16, Section 21, Township 19 North, Range 105 West, 6th P.M., Sweetwater County, Wyoming, being more particularly described as follows:

Commencing at the Southeast corner of said Section 21, being a found 3 inch brass cap, from whence the East 1/4 corner of said Section 21 bears North 00°47'52" East, a distance of 2555.64 feet being a found 3 inch aluminum cap, said East section line being the basis of bearing; Thence coincident with the South section line North 87°25'56" West, a distance of 1242.57 feet to a point on the West boundary of a 100 foot wide PacificCorp Powerline Easement, reference book 870, page 1506 with the Sweetwater County Recorder, Green River, Wyoming; Thence coincident with the West boundary of said powerline easement North 20°46'18" East, a distance of 336.56 feet to the POINT OF BEGINNING;

Thence departing said powerline easement and coincident with the North boundary of Estates at Mustang Ridge - Phase 1 Subdivision the following eight courses, North 69°13'42" West, a distance of 160.00 feet; Thence North 20°46'18" East, 16.11 feet; Thence North 87°25'56" West, a distance of 133.42 feet; Thence South 02°34'04" West, a distance of 50.00 feet; Thence North 87°25'56" West, a distance of 260.00 feet; Thence North 02°34'04" East, a distance of 25.00 feet; Thence North 87°25'56" West, a distance of 937.83 feet; Thence South 02°34'04" West, a distance of 80.00 feet to a point, being the beginning of a curve concave Northwesterly, whose radius is 20.00 feet, Thence continuing coincident with the North boundary of said subdivision Southwesterly along said curve through a central angle of 90°00'00", an arc distance of 31.42 feet; Thence continuing coincident with the North boundary of said subdivision the following six courses, North 87°25'56" West, a distance of 75.00 feet; Thence South 02°34'04" West, a distance of 160.00 feet; Thence North 87°25'56" West, a distance of 29.30 feet; Thence North 87°25'34" West, a distance of 933.53 feet; Thence North 02°34'26" East, a distance of 90.00 feet; Thence South 87°25'34" East, a distance of 102.53 feet to a point, being the beginning of a non-tangent curve concave Easterly, whose radius is 230.00 feet, chord bearing is North 13°37'13" East, and chord distance is 20.38 feet; Thence continuing coincident with the North boundary of said subdivision Northerly along said curve having a central angle of 05°04'41", an arc distance of 20.38 feet; Thence continuing coincident with the North boundary of said subdivision the following three courses, North 87°25'34" West, a distance of 106.44 feet; Thence North 02°34'26" East, a distance of 88.14 feet; Thence South 49°11'15" West, a distance of 434.03 feet to a point on the South line of said Section 21; Thence continuing coincident with said South section line North 87°25'34" West, a distance of 39.78 feet; Thence departing said South section line North 02°34'26" East, a distance of 100.00 feet to a point on the Northwest boundary of a 100 foot wide waterline easement, reference book 726, page 1598 with the Sweetwater County Recorder, Green River, Wyoming; Thence coincident with the Northwest boundary of said waterline easement North 49°11'15" East, a distance of 1135.51 feet to the North boundary of the Amundsen Construction Inc parcel, reference book 1240, page 2911 with the Sweetwater County Recorder, Green River, Wyoming; Thence coincident with said North boundary the following two courses, Thence South 87°25'34" East, a distance of 463.52 feet; Thence South 87°25'56" East, a distance of 1786.68 feet; Thence continuing coincident with the West boundary of said powerline easement South 20°46'18" West, a distance of 589.81 feet to the POINT OF BEGINNING.

Containing a calculated area of 36.210 acres more or less.

PRELIMINARY PLAT
for
MUSTANG RIDGE PROPERTIES

A Residential Subdivision In the City of Rock Springs
Situate In the Lots 14, 15, 16 - Section 21, Resurvey Township 19 North, Range 105 West,
6th P.M, Rock Springs, Sweetwater County, Wyoming.

LAND OWNER/DEVELOPER

DeBernardi Construction Company
514 G Street
Rock Springs, Wyoming 82901
(307) 382-8034

TABULATION

PHASE 1
CURRENT ZONING R3
LAND AREA 4.259 AC
PROPOSED LOTS R3 30
CURRENT ZONING R1
LAND AREA 4.953 AC
PROPOSED LOTS R1 31
DETENTION 1.460 AC
PEDESTRIAN ROW 1
PEDESTRIAN ROW AREA 0.046 AC
ROAD 5.093 AC
TOTAL LAND AREA 15.811 AC

PHASE 2
CURRENT ZONING R1
PROPOSED LOTS R1 65
LAND AREA LOTS 13.204 AC
TRACTS 2
TRACTS A/B 2.469 AC
PEDESTRIAN ROW 2
PEDESTRIAN ROW AREA 0.092 AC
ROW 0.213 AC
ROAD 4.422 AC
TOTAL LAND AREA 20.399 AC

GENERAL NOTES:

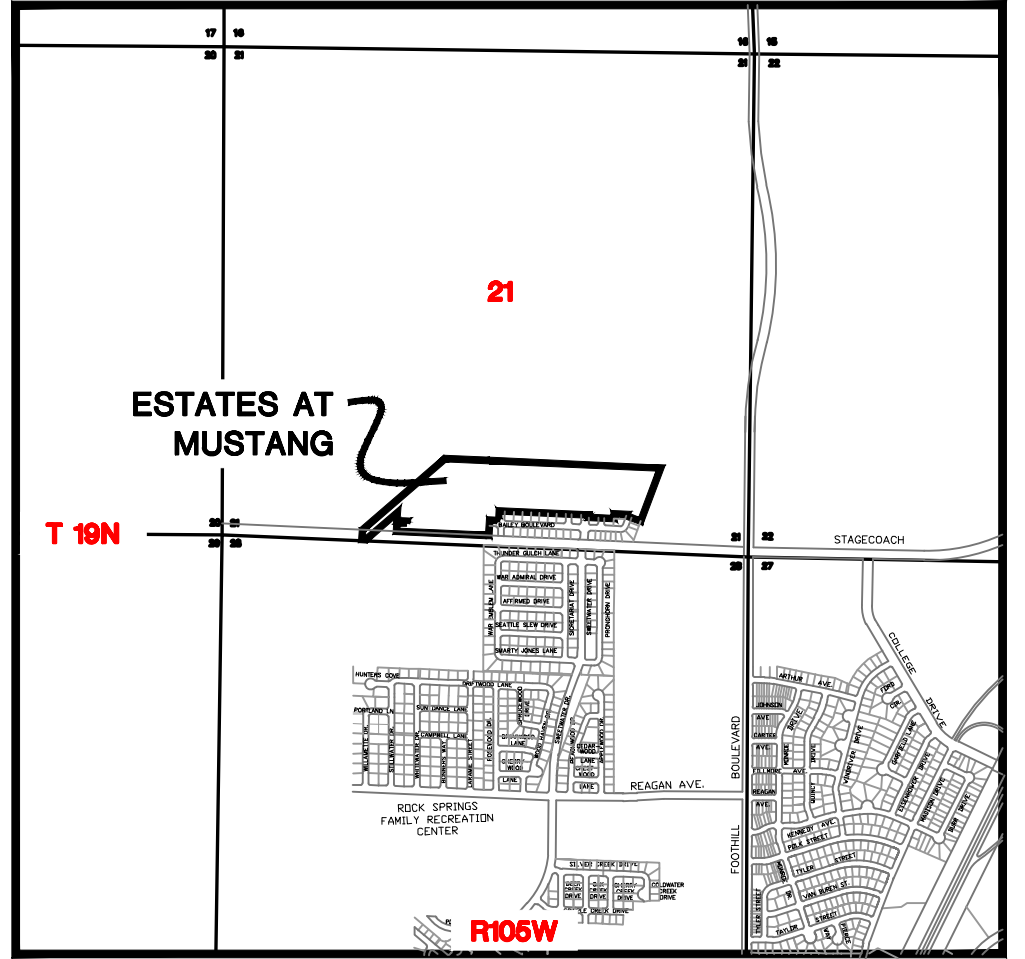
- ALL PROPOSED WATERLINES, SANITARY SEWER, STORM SEWER, STREETS AND SIDEWALKS WILL BE PUBLIC PER CITY OF ROCK SPRINGS.
- POTABLE WATER IS AVAILABLE FROM THE CITY OF ROCK SPRINGS IN LUCY LANE, KAYE WAY, OGDEN WAY, AND MELISSA AVENUE. A 12 INCH WATER LINE IS IN SWEETWATER DRIVE AND WILL BE EXTENDED TO THE END OF THE PROPOSED SUBDIVISION FOR FUTURE DEVELOPMENT. ALL OTHER WATER MAINS, EXISTING AND PROPOSED, ARE 8 INCH. FIRE HYDRANT LATERALS ARE 6 INCH.
- SANITARY SEWER SERVICE WILL BE EXTENDED FROM LUCY LANE, AND BAILEY BOULEVARD. A FORCE MAIN FROM A PROPOSED LIFT STATION WILL TIE IN TO THE EXISTING MANHOLE AT LOUISE LANE. ALL EXISTING AND PROPOSED GRAVITY SEWER MAINS ARE 8 INCH.
- THE PROPOSED SUBDIVISION LIES WITHIN X ZONE UNSHADED OF THE ROCK SPRINGS FLOOD INSURANCE RATE MAP.
- STAGECOACH BOULEVARD HAS A 100 FEET WIDE RIGHT OF WAY. SWEETWATER DRIVE HAS AN 80 FEET WIDE RIGHT OF WAY. ALL OTHER STREETS HAVE 60 FEET WIDE RIGHT OF WAY.

