



## PLANNING AND ZONING COMMISSION MEETING AGENDA

January 10, 2024

7:00 p.m., City Hall Council Chambers

---

### ROLL CALL

### APPROVAL OF MINUTES

1. Review and approval of the September 13, 2023 Commission Meeting Minutes, as there was not a meeting in the months of October, November or December of 2023. – [Report Packet Page 3](#)

### ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

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

### PUBLIC HEARINGS

1. None

### UNFINISHED BUSINESS

1. None

### NEW BUSINESS

1. Request for Major Site Plan Approval for an addition, submitted by Jason Ditton, with Western-EGI, representing Western Wyoming Community College at 2500 College Drive, (Project # PZ-23-00413) – [Report Packet Page 9](#)
2. Request for Conditional Use Permit Approval, submitted by Mike Irwin, with Rocky Mountain Car Wash to construct a new facility at 1659 Elk Street, (Project # PZ-23-00423) – [Report Packet Page 42](#)  
Revised Staff Report – [Report Packet Page 82](#)

### NOTIFICATION OF STAFF APPROVED MINOR SITE PLANS AND CONDITIONAL USE PERMITS

1. PZ-23-00378 – Conditional Use Permit for a Special Purpose Fence at 1413 Eagle Way, and approved 10/30/2023.
2. PZ-23-00342 - Minor Site Plan – Change of Use for Mindful Yoga, LLC, 538 Pilot Butte Ave., #7, filed Marisa Weddle and approved 10/10/2023.
3. PZ-23-00361 – Minor Site Plan – Change of Use for Infinity Salon, 870 Powerhouse Road, filed by Jamie Davison and approved 10/25/2023.
4. PZ-23-00369 – Minor Site Plan – Change of Use for Rick's Café, 204 Elk Street, filed by Rick Milonas and approved 11/8/2023.
5. PZ-23-00396 – Minor Site Plan – Change of Use for Refine Aesthetics, 1695 Sunset Drive, filed by Kathleen Downs and approved 11/29/2023.
6. PZ-23-00398 – Minor Site Plan – Change of Use for Barkley's Pet Grooming, 409 5<sup>th</sup> Street, filed by Jessica Cantrell and approved 12/8/2023.

## PETITIONS AND COMMUNICATIONS

1. Written petitions and communications.
  - a. City Council Updates – November 21, 2023 – Appointment of Mark Rubich to fill the unexpired term of Kevin Hardesty.
  - b. Approved Business Licenses - [Report Packet Page 99](#)
  - c. Nomination Committee to report with recommendation for Appointment of Officers at the February 2024 Meeting.
2. Petitions and communications from the floor.

## ADJOURNMENT

---

**PLANNING AND ZONING  
COMMISSION MINUTES**  
September 13, 2023  
Wednesday, 7:00 p.m.  
City Hall, Rock Springs, Wyoming

---

Commissioners Present:	Emily Lopez Dan Kennedy Justin Lemon	Blake Manus Kevin Hardesty Ken Fortuna Dave Jarrell
Commissioners Absent:	Zane Isaacson Lacey Brown	
Staff Present:	Cathy Greene, City Planner Kacie Turner, Sr. Admin. Planning Tech.	

**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 July 12, 2023 Planning and Zoning Commission Meeting. There was no meeting held in August.

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

Commissioner Hardesty: Motion to approve the Minutes as presented.

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

Commissioner Jarrell: Second.

Vote: All in favor. Motion carried unanimously.

### **CHANGES TO THE AGENDA**

There were none.

---

### **PUBLIC HEARINGS**

There were none.

---

### **UNFINISHED BUSINESS**

There were none.

---

### **NEW BUSINESS**

- 1) Request for Conditional Use Permit for Salvation Towing & Recovery, submitted by Gabe Gold at 278 Production Drive. (Project #: PZ-23-00276, Staff Representative: Cathy Greene, City Planner)**

#### **Staff Report**

Ms. Greene presented the Staff Report to the Commission.

Notifications: Adjacent property letters were mailed September 1, 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. Mr. Gabe Gold explained his experience, heavy duty and Hazmat knowledge in respect to the neighbors concern with leaking fluids and the mitigation process.

#### **Public Comments**

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

During the staff report presentation, Ms. Greene did read an email received from Mr. Lance Neeff with a nod of approval for the Salvation Towing & Recovery business. However, had a concern with the location being close to the creek and potential leaks and contamination risk to soil and water. He did state the he suspected this has already been addressed and that preventative pre-requisites as conditions of granting the permit have been considered.

There were no in-person comments.

---

#### **Staff Recommendation**

Ms. Greene recommended approval of the Conditional Use Permit, with the following conditions:

- 1) All utility review comments shall be met.
- 2) Policy in place for handling fluid spills.



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

#### Commission Vote

Commissioner Kennedy: Motioned to approve with staff recommendations.

Commissioner Manus: Second.

Vote: All in favor. Motion carried unanimously.

---

- 2) **Request for Conditional Use Permit for Frericks Accessory Structure, submitted by Jackie & Chad Frericks at 2980 Mustang Drive. (Project #: PZ-23-00307, Staff Representative: Cathy Greene, City Planner)**

#### Staff Report

Ms. Greene presented the Staff Report to the Commission.

Notifications: Adjacent property letters were mailed September 7, 2023.

#### Commissioner Questions for Staff

There were none.

#### Commissioner Questions for Applicant

Ms. Greene stated there was not a representative of PZ-23-00307 as the applicant had a sports conflict, therefore Chairman Lopez did not invite an applicant to forward

#### 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. Any additional requested accessory structures will require a modification to this Conditional Use Permit.
3. Drainage shall not impact adjacent properties and appropriate erosion control measures shall be utilized, both during construction and when construction is complete.

4. Planning approval does not constitute building permit approval. Contact the City of Rock Springs Building Department to obtain a building permit for the accessory structure.

---

Commission Vote

Commissioner Lemon: Motion to approve with staff recommendations.

Commissioner Hardesty: Second.

Vote: All in favor. Motion carried unanimously.

---

**3) Request for an Extension of the Zoning Map Amendment from B-1 and R-2 to B-2(CD) Zoning, submitted by Gordon Croft, GCII Investments. (PZ-21-00223, Staff Representative: Cathy Greene, City Planner)**

Staff Report

Ms. Greene presented the Staff Report to the Commission.

Notifications were: n/a

Commissioner Questions for Staff

There were none.

Commissioner Dan Kennedy recused himself as he worked on the project originally.

---

Commissioner Questions for Applicant

Chairman Lopez asked the applicant or a representative for the project to come forward. Mr. Gordon Crofts gave background on the location of the property and challenges. The process of closing other acquired properties adjacent to this property, increases in interest rates, labor and materials, and design challenges have slowed this project. Mr. Crofts gave information on his twenty-year background with Rock Springs and expressed his desire to complete this project but other factors are challenging.

Commissioner Justin Lemon asked: if that long of an extension is reasonable? Mr. Crofts replied that yes, we will work with staff; the election may help, and stated that there is a want for this project to come to fruition. However, the current state of the economy makes him nervous.

Commissioner Emily Lopez asked if: there can be another extension on December 31, 2024? Ms. Greene stated yes, that the Commission determines this as well.

---

Public Comments

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

There were none.

---

Entered into the record extension until December 31, 2024.

No vote was required, Ms. Greene will update the project file accordingly.

---

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

- 1) Minor Site Plan approval for Krone Diesel Truck Wash added to existing towing and diesel repair shop at 2109 Upland Street, PZ-23-00238.
- 2) Minor Site Plan approval for an office building at Sweetwater County Events Complex for Wyoming Horse Racing Association (WHRA), PZ-23-00214.
- 3) Conditional Use Permit for Maverik grading/fill at 1225 Foothill Blvd, PZ-22-00454.
- 4) Site Plan for Maverik (new convenience store and gas station) at 1225 Foothill Blvd, PZ-22-00453.

**PETITIONS AND COMMUNICATIONS**

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

Please find a City Council Action Report for the following City Council meeting(s):

<b>Date of Council Meeting</b>	<b>P&amp;Z Item</b>	<b>Council Action</b>
July 18, 2023	A Public Hearing regarding an Application Submitted by Greg and Careea Car with Top Hat Leasing, to amend Article 13-8 of the Ordinances of the City of Rock Springs (Ordinance #2023-06)	<i>Public Hearing</i>
July 18, 2023	2023-06---1st Reading: An Ordinance amending Article 13-8 of the Ordinances of the City of Rock Springs, entitled "Zone District Regulations," to update the minimum lot size for a PUD Overlay Zone that does not involve a subdivision	<i>1<sup>st</sup> Reading</i>
August 1, 2023	2023-06---2nd Reading: An Ordinance amending Article 13-8 of the Ordinances of the City of Rock Springs, entitled "Zone District Regulations," to update the minimum lot size for a PUD Overlay Zone that does not involve a subdivision	<i>2<sup>nd</sup> Reading</i>
August 15, 2023	2023-06---3rd Reading: An Ordinance amending Article 13-8 of the Ordinances of the City of Rock Springs, entitled "Zone District Regulations," to update the minimum lot size for a PUD Overlay Zone that does not involve a subdivision	<i>3<sup>rd</sup> --- Passed</i>

**b. July & August New Business Reports**

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

There were none.

---

**ADJOURNMENT**

With no further business, the meeting was adjourned at 7:30 p.m.

---

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

January 10, 2024

7:00 p.m., Rock Springs City Hall

REPORT SUMMARY			
<b>Agenda Item:</b>	New Business #1	<b>Project Number:</b>	PZ-23-00413
<b>Project Name:</b>	Western Wyoming Community College Major Site Plan		
<b>Project Location:</b>	2500 College Drive		
<b>Project Description:</b>	Amendment to a Major Site Plan – Health Science Addition		
<b>Applicant:</b>	Jason Ditton Western – EGI PO Box 1478 Rock Springs, WY 82902	<b>Property Owner:</b>	Western Wyoming Community College 2500 College Drive Rock Springs, WY 82901
<b>Engineer:</b>	Brandt Lyman Western – EGI PO Box 1478 Rock Springs, WY 82902	<b>Surveyor:</b>	N/A
<b>Public Notification:</b>	Adjacent Property Letters Mailed January 3, 2024 Public Hearing Notice – Not Required for Major Site Plans		
<b>Current Master Plan Land Use Designation:</b>	PI (Public Institution) C (Commercial)	<b>Proposed Master Plan Land Use Designation:</b>	N/A
<b>Current Zoning District</b>	R-1 (Low Density Residential) B-2 (Community Business)	<b>Proposed Zoning District</b>	N/A
<b>References:</b>	<ul style="list-style-type: none"> <li>Rock Springs Zoning Ordinance §13-904 Site Plans</li> <li>Rock Springs Zoning Ordinance §13-904.D Procedure for Amendments to Approved Site Plans</li> <li>Rock Springs Zoning Ordinance §13-815 General Building and Performance Requirements</li> </ul>		
<b>Exhibits:</b>	<ul style="list-style-type: none"> <li>A. Application</li> <li>B. Site Plan</li> <li>C. Utility Review Comment Forms</li> <li>D. Adjacent Property Owner Letter</li> </ul>		

## **PETITION:**

The applicant, Mr. Jason Ditton, representing Western-EGI, is requesting Major Site Plan approval for property located at 2500 College Drive and owned by Western Wyoming Community College. The request for Major Site Plan approval is for an amendment of a previously approved Major Site Plan for construction of an addition.

This addition would be located adjacent to the west entrance of the College in an area that has been developed as a landscaped area. Please refer to the attached Site Plan. In accordance with §13-904.D.3.(a), new structures for an approved major site plan exceeding 5,000 square feet shall be considered substantial amendments requiring review and approval by the Planning & Zoning Commission as a major site plan. Fun fact, it was exactly eleven years ago this Commission heard a request for a Major Site Plan for the addition of the Wellness Center Addition.

## **BACKGROUND:**

On November 30, 2023, staff contacted Plan One Architects, as the City Building Department received construction drawings, which did not include an approved Site Plan. . The initial submittal stated it was a 2 story addition, 10,100 square feet in size. In reviewing this submittal, staff noted that a Height Variance would be required for the proposed addition, as well as a Major Site Plan application, not Minor as submitted. After a couple of corrections were made, the Major Site Plan Application was resubmitted and a Utility Review meeting was schedule for January 2, 2024, to accommodate the applicant, as he was not available on December 26, 2023. After the Utility Review Meeting, Will Wheatley met with staff to inform us that the overall height of the addition will not exceed 28 feet, which is the limit in an R-1 Zone. Therefore, a variance will not be required and plans showing the final constructed height will be required prior to final approval.

The current request is for construction of a new 10,224 square feet addition for Health Sciences. The application can be found in [Exhibit A](#) and a copy of the Site Plan are found in [Exhibit B](#).

## **UTILITY REVIEW:**

The Major Site Plan and Application for the property addressed as 2500 College Drive, filed by Jason Ditton of Western-EGI, was forwarded to the Rock Springs Utility Review Committee for review. On Tuesday, January 2, 2024 a Utility Review Committee meeting was held to discuss the site plan. All comment forms are attached, found in [Exhibit C](#).

As of the time this report was prepared, staff has not received a revised site plan, nor any indication of any of the utility review comments from the January 2, 2024 Utility Review Committee Meeting being addressed. Staff did receive a phone call from the applicant at 3 p.m. on Tuesday, January 9<sup>th</sup> asking about submitting the Site Plan, however the waterline issue has not been resolved and the deadline for processing had passed.

## **PUBLIC NOTIFICATION:**

Public Meeting Notice letters were mailed to property owners located within 200 feet of the boundaries of the subject property on January 3, 2024. Found in [Exhibit D](#).

To date, no comments have been received. Staff will update the Commission at the meeting if any are received prior to the meeting.

## **PROCEDURE:**

Major Site Plans are reviewed in accordance with §13-904 of the Rock Springs Zoning Ordinance. The Planning and Zoning Commission grants the final determination of the Major Site Plan; they are not forwarded to the City Council for review.

The Planning and Zoning Commission shall consider oral and written statements from the applicant, the public, City staff members, or its own members. It may question the applicant and approve, deny, or table the development proposal. The application may not be tabled for more than two (2) regular meetings of the Commission.

**STAFF RECOMMENDATION:**

Since a revised Site Plan was not submitted by the deadline (which was extended until the final hour), staff cannot recommend approval of the Major Site Plan at this time and recommends this item be TABLED.



# SITE PLAN APPLICATION

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

Office: (307) 352-1540 Email: city\_planner@rswy.net

City Use Only:

Date Received:

12-7-2023

File Number:

12-23-00413

PROJECT/BUSINESS NAME: WWCC Health Science Addition/Plan One Architechs

PROPERTY ADDRESS: 2500 College Dr., Rock Springs, WY 82901

If no address is assigned to the property, provide a legal description of the property or the Tax ID Number (PIN).

## CONTACT INFORMATION

### Primary Contact/Applicant:

Jason Ditton

Name

jason.ditton@westernnegi.com

Email

Western-EGI

Company Name

307-362-5180

Phone No.

PO Box 1478

Mailing Address

Rock Springs

City

WY

State

82901

Zip

### Property Owner:

Western Wyoming Communtiy College

Company Name

307-382-1600

Phone No.

Email

cdever@westernwyoming.edu

2500 College Dr

Mailing Address

Rock Springs

City

WY

State

82901

Zip

### Engineer/Surveyor:

Brandt Lyman

Name

brandt.lyman@westernnegi.com

Email

Western-EGI

Company Name

307-362-5180

Phone No.

PO Box 1478

Mailing Address

Rock Springs

City

WY

State

82901

Zip

### Additional Contact:

Chistopher Dever

Name

cdever@westernwyoming.edu

Email

Western Wyoming Community College

Company Name

307-382-1600

Phone No.

2500 College Dr

Mailing Address

Rock Springs

City

WY

State

82901

Zip

**\*\*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.



## PLEASE ANSWER THE FOLLOWING

1. Describe the project and the planned use of the property and structure(s). Include the square footage of each use.

The planned addition will be to the existing building near the west entrance and will total 10,224 sf.

The purpose of the new addition is to add space to the building to further enhance the health science courses offered by WWCC.

2. What were the previous use(s) of the property and structure(s) located on the property?

The area where the addition will go has long been developed as landscaping and will attach to the existing building near the west entrance

3. Are new structures proposed? Include construction type, foundation type, and dimensions for each proposed new structure.

The addition will be attached to the existing building, and will be supported by deep foundation (i.e. drilled piers) and structural slabs

Construction type will be steel with masonry facade

## MINOR OR MAJOR SITE PLAN DETERMINATION

1. Mark all that apply to the proposed project:

*See ordinance for Amended Site Plan 13-904.D(3)(a)*

- ☐ Fifty (50) or more dwelling units in a multiple family structure or structures
- ☐ Twenty Thousand (20,000) or more square feet of retail or service commercial or industrial floor space
- ☐ Twenty Thousand (20,000) or more square feet of office floor space
- ☐ Fifty Thousand (50,000) or more square feet of exterior storage of materials or goods
- ☒ Parking for more than one hundred fifty (150) motor vehicles
- ☐ More than one (1) retail, service, office or industrial building under common ownership.
- ☐ New manufactured home park or expansion to an existing manufactured home park

2. If you did not mark any of the above items, your development is classified as a Minor Site Plan. Refer to the Minor Site Plan submittal requirements found in Section E of this application.

3. If any of the above were marked, your development is classified as a Major Site Plan. Refer to the Major Site Plan submittal requirements found in Section E of this application.