SURVEY NOTES

- No survey monuments recovered for the boundary of the subdivision.

LEGEND

- EXISTING ELEVATION CONTOUR
- W - EXISTING WATERLINE
- G - EXISTING GAS LINE
- STS - EXISTING STORM SEWER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER
- EXISTING SANITARY CLEANOUT
- DRAINAGE ARROW
- W - PROPOSED WATERLINE
- G - PROPOSED GAS LINE
- STS - PROPOSED STORM SEWER
- SS - PROPOSED SANITARY SEWER
- FM - PROPOSED SANITARY FORCE MAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN



Vicinity Map
SCALE: 1" = 2000'

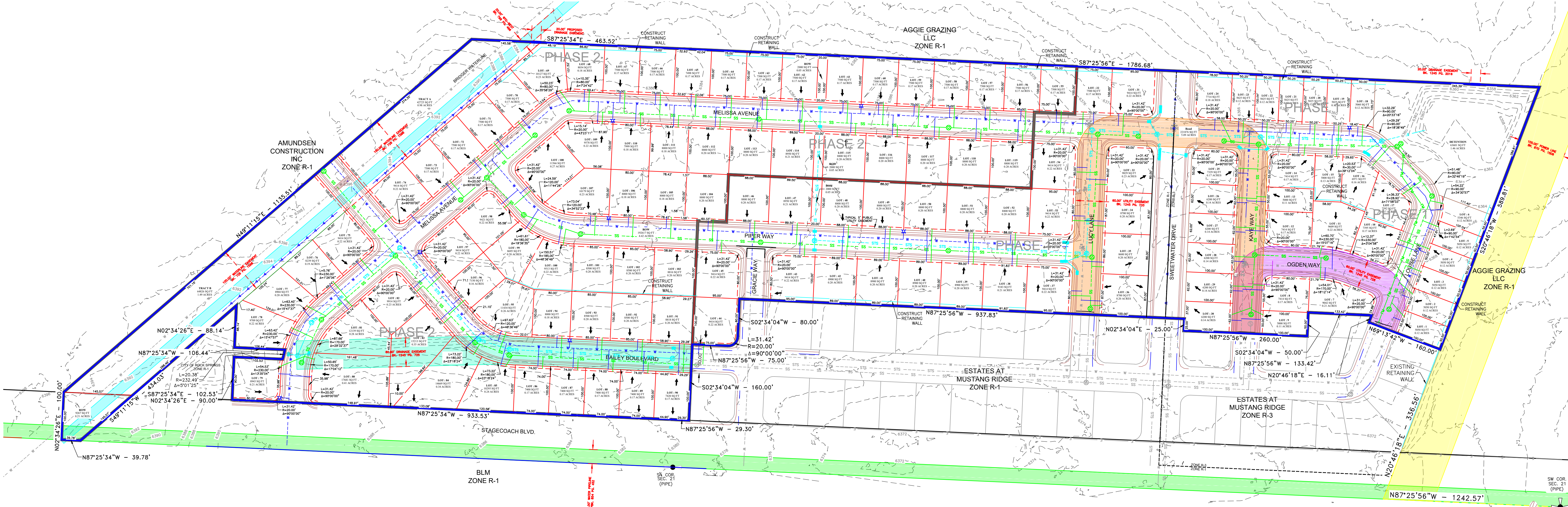
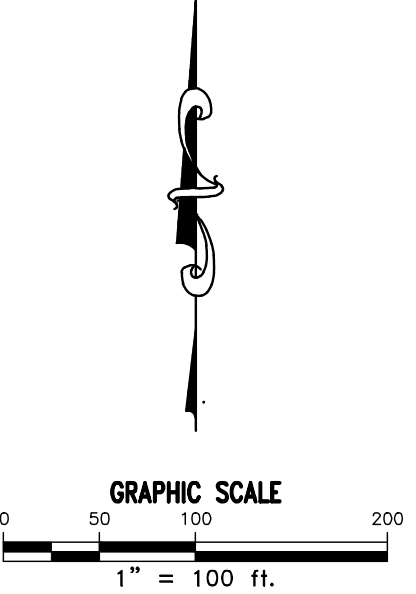


EXHIBIT B

Preliminary Plat Application



SUBDIVISION PRELIMINARY PLAT APPLICATION

Planning & Zoning – 212 D Street – Rock Springs, WY 82901

Office: (307) 352-1540 Email: city_planner@rswy.net

City Use Only:

Date Received:

APRIL 18, 2023

File Number:

P2-23-00140

PROJECT/SUBDIVISION NAME: Mustang Ridge Properties

PROPERTY ADDRESS/LOCATION: _____

If no address is assigned to the property, provide the Tax ID Number (PIN).

CONTACT INFORMATION

Primary Contact/Applicant:

Rob DeBernardi	Mainoffice@dccwyo.com		
Name	Email		
DeBernardi Construction Co., Inc.		307-382-8070	
Company Name		Phone No.	
514 G Street	Rock Springs	WY	82901
Mailing Address	City	State	Zip

Property Owner:

DeBernardi Construction Co., Inc.	Mainoffice@dccwyo.com		
Name	Email		
Debernardi Construction Co., Inc.		307-382-8070	
Company Name		Phone No.	
514 G Street	Rock Springs	WY	82901
Mailing Address	City	State	Zip

Engineer/Surveyor:

Daniel R. Kennedy	Dkennedy@jfc-wyo.com		
Name	Email		
JFC Engineers & Surveyors		307-362-7519	
Company Name		Phone No.	
PO Box 2026	Rock Springs	WY	82902
Mailing Address	City	State	Zip

Additional Contact: (attach separate sheet if needed)

Name	Email		
Company Name		Phone No.	
Mailing Address	City	WY	82901
		State	Zip

Within 12 months following receipt of the written Sketch Plat comments, a Preliminary Plat application may be prepared and submitted. The lot layout shall substantially conform to the Sketch Plat. Preliminary Plat review requires public hearings before the Planning and Zoning Commission and the City Council. If a Subdivision Variance or a Zoning Amendment is required, the Subdivision Variance Application and/or Zoning Map Amendment Application shall be submitted and reviewed concurrently with this application.

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

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

Federal Lots 14, 15, 16, Section 21, Township 19 North, Range 105 West, 6th P.M. Acres: 36.210

2. Number of phases and number of lots in each proposed phase of the subdivision:

Phase 1, 54 Lots / Phase 2, 65 Lots & 2 Tracts

— This is correct, summary on plat needs correction.

3. 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):

R1 Zone: 27.969 acres, /R3 Zone: 15.811

4. Intended use(s) within the proposed subdivision.

Residential Subdivision

5. Proposed zoning of the property if a Zone Change will be required.

No Zone change Requested

6. Does the proposed subdivision require a Subdivision Variance? If so, explain. A separate Subdivision Variance will be required.

No Variances requested

INSTRUCTIONS FOR FILING / SUBMITTAL CHECKLIST:

This checklist must be completed and submitted as part of the Preliminary Plat Application. 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 shall be submitted with the application and/or shown on the Preliminary Plat:

- ☒ Preliminary 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 Preliminary Plat. Applications missing the property owner of record's signature shall be deemed as incomplete.
- ☒ Preliminary Plat Filing Fee of \$350.00 (if filing as part of a Minor Subdivision Application, the Preliminary Plat fee is not required).
- ☒ Five (5) initial copies of the Preliminary 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 Preliminary Plat drawing, at a size of 11" x 17".
- ☐ Two (2) hard copies of all supporting documentation.
- ☒ In addition to the hard copies listed above, a PDF file (scanned at full-size) of the Preliminary Plat drawing and all supporting documentation shall be submitted electronically to city_planner@rswy.net.
- ☒ Legal description of the boundary of the property included in the Preliminary Plat. The legal description shall appear on the face of the Preliminary and shall **also be submitted electronically in Word format via email to city_planner@rswy.net**. The electronic version is necessary for preparing the Public Hearing Notice and the City Council Resolution.
- ☐ A statement explaining the design and function of the water system, sewage system, paving, sidewalk, drainage systems, their compatibility with existing systems, and the timing and/or phasing of installation.
- ☐ A statement describing the development and maintenance responsibility for any private streets, ways or open space.
- ☐ The recommendations of a qualified professional engineer or the affected Soil Conservation District regarding soil suitability, erosion control, sedimentation and flooding problems.
- ☐ A description of the phasing and scheduling of phases for the development if the Final Plat is to be submitted in separate phases. The subdivision shall be developed in the order in which the phases are numbered on the Preliminary Plat. Changing phasing configuration shall require submittal of a revised Preliminary Plat. Phasing of a subdivision shall be valid for five (5) years from the date of Council approval. At the end of five (5) years, a two year extension can be requested from the Council. If the extension is not granted, the remaining phases shall become null and void.
- ☐ If applicable: Subdivision Variance Application – Separate document – contact the City of Rock Springs for the appropriate application.
- ☐ If applicable: Zoning Amendment and/or Master Plan Amendment Application – an application for appropriate City zoning and/or Master Land Use Plan Map designation for the subdivision if the existing zoning district/land use designation does not allow the type of use proposed or if the area is to be annexed. (Separate document – contact the City of Rock Springs for the appropriate application)
- ☐ If applicable: Annexation Application – Separate document – contact the City of Rock Springs for the appropriate application.

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

- ☒ The lot layout shall substantially conform to the Sketch Plat.
- ☒ Prepared at a scale of 1" = 100' or larger.
- ☒ The name of the subdivision. The name shall not duplicate or too closely resemble the name of any subdivision previously filed in the County.
- ☒ Date of preparation, scale and north arrow. The top of each sheet shall represent north wherever possible.
- ☒ A vicinity map, drawn at a scale of 1" = 1,000' or 1" = 2,000', showing the location of the proposed subdivision in the City and its relationship to surrounding development.
- ☒ The names, addresses, and phone number of the developer or subdivider, and the individual or firm responsible for the preparation of the Preliminary Plat.
- ☒ A legal description of the subdivision boundary.
- ☒ The boundary lines of the subdivision in a heavy, solid line and referenced to section or quarter section lines.
- ☐ A description of all monuments both found and set, which mark the boundary of the subdivision, and a description of all control monuments used in the survey.
- ☒ Existing contours at a maximum interval of two (2) feet unless waived by the Engineering Department.
- ☒ General location and extent of any significant natural features such as streams or drainage ways.
- ☒ Floodplains (and Floodways) as delineated on maps provided by the Federal Emergency Management Agency (Flood Insurance Rate Map – FIRM).
- ☒ Location, dimensions, and names of existing roads, streets, alleys, railroad rights-of-way and structures within 100 feet immediately adjacent showing how they relate to the proposed subdivision layout.
- ☒ Location, size, and grades of existing sanitary and storm sewers and location and size of water mains, gas lines, pipelines, or other underground utilities or installations within one hundred (100) feet immediately adjacent thereto.
- ☒ Location and dimensions of all easements of record (include recording information).
- ☐ Existing zoning and land use of proposed subdivision and immediately adjacent areas.
- ☒ Location and width (size) of proposed water and sewer lines, fire hydrants, streets, alleys, pedestrian ways, easements and all necessary appurtenances.
- ☒ Layout, numbers and approximate dimensions (including square footage) of the proposed lots and blocks. Do not number blocks; number lots consecutively within phases.
- ☒ Location, dimension and size in acres of all sites proposed to be used for commercial, industrial, multi-family residential, public or quasi-public use, with the use noted.
- ☐ A summary of the total number of acres, number of lots, acreage of commercial or industrial areas, acreage of open space, amount of land in rights-of-way or other descriptive material useful in reviewing the proposed subdivision.
– NOTE: if the subdivision is a phased subdivision, this information shall also be provided per phase.
- ☒ The drainage plan for each lot must be shown. Arrows indicating the direction of drainage, along with any easements or retaining wall structures must be included.


needs
correction

SIGNATURE(S) REQUIRED:

Applicant Certification:

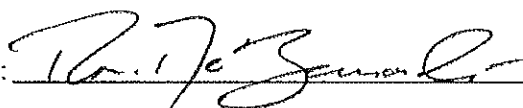
I, the applicant, hereby certify the following:

- 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 Zoning Ordinance 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: 4/18/2023

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: 4/18/2023

PRELIMINARY PLAT SUBMITTAL DEADLINES CAN BE OBTAINED FROM THE PLANNING DEPARTMENT

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 holiday, the Planning Department may adjust deadlines accordingly. It is best to call and 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.

All meetings will be scheduled around the advertising deadlines of the Rocket Miner to meet City Ordinance and State Statute advertising deadlines.

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 deadlines when possible.

Mustang Ridge Properties

A statement explaining the design and function of the water system, sewage system, paving, sidewalk, drainage systems, their compatibility with existing systems, and the timing and/or phasing of installation.

- The proposed water system is a looped system that ties into existing lines and is adequate for providing both domestic service and fire suppression. A portion of the waterline in this subdivision is already installed within this subdivision to provide looping for the previous Estates at Mustang Ridge Phase 1.
- Sewage System is designed to utilize the existing sanitary sewer line in Sweetwater Drive the area east of Sweetwater Drive will utilize a lift station to provide adequate depth for the sanitary sewer. This depth is restricted by existing topography and the elevation of the existing sewer line. All the area west of Sweetwater Drive will utilize a gravity sewer system.
- Paving and sidewalks will conform to the City of Rock Springs standards for residential streets and Sweetwater Drive will conform to the Collector roadway standards.
- The Drainage System is designed so that nearly all drainage from this subdivision will be directed to the detention basin in the northeast corner of the subdivision. A portion of the subdivision that currently flows to the south and into the Reagan detention system will continue this flow path with a large portion of this flow being diverted though the existing detention basin at the southwest corner of the subdivision. The controlled outlet for this subdivision will require revisions to perform adequately with the proposed development.