## SUBMITAL CHECKLIST

This checklist must be completed and submitted as part of the Site Plan Application.

- ☒ **Minor Site Plan:** If the development is classified as a Minor Site, the following shall be submitted:
  - ☐ Minor Site Plan Filing Fee - \$40.00
  - ☐ A detailed site plan of the proposed project, drawn to scale of not less than one (1) inch to one hundred (100) feet. If the full-size scaled drawing is on a size larger than 11" x 17", five (5) full size printed copies (to scale) must be submitted along with one reduced copy no larger than 11" x 17". Refer to the Site Plan Checklist provided with this application.
  - ☐ Note: after the Utility Review Meeting, revised drawings and/or additional full size copies may be required to be submitted.
  - ☐ Building Elevations / Architectural Drawings (drawn to scale)
  - ☐ Any other information necessary to assist in the review of your development proposal.

In addition to the hard copies listed above, a PDF file (scanned at full-size) of the Site Plan drawing and all supporting documentation shall be submitted electronically to [city\\_planner@rswy.net](mailto:city_planner@rswy.net).



## SITE PLAN CHECKLIST

Section 13-904 B. of the Rock Springs Zoning Ordinance lists the following as Site Plan items. Failure to show the items necessary for review may result in required site plan revisions and project delays. By submission of the Site Plan Application, the applicant certifies that the information provided is true and correct. Therefore, it is strongly advisable to contact a Wyoming Licensed Engineer or Surveyor to prepare the Site Plan.

- ☒ Name of Project/Development
- ☒ Project Address
- ☒ Location map, including area within one-half (1/2) mile of the project site
- ☒ Names and mailing addresses of developer / owner and engineer / architect
- ☒ Date of plan preparation. Each revision after the original submittal shall include a revision date. —
- ☒ North point indicator
- ☒ Scale of not less than one inch (1) to one hundred (100) feet
- ☐ Boundary line of property with all dimensions — *discussed we don't need entire parcel on site plan but everything inclusive between addition + Gateway*
- ☐ Location, identification and dimensions of existing and proposed:
  - o Buildings and structures, including setbacks from property lines for all structures
  - o Gross square footage of existing and proposed structures, including number of floors
  - o Utilities and utility rights-of-way/easements, including, but not limited to: electric, natural gas, telephone/cable, water, sewer (sanitary and storm)
  - o Adjacent and on-site street rights-of-way
  - o Parking facilities (including handicap parking) - including dimension of parking stalls, drive aisle widths, etc.
  - o Traffic flow on-site and off-site
  - o Other site improvements including, but not limited to:
    - Fences and retaining walls
    - Exterior signs (a separate sign permit will be required for new signs)
    - Exterior lighting
    - Trash Enclosures - must be in an accessory building or in closed containers within a totally screened area
    - Outdoor storage and display areas
    - Paved and unpaved surfaces
    - Sidewalks, walkways, driveways, bikeways
    - Loading docks
  - o Other easements including but limited to: access, drainage, pedestrian, etc.
  - o Topographic contours at a minimum interval of two (2) feet, to a distance of one hundred (100) feet outside the property line
  - o Surface water holding ponds and drainage ditches
  - o Surface water drainage arrows
  - o Natural features, including but not limited to: water bodies, location of tree cover (including the designation or trees fifteen (15) inches in diameter or more), significant rock outcroppings, etc.
- ☐ Landscaping Plan (except for industrial zoned property) – including botanical and common names of vegetation to be used, size of planting at time of planting and at maturity, area to be irrigated
- ☐ Site statistics including but not limited to: number of employee and non-employee parking spaces existing and proposed and total square footage of each, site square footage, percent of site coverage, dwelling unit density, percent park or open space, etc.
- N/A* ☐ Development Phasing Plan (if applicable)
  - o Site Plan submittal shall clearly delineate phase lines
  - o A proposed timeline for development of phases shall be included on the face of the Site Plan
  - o Phasing shall not be used to avoid installation of improvements. All required improvements, including fences, screening, landscaping, parking (pave or unpaved), drive aisles, etc. shall be installed in order to support each phase of development.
  - o All "future" phases of a development shall be maintained in a natural condition or shall be hydro-seeded or otherwise treated to control dust and debris.
- N/A* ☐ Cross-sections of property as required by the City Planner or City Engineer
- N/A* ☐ Floodplain Development Permit Application if the property is located within a designated floodplain



☒ **Major Site Plan:** If the development is classified as a Major Site Plan, the following shall be submitted:

- ☐ Major Site Plan Filing Fee - \$100.00
- ☐ A detailed site plan of the proposed project, drawn to a scale of not less than one (1) inch to one hundred (100) feet. If the full-size scaled drawing is on a size larger than 11" x 17", ten (10) full size printed copies (to scale) must be submitted along with one reduced copy no larger than 11" x 17". Refer to the Site Plan Checklist provided with this application.
- ☐ Note: after the Utility Review Meeting, revised drawings and/or additional full size copies may be required to be submitted prior to the scheduled Planning and Zoning Commission Meeting.
- ☒ **Building Elevations / Architectural Drawings (drawn to scale)**
- ☐ Any other information necessary to assist in the review of your development proposal.

In addition to the hard copies listed above, a PDF file (scanned at full-size) of the Site Plan drawing and all supporting documentation shall be submitted electronically to [city\\_planner@rswy.net](mailto:city_planner@rswy.net).

## SIGNATURE(S) REQUIRED

### Applicant Certification:

I, the applicant, hereby certify the following:

- I acknowledge that I have read and understand this application and the pertinent ordinances and regulations.
- I understand that incomplete applications will not be processed and will result in delays.
- I certify, to the best of my knowledge, that 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.
- I hereby grant authorized City of Rock Springs personnel the right to enter onto this said land/property for all inspection, assessment, and/or evaluation purposes necessary to exercise this certificate/permit.

Applicant's Signature: 

Date: 12/6/23

### 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: Christopher Dever

Date: 12/5/23

### Engineer/Surveyor Signature:

By signature hereon, I certify that I am submitting this application on behalf of the applicant. I further certify that I understand that incomplete application will not be processed and will result in delays.

Engineer/Surveyor's Signature: 

Date: 12/6/23

## SITE PLAN REVIEW PROCEDURES

### MINOR SITE PLAN REVIEW:

- Within three (3) working days of submittal, the Planning Division shall review the application for completeness with the Minor Site Plan submittal requirements. If the application does not conform to the submittal requirements, the application will be deemed as incomplete, the applicant will be notified and the application will be returned.
- Once a completed application is received, approximately 6-10 days after submittal, a Utility Review Committee meeting will be held to discuss your application. It is required that the applicant or a representative attend this meeting. Notice will be sent stating the time, date and location of the meeting. Notices will be sent only to those listed on this application.
- Agency Review – After it is determined that a complete Minor Site Plan submittal is made, the Planning Division shall refer material to appropriate agencies for review and comment. Comments will be due from the Utility Review Committee members at least seven (7) days after forwarding the Minor Site Plan to the agencies.
- Based on the complexity of the project, a Utility Review Committee meeting may be scheduled to discuss the project with the Utility Review Committee. 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.
- The Applicant must make any necessary site plan revisions that are provided on the Utility Review Committee's Comment Form and/or are discussed during the Utility Review meeting.
- After a revised site plan is submitted showing all required site plan revisions, and any additional application approvals are received, planning approval of the Site Plan may be granted or conditionally granted.
- If unusual or significantly difficult conditions exist which affect the Site Plan, the City Planner may determine and require that a Minor Site Plan be classified as a Major Site Plan. Such Site Plan shall then be subject to Major Site Plan Application review procedures listed below.
- If the proposed project requires approval of an additional application (i.e. Floodplain Development Permit, Variance, Conditional Use Permit, etc.) the site plan will not be approved until the other application is granted.
- The Applicant will be notified via letter (email) of the Site Plan approval. The Site Plan Approval Letter will include the stamped "approved" site plan and all of the comment forms submitted by Utility Review Committee. It is the responsibility of the applicant to contact the commenting Utility Review Committee Member to address any and all conditions placed upon the development during the Site Plan review.
- Once site plan approval has been granted, the applicant may proceed with obtaining necessary building permits or other permits/approvals from City Departments or outside agencies.
- When a Minor Site Plan application is denied by staff, an appeal may be taken to the Planning and Zoning Commission in the manner required for a Major Site Plan Application.
- Site Plan approval does not constitute Building Permit approval. Contact the Rock Springs Building Department at (307) 352-1540 for submittal requirements.
- If applying for an Occupational Tax Application (Business License), Site Plan Approval does not constitute Business License Approval.

## MAJOR SITE PLAN REVIEW:

- Within three (3) working days of submittal, the Planning Division shall review the application for completeness with the Major Site Plan submittal requirements. A complete Major Site Plan Application must be received at least seventeen (17) days prior to the Planning and Zoning Commission meeting. Refer to the submittal schedule available on the website.
- If the application does not conform to the submittal requirements, the application will be deemed as incomplete, the applicant will be notified, and the application will be returned.
- Agency Review - After it is determined that a complete Major Site Plan submittal is made, the Planning Division shall refer material to appropriate agencies for review and comment. Comments will be due from the Utility Review Committee members at least seven (7) days after forwarding the Major Site Plan to the agencies.
- Based on the complexity of the project, a Utility Review Committee meeting may be scheduled to discuss the project with the Utility Review Committee. Utility Review Meetings are generally held on Tuesday afternoons and are scheduled in the order in which complete applications are received. Meeting notice will only be sent to the parties listed on the application; be sure to provide all email addresses 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 meeting, at which the Major Site Plan is to be considered, the Planning Division shall notify the landowners within 200 feet of the boundaries of the proposed Major Site Plan of the time and date of the meeting.
- The Planning and Zoning Commission shall review the Major Site Plan at a public meeting. In reviewing the Major Site Plan, the Commission shall consider oral and/or written statements from the applicant, public, City staff, and the Commission. The following shall be considered by the Commission:
  - Relation of the plan elements to conditions both on and off the property;
  - Conformance to the City's Zoning Ordinance;
  - The impact of the plan on the existing and anticipated traffic and parking conditions;
  - The adequacy of the plan with respect to land use;
  - Pedestrian and vehicular ingress and egress;
  - Building location(s) and height(s);
  - Site drainage;
  - Open space;
  - Loading and unloading areas;
  - Grading;
  - Signage;
  - Screening;
  - Setbacks;
  - And other related matters.
- The Commission may approve as presented, deny with or without prejudice, table, or grant approval with conditions and safeguards as they deem necessary. Major Site Plan applications may not be tabled for more than two (2) regular meetings of the Commission.
- Major Site Plan applications may be denied by motion of the Commission when such motion or consent shall constitute a finding and determination by the Commission or staff that the conditions require for approval do not exist.









# WESTERN WYOMING COMMUNITY COLLEGE HEALTH SCIENCES ADDITION & RENOVATION

2500 COLLEGE DRIVE, ROCK SPRINGS, WYOMING 82901

ARCHITECT OF RECORD:



DESIGN ARCHITECT:

**hord | coplan | mact**



No. Date Revision

Project Name  
HEALTH SCIENCES ADDITION & RENOVATION

Project Number  
2303

Date (YYYY/MM/DD)  
2023/10/20

Drawing  
EXTERIOR ELEVATIONS

## A-310

CITY OF ROCK  
SPRINGS, WY PERMIT  
REVIEW DOCUMENTS

### GENERAL NOTES

- REFER TO SHEET G-100 FOR GENERAL NOTES THAT PERTAIN TO THIS SHEET.
- ALL EXPOSED MASONRY SURFACES ARE TO BE SEALED WITH WATER REPELLENT.
- SEE DOOR AND WINDOW SCHEDULES FOR ADDITIONAL DOOR AND WINDOW INFORMATION.
- PROVIDE MASONRY VERTICAL CONTROL JOINTS AT 30'-0" O.C. MAX. CONSULT ARCHITECT AND PREPARE SHOP DRAWINGS PRIOR TO MASONRY WORK.
- PROVIDE PRE-FINISHED SHEET METAL FOUNDATION FLASHING FULL PERIMETER OF BUILDING - SEE TYPICAL FOUNDATION DETAILS.
- SEE ARCHITECTURAL SITE PLANS AND CIVIL DRAWINGS FOR SITE INFORMATION.
- NOT ALL STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, TECHNOLOGY AND KITCHEN ITEMS ARE SHOWN FOR CLARITY OF DRAWINGS. REFERENCE ENTIRE DRAWING SET FOR COMPLETE SCOPE OF WORK AND COORDINATION.
- PROVIDE WALL BACKING AT ALL WALL MOUNTED DEVICES

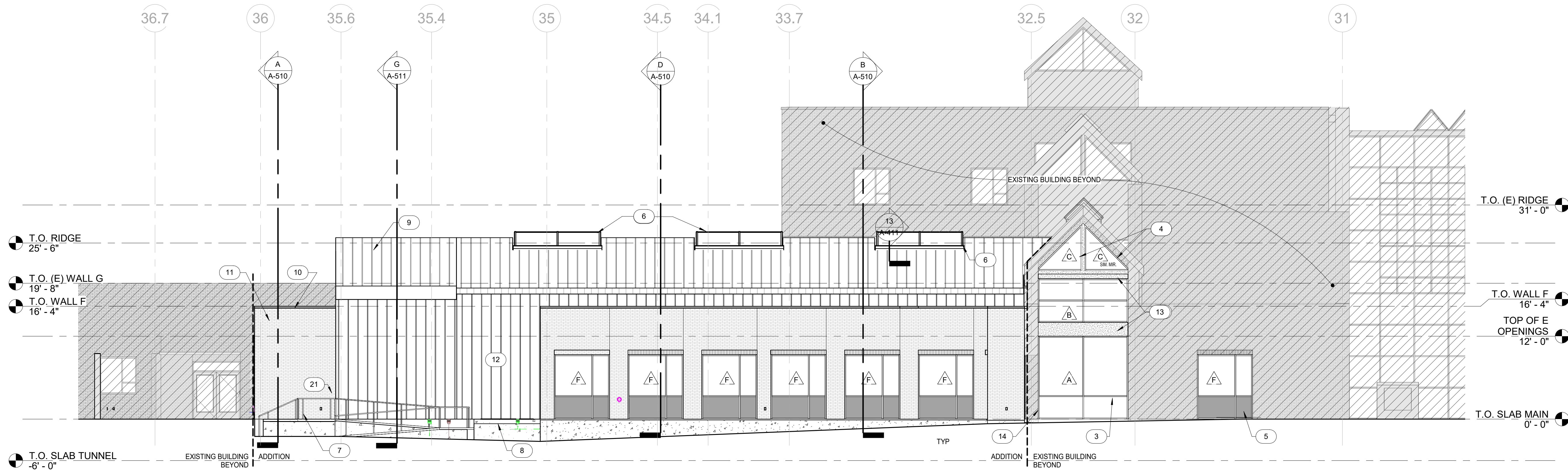
### EXTERIOR LEGEND

- BRICK
- ARCHITECTURAL METAL PANEL
- SPANDREL GLAZING
- CONCRETE

### KEYED NOTES

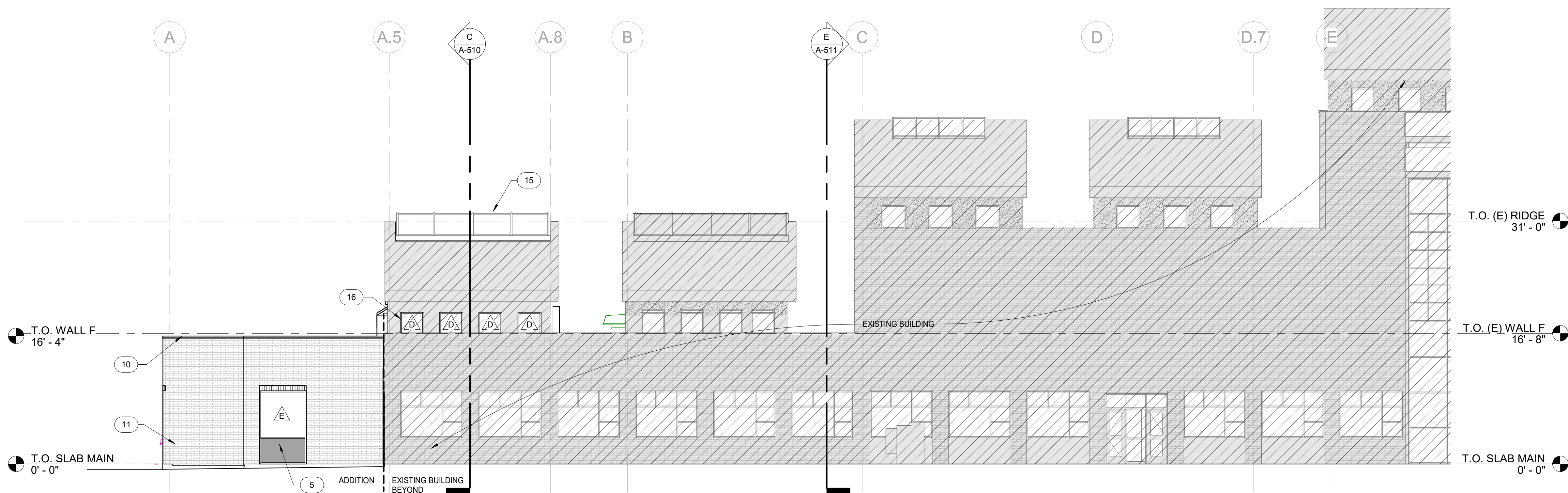
NOTED THUS (X)