A statement describing the development and maintenance responsibility for any private streets, ways or open space.

- There are no planned private streets in the subdivision. There are pedestrian right of ways and the detention area, these areas are planned to be dedicated to the City of Rock Springs.

The recommendations of a qualified professional engineer or the affected Soil Conservation District regarding soil suitability, erosion control, sedimentation and flooding problems.

- Recent high intensity storm events have caused flooding in nearby areas. Flows from developed areas should be controlled to resemble historic flows rates. This can be accomplished by means of detention, retention or a combination of both.
- Soils in the area are adequate for development although there are concerns of random lenses of expansive clays. The effects of these can be mitigated by several different methods and should be evaluated based on the problems that could occur with the items of construction.
- Erosion is naturally occurring and will happen. The disturbance of soil will increase the rate of erosion and should be mitigated. Methods of mitigating erosion include revegetation, erosion matting, and other BMP's. It is anticipated that a large portion of phase 2 will be disturbed during the construction of phase 1. This area will be seeded to promote revegetation. Additional BMP's will be in place.

A description of the phasing and scheduling of phases for the development if the Final Plat is to be submitted in separate phases. The subdivision shall be developed in the order in which the phases are numbered on the Preliminary Plat. Changing phasing configuration shall require submittal of a revised Preliminary Plat. Phasing of a subdivision shall be valid for five (5) years from the date of Council approval. At the end of five (5) years, a two year extension can be requested from the Council. If the extension is not granted, the remaining phases shall become null and void.

- There will be Phase 1 and Phase 2 of the Mustang Ridge Properties. The exact timing of the Phase 2 is dependent of the housing market. It is expected that there will be approximately a one to two year period between the development of the phases.

EXHIBIT C

Utility Review Comment Forms



Department of Engineering and Operations

Proposed Development: **Estates at Mustang Ridge – Preliminary Plat**

Date: 4/28/2023

The submitted plans are approved subject to the following conditions:

1. Submit drainage and soils report, grading plan, and construction drawings by final plat.
2. Obtain NPDES permit.
3. Design and construction in accordance with City of Rock Springs Ordinances.

Additional Comments:

_____ **Please provide me with a copy of the revised plans for review.**

Meghan Jackson

Civil Engineer I

Department of Engineering and Operations



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:	April 18, 2023
Project #:	PZ-23-00140
Project Name:	Preliminary Plat for Mustang Ridge Properties
Address/Location:	Northerly of Stagecoach and Westerly of but not adjacent to Foothill Blvd
Description:	Formerly known as Estates at Mustang Ridge Phases 2 - 6 and a portion of Phase 7, this is a redesign and consolidation of these phases by a new owner.



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 April 28, 2023. Thank you!

I Cathy Greene (name) have reviewed the plans on behalf of Planning and 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):

16-502.A - Plat needs to be signed and stamped by surveyor

16-502.B.7 - Description of all monuments found or set which mark the subdivision boundary (or to be set)

16-502.B.14 - Correct R-3 label to R-3 (CD)

16-502.B.18 - Correct Tabulation Summary

16-502.B.19 - Add drainage arrows to lots 6,18,19,20,21

16-905.U.2 - Lot line between 16 & 17 needs to be 90 degrees with ROW

Sub+ name shown in Vicinity Map needs to be corrected.

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

Watch grading on lots so driveway grading can be met.

Tentative Time Schedule

May 10th - Planning and Zoning Preliminary Public Hearing

June 6th - City Council Preliminary Public Hearing

June 14th - Planning and Zoning Final Plat Phase 1 (May 22nd Submittal Deadline)

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

Cathy Greene
Signature of Reviewer

April 20, 2023

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: April 18, 2023
Project #: PZ-23-00140
Project Name: Preliminary Plat for Mustang Ridge Properties
Address/Location: Northerly of Stagecoach and Westerly of but not adjacent to Foothill Blvd
Description: Formerly known as Estates at Mustang Ridge Phases 2 - 6 and a portion of Phase 7, this is a redesign and consolidation of these phases by a new owner.

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 April 28, 2023. Thank you!

I Michael Tardoni (name) have reviewed the plans on behalf of JPWB
(Dept./Organization) for the above-referenced project.

Email: Mtardoni@jpwb.org Phone #: 1-307-875-4317

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):

All changes to water works will be per JPWB and the City of Rock Springs policies and procedures

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

Signature of Reviewer

4-25-23
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:	April 18, 2023
Project #:	PZ-23-00140
Project Name:	Preliminary Plat for Mustang Ridge Properties
Address/Location:	Northerly of Stagecoach and Westerly of but not adjacent to Foothill Blvd
Description:	Formerly known as Estates at Mustang Ridge Phases 2 - 6 and a portion of Phase 7, this is a redesign and consolidation of these phases by a new owner.



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 April 28, 2023. 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):

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

Water line will need to go through the easement off of Melissa Ave to the North.

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

Clint Zambai
Signature of Reviewer

4/25/2023

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:	April 18, 2023
Project #:	PZ-23-00140
Project Name:	Preliminary Plat for Mustang Ridge Properties
Address/Location:	Northerly of Stagecoach and Westerly of but not adjacent to Foothill Blvd
Description:	Formerly known as Estates at Mustang Ridge Phases 2 - 6 and a portion of Phase 7, this is a redesign and consolidation of these phases by a new owner.

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 April 28, 2023. 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 4/19/2023
Signature of Reviewer 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: 4/19/2023
Project #: PZ-23-00140
Project Address: Northerly of Stagecoach and Westerly of but not adjacent to Foothill Blvd

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.