- ALUMINUM EXTERIOR WINDOW WITH 8"x8" SQUARE BRICK WINDOW TRIM TO MATCH EXISTING CONDITIONS. BASIS-OF-DESIGN: ENDICOTT FACEBRICK AND TRIPLE BRICK, MEDIUM IRONSPOT
- HOLLOW METAL DOOR & FRAME - SEE SHEET A-510, DOOR HARDWARE, AND SPECIFICATIONS
- ALUMINUM EXTERIOR WINDOW WITH PRE-CAST CONCRETE SILL, PROVIDE SOLID SURFACE WINDOW SILL AT INTERIOR - SEE SHEET A-520
- ALUMINUM STOREFRONT WINDOW FRAMED INSIDE TRUSS WEB TO MATCH EXISTING - SEE SHEET A-520, INTERIOR ELEVATIONS, AND SPECIFICATIONS
- ALUMINUM EXTERIOR WINDOW WITH PRE-CAST CONCRETE SILL AND INSULATED SPANDREL PANEL - SEE SHEET A-520 AND SPECIFICATIONS
- ALTERNATE BID NO. ONE: UNIT SKYLIGHT WINDOWS IN ROOMS F101 AND F101A - SEE SHEET A-410 AND SPECIFICATIONS
- ALTERNATE BID NO. FOUR: ILLUMINATED HANDRAILS - SEE CIVIL AND LANDSCAPING PLANS
- FRESH AIR INTAKE - SEE MECHANICAL AND STRUCTURAL
- BATTEN SEAM METAL ROOF SYSTEM - SEE ROOF SYSTEM INFORMATION ON SHEET A-410 AND SPECIFICATIONS
- PARAPET CAP - SEE DETAIL 1/A-411
- EXTERIOR BRICK VENEER - SEE WALL TYPES ON SHEET A-100 AND SPECIFICATIONS
- VERTICAL BATTEN SEAM METAL PANEL SIDING - SEE WALL TYPES ON SHEET A-100 AND SPECIFICATIONS
- REMOVE AND REPLACE EXISTING E.I.F.S VENEER WITH SMOOTH FINISHED METAL WALL PANELING - SEE DETAILS
- EXISTING BRICK VENEER WALL TO REMAIN - TAKE PRECAUTIONS TO NOT DAMAGE EXISTING FINISHES. PATCH AND REPAIR WHERE DAMAGE OCCURS DURING THE COURSE OF CONSTRUCTION, MATCH EXISTING
- REMOVE AND REPLACE EXISTING SKYLIGHT SYSTEM WITH NEW - COORDINATE WITH ALTERNATE BID NO. FIVE
- REMOVE EXISTING ALUMINUM STOREFRONT WINDOW SYSTEM, INCLUDING CONCRETE SILL. PATCH AND REPAIR ANY DAMAGED ADJACENT FINISHES AND COORDINATE WITH NEW CONSTRUCTION. PREP FOR NEW OPENINGS AND FINISHES AS THEY OCCUR
- CAST IN PLACE CONCRETE RAMP - SEE LANDSCAPE/CIVIL, COORDINATE WITH ALTERNATE BID
- FRESH AIR TUNNEL - SEE MECHANICAL AND STRUCTURAL
- 10" HIGH CAST LETTERING - PROVIDE WALL BACKING OR SUPPORTS AS OCCUR - SEE DETAIL
- INSTALL SALVAGED ENTRY IDENTIFICATION SIGNAGE - COORDINATE FINAL LOCATION WITH AHJ
- INSTALL SALVAGED KNOX BOX - COORDINATE FINAL LOCATION WITH AHJ



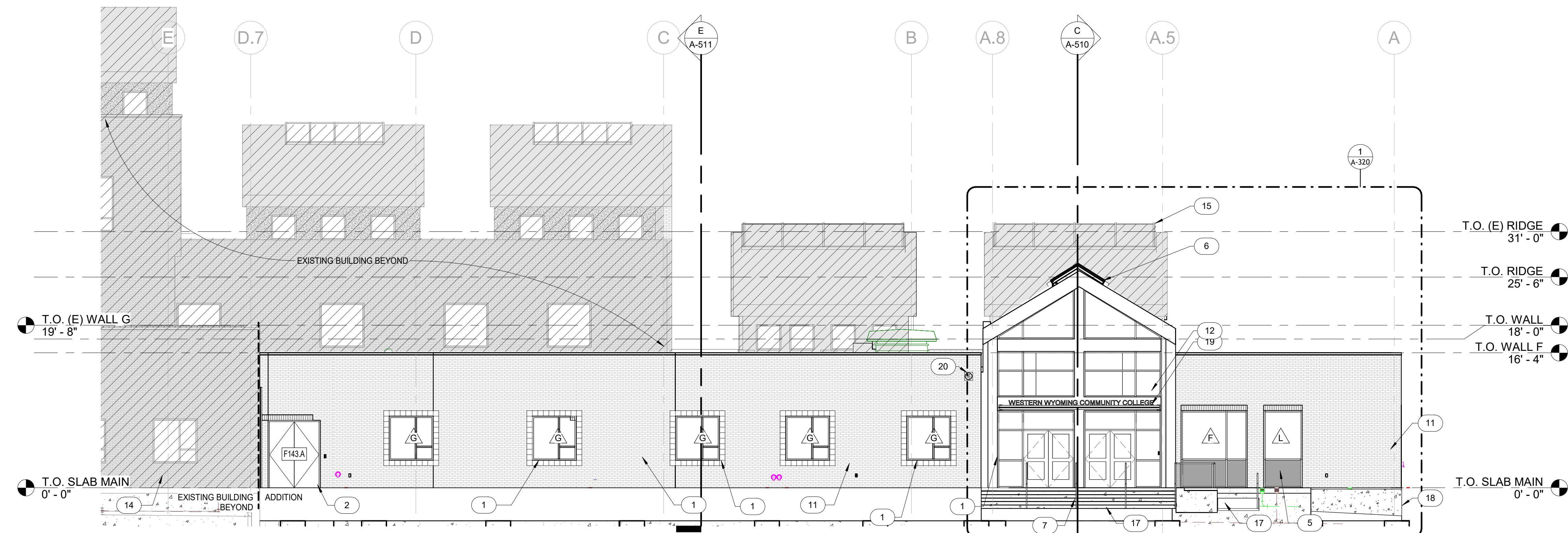
### WEST ELEVATION

1/8" = 1'-0"



### SOUTH ELEVATION

1/8" = 1'-0"



### NORTH ELEVATION

1/8" = 1'-0"





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:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.



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 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):

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

Justin Stewart  
Signature of Reviewer

Digitally signed by Justin Stewart  
Date: 2024.01.02 13:45:50 -07'00'

1/2/2024  
Date





BRS, Inc.

1130 Major Ave.

Riverton, WY 82501

E-Mail: [brs@brsengineering.com](mailto: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: 1/2/2024

Project #: PZ-23-00413

Project Address: 2500 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 800+ Feet
- ☐ 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:

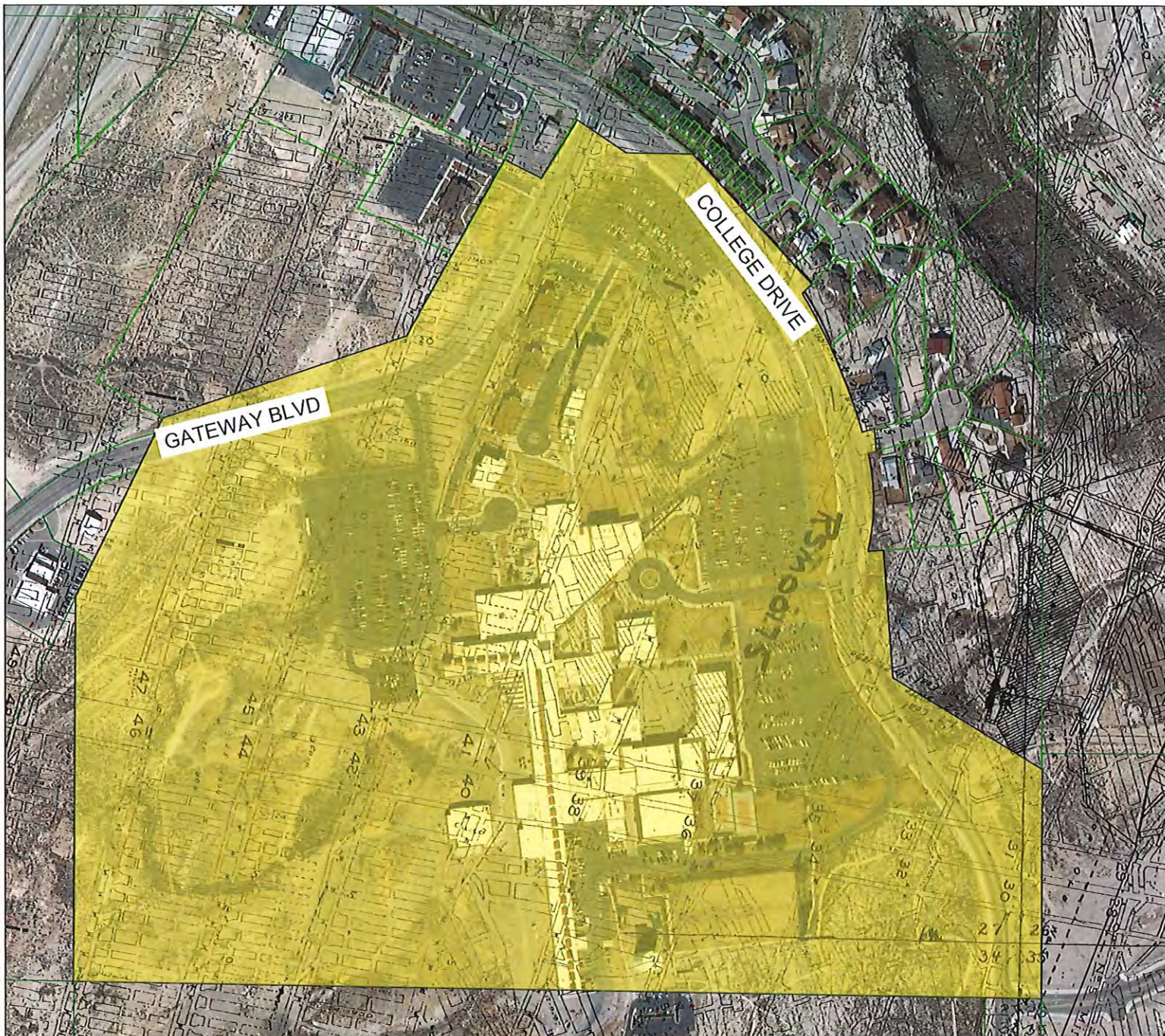
Union Pacific Coal Co. Rock Springs No. 1 Mine, Rock Springs #1 Coal Seam

Depth to mine workings ranges from approximately 800 to 1,300 feet below ground surface from the westernmost extent of the property as the shallowest to the easternmost extent as the deepest.

Signature

1/2/2024  
Date



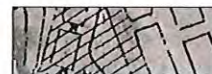


## LEGEND

PROPERTY BOUNDARY



KNOWN HISTORIC  
UNDERGROUND MINE  
MAPPING



GRAPHIC SCALE



1 inch = 400 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:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.



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):

Site plan needs to show more of the area (see mark-up), at a minimum, include the area from Gateway Blvd, including entrance, parking lot and the building area as shown.

Site plan needs to better show existing and proposed features.

Site plan needs to show traffic flow

Clean up labeling on plan (see mark-up).

Address parking (occupancy info may change the requirement), if not and the calcs shown are correct. Please designate where additional spaces will be installed.

Show any and all utilities and easements.

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

Must submit and obtain a variance for the height of the structure, prior to receiving final site plan approval.

Is there a proposed construction laydown area during construction, if so, please show and label?

A listing of all required Federal, State, and City Permits and status of applicants.



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

Cathy Greene  
Signature of Reviewer

1-2-2024  
Date

*copy of marked up plan provided to Applicant at meeting.*





2500 COLLEGE DRIVE ROCK SPRINGS, WY 82901

# WESTERN WYOMING COMMUNITY COLLEGE HEALTH SCIENCES ADDITION & RENOVATIONS

ARCHITECT OF RECORD:



plan one / architects

DESIGN ARCHITECT:

hard | coplan | macht



Rec'd 12/16/23

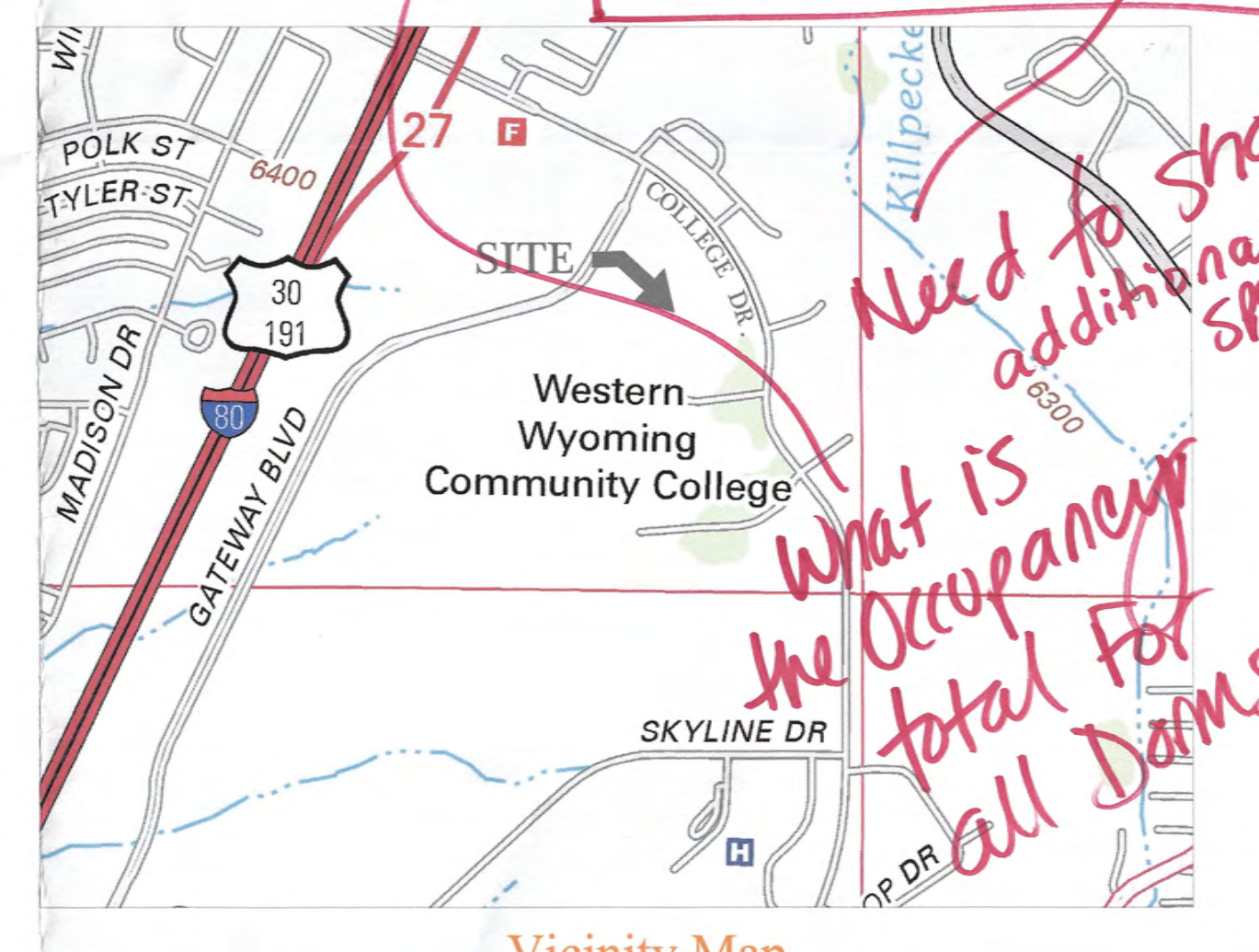
No.	Date	Revision

Project Name  
HEALTH SCIENCES ADDITION  
& RENOVATION  
Project Number  
2303  
Date (YYYY/MM/DD)  
10/20/2023  
Drawing  
SITE PLAN-OVERALL

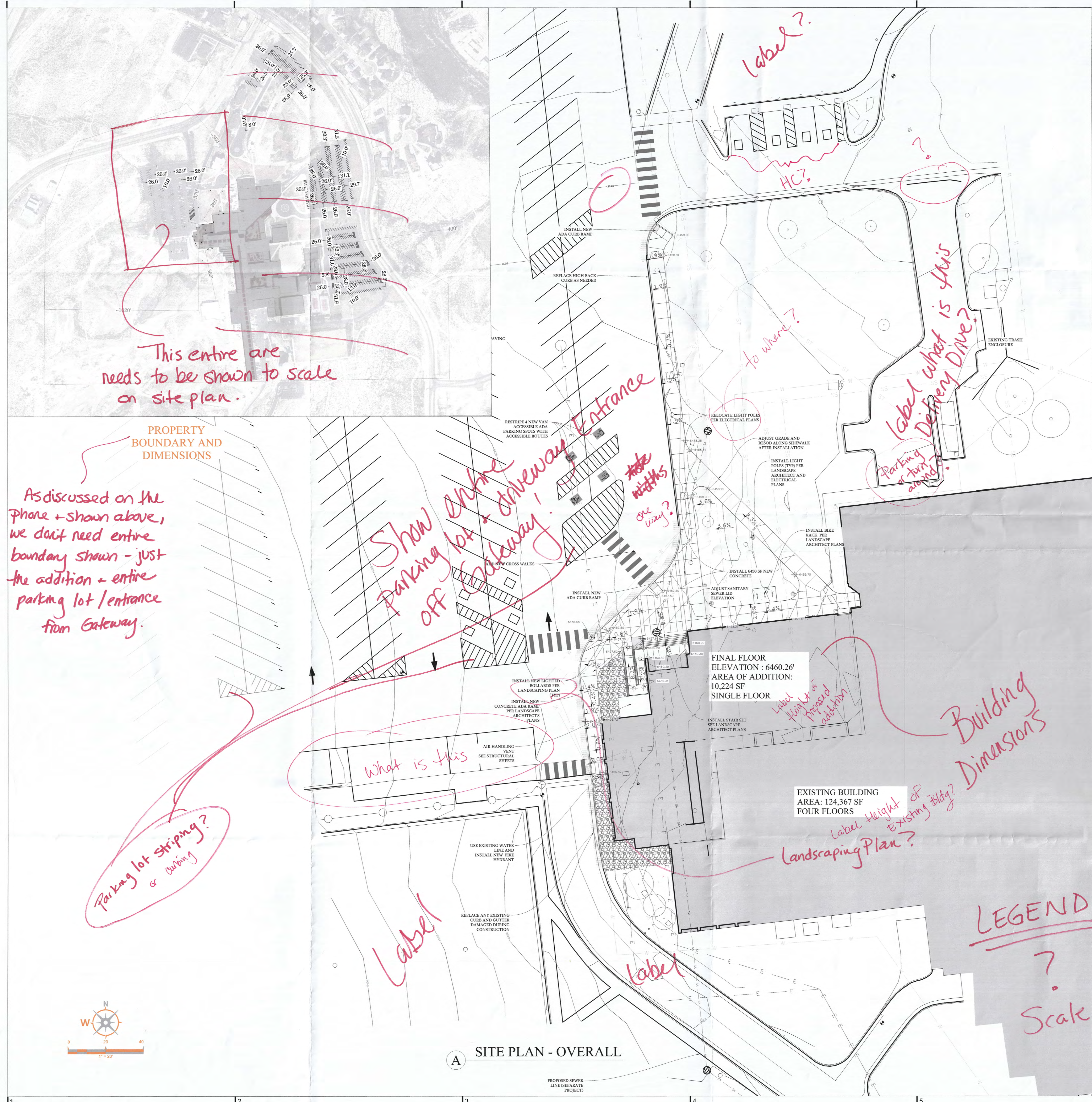
C-201

CONSTRUCTION  
DOCUMENTS

PROJECT ADDRESS:  
2500 COLLEGE DRIVE  
NAME AND ADDRESS OF OWNER:  
WESTERN WYOMING COMMUNITY COLLEGE  
2500 COLLEGE DRIVE  
ROCK SPRINGS, WY 82901  
NAME AND ADDRESS OF DEVELOPER:  
WESTERN WYOMING COMMUNITY COLLEGE  
2500 COLLEGE DRIVE  
ROCK SPRINGS, WY 82901  
NAME AND ADDRESS OF ENGINEER:  
BRANDT D. LYMAN, P.E.  
WESTERN-EGI  
1130 ROCKIES CIRCLE  
ROCK SPRINGS, WY 82901  
NAME AND ADDRESS OF ARCHITECT:  
WILLIAM WHITLEY  
PLAN ONE ARCHITECTS  
4020 DEWAR DRIVE, SUITE A  
ROCK SPRINGS, WY 82901  
ZONE: RESIDENTIAL (R-1/2)  
TYPE OF CONSTRUCTION:  
BUILDING TYPE II-B  
BUILDING SETBACKS:  
REQUIRED  
FRONT - 30'  
REAR - 30'  
INTERIOR SIDE - 30'  
CORNER SIDE - 30'  
RESIDENTIAL ZONE BOUNDARY - 45'  
AS DRAWN  
FRONT - 400'  
REAR - 1020'  
SIDES - 580/900'  
CAPACITY:  
CLASSROOMS (1,138 SEATS) + LABORATORIES (1,035 SEATS) = 2,173 SEATS  
PLUS, ONE ADDITIONAL PARKING SPACE FOR EACH FOUR STUDENTS THAT THE SCHOOL DESIGNED TO ACCOMMODATE SEATING  
PLUS, ONE ADDITIONAL PARKING SPACE FOR EACH EMPLOYEE OR STAFF MEMBER  
197 FULL TIME EMPLOYEES + 94 PART-TIME EMPLOYEES = 291 EMPLOYEES  
DOORMITORIES, USING FOUR PARKING SPACES FOR EACH FIVE OCCUPANTS  
CAPACITY: 421 BEDS X 80% = 337 PARKING SPACES  
SUMMARY  
EXISTING PARKING SPACES: 1,192  
PARKING SPACES REQUIRED BY CODE: 1,302  
SHORTAGE OF REQUIRED SPACES 110  
ALL CURBS TO BE 6" HIGH BACK TYPE.



Vicinity Map



A SITE PLAN - OVERALL



KEY PLAN - NOT TO SCALE

Project Scope



LEGEND

? Scale

As discussed on the phone + shown above, we don't need entire boundary shown - just the addition + entire parking lot / entrance from Gateway.

This entire area needs to be shown to scale on site plan.

PROPERTY BOUNDARY AND DIMENSIONS

Show online parking lot + driveway entrance

Parking lot striping? or curbing

What is this

one way?

FINAL FLOOR ELEVATION: 6460.26'  
AREA OF ADDITION: 10,224 SF  
SINGLE FLOOR

EXISTING BUILDING AREA: 124,367 SF  
FOUR FLOORS

Label Height of Existing Bldg?  
Landscaping Plan?

Building Dimensions

to where?

Label what is this Delivery Drive?

Label?

HC?

Label

Label





Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

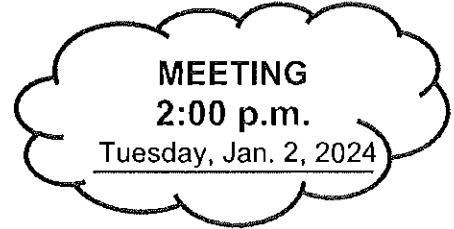
Tel: 307-352-1540

Cathy Greene, City Planner

Email: cathy\_greene@rswy.net

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.



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 Christopher Dever (name) have reviewed the plans on behalf of Western Wyoming CC (Dept./Organization) for the above-referenced project.

Email: cdever@westernwyoming.edu

Phone #: 8013807700

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.

Signature of Reviewer

1/2/2024

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:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.

**MEETING**  
**2:00 p.m.**  
Tuesday, Jan. 2, 2024

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

1/2/2024  
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:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.



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: clint\_zambai@rswy.net Phone #: 307-352-1405

Please check as applicable:

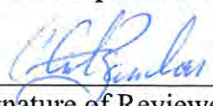
- ☐ No issues - plans approved as submitted.  
☒ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

Show the surveyed location of the existing water main on the plans.  
Show the proposed new location of the water main.

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

All plans, materials and install must be approved by the City of Rock Springs and Joint Powers Water Board.

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

  
Signature of Reviewer

1/2/2024  
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:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.



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

Email: bseppie@jpwb.org Phone #: 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):

- 1) Provide a detailed drawing showing pot-holed location of waterline and dimensioned expansion. Additional "Pot-holing" maybe required.
- 2) Show easement width and clearance from new foundation

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

- 3) Waterline may need relocated, if so, all work and materials must be in accordance w/ JPWB Rules and Regs.

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

Bryan Seppie  
Signature of Reviewer

1/2/24  
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:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.



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 Jeff Tuttle (name) have reviewed the plans on behalf of Building Inspections (Dept./Organization) for the above-referenced project.


Email: jeff\_tuttle@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):

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

  
Signature of Reviewer

1/3/24  
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:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.

**MEETING**  
**2:00 p.m.**  
Tuesday, Jan. 2, 2024

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):

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

  
Signature of Reviewer

1/2/2024  
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:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.



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):

They will need to get a hold of me if they are planning on adding to the existing load to make sure meter is big enough

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

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

Josh Sargent  
Signature of Reviewer

1-2-24  
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:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.



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 COLIN JAHNKE (name) have reviewed the plans on behalf of ALL WEST COMMUNICATIONS (Dept./Organization) for the above-referenced project.

Email: COLIN.JAHNKE@ALLWEST.COM Phone #: 307-371-0918

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.

COLIN JAHNKE  
Signature of Reviewer

Digitally signed by COLIN JAHNKE  
Date: 2023.12.29 11:59:15 -07'00'

12/29/2023  
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:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.

**MEETING**  
**2:00 p.m.**  
Tuesday, Jan. 2, 2024

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 Mark Beery (name) have reviewed the plans on behalf of Lumen  
(Dept./Organization) for the above-referenced project.

Email: mark.beery1@lumen.com Phone #: 307-871-8736

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):

Lumen looks to have copper near the area of construction. I'll be including an Image of where our facilities are in this area.

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

MB  
Signature of Reviewer

12/27/23  
Date



Cathy Greene <cathy\_greene@rswy.net>

---

## Utility Review Meeting - Tues., Jan. 2, 2024 - WWCC Health Science Addition - Site Plan

---

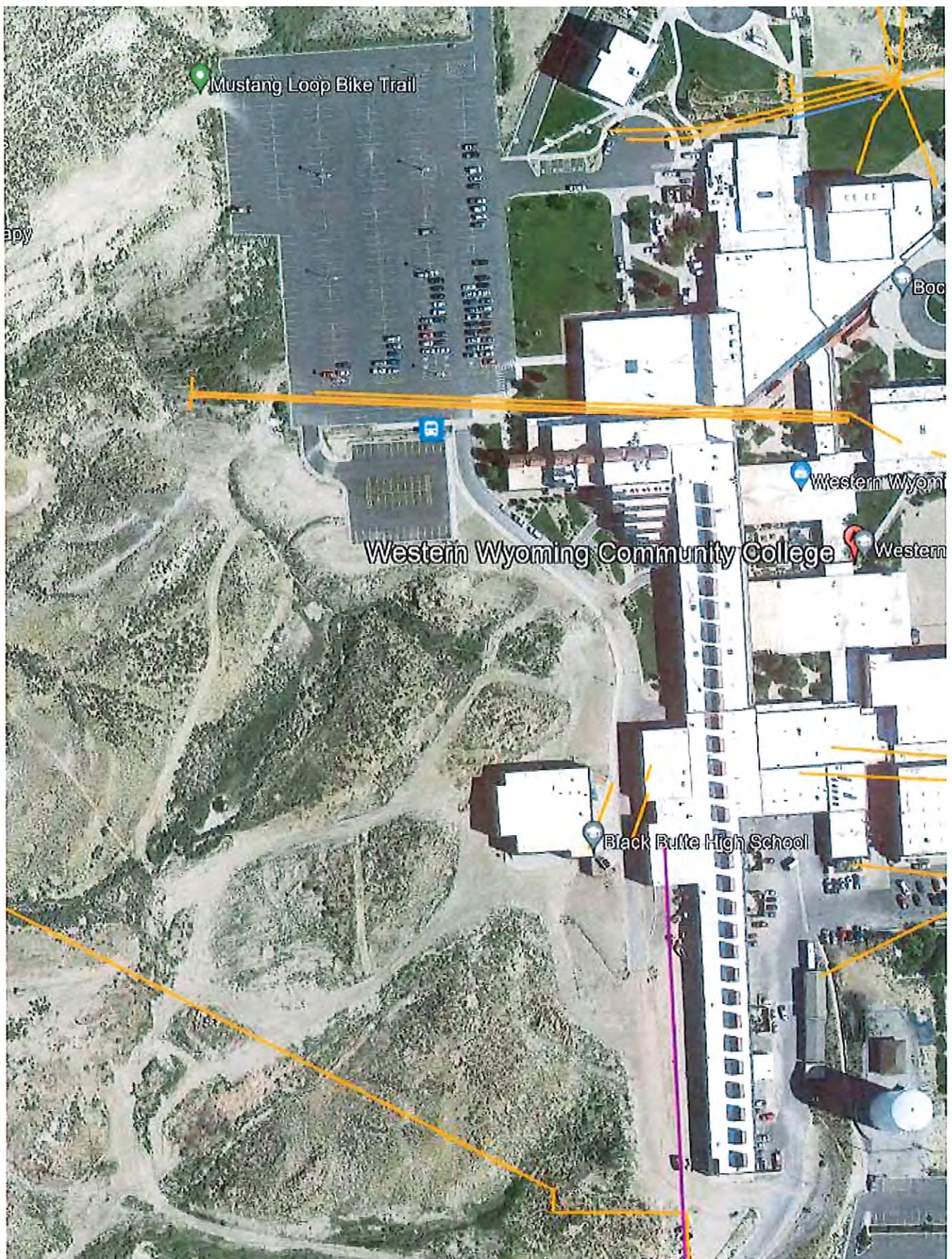
**Beery, Mark** <Mark.Beery1@lumen.com>

Wed, Dec 27, 2023 at 11:31 AM

To: Cathy Greene <cathy\_greene@rswy.net>

Lumen has copper near the area of construction.







**Mark Beery**

Network Implementation Program Manager  
Rock Springs, WY, 82901  
Cell: 307-871-8736  
[mark.beery1@lumen.com](mailto:mark.beery1@lumen.com)

---

**From:** Cathy Greene <[cathy\\_greene@rswy.net](mailto:cathy_greene@rswy.net)>

**Sent:** Thursday, December 21, 2023 2:40 PM

**To:** Sara Geffre <[geffres@sweetwatercountywy.gov](mailto:geffres@sweetwatercountywy.gov)>; Beery, Mark <[Mark.Beery1@lumen.com](mailto:Mark.Beery1@lumen.com)>; Colin Jahnke <[colin.jahnke@allwest.com](mailto:colin.jahnke@allwest.com)>; James Tardoni <[jtardoni@jpwb.org](mailto:jtardoni@jpwb.org)>; Klawon, Darrin <[Darrin.Klawon@lumen.com](mailto:Darrin.Klawon@lumen.com)>; Davis, Gina <[gina\\_davis@rswy.net](mailto:gina_davis@rswy.net)>; Nicole Jensen <[ndjensen@marathonpetroleum.com](mailto:ndjensen@marathonpetroleum.com)>; Bryan Seppie <[bseppie@jpwb.org](mailto:bseppie@jpwb.org)>; Meghan Jackson <[meghan\\_jackson@rswy.net](mailto:meghan_jackson@rswy.net)>; Matt Bider <[matt\\_bider@rswy.net](mailto:matt_bider@rswy.net)>; Megann Toomer <[toomerm@sweetwatercountywy.gov](mailto:toomerm@sweetwatercountywy.gov)>; Mark Lyon <[Mark\\_lyon@rswy.net](mailto:Mark_lyon@rswy.net)>; Chad Banks <[chad\\_banks@rswy.net](mailto:chad_banks@rswy.net)>; Greg Richards <[greg.d.richards@p66.com](mailto:greg.d.richards@p66.com)>; Ryan Schmidt <[ryan\\_schmidt@rswy.net](mailto:ryan_schmidt@rswy.net)>; Darin Kaufman <[darin.kaufman@wyo.gov](mailto:darin.kaufman@wyo.gov)>; Hessell, Kimberly <[Kimberly.Hessell@lumen.com](mailto:Kimberly.Hessell@lumen.com)>; Gene Legerski <[legerskig@sweetwatercountywy.gov](mailto:legerskig@sweetwatercountywy.gov)>; Dave Lansang <[dave\\_lansang@rswy.net](mailto:dave_lansang@rswy.net)>; Schopfer, Cody J <[Cody.Schopfer@lumen.com](mailto:Cody.Schopfer@lumen.com)>; Tim Knight <[knightt@sweet.wy.us](mailto:knightt@sweet.wy.us)>; Justin Stewart <[justin\\_stewart@rswy.net](mailto:justin_stewart@rswy.net)>; Nick Seals <[nick\\_seals@rswy.net](mailto:nick_seals@rswy.net)>; Jeff Anderson <[jeff.anderson@allwest.com](mailto:jeff.anderson@allwest.com)>; Josh Sargent <[joshua.sargent@dominionenergy.com](mailto:joshua.sargent@dominionenergy.com)>; Jeff Tuttle <[jeff\\_tuttle@rswy.net](mailto:jeff_tuttle@rswy.net)>; Stephanie Tolman <[tolmans@sw1.k12.wy.us](mailto:tolmans@sw1.k12.wy.us)>; Clint Zambai <[clint\\_zambai@rswy.net](mailto:clint_zambai@rswy.net)>; Vince Lopez <[vince.lopez@dominionenergy.com](mailto:vince.lopez@dominionenergy.com)>; Martin, Jared J. <[JJMartin2@marathonpetroleum.com](mailto:JJMartin2@marathonpetroleum.com)>; Andy Hooten <[hootena@sweetwatercountywy.gov](mailto:hootena@sweetwatercountywy.gov)>; Dan Selleroli <[sellerolid@sw1.k12.wy.us](mailto:sellerolid@sw1.k12.wy.us)>; Ryan Reed <[rreed@brsengineering.com](mailto:rreed@brsengineering.com)>; Kacie Turner <[kacie\\_turner@rswy.net](mailto:kacie_turner@rswy.net)>; Max Mickelson <[max\\_mickelson@rswy.net](mailto:max_mickelson@rswy.net)>; Hall, John F <[John.F.Hall@lumen.com](mailto:John.F.Hall@lumen.com)>; Nathan Reese <[nathan\\_reese@rswy.net](mailto:nathan_reese@rswy.net)>; Marsh, Chandler <[chandler\\_marshall@rswy.net](mailto:chandler_marshall@rswy.net)>; Jim Wamsley <[jim\\_wamsley@rswy.net](mailto:jim_wamsley@rswy.net)>; Marty Carollo <[marty.carollo@allwest.com](mailto:marty.carollo@allwest.com)>; David Halter <[david.halter@sweetwater911.org](mailto:david.halter@sweetwater911.org)>; Stephen Bacon <[steve.bacon@kindermorgan.com](mailto:steve.bacon@kindermorgan.com)>; Eric Bingham <[binghame@sweetwatercountywy.gov](mailto:binghame@sweetwatercountywy.gov)>; Todd Redmon <[todd.redmon@dominionenergy.com](mailto:todd.redmon@dominionenergy.com)>; Bill Erspamer <[bill\\_erspamer@rswy.net](mailto:bill_erspamer@rswy.net)>; Boling, Erin (PacifiCorp) <[erin.boling@pacificorp.com](mailto:erin.boling@pacificorp.com)>; Paul Kauchich <[paul\\_kauchich@rswy.net](mailto:paul_kauchich@rswy.net)>; Austin, Christy (PacifiCorp) <[christy.austin@pacificorp.com](mailto:christy.austin@pacificorp.com)>  
**Cc:** Jason Ditton <[jason.ditton@westernnegi.com](mailto:jason.ditton@westernnegi.com)>; cdever@westernwyoming.edu <[cdever@westernwyoming.edu](mailto:cdever@westernwyoming.edu)>; Brandt Lyman <[brandt.lyman@westernnegi.com](mailto:brandt.lyman@westernnegi.com)>  
**Subject:** Utility Review Meeting - Tues., Jan. 2, 2024 - WWCC Health Science Addition - Site Plan

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[Quoted text hidden]

---

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited



and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

 (signed) WWCC - SP - UTILITY REVIEW COMMENT SHEET - MEETING.pdf  
240K



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:	December 21, 2023
Project #:	PZ-23-00413
Project Name:	WWCC Health Science Expansion
Address/Location:	2500 College Drive
Description:	Major Site Plan for an expansion of the Health Science Services at WWCC.