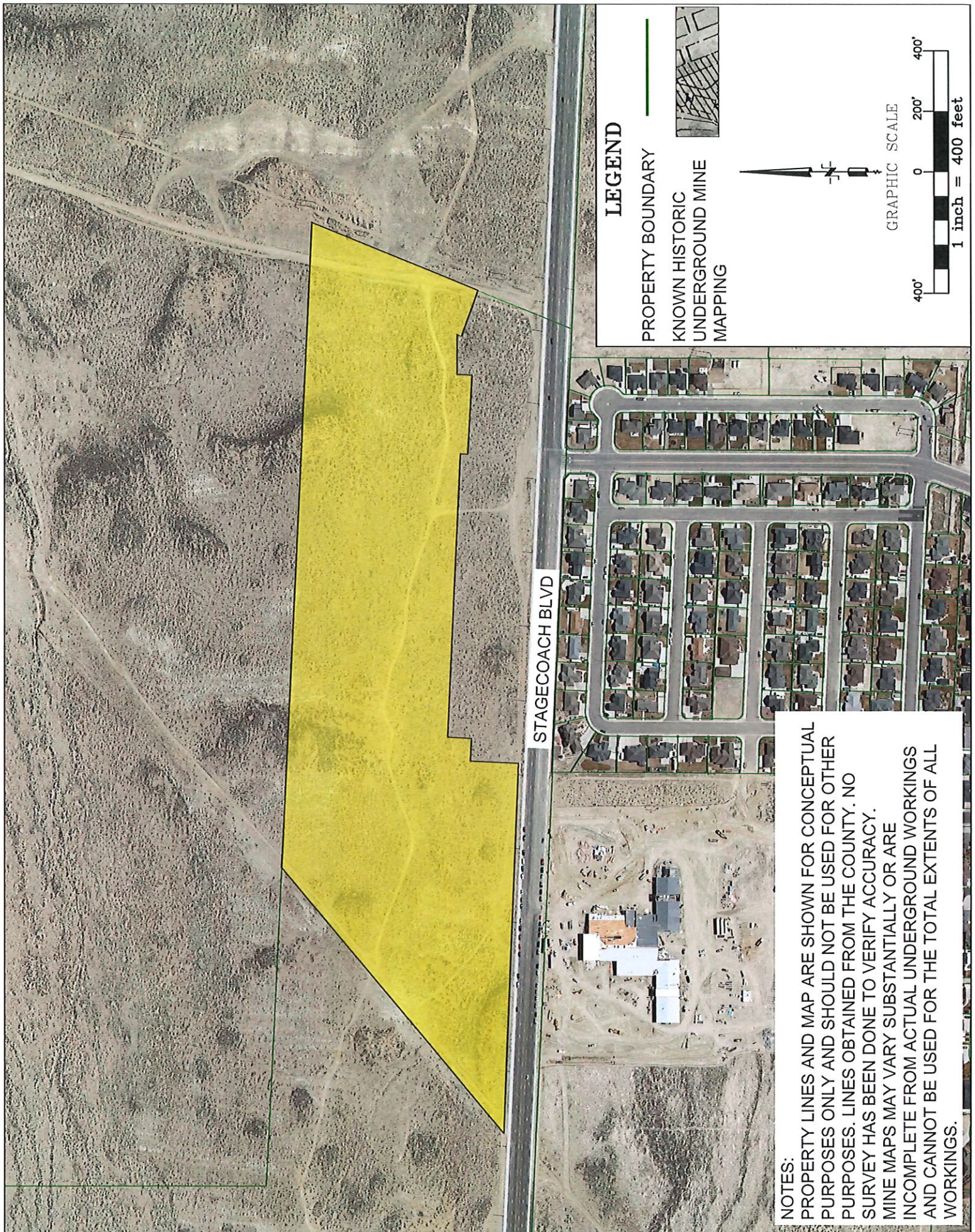
Based upon potential for abandoned mine subsidence:

- ☐ 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

4/19/2023
Date



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

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	April 18, 2023
Project #:	PZ-23-00140
Project Name:	Preliminary Plat for Mustang Ridge Properties
Address/Location:	Northerly of Stagecoach and Westerly of but not adjacent to Foothill Blvd
Description:	Formerly known as Estates at Mustang Ridge Phases 2 - 6 and a portion of Phase 7, this is a redesign and consolidation of these phases by a new owner.



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 April 28, 2023. Thank you!

I Jeff Anderson (name) have reviewed the plans on behalf of All West Comm (Dept./Organization) for the above-referenced project.

Email: jeff.anderson@allwest.com Phone #: 435-783-4994

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.

Jeff Anderson

Digitally signed by Jeff Anderson
Date: 2023.04.24 13:59:02 -06'00'

Signature of Reviewer

4/24/2023

Date



UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	April 18, 2023
Project #:	PZ-23-00140
Project Name:	Preliminary Plat for Mustang Ridge Properties
Address/Location:	Northerly of Stagecoach and Westerly of but not adjacent to Foothill Blvd
Description:	Formerly known as Estates at Mustang Ridge Phases 2 - 6 and a portion of Phase 7, this is a redesign and consolidation of these phases by a new owner.

**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 April 28, 2023. 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):

Please call me when ready to discuss power needs, especially if you need a lift station.

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

Digitally signed by Christy Austin
Date: 2023.04.27 07:57:57 -06'00'

Signature of Reviewer

4/27/2023

Date



UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	April 18, 2023
Project #:	PZ-23-00140
Project Name:	Preliminary Plat for Mustang Ridge Properties
Address/Location:	Northerly of Stagecoach and Westerly of but not adjacent to Foothill Blvd
Description:	Formerly known as Estates at Mustang Ridge Phases 2 - 6 and a portion of Phase 7, this is a redesign and consolidation of these phases by a new owner.



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 April 28, 2023. 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):
-Hydrants are spaced to far apart and need to be relocated (see attached for information).

☐ 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

4/27/2023

Date

MUSTANG RIDGE PROPERTIES
A Residential Subdivision in the City of Rock Springs
Situate in the Lots 14, 15, 16 - Section 21, Resurvey Township 19 North, Range 105 West,
6th P.M., Rock Springs, Sweetwater County, Wyoming.

A parcel of land; situate lots 14, 15, and 16, Section 21, Township 10 North, Range 105 West, 6th P.M., Sweetwater County, Wyoming, being more particularly described as follows:

Commencing at the Southeast corner of said Section 21, being a found 3 inch brass cap, from whence the said 1/4 corner of said Section 21 bears N 80° 47' 52" East, a distance of 2554.61 feet being a found 3 inch aluminum cap, and East section line being the base of bearing; Thence coincident with the South section line N 87° 25' 30" West, a distance of 1342.97 feet to a point on the West boundary of a 100 foot wide Pacific Power Pipeline easement, reference book 879, page 1506 with the Wheeler County Recorder, Green River, Wyoming. Thence coincident with the West boundary of said pipeline easement (from 20° 46' 10" East, a distance of 230.56 feet to the POINT OF BEGINNING;

North 20°46'10" East, a distance of 336.56 feet to the POINT OF BEGINNING;

[illegible]

Containing a calculated area of 36.216 acres more or less.

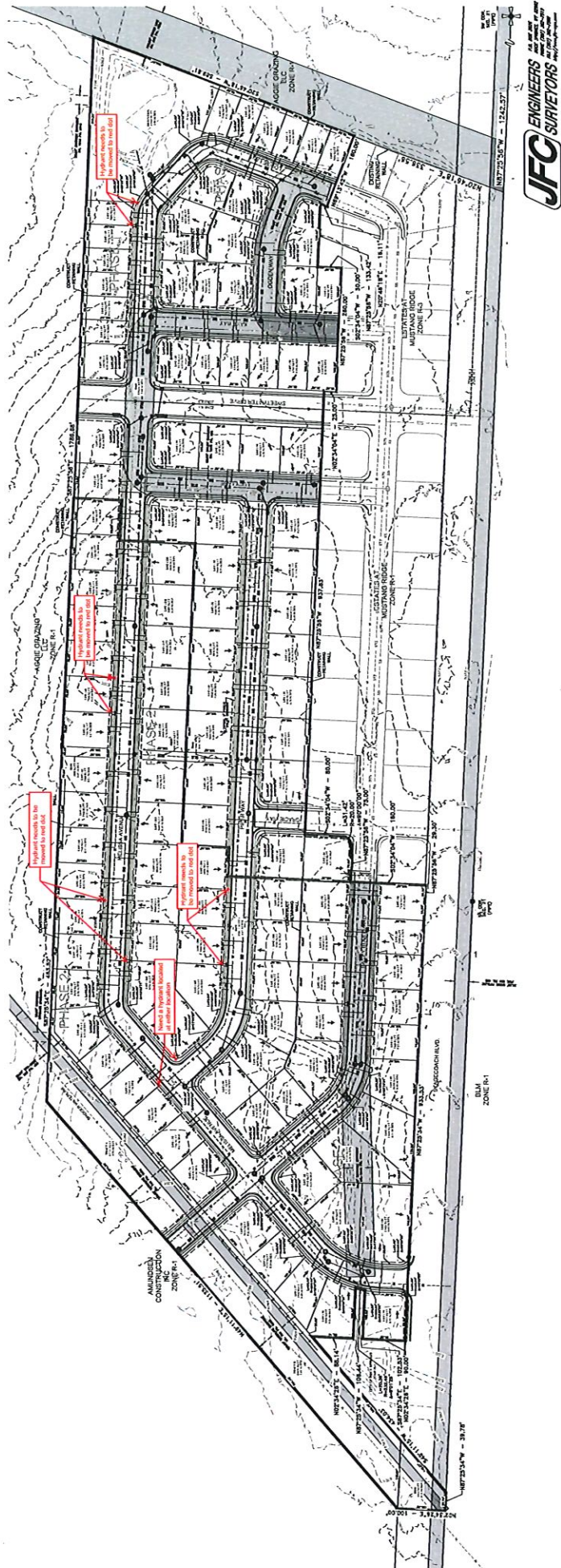
DeDemard Construction Company
514 O Street
Rock Springs, Wyoming 82901