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

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

Please check as applicable:

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

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

We need to have a conversation about power needs. This is a MESA account and if you are adding load to said MESA there may be engineering studies required. Please contact Ron Wild as soon as possible to initiate that conversation.

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

Christy Tallon  
Signature of Reviewer

01/02/2024  
Date





## Department of Public Services –Planning

212 'D' Street, Rock Springs, WY 82901

city\_planner@rswy.net

307-352-1540

January 3, 2024

Dear Property Owner / Interested Party:

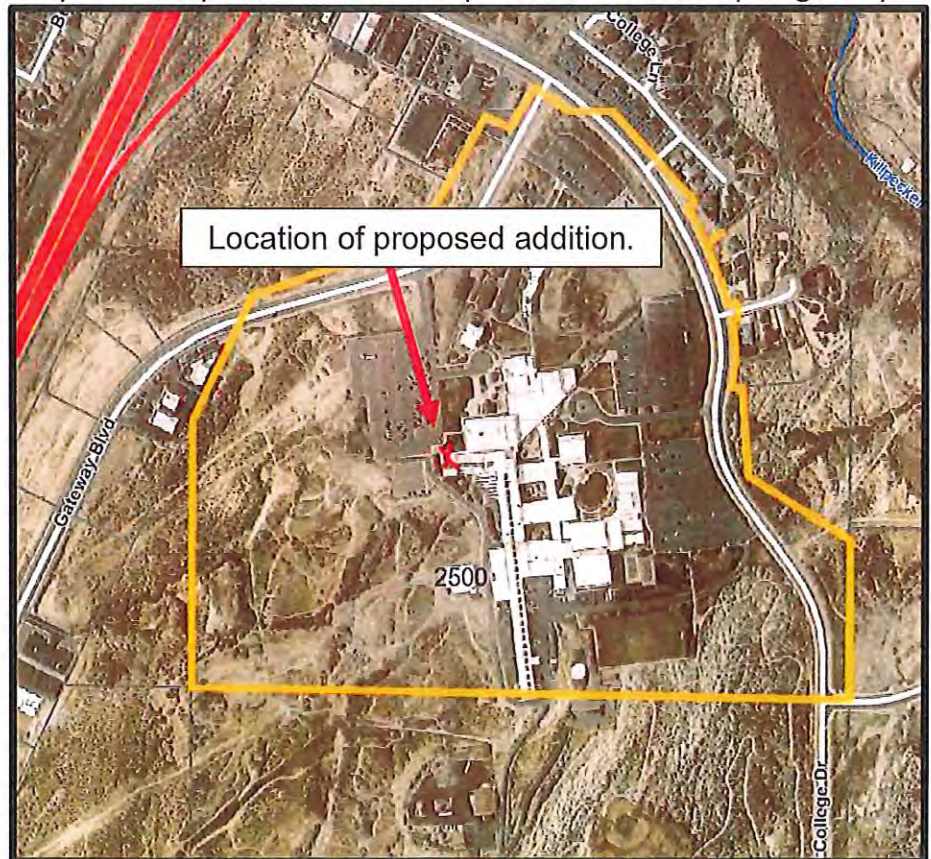
This letter is to inform you that a request has been made by Jason Ditton with Western - EGI, representing Western Wyoming Community College, for Major Site Plan approval of a new Health Science Expansion at 2500 College Drive. Records show that this property is adjacent to or within 200 feet of property you own (see the diagram below). The following summarizes the application:

The applicant is requesting Major Site Plan approval for a new, 10,224 square foot addition. In accordance with Section 13-904 of the Rock Springs Zoning Ordinance, *"Any amendment adding a new structure larger than 5,000 square feet to a Major Site Plan, shall be considered a substantial amendment. All substantial amendments shall be reviewed and approved by the Planning & Zoning Commission in accordance with the provisions of 13-904.C.(1)."*

The Rock Springs Planning and Zoning Commission will consider this request at a public meeting to be held on Wednesday, January 10, 2024 at 7:00 p.m. in the Rock Springs City Hall Council Chambers at 212 'D' Street. Interested persons or parties are encouraged to attend the meeting or submit written comments. Written comments will be accepted no later than Noon on January 10, 2024, and submitted to City Planning, 212 D Street, Rock Springs, WY 82901, or emailed to, cathy\_greene@rswy.net.

Sincerely,

Cathy Greene  
City Planner



ALL WEST WYOMING INC  
PO BOX 203  
COKEVILLE, WY 83114-0203

BLUFFS TOWNHOMES OWNERS ASSN  
102 F COLLEGE CT  
ROCK SPRINGS, WY 82901-4598

BROWN WALKER CLAYTON MANNING  
KAYCEE LYNN  
105 COLLEGE CT APT E  
ROCK SPRINGS, WY 82901-4583

CHRISTENSEN AVERI  
101-E COLLEGE CT  
ROCK SPRINGS, WY 82901-4547

COLBY LARRY L & MARY L  
301 COLLEGE LN  
ROCK SPRINGS, WY 82901-4591

DREBEN DARLENE A & BRIAN K  
220 COLLEGE CT  
ROCK SPRINGS, WY 82901-4593

GEM CITY PROPERTIES LLC  
1909 VISTA DR  
LARAMIE, WY 82070-5530

GODOY GUADALUPE  
809 MCKEEHAN AVE  
ROCK SPRINGS, WY 82901-5928

HERRON STEVEN L FAMILY TRUST  
HERRON STEVEN L  
216 COLLEGE CT  
ROCK SPRINGS, WY 82901-4593

KNADJIAN JANIS L  
623 MASSACHUSETTS AVE  
ROCK SPRINGS, WY 82901-7221

ALLEN JONATHON L & MEAGAN E  
808 ROSE CROWN CIR  
ROCK SPRINGS, WY 82901-5804

BRAMWELL ZACHERY ALAN &  
ELIZABETH ANN  
101 COLLEGE CT APT A  
ROCK SPRINGS, WY 82901-4547

CARLSON E D & N A LIVING TRUST  
CARLSON E DENNIS & NANCY A  
217 COLLEGE CT  
ROCK SPRINGS, WY 82901-4593

CHURCH OF JESUS CHRIST OF LATTER  
DAY SAINTS  
50 E NORTH TEMPLE FL 12  
SALT LAKE CITY, UT 84150-0012

CONOVER DUSTIN I & SAMANTHA M  
314 COLLEGE LN  
ROCK SPRINGS, WY 82901-4591

FROST BILLY A & KAREN F  
224 COLLEGE CT  
ROCK SPRINGS, WY 82901-4593

GEORGIS ROSALIE L  
102 A COLLEGE CT  
ROCK SPRINGS, WY 82901-4598

HARTON FAMILY TRUST HARTON  
ISTVAN S & DOROTHY E TRUSTEES  
2052 SKYVIEW ST  
ROCK SPRINGS, WY 82901-6754

HUGHES KAYLEE  
105 D COLLEGE CT  
ROCK SPRINGS, WY 82901-4583

KOT LINDA L LIV TRUST & MARK E KOT  
LINDA L TRUSTEE  
800 ROSE CROWN CIR  
ROCK SPRINGS, WY 82901-5804

ARCHULETA FRANK A & CONNIE K  
208 COLLEGE CT  
ROCK SPRINGS, WY 82901-4593

BRINKMAN ROBERT D LLC  
PO BOX 1769  
CAVE CREEK, AZ 85327-1769

CB CASPER LLC  
134 BAER CREEK DR  
KAYSVILLE, UT 84037-9656

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

DOAK TIMOTHY P & TERRIE L  
233 COLLEGE CT  
ROCK SPRINGS, WY 82901-4593

GARY G PASTOR LIVING TRUST PASTOR  
GARY G & JANA V TRUSTEES  
211 COLLEGE CT  
ROCK SPRINGS, WY 82901-4593

GIBSON JUSTIN & LEWIS MICHELLE  
103 COLLEGE CT APT D  
ROCK SPRINGS, WY 82901-4551

HAYES IVONE ROSA  
804 ROSE CROWN CIR  
ROCK SPRINGS, WY 82901-5804

KMK LIVING TRUST KROMPEL KERRY  
MICHAEL TRUSTEE  
206 WILD ROSE LN  
ROCK SPRINGS, WY 82901-5681

LANGI KINGITONI M & ELIZABETH K  
101 COLLEGE CT APT C  
ROCK SPRINGS, WY 82901-4547

MARLER LINDSEY M  
221 COLLEGE CT  
ROCK SPRINGS, WY 82901-4593

MOORE TARA RAE  
102 COLLEGE CT APT C  
ROCK SPRINGS, WY 82901-4598

ORTEGA NAVARETTE HECTOR  
EDUARDO  
2400 BIG SKY TRAIL  
ROCK SPRINGS, WY 82901

RED INC  
PO BOX 2364  
ROCK SPRINGS, WY 82902-2364

RS COLLEGE HILL INVESTMENTS  
PO BOX 2390  
CASPER, WY 82602-2390

SWEETWATER COUNTY MEMORIAL  
HOSPITAL  
PO BOX 1359  
ROCK SPRINGS, WY 82902

THOMPSON CRAIG D  
809 ROSE CROWN CIR  
ROCK SPRINGS, WY 82901-5804

WATHEN ALTA MARIE  
104 COLLEGE CT APT D  
ROCK SPRINGS, WY 82901-4201

WORKMAN MICHAEL E & TAMMY L  
310 COLLEGE LN  
ROCK SPRINGS, WY 82901-4591

MEJASHER LLC  
3024 HUNTERS COVE  
ROCK SPRINGS, WY 82901-4952

MORENO JESSE T  
103 B COLLEGE CT  
ROCK SPRINGS, WY 82901-4551

PACHECO DWANE J & GINA L  
620 B ST  
ROCK SPRINGS, WY 82901-6215

ROCKWOOD AMANDA  
101 COLLEGE CT APT D  
ROCK SPRINGS, WY 82901-4547

RYAN KATHERINE & STEVEN  
225 COLLEGE CT  
ROCK SPRINGS, WY 82901-4593

SWENSON SHALA R & RENAE WANDA  
104 COLLEGE CT APT C  
ROCK SPRINGS, WY 82901-4201

MARKHAM EDWARD A & CHAROLETTE  
A LIIV TRUSTS  
801 ROSE CROWN CIR  
ROCK SPRINGS, WY 82901-5804  
MICHAEL M LAW LIVING TRUST LAW  
MICHAEL M TRUSTEE  
229 COLLEGE CT  
ROCK SPRINGS, WY 82901-4593  
NAVARRETE HECTOR EDUARDO  
ORTEGA  
2400 BIG SKY TRL  
ROCK SPRINGS, WY 82901-6689  
PETERSEN CRYSTAL L  
105 C COLLEGE CT  
ROCK SPRINGS, WY 82901-4583  
ROGNAB RENTALS INC  
PO BOX 584  
GREEN RIVER, WY 82935-0584  
RYBERG LISA D  
212 COLLEGE CT  
ROCK SPRINGS, WY 82901-4593  
TAHNAZANI MATTHEW R & MICHELLE  
C  
103 COLLEGE CT APT C  
ROCK SPRINGS, WY 82901-4551  
UNION TELEPHONE COMPANY ATTN  
ERIC WOODY CEO  
PO BOX 160  
MOUNTAIN VIEW, WY 82939-0160  
WESTERN WYO COMMUNITY COLLEGE  
PO BOX 428  
ROCK SPRINGS, WY 82902-0428





# Planning & Zoning Commission

## Staff Report

January 10, 2024

7:00 p.m.

REPORT SUMMARY			
<b>Agenda Item:</b>	New Business #2	<b>Project Number:</b>	PZ-23-00423
<b>Project Name:</b>	Rocky Mountain Car Wash		
<b>Project Location:</b>	1659 Elk Street		
<b>Project Description:</b>	Request for Conditional Use Permit approval to operate an "Automobile Washing Establishment" in a B-2 Zoning District.		
<b>Applicant:</b>	Mike Irwin Rocky Mountain Car Wash PO Box 659 Belgrade, MT 59714	<b>Property Owner:</b>	Carla DeSalvo 2074 E Ethans Way Mohave Valley, AZ 86440
<b>Engineer:</b>	Taylor Kasperick Performance Engineering 608 N 29 <sup>th</sup> Street Billings, MT 59101	<b>Surveyor:</b>	N/A
<b>Public Notification:</b>	Adjacent Property Letters Mailed 1/3/2024; Public Hearing Notice : N/A		
<b>Current Master Plan Land Use Designation:</b>	C (Commercial)	<b>Proposed Master Plan Land Use Designation:</b>	No Change
<b>Current Zoning District</b>	B-2 (Community Business)	<b>Proposed Zoning District</b>	No Change
<b>References:</b>	Rock Springs Zoning Ordinance §13-808.C.2 Community Business Zone (B-2) Rock Springs Zoning Ordinance §13-905 Procedure for Conditional Use Permit Approval Rock Springs Zoning Ordinance §13-815 General Building and Performance Requirements.		
<b>Exhibits:</b>	A. Conditional use and site plan application with plans. B. Utility review comment forms from 1.2.2024. C. Adjacent property owner letter & address list.		

## PETITION SUMMARY:

The applicant, Mike Irwin with Rocky Mountain Car Wash has submitted a request for Conditional Use Permit approval to operate an “Automobile Washing Establishment” in a B-2 Zoning District. The proposed facility would including three (3) automatic wash bays and six (6) self-service wash bays. The proposed structure will be one (1) story and seven thousand (7,000) square feet in size.

## PROPERTY LOCATION:

As shown in Figures 1 and 2, the property is located on the west side of Elk Street (aka Hwy 191), across from White Mountain Drive and is surrounded by the same zoning classification B-2 (Community Business).



Figure 1: Location Map

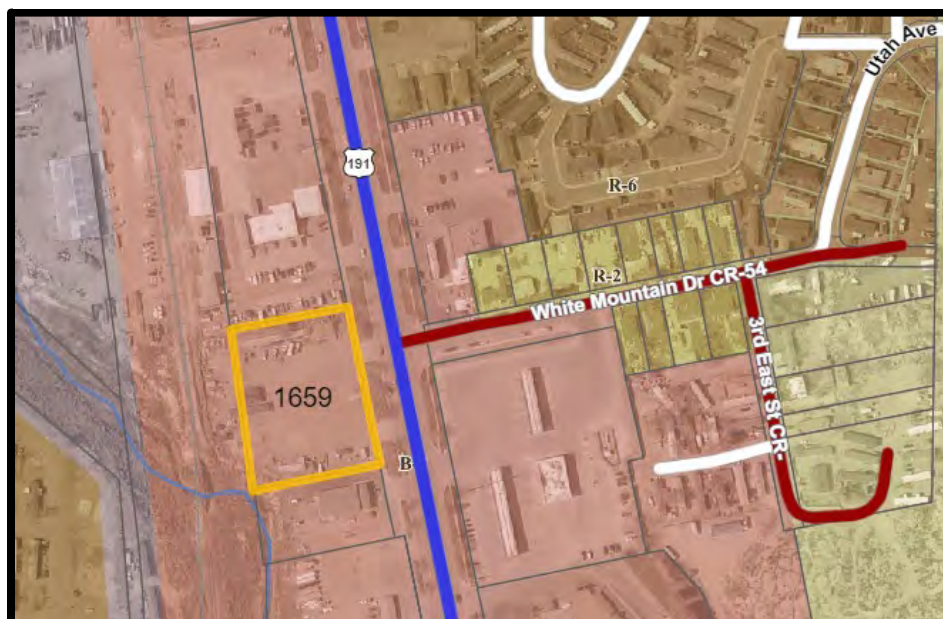


Figure 2: Zoning Map

## **MASTER PLAN LAND USE DESIGNATION AND ZONING:**

The subject property and all surrounding properties are zoned B-2, Community Business.

The Master Plan Land Use Map designation of the subject property and all surrounding property is C (Commercial).

The applicant is not proposing to re-zone the property or amend the Master Plan Land Use Map.

## **UTILITY REVIEW:**

There was a Utility Review Committee Meeting on January 2, 2024. Comments from the Utility Review Committee are included in **Exhibit B** and summarized here:

### **RS Water Department**

1. Our records show 3 services are in the property (line size unknown).
2. Two of the existing service lines will need to be abandoned.
3. All plans, materials, and install must meet City of Rock Springs and Joint Powers Water Board specs.
4. All hydrants and valves will be "Kennedy" brand.

### **Joint Power Water Board**

1. Service connection & backflow prevention to be reviewed by RS Water Dept.
2. If a fire hydrant or other system modification is required, all work and materials must be in accordance with JPWB's rules and regulations.
3. Fire hydrant location & licensing to be reviewed and approved.

### **RS Engineering**

1. Provide drainage calcs stamped by a Wyoming licensed Engineer.
2. Access shall be approved by WYDOT.
3. Deficient infrastructure shall be brought up to City's standard prior to OC.

### **RS Building**

1. A complete plan review will be done when construction plans are submitted and a plan review fee paid.
2. Handicapped parking space to be located at the closest point to the accessible entrance with an accessible route connecting them.

### **RS Planning**

1. Show any proposed exterior lighting (building or pole).
2. Add 2' topo contours.
3. Show existing sidewalk along Elk St.
4. FYI – 15' setback is for the structure, parking lot allows for a 4' front setback and 3' side and rear.
5. Label Zoning (B-2) both for property and adjacent properties.
6. Is the fence existing or proposed? What is the material? It may not be permitted in Floodway.
7. Add NO DISTURBANCE in AE-Floodway on plan and submit a Floodplain Development Permit to confirm nothing will be in Floodway.
8. Landscaping – sod/rock/irrigate? Confirm and label on plan.



9. Is 12' space enough with doors open vacuuming? Parking space are min. of 9' x 20'
10. Add location map to the plan (or separate sheet) showing area within ½ mile of site.
11. Label depth of drying pit.
12. List out any required permits, DEQ, WYDOT, etc. (on plan or separate sheet).
13. Stacking and building location works to allow for 2-way accesses at both existing cuts, if WYDOT will permit, City is okay.
14. Separate sign application will be required when ready to install.

#### **RS Fire**

1. According to the drawings, the site will require another hydrant. The distance from the current hydrant (near the north entrance) to the back portion of the building is roughly 430 feet, this exceeds the maximum distance. According to the 2021 International Fire Code Chapter 5 Section 507.5.1 requirements:
  - 507.5.1 Where required.
  - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

#### **RS Water Reclamation Facility**

1. Show approximate location of sewer location on plan.
2. Provide flow calculations for pretreatment equipment.
3. Sand/Oil separators must be approved before installation.
4. Sample point may be required.
5. Plumbing connected to interceptors must be inspected prior to burial.
6. Size and location of sewer connection must be approved.
7. Connection to City sewer must be inspected prior to burial.

#### **Ryan Reed, BRS Engineering for Wyoming Abandoned Mine Lands**

1. Property is undermined by abandoned mine workings of Union Pacific Coal Co. Rock Springs No. 4 Mine, Rock Springs #1 Coal Seam, at an approximate depth of 1,200 feet. No remediation action is recommended at this time.

#### **Tesoro Logistics Northwest Pipeline LLC**

2. No issues.

#### **Dominion Energy**

1. They will need to contact once they are ready for gas service.

#### **All West Communications**

1. The line for anticipated comm service on the overhead print.
2. Recommend you place a 2" duct for each communications company you intend to have service from.

### **Lumen**

1. Our records show that there may be copper in the building that is planned to be removed. Currently, there is no service in the center of the lot. If the business requires service from Lumen, we would request that they bring a 2" conduit with a pull strung out to the right of way.

### **Rocky Mountain Power**

1. The power is drawn incorrectly. The power will come into the back of the building as shown, but the existing line is in the back of the property, not the Elk St Side.
2. Trees cannot be planted under the power lines, so please make sure they are offset of those lines in the rear of the property.

### **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 3, 2024. Refer to **Exhibit C**. At the time this report was prepared, no written or verbal comments have been received.

Staff will advise the Commission of any comments received after the date of this report.

### **PROCEDURE:**

13-905 The Planning and Zoning Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application.

### **STAFF RECOMMENDATION:**

Staff will provide a recommendation following public comment at the meeting. At a minimum, staff recommends that final Conditional Use Permit approval is contingent upon the following:

1. All Utility Review conditions shall be met.
2. Final access design approval required from WYDOT.
3. All parking lot improvements, including striping, curbs and gutters, shall be installed prior to Occupancy.
4. All landscaping improvements and trash enclosure shall be installed prior to Occupancy.
5. Interior curbs of not less than 6 inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street traveled ways.
6. Construction shall conform to the approved Site Plan. Any changes to the Site Plan shall be submitted to the City for review and approval prior to construction.

Building permits shall be obtained within one (1) year of the date of Site Plan approval. Failure to obtain a Building Permit within the one-year timeframe shall require submittal of a new Site Plan application for review.

# **EXHIBIT A**

## **Application and plans.**

# **EXHIBIT B**

## **Utility Review Comment Sheets**



## **EXHIBIT C**

**Adjacent property owner letter and address list.**



# CONDITIONAL USE & SITE PLAN APPLICATION

For Commercial and Industrial Projects  
Planning & Zoning – 212 D Street – Rock Springs, WY 82901  
Office: (307) 352-1540 Email: city\_planner@rswy.net

2023-149

City Use Only:

Date Received: 12-26-2023

File Number: 12-23-00423

PROJECT/BUSINESS NAME: 12-18-23 by email  
Rocky Mountain Car Wash

PROPERTY ADDRESS: 1659 Elk Street Rock Springs WY 82901

If no address is assigned to the property, provide a legal description of the property or the Tax ID Number (PIN).

## CONTACT INFORMATION

Primary Contact/Applicant:

Mike Irwin

mirwin@wyoming.com

Name

Email

Rocky Mountain Wash LLC

(307) 413-9844

Company Name

PO Box 659

Belgrade

Phone No.

MT

59714

Mailing Address

City

State

Zip

Property Owner:

Carla DeSalvo

cjdesalvo@hotmail.com

Name

Email

(307) 354-8007

Company Name

2074 E Ethans Way

Mohave Valley

Phone No.

AZ

86440

Mailing Address

City

State

Zip

Engineer/Surveyor:

Taylor Kasperick

taylor@performance-ec.com

Name

Email

Performance Engineering

(406) 384-0080

Company Name

608 N 29th Street

Billings

Phone No.

MT

59101

Mailing Address

City

State

Zip

Additional Contact:

Name

Email

Company Name

Phone No.

Mailing Address

City

State

Zip

**CONDITIONAL USE PERMIT(S) REQUESTED (check all that apply)**

Planning and Zoning Approval	Staff Level Approval
<input type="checkbox"/> Adjusted Front Setback	<input type="checkbox"/> Accessory Structure Exceeding Height of Primary Structure
<input type="checkbox"/> Bed and Breakfast Inn	<input type="checkbox"/> Special Purpose Fence
<input type="checkbox"/> Corner Side Yard Attached Carport	<input type="checkbox"/> Unpaved Parking Area (Industrial)
<input type="checkbox"/> Detached Garage Exceeding 1,500 sq ft	<input type="checkbox"/> Land Reclamation, Mining, and Soil Processing
<input type="checkbox"/> Gas Pumps and Fueling Stations	<input type="checkbox"/> Garage Exceeding Three (3) Doors
<input type="checkbox"/> Lot Coverage Exceeding 50%	<input type="checkbox"/> Driveway Access Exceeding 65% Street Frontage
<input type="checkbox"/> Off-Site Parking	<input type="checkbox"/> Sign (Digital Billboard or Electronic Message Board)
<input type="checkbox"/> Unpaved Parking Area (B-2 Zoning District)	<input type="checkbox"/> Other, please specify: _____
<input type="checkbox"/> Use of Explosives	
<input type="checkbox"/> Wireless Communications Facility in Residential District	
<input checked="" type="checkbox"/> Other, please specify: <u>Car Wash Use</u>	

**PLEASE ANSWER THE FOLLOWING**

1. Provide a detailed description of the intended Conditional Use, including proposed use, length of use (permanent or temporary), hours of operation, etc.

Construction of an attended self-serve car wash. Permanent use. Open 24 hours, 362 days per year

2. Describe all existing and proposed structures and uses located on this property. A site plan shall accompany this application. Please refer to the Site Plan Checklist.

See attached plans, 7000 SF structure, 1 story, paved parking lot, landscaping on-site

3. Describe the effect of the proposed Conditional Use upon the health, safety, and general welfare of the occupants of surrounding lands, existing and anticipated traffic conditions; including parking facilities on adjacent streets and land.

We do not anticipate any adverse affects. It is our plan to provide a service to the community in an area that does not currently have access to our offerings.

**MAJOR OR MINOR SITE PLAN DESIGNATION:**

Major Site Plans require approval from the Rock Springs Planning and Zoning Commission. A Site Plan will be processed as a Major Site Plan if it involves one or more of the following:

- Fifty (50) or more dwelling units in a multiple family structure or structures.
  - Twenty Thousand (20,000) or more square feet of retail or service commercial or industrial floor space.
  - Twenty Thousand (20,000) or more square feet of office floor space.
  - Fifty Thousand (50,000) or more square feet of exterior storage of materials or goods.
  - Parking for more than one hundred fifty (150) motor vehicles.
  - More than one (1) retail, service, office or industrial building under common ownership.
- (Separate lot/building ownership must be processed as a Planned Unit Development (PUD), not as a Major Site Plan.)

### ***SUBMITTAL REQUIREMENTS:***

The following items are required for submitting a complete Conditional Use Permit / Site Plan Application and must be submitted in accordance with the annual DEADLINES PROVIDED BY THE PLANNING DEPARTMENT. Applications submitted after the submittal deadlines as listed will be postponed until the following month. An incomplete application will not be reviewed and will be returned to the petitioner.

- ❑ Filing Fee - \$60.00 PLUS Major OR Minor Site Plan (Major = \$100.00/Minor = \$40.00)
- ❑ 5 – Full-size Site Plan drawings drawn to scale (folded)
- ❑ 1 - 11x17 Site Plan drawing drawn to scale (**ONLY if full-size drawing is larger than 11x17**)
- ❑ 1 – PDF scanned at full-size of Site Plan drawing (submitted electronically to city\_planner@rswy.net)
- ❑ Building Elevations / Architectural Drawings (to scale)

### ***SITE PLAN CHECKLIST***

The following items shall be shown on your site plan (check them off as you consider each one):

- ❑ Project Address
- ❑ Location map
- ❑ Names and mailing addresses of developer / owner and engineer / architect
- ❑ Boundary line of property with all dimensions
- ❑ Adjacent streets and street rights-of-way
- ❑ Gross square footage of existing and proposed structures, including number of floors
- ❑ All paved and unpaved surfaces
- ❑ Parking facilities (including handicap parking) – including dimension of parking stalls, drive aisle widths, etc.
- ❑ Buildings and structures (existing and proposed), including setbacks from property lines for all structures
- ❑ Easements (access, utility, drainage, pedestrian, etc.)
- ❑ Utilities
- ❑ Landscaping
- ❑ Exterior signs
- ❑ Trash enclosures
- ❑ Surface water drainage arrows
- ❑ Location of Floodplain and/or Floodway on property, if applicable (Floodplain Development Permit also required)

### ***APPROVAL PROCESS AND SUBMITTAL DEADLINES***

#### **STAFF LEVEL APPROVALS**

Planning staff will notify all properties located within 200 feet of request...

within 5 working days after a complete application is received.

A Utility Review Committee meeting may be scheduled, dependent upon the project type....

at least 6 calendar days after application submittal.

A permit determination shall be made....

no sooner than 10 calendar days after notifications were mailed.

The decision of the Zoning Administrator may be appealed to the Planning & Zoning Commission via written request....

within 10 working days of permit determination.



P&Z COMMISSION REVIEW - CONDITIONAL USE PERMIT SUBMITTAL DEADLINES:

Contact the Planning Department for current year 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, deadlines will be adjusted accordingly.


**BE ADVISED: THE APPLICANT OR REPRESENTATIVE, MUST ATTEND ALL SCHEDULED MEETINGS, OR YOUR PROJECT WILL BE TABLED.**

**IMPORTANT NOTES:**

Utility review meetings MUST be 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 P&Z 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.

***SIGNATURE(S) REQUIRED:***

I acknowledge that I have read and understand this application and the pertinent Ordinances of the City of Rock Springs. I further agree if the permit is approved, I will comply with all pertinent regulations and conditions as set forth by the City of Rock Springs. I certify that the information provided with this application is true and correct and false or inaccurate information used by an applicant to secure compliance with the Zoning Ordinance shall be reason to deny or revoke any application or permit. I understand that it the responsibility of the developer and/or property owner to secure any and all required Local, Federal and State Permits (i.e. DEQ permits, County Permits, etc.) and I agree to contact those agencies accordingly.

Signature of Applicant  Mike Moran (Dec 18, 2023 13:50 MST)

Date Dec 18, 2023

Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_

Signature of Engineer/Architect (if applicable) 

Date 12/18/2023






# Rock Springs Site Plan Conditional Use Permit Application Fillable

Final Audit Report

2023-12-18

Created:	2023-12-18
By:	Taylor Kasperick (taylor@performance-ec.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwt7NtVst52XAQ3sj7cJHJv-zztMGY3k-

## "Rock Springs Site Plan Conditional Use Permit Application Fillable" History

-  Document created by Taylor Kasperick (taylor@performance-ec.com)  
2023-12-18 - 8:33:48 PM GMT- IP address: 174.45.213.254
-  Document emailed to Mike Irwin (mirwin@wyoming.com) for signature  
2023-12-18 - 8:35:46 PM GMT
-  Email viewed by Mike Irwin (mirwin@wyoming.com)  
2023-12-18 - 8:49:42 PM GMT- IP address: 208.75.141.234
-  Document e-signed by Mike Irwin (mirwin@wyoming.com)  
Signature Date: 2023-12-18 - 8:50:01 PM GMT - Time Source: server- IP address: 208.75.141.234
-  Agreement completed.  
2023-12-18 - 8:50:01 PM GMT



P&Z COMMISSION REVIEW - CONDITIONAL USE PERMIT SUBMITTAL DEADLINES  
Contact the Planning Department for current year 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 on a City Holiday, applications will be accepted accordingly.

**BE ADVISED: THE APPLICANT OR REPRESENTATIVE, MUST ATTEND ALL SCHEDULED MEETINGS, OR YOUR PROJECT WILL BE TABLED.**

**IMPORTANT NOTES:**

Utility review meetings MUST be 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 P&Z 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.

**SIGNATURE(S) REQUIRED:**

I acknowledge that I have read and understand this Application and the pertinent Ordinances of the City of Rock Springs. I further agree if the permit is approved, I will comply with all pertinent regulations and conditions as set forth by the City of Rock Springs. I certify that the information provided with this application is true and correct and false or inaccurate information used by an applicant to secure compliance with the Zoning Ordinance shall be reason to deny or revoke any application or permit. I understand that it is the responsibility of the developer and/or property owner to secure any and all required Local, Federal and State Permits (i.e. DEQ permits, County Permits, etc.) and I agree to contact those agencies accordingly.