TABULATION	
PHASE 1	
CURRENT ZONING	R3
LAND AREA	4,250 AC
PROPOSED LOTS R3	30
ZONING	R3
LAND AREA	4,903 AC
PROPOSED LOTS R1	31
DETENTION	1,400 AC
PEDICESTRIAN ROW	1
PEDICESTRIAN ROW AREA	0.066 AC
TOTAL LAND AREA	15,811 AC
PHASE 2	
CURRENT ZONING	R1
PROPOSED LOTS R1	65
LAND AREA	13,304 AC
TRACTS A/B	2
TRACTS A/B	2,469 AC
PEDICESTRIAN ROW	2
PEDICESTRIAN ROW AREA	0.002 AC
ROW AREA	0.215 AC
TOTAL LAND AREA	20,399 AC

1. ALL PROPOSED SIDEWALKS, DRIVEWAYS, DRIVEWAYS, STREETS AND DRIVEWAYS WILL BE PAVED BY CITY OF SPRING SPRING.
2. PORTABLE WATER IS AVAILABLE FROM THE CITY OF ROCK SPRING IN LUCY LAKE. WATER MAY BE USED FOR WATER, A 2 INCH WATER LINE IS IN SWEETWATER DRIVE AND WILL BE EXTENDED TO THE PROPERTY. ALL OTHER WATER MAINS, EXISTING AND PROPOSED, ARE 8 INCH. FIRE HYDRANT LATERALS ARE 8 INCH.
3. SANITARY SEWER SERVICE WILL BE EXTENDED FROM LUCY LAKE AND WILL, THEN, TO THE EXISTING MANHOLE AT LOUISE LAKE. ALL EXISTING AND PROPOSED SANITARY SEWER MAINS ARE 8 INCH.
4. THE PROPOSED SUBURBAN LIES WITHIN X ZONE UNPAVED OF THE PROPOSED FLOOD INSURANCE RATE MAP.
5. STAGGECHORD BOULEVARD HAS A 100 FEET WIDE RIGHT OF WAY. STAGGECHORD BOULEVARD HAS A 100 FEET WIDE RIGHT OF WAY. STAGGECHORD BOULEVARD HAS A 100 FEET WIDE RIGHT OF WAY. STAGGECHORD BOULEVARD HAS A 100 FEET WIDE RIGHT OF WAY.

1. No survey monuments recovered for the boundary of the subdivision.

1. No survey monuments recovered for the boundary of the subdivision.



JFC ENGINEERS SURVEYORS
P.O. BOX 207
10000 HWY. 101
SUITE 100
DALLAS, TEXAS 75243
(214) 343-1000
http://www.jfc-engineers.com



UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	April 18, 2023
Project #:	PZ-23-00140
Project Name:	Preliminary Plat for Mustang Ridge Properties
Address/Location:	Northerly of Stagecoach and Westerly of but not adjacent to Foothill Blvd
Description:	Formerly known as Estates at Mustang Ridge Phases 2 - 6 and a portion of Phase 7, this is a redesign and consolidation of these phases by a new owner.

**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 April 28, 2023. Thank you!

I Justin Stewart (name) have reviewed the plans on behalf of WRF
(Dept./Organization) for the above-referenced project.

Email: 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):

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

Sewer manholes need to be moved/added to Phase boundaries

Construction plans must conform to DEQ and City of Rock Springs construction standards

Construction plans must be approved prior to construction

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

Justin Stewart

Digitally signed by Justin Stewart
Date: 2023.04.28 10:05:15 -06'00'

Signature of Reviewer

4/27/2023

Date

EXHIBIT D

Adjacent Property Owner Letter



Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

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

Cathy Greene, City Planner

Email: cathy_greene@rswy.net

May 1, 2023



Dear Property Owner or Interested Party:

TAKE NOTICE that a request has been filed with the City of Rock Springs by DeBernardi Construction Company (property owner) and represented by JFC Engineers & Surveyors for Preliminary Plat approval for Mustang Ridge Properties, a proposed two phase single family residential subdivision in the City of Rock Springs (formerly known as Estates at Mustang Ridge). Please refer to the attached Preliminary Plat (Overall Drawing) and the location diagram below. Records show that this property is adjacent to or near property you own.

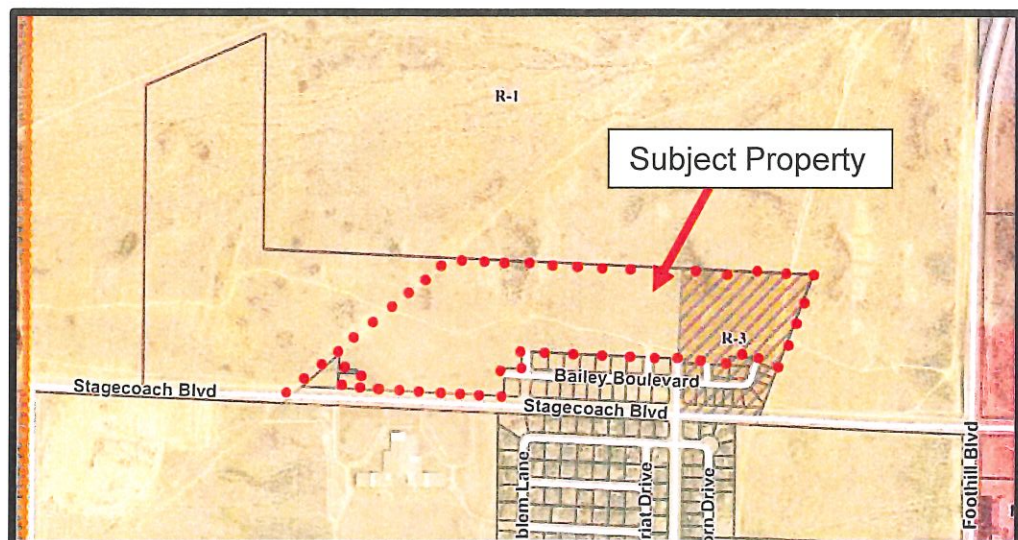
The Preliminary Plat stage of the subdivision process is the Public Hearing stage for all proposed subdivisions within the City of Rock Springs. The Rock Springs Planning and Zoning Commission will review this Preliminary Plat request at a **Public Hearing on Wednesday, May 10, 2023 at 7:00 p.m.** in the Rock Springs City Hall Council Chambers, 212 'D' Street.

Interested persons or parties are encouraged to attend the meeting and/or submit written comments. Written comments will be accepted no later than noon on Wednesday, May 10, 2023.

Sincerely,

Cathy Greene
City Planner

Enc.