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

Signature of Owner \_\_\_\_\_

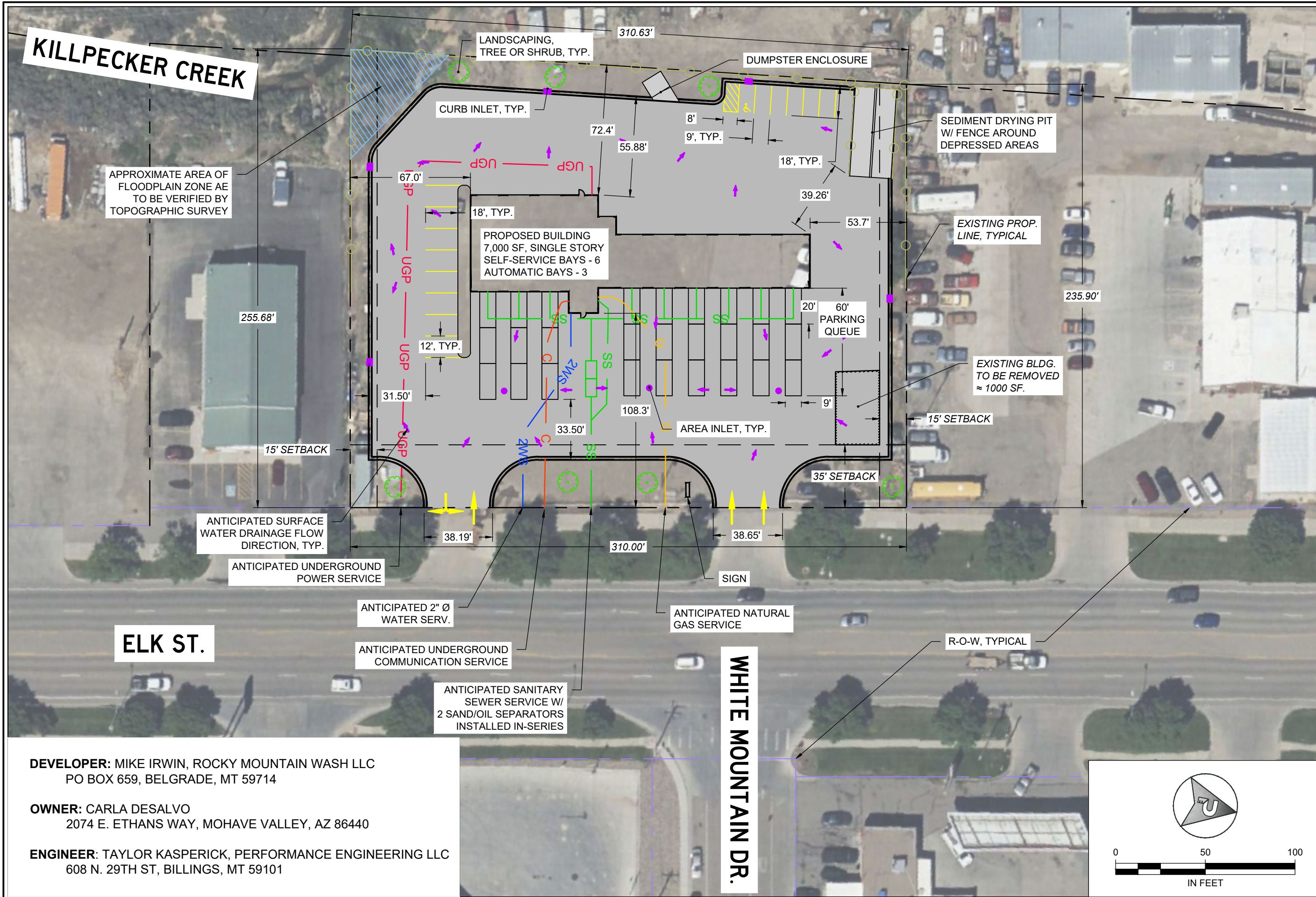
Date 10-30-23

Signature of Engineer/Architect (if applicable) \_\_\_\_\_

Date \_\_\_\_\_



C:\Users\Brandon\OneDrive\Rocky Mountain Wash\2023-149 RMCW Rocky Mountain Wash\CADD\DWG\Design\23-149 Conditional Use Layout.dwg  
12/18/2023 12:57:42 PM  
PE COLOR.CTB



**DEVELOPER:** MIKE IRWIN, ROCKY MOUNTAIN WASH LLC  
PO BOX 659, BELGRADE, MT 59714

**OWNER:** CARLA DESALVO  
2074 E. ETHANS WAY, MOHAVE VALLEY, AZ 86440

**ENGINEER:** TAYLOR KASPERICK, PERFORMANCE ENGINEERING LLC  
608 N. 29TH ST, BILLINGS, MT 59101



ROCKY MOUNTAIN CAR WASH

1659 ELK ST.  
ROCK SPRINGS, WY 82901

BAA DESIGNED BY _____		QUALITY ASSURANCE
BAA DRAWN BY _____		TJK CHECKED BY _____
12.18.23 DATE _____		12.18.23 DATE _____
REV BY	DATE	CHKD BY

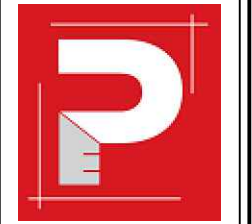
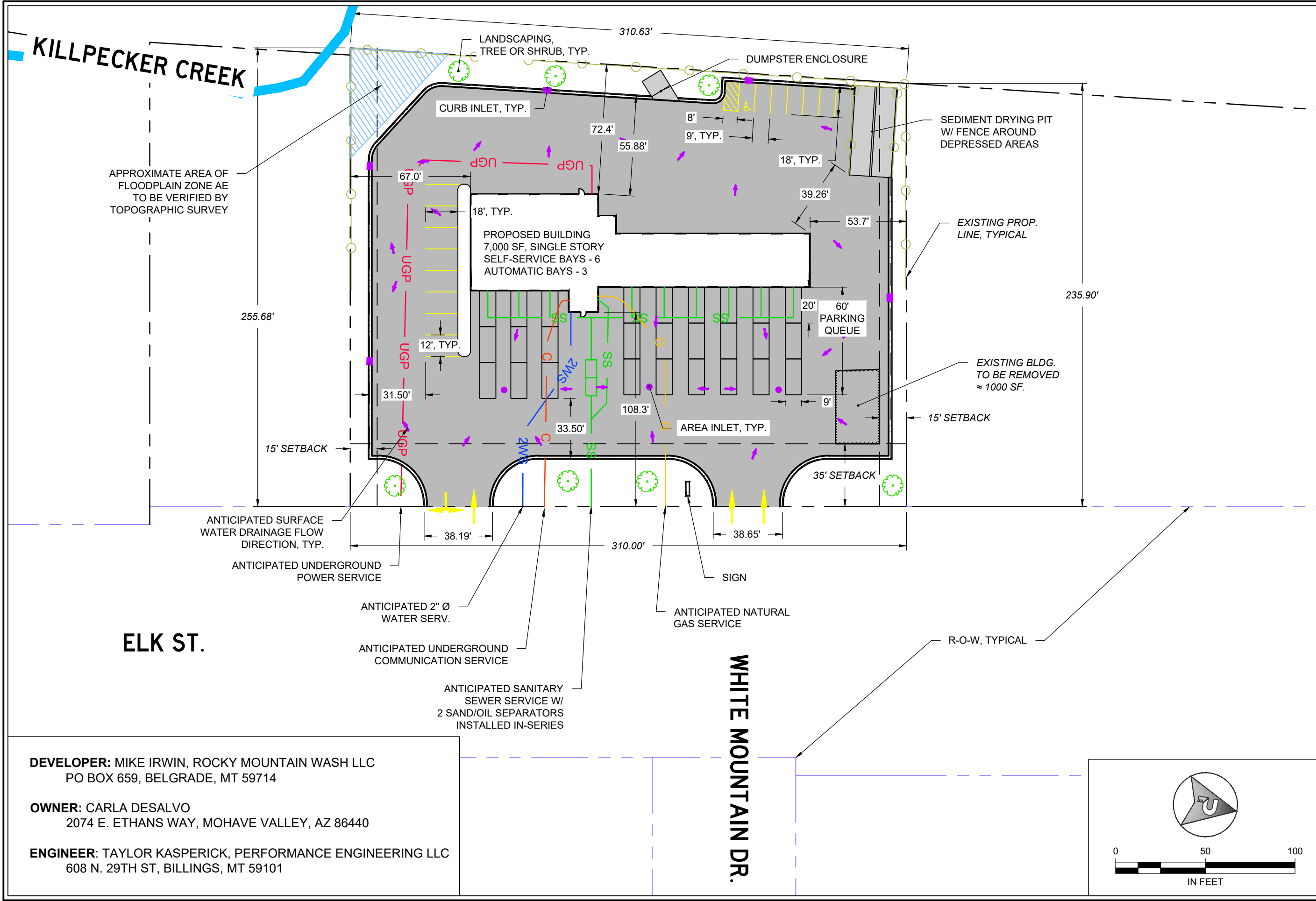
SHEET TITLE

CONDITIONAL USE SITE PLAN  
WITH AERIAL

PROJECT NUMBER
2023-149
SHEET NUMBER
1 OF 2
DRAWING NUMBER
EX. 1



C:\Users\Brandon\OneDrive\Rocky Mountain Wash\2023-149 RMCW Rock Springs\CADD\DWG\Design\23-149 Conditional Use Layout.dwg  
12/18/2023 1:11:48 PM  
PE COLOR.CTB



ROCKY MOUNTAIN CAR WASH

1659 ELK ST.  
ROCK SPRINGS, WY 82901

BAA DESIGNED BY		QUALITY ASSURANCE	
BAA DRAWN BY		TJK CHECKED BY	
12.18.23		12.18.23	
DATE		DATE	
REV BY	DATE	CHKD BY	

SHEET TITLE

CONDITIONAL USE SITE PLAN

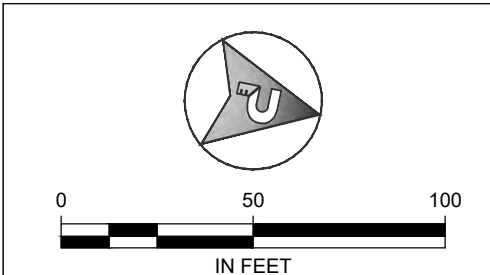
PROJECT NUMBER	2023-149
SHEET NUMBER	2 OF 2
DRAWING NUMBER	EX. 2

COPYRIGHT 2023 ©  
Report Packet Page 57

**DEVELOPER:** MIKE IRWIN, ROCKY MOUNTAIN WASH LLC  
PO BOX 659, BELGRADE, MT 59714

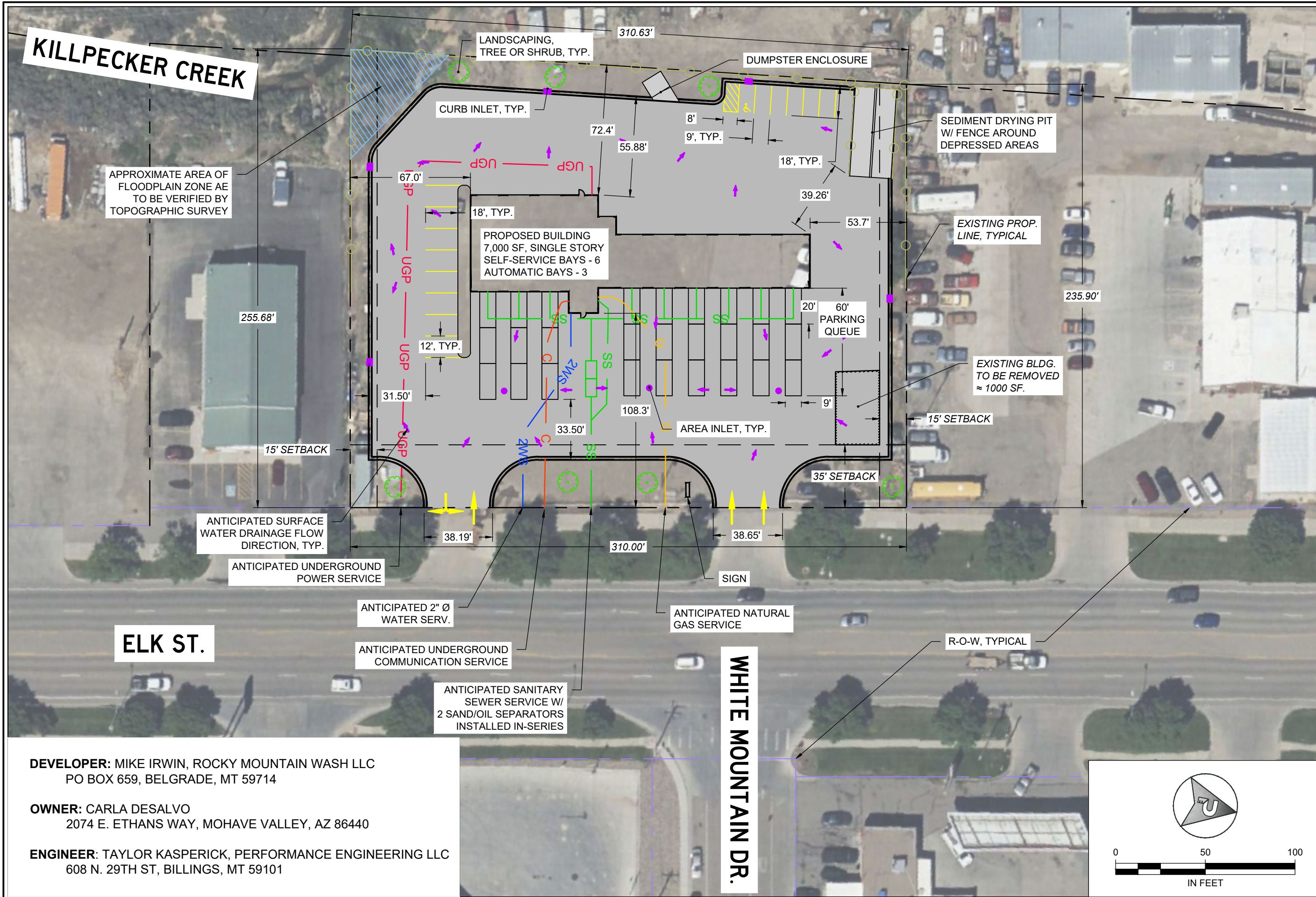
**OWNER:** CARLA DESALVO  
2074 E. ETHANS WAY, MOHAVE VALLEY, AZ 86440

**ENGINEER:** TAYLOR KASPERICK, PERFORMANCE ENGINEERING LLC  
608 N. 29TH ST, BILLINGS, MT 59101





C:\Users\Brandon\OneDrive\Rocky Mountain Wash\2023-149 RMCW Rocky Mountain Wash\CADD\DWG\Design\23-149 Conditional Use Layout.dwg  
12/18/2023 12:57:42 PM  
PE COLOR.CTB



**DEVELOPER:** MIKE IRWIN, ROCKY MOUNTAIN WASH LLC  
PO BOX 659, BELGRADE, MT 59714

**OWNER:** CARLA DESALVO  
2074 E. ETHANS WAY, MOHAVE VALLEY, AZ 86440

**ENGINEER:** TAYLOR KASPERICK, PERFORMANCE ENGINEERING LLC  
608 N. 29TH ST, BILLINGS, MT 59101



ROCKY MOUNTAIN CAR WASH

1659 ELK ST.  
ROCK SPRINGS, WY 82901

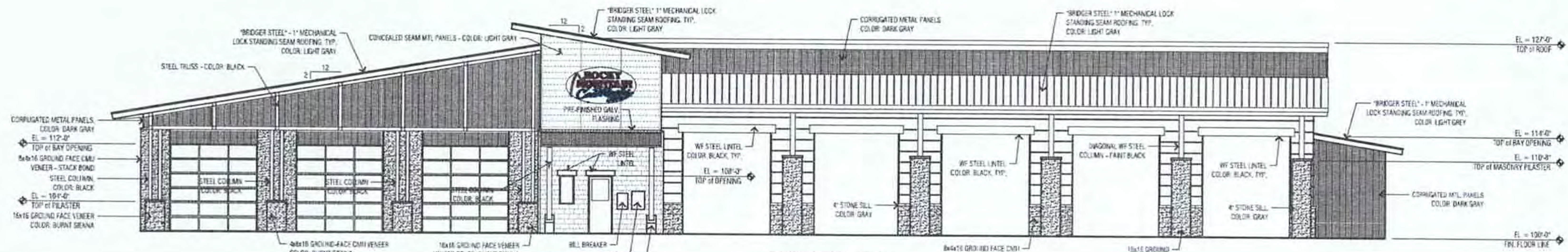
BAA DESIGNED BY _____		QUALITY ASSURANCE
BAA DRAWN BY _____		TJK CHECKED BY _____
12.18.23 DATE _____		12.18.23 DATE _____
REV BY	DATE	CHKD BY