4/14/2023 10:46:39 AM
J:\Data\1113-22en\Draw\1113 Preliminary Sketch Plot-rwdwg

LEGAL DESCRIPTION

A parcel of land, situate lots 14, 15, and 16, Section 21, Township 19 North, Range 105 West, 6th P.M., Sweetwater County, Wyoming, being more particularly described as follows:

Commencing at the Southeast corner of said Section 21, being a found 3 inch brass cap, from whence the East 1/4 corner of said Section 21 bears North 00°47'52" East, a distance of 2555.64 feet being a found 3 inch aluminum cap, said East section line being the basis of bearing; Thence coincident with the South section line North 87°25'56" West, a distance of 1242.57 feet to a point on the West boundary of a 100 foot wide PacifiCorp Powerline Easement, reference book 870, page 1506 with the Sweetwater County Recorder, Green River, Wyoming, Thence coincident with the West boundary of said powerline easement North 20°46'18" East, a distance of 336.56 feet to the POINT OF BEGINNING;

Thence departing said powerline easement and coincident with the North boundary of Estates at Mustang Ridge - Phase 1 Subdivision the following eight courses, North 59°13'42" West, a distance of 160.00 feet; Thence North 20°46'18" East, 16.11 feet; Thence North 87°25'56" West, a distance of 133.42 feet; Thence South 02°34'04" West, a distance of 50.00 feet; Thence North 87°25'56" West, a distance of 260.00 feet; Thence North 02°34'04" East, a distance of 25.00 feet; Thence North 87°25'56" West, a distance of 937.83 feet; Thence South 02°34'04" West, a distance of 80.00 feet to a point, being the beginning of a curve concave Northwest, whose radius is 20.00 feet; Thence continuing coincident with the North boundary of said subdivision Southwesterly along said curve through a central angle of 90°00'00", an arc distance of 31.42 feet; Thence continuing coincident with the North boundary of said subdivision the following six courses, North 87°25'56" West, a distance of 75.00 feet; Thence South 02°34'04" West, a distance of 160.00 feet; Thence North 87°25'56" West, a distance of 29.30 feet; Thence North 87°25'34" West, a distance of 933.53 feet; Thence North 02°34'26" East, a distance of 90.00 feet; Thence South 87°25'34" East, a distance of 102.53 feet to a point, being the beginning of a non-tangent curve concave Easterly, whose radius is 230.00 feet, chord bearing is North 13°37'13" East, and chord distance is 20.36 feet; Thence continuing coincident with the North boundary of said subdivision Northerly along said curve having a central angle of 05°04'41", an arc distance of 20.38 feet; Thence continuing coincident with the North boundary of said subdivision the following three courses, North 87°25'34" West, a distance of 105.44 feet; Thence North 02°34'26" East, a distance of 88.14 feet; Thence South 49°11'15" West, a distance of 434.03 feet to a point on the South line of said Section 21; Thence continuing coincident with said South section line North 87°25'34" West, a distance of 39.78 feet; Thence departing said South section line North 02°34'26" East, a distance of 100.00 feet to a point on the Northwest boundary of a 100 foot wide waterline easement, reference book 726, page 1598 with the Sweetwater County Recorder, Green River, Wyoming; Thence coincident with the Northwest boundary of said waterline easement North 49°11'15" East, a distance of 1135.51 feet to the North boundary of the Amundsen Construction Inc parcel, reference book 1240, page 2911 with the Sweetwater County Recorder, Green River, Wyoming; Thence coincident with said North boundary the following two courses, Thence South 87°25'34" East, a distance of 463.52 feet; Thence South 87°25'56" East, a distance of 1786.68 feet; Thence continuing coincident with the West boundary of said powerline easement South 20°46'18" West, a distance of 589.81 feet to the POINT OF BEGINNING.

Containing a calculated area of 36.210 acres more or less.

PRELIMINARY PLAT
for
MUSTANG RIDGE PROPERTIES

A Residential Subdivision In the City of Rock Springs
Situate In the Lots 14, 15, 16 - Section 21, Resurvey Township 19 North, Range 105 West,
6th P.M., Rock Springs, Sweetwater County, Wyoming.

LAND OWNER/DEVELOPER

DeBernardi Construction Company
514 G Street
Rock Springs, Wyoming 82901
(307) 382-8034

TABULATION

PHASE 1	
CURRENT ZONING	R3
LAND AREA	4,259 AC
PROPOSED LOTS R3	30
CURRENT ZONING	R1
LAND AREA	4,953 AC
PROPOSED LOTS R1	31
DETENTION	1,460 AC
PEDESTRIAN ROW	1
PEDESTRIAN ROW AREA	0.046 AC
ROAD	5.063 AC
TOTAL LAND AREA	15,811 AC

PHASE 2	
CURRENT ZONING	R1
PROPOSED LOTS R1	85
LAND AREA LOTS	13,204 AC
TRACTS	2
TRACTS A/B	2,489 AC
PEDESTRIAN ROW	2
PEDESTRIAN ROW AREA	0.092 AC
ROW	0.213 AC
ROAD	4,422 AC
TOTAL LAND AREA	20,399 AC

GENERAL NOTES:

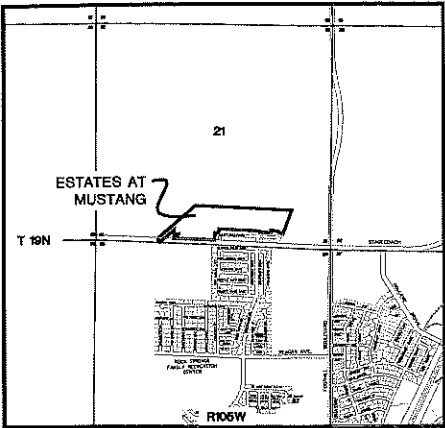
- ALL PROPOSED WATERLINES, SANITARY SEWER, STORM SEWER, STREETS AND SIDEWALKS WILL BE PUBLIC PER CITY OF ROCK SPRINGS.
- POTABLE WATER IS AVAILABLE FROM THE CITY OF ROCK SPRINGS IN LUCY LANE, KAYE WAY, OGDEN WAY, AND MELISSA AVENUE. A 12 INCH WATER LINE IS IN SWEETWATER DRIVE AND WILL BE EXTENDED TO THE END OF THE PROPOSED SUBDIVISION FOR FUTURE DEVELOPMENT. ALL OTHER WATER MAINS, EXISTING AND PROPOSED, ARE 8 INCH. FIRE HYDRANT LATERALS ARE 6 INCH.
- SANITARY SEWER SERVICE WILL BE EXTENDED FROM LUCY LANE, AND BAYLEY BOULEVARD. A FORCE MAIN FROM A PROPOSED LIFT STATION WILL TIE IN TO THE EXISTING MANHOLE AT LOUISE LANE. ALL EXISTING AND PROPOSED GRAVITY SEWER MAINS ARE 8 INCH.
- THE PROPOSED SUBDIVISION LIES WITHIN X ZONE UNSHADED OF THE ROCK SPRINGS FLOOD INSURANCE RATE MAP.
- STAGECOACH BOULEVARD HAS A 100 FEET WIDE RIGHT OF WAY, SWEETWATER DRIVE HAS AN 80 FEET WIDE RIGHT OF WAY, ALL OTHER STREETS HAVE 60 FEET WIDE RIGHT OF WAY.

SURVEY NOTES

- No survey monuments recovered for the boundary of the subdivision.

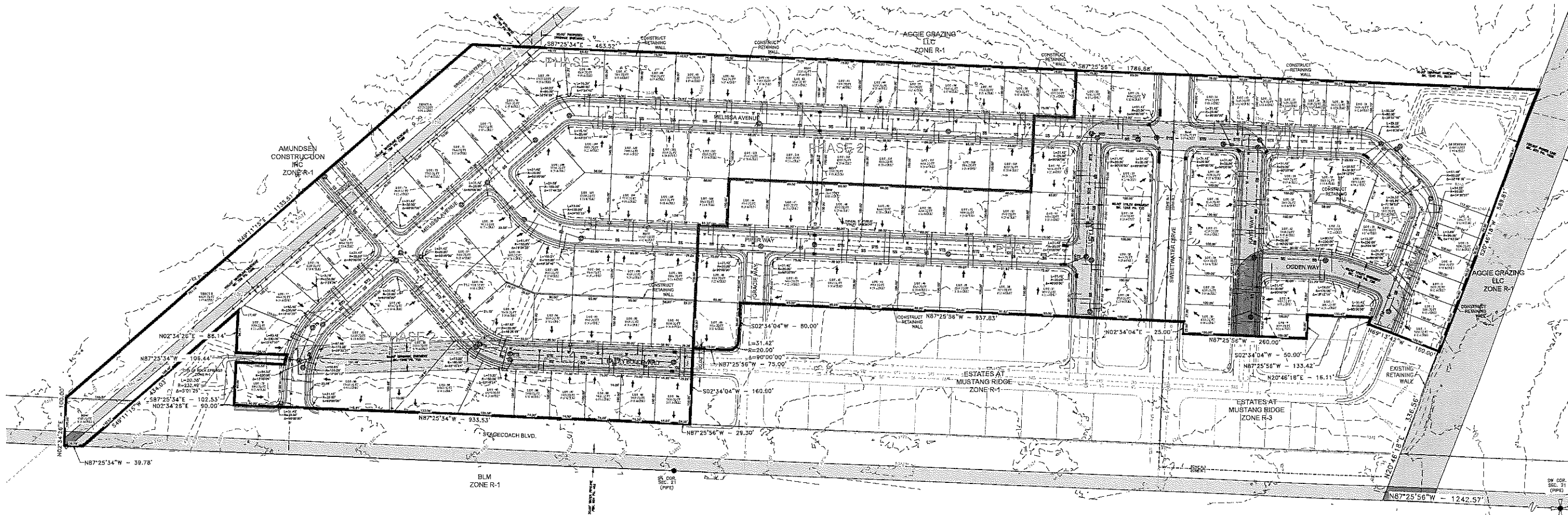
LEGEND

- EXISTING ELEVATION CONTOUR
- - - - - EXISTING WATERLINE
- - - - - EXISTING GAS LINE
- - - - - EXISTING STORM SEWER
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING SANITARY SEWER
- ⊕ EXISTING SANITARY CLEANOUT
- ➔ DRAINAGE ARROW
- - - - - PROPOSED WATERLINE
- - - - - PROPOSED GAS LINE
- - - - - PROPOSED STORM SEWER
- - - - - PROPOSED SANITARY SEWER
- - - - - PROPOSED SANITARY FORCE MAIN
- ⊕ PROPOSED SANITARY MANHOLE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED STORM MANHOLE
- ⊕ PROPOSED CATCH BASIN



Vicinity Map
SCALE: 1" = 2000'

GRAPHIC SCALE
1" = 100 ft.



City of Rock Springs
212 D Street
Rock Springs, WY 82901

SALT LAKE CITY UT 840
NEOPOST
05/01/2023
US POSTAGE \$000.60
FIRST-CLASS MAIL
ZIP 82901
041M11296902

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

82901-623512

EXHIBIT E

Public Hearing Notice

ADVERTISING INVOICE



PO Box 1570,
Pocatello, ID 83204
Ph. (307) 633-3112

BILLING DATE:	ACCOUNT NO:
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04/20/23	53701
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KRISTYN MUNIZ
CITY OF ROCK SPRINGS
212 D ST
ROCK SPRINGS, WY 82901

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
361936	PZ Public Meeting	04/22/23	04/22/23	1	\$643.50

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00
Surcharge: \$0.00
Credits: \$0.00

Gross: \$643.50
Paid Amount: \$0.00

Amount Due: \$643.50

We Appreciate Your Business!

TAKE NOTICE that a request has been filed with the City of Rock Springs by Rob DeBernardi, DeBernardi Construction Company (applicant), for Preliminary Plat approval for Mustang Ridge Properties, a proposed two phase residential subdivision in the City of Rock Springs.

The property is legally described as follows:

A parcel of land; situate lots 14, 15, and 16, Section 21, Township 19 North, Range 105 West, 6th P.M., Sweetwater County, Wyoming, being more particularly described as follows:

Commencing at the Southeast corner of said Section 21, being a found 3 inch brass cap, from whence the East 1/4 corner of said Section 21 bears North 00°47'52" East, a distance of 2555.64 feet being a found 3 inch aluminum cap, said East section line being the basis of bearing;

Thence coincident with the South section line North 87°25'56" West, a distance of 1242.57 feet to a point on the West boundary of a 100 foot wide PacifiCorp Powerline Easement, reference book 870, page 1506 with the Sweetwater County Recorder, Green River, Wyoming;

Thence coincident with the West boundary of said powerline easement North 20°46'18" East, a distance of 336.56 feet to the POINT OF BEGINNING;

Thence departing said powerline easement and coincident with the North boundary of Estates at Mustang Ridge – Phase I Subdivision the following eight courses, North 69°13'42" West, a distance of 160.00 feet; Thence North 20°46'18" East, 16.11 feet; Thence North 87°25'56" West, a distance of 133.42 feet; Thence South 02°34'04" West, a distance of 50.00 feet; Thence North 87°25'56" West, a distance of 260.00 feet; Thence North 02°34'04" East, a distance of 25.00 feet; Thence North 87°25'56" West, a distance of 937.83 feet; Thence South 02°34'04" West, a distance of 80.00 feet to a point, being the beginning of a curve concave Northwesterly, whose radius is 20.00 feet;

Thence continuing coincident with the North boundary of said subdivision Southwesterly along said curve through a central angle of 90°00'00", an arc distance of 31.42 feet; Thence continuing coincident with the North boundary of said subdivision the following six courses, North 87°25'56" West, a distance of 75.00 feet; Thence South 02°34'04" West, a distance of 160.00 feet; Thence North 87°25'56" West, a distance of 29.30 feet; Thence North 87°25'34" West, a distance of 933.53 feet; Thence North 02°34'26" East, a distance of 90.00 feet; Thence South 87°25'34" East, a distance of 102.53 feet to a point, being the beginning of a non-tangent curve concave Easterly, whose radius is 230.00 feet, chord bearing is North 13°37'13" East, and chord distance is 20.38 feet;

Thence continuing coincident with the North boundary of said subdivision northerly along said curve having a central angle of 05°04'41", an arc distance of 20.38 feet;

Thence continuing coincident with the North boundary of said subdivision the following three courses, North 87°25'34" West, a distance of 106.44 feet; Thence North 02°34'26" East, a distance of 88.14 feet; Thence South 49°11'15" West, a distance of 434.03 feet to a point on the South line of said Section 21;

Thence continuing coincident with said South section line North 87°25'34" West, a distance of 39.78 feet;

Thence departing said South section line North 02°34'26" East, a distance of 100.00 feet to a point on the Northwest boundary of a 100 foot wide waterline easement, reference book 726, page 1598 with the Sweetwater County Recorder, Green River, Wyoming;

Thence coincident with the Northwest boundary of said waterline easement North 49°11'15" East, a distance of 1135.51 feet to the North boundary of the Amundsen Construction Inc. parcel, reference book 1240, page 2911 with the Sweetwater County Recorder, Green River, Wyoming; Thence coincident with said North boundary the following two courses, Thence South 87°25'34" East, a distance of 463.52 feet; Thence South 87°25'56" East, a distance of 1786.68 feet;

Thence continuing coincident with the West boundary of said powerline easement South 20°46'18" West, a distance of 589.81 feet to the POINT OF BEGINNING.

Containing a calculated area of 36.210 acres more or less.

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, May 10, 2023 at 7:00 p.m. in the City Hall Council Chambers, 212 'D' Street, Rock Springs, Wyoming.

Dated this 18th day of April 2023.

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