SHEET TITLE

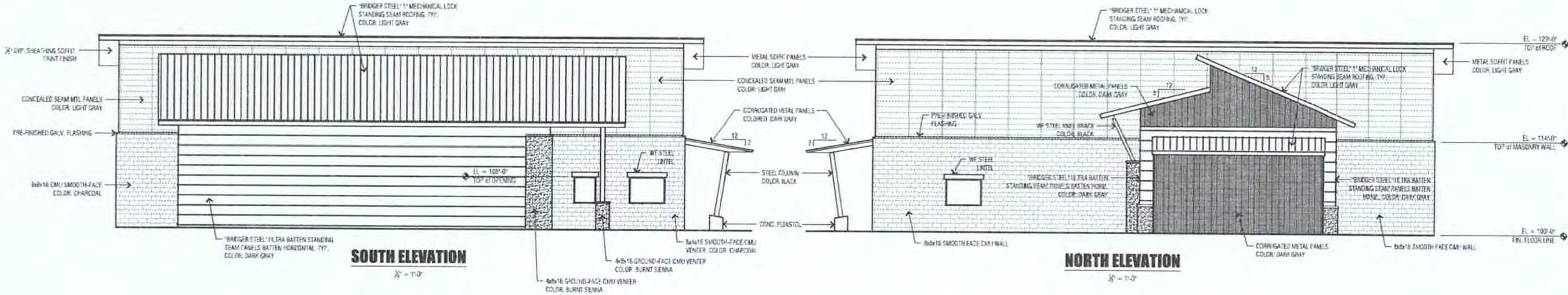
CONDITIONAL USE SITE PLAN  
WITH AERIAL

PROJECT NUMBER
2023-149
SHEET NUMBER
1 OF 2
DRAWING NUMBER
EX. 1



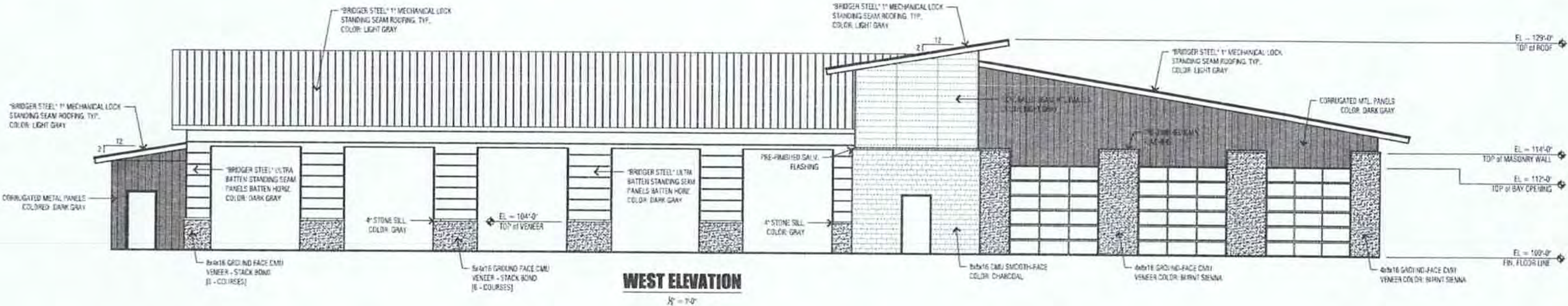


**EAST ELEVATION**  
1/8\"/>



**SOUTH ELEVATION**  
1/8\"/>

**NORTH ELEVATION**  
1/8\"/>



**WEST ELEVATION**  
1/8\"/>

**GENERAL NOTES:**

1. \*\*NO ROOF PENETRATIONS ALLOWED - NO EXCEPTIONS\*\*

EXISTING FACILITY IN CASPER  
RS WILL BE SIMILAR





**BRS, Inc.**

1130 Major Ave.

Riverton, WY 82501

E-Mail: [brs@brsengineering.com](mailto: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: 1/2/2024

Project #: PZ-23-00423

Project Address: 1659 Elk Street

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 1,200 Feet
- ☐ 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:

Union Pacific Coal Co. Rock Springs No. 4 Mine, Rock Springs #1 Coal Seam

---

---

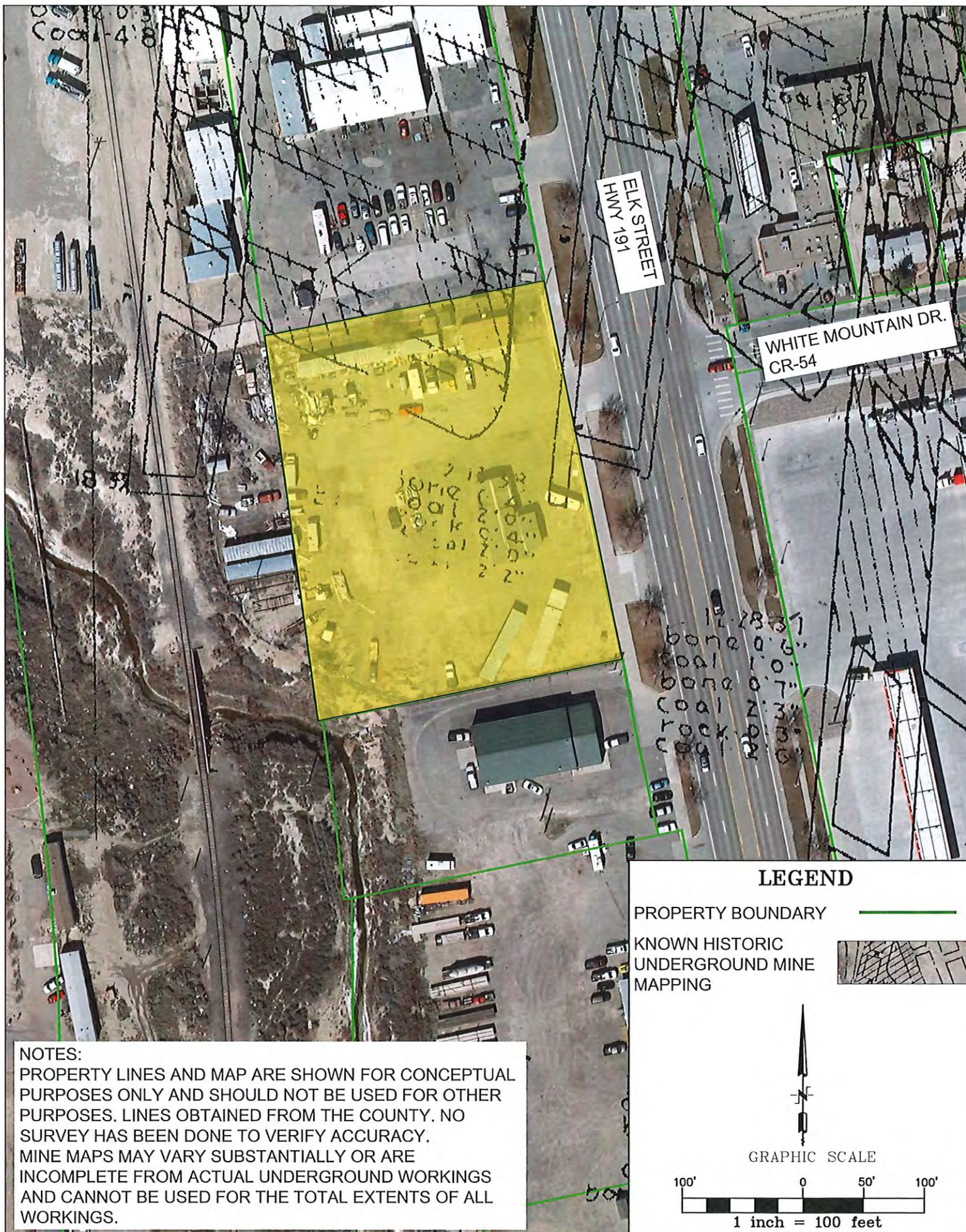
---

---

  
Signature

1/2/2024  
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:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).



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

Email: bseppie@jpwb.org Phone #: 815-4317x250

Please check as applicable:

☐ No issues - plans approved as submitted.

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

- 1) Service connection + backflow prevention to be reviewed by RS Water Dept.
- 2) If a fire hydrant or other system modification is required, all work and materials must be in accordance JPWB's Rules + Regs.
- 3) Fire Hydrant location + licensing to be reviewed and approved.

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

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

Bryan Seppie  
Signature of Reviewer

1/2/24  
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:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).



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):

- According to the drawings, the site will require another hydrant. The distance from the current hydrant (near north entrance) to the back portion of the building is roughly 430', this exceeds the maximum distance. According to the 2021 International Fire Code Chapter 5 Section 507.5.1 requirements:

507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

☐ 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

1/2/2024

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:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).



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: clint\_zambai@rswy.net Phone #: 307-352-1405

Please check as applicable:

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

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

*Our records show 3 services are in the property (line size unknown).  
2 of these services will need to be abandoned.  
All plans, materials, and install must be approved by City of Rock Springs +  
Joint Powers Water Board. (All hydrants & valves will be Kennedy Brand)*

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

*Clint Zambai*  
Signature of Reviewer

1/2/2024  
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:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).



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 Jeff Tuttle (name) have reviewed the plans on behalf of Building Inspections (Dept./Organization) for the above-referenced project.

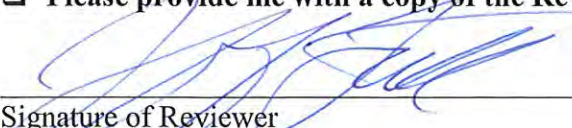
Email: jeff\_tuttle@rswy.net Phone #: 307-352-1540

Please check as applicable:

- ☐ No issues - plans approved as submitted.
- ☒ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):  
Handicapped parking space to be located at the closest point to the accessible entrance with an accessible route connecting them.

- ☒ Other Comments/Issues (attach separate sheet if necessary):  
A complete plan review will be done when construction plans are submitted and a plan review fee paid.

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

  
Signature of Reviewer

1/3/24  
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:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).

**MEETING**  
**2:00 p.m.**  
Tues., Jan. 2, 2024

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

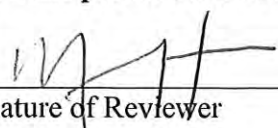
Please check as applicable:

- ☐ 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. Provide drainage calcs stamped by a Wyoming liscened Engineer.
2. Access shall be approved by WYDOT.
3. Deficient infrastrucute shall be brought up to Citys standard prior to OC.

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

  
Signature of Reviewer

1/2/2024  
Date





Cathy Greene <cathy\_greene@rswy.net>

---

## Rocky Mountain Car Wash - CUP/Site Plan Utility Review Meeting 1.2.2024

---

Darin Kaufman <darin.kaufman@wyo.gov>  
To: Cathy Greene <cathy\_greene@rswy.net>

Fri, Dec 29, 2023 at 1:35 PM

Cathy,  
Thank you for the opportunity to comment.  
WYDOT has no objections for the proposed car wash development.

WYDOT prior comments submitted 11/3/2023 still apply and add the following:

Access related - applicant must demonstrate that all access options have been exhausted with the attempt to maximize spacing and/or a net decrease in the number of access points. As stated earlier, for this type of roadway the minimum allowable access spacing per WYDOT's Access Manual is 330'. For the change in use, the applicant/owner must obtain an access permit from WYDOT.

For any new utility construction (power, water, communication, sanitary sewer, gas, etc.) within WYDOT right-of-way, the utility companies/owner shall obtain the necessary M-54 utility license via the new on-line permitting process, MainStar, located at <https://usa.maintstar.co/Wyoming/Logon.aspx>. Currently WYDOT requires any utility company needing access to the MainStar system to contact the local District Office for the license or permit, or to email [dot.utilities@wyo.gov](mailto:dot.utilities@wyo.gov) to set up your login credentials.



An M-21 permit is necessary for new utility connections to existing permitted utilities within WYDOT R/W.

WYDOT Utilities Section can be found at the following link:

[http://www.dot.state.wy.us/home/engineering\\_technical\\_programs/utilities\\_section.html](http://www.dot.state.wy.us/home/engineering_technical_programs/utilities_section.html)

If you have any questions or concerns please let me know.

Thank you.

Darin Kaufman, P.E., PTOE

WYDOT District 3 Traffic Engineer

[3200 Elk Street](#)

[Rock Springs, WY 82902](#)

[Office: 307.352.3034](#)

[Cell: 307.389.0235](#)

[Quoted text hidden]

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.





Cathy Greene <cathy\_greene@rswy.net>

---

## 1659 Elk Street, Rock Springs

---

Darin Kaufman <darin.kaufman@wyo.gov>

Fri, Dec 29, 2023 at 2:24 PM

To: mirwin@wyoming.com

Cc: Cathy Greene <cathy\_greene@rswy.net>

Mike,

I have no significant concerns or questions and had not planned to attend.

However, if you have questions, WYDOT topics may be too detailed and time consuming for this meeting.

We can get on a call outside the meeting.

Thank you.

Darin Kaufman, P.E., PTOE

WYDOT District 3 Traffic Engineer

3200 Elk Street

Rock Springs, WY 82902

Office: 307.352.3034

Cell: 307.389.0235

[Quoted text hidden]

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.



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:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).

**MEETING**  
**2:00 p.m.**  
Tues., Jan. 2, 2024

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):  
They will need to contact me once they are ready for a gas service

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

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

Josh Sargent  
Signature of Reviewer

1-2-24  
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:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).



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

Email: JJMartin2@MPLX.com Phone #: 307-677-2485

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.

Jared Martin

Digitally signed by Jared Martin  
DN: cn=Jared Martin, c=US, o=Tesoro Logistics North West Products LLC,  
ou=Right of Way Specialist, email=JJMartin2@MPLX.com  
Date: 2024.01.02 09:39:44 -0700

Signature of Reviewer

1-2-24

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:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).



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 COLIN JAHNKE (name) have reviewed the plans on behalf of ALL WEST COMMUNICATIONS (Dept./Organization) for the above-referenced project.

Email: COLIN.JAHNKE@ALLWEST.COM Phone #: 307-371-0918

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):

I noted the line for anticipated comm service on the overhead print. Recommend you place a 2" duct for each communications company you intend to have service from.

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

COLIN JAHNKE

Digitally signed by COLIN JAHNKE  
Date: 2023.12.29 11:54:21 -07'00'

Signature of Reviewer

12/29/2023

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:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).



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 Mark Beery (name) have reviewed the plans on behalf of Lumen  
(Dept./Organization) for the above-referenced project.

Email: mark.beery1@lumen.com Phone #: 307-871-8736

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):

Our records show that there may be copper in the building that is planned to be removed. Currently, there is no service in the center of the lot. If the business requires service from Lumen, we would request that they bring a 2" conduit with a pull string out to the right of way.

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

MB

Signature of Reviewer

12/27/23

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:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).



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

Email: christy.tallon@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):

The power is drawn incorrectly. The power will come into the back of the building as shown, but the existing line is in the back of the property, not the Elk St side.

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

Trees can not be planted under the power lines, so please make sure they are offset of those lines in the rear of the property.

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

Christy Tallon  
Signature of Reviewer

12/26/2023  
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:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).

**MEETING**  
**2:00 p.m.**  
Tues., Jan. 2, 2024

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):

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

Cathy Greene  
Signature of Reviewer

1-2-2024  
Date

## **Rocky Mountain Car Wash – (CUP/SP)**

Show any proposed exterior lighting (building or pole).

Add 2' topo contours

Show existing sidewalk along Elk St.

FYI – 15' setback is for the structure, parking lot allows for a 4' front setback and 3' side and rear

Label Zoning (B-2) both for property and adjacent properties

Is the fence existing or proposed? What is the material? It may not be permitted in Floodway.

Add NO DISTURBANCE in AE-Floodway on plan and submit a Floodplain Development Permit to confirm nothing will be in Floodway.

Landscaping – sod/rock/irrigate? Confirm and label on plan

Is 12' space enough with doors open vacuuming? Parking space are min. of 9' x 12'

Add location map to the plan (or separate sheet) showing area within ½ mile of site.

Label depth of drying pit.

List out any required permits, DEQ, WYDOT, etc. (on plan or separate sheet)

Stacking and building location works to allow for 2-way accesses at both existing cuts, if WYDOT will permit, City is okay.

Separate sign application will be required when ready to install.



PE COLOR.CTB 12/18/2023 1:11:48 PM C:\Users\Brandon\OneDrive\Billsings Dropbox\Rocky Mountain Wash\2023-149 RMCW\Rock Springs\CADD\DWG\Design\23-149 Conditional Use Layout.dwg

KILLPECKER CREEK

APPROXIMATE AREA OF FLOODPLAIN ZONE AE TO BE VERIFIED BY TOPOGRAPHIC SURVEY

No Disturbance in Floodway.

Depends on type of fence - may not be permitted in flood zone.

fence existing or proposed type?

Label zoning B-2 for site + adj. properties.

Parking lots front 4. side rear 3.

from Bldg

2 sidewalk? vehicle stacking + drive aisles allow for two-way at both access points

Show any proposed exterior lighting - either Bldg OR pole installation

Topo Contours -

Location map including area w/in 1/2 mile of site.

LANDSCAPING, TREE OR SHRUB, TYP.

DUMPSTER ENCLOSURE

CURB INLET, TYP.

SEDIMENT DRYING PIT W/ FENCE AROUND DEPRESSED AREAS

EXISTING PROP. LINE, TYPICAL

PROPOSED BUILDING 7,000 SF, SINGLE STORY SELF-SERVICE BAYS - 6 AUTOMATIC BAYS - 3

Label Bldg Height

EXISTING BLDG. TO BE REMOVED ≈ 1000 SF.

15' SETBACK

35' SETBACK

AREA INLET, TYP.

WHITE MOUNTAIN DR.

ELK ST.

ANTICIPATED SURFACE WATER DRAINAGE FLOW DIRECTION, TYP.

ANTICIPATED UNDERGROUND POWER SERVICE

ANTICIPATED 2" Ø WATER SERV.

ANTICIPATED UNDERGROUND COMMUNICATION SERVICE

ANTICIPATED SANITARY SEWER SERVICE W/ 2 SAND/OIL SEPARATORS INSTALLED IN-SERIES

ANTICIPATED NATURAL GAS SERVICE

SIGN

R-O-W, TYPICAL

DEVELOPER: MIKE IRWIN, ROCKY MOUNTAIN WASH LLC  
PO BOX 659, BELGRADE, MT 59714

OWNER: CARLA DESALVO  
2074 E. ETHANS WAY, MOHAVE VALLEY, AZ 86440

ENGINEER: TAYLOR KASPERICK, PERFORMANCE ENGINEERING LLC  
608 N. 29TH ST, BILLINGS, MT 59101



ROCKY MOUNTAIN CAR WASH

ROCK SPRINGS, WY 82901

1659 ELK ST.

BAA DESIGNED BY	QUALITY ASSURANCE
BAA DRAWN BY	TJK CHECKED BY
12.18.23 DATE	12.18.23 DATE
REV BY	DATE
CHKD BY	

CONDITIONAL USE SITE PLAN

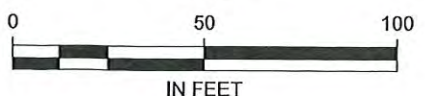
PROJECT NUMBER 2023-149

SHEET NUMBER 2 OF 2

DRAWING NUMBER

EX. 2

Report Packet Page 77







Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

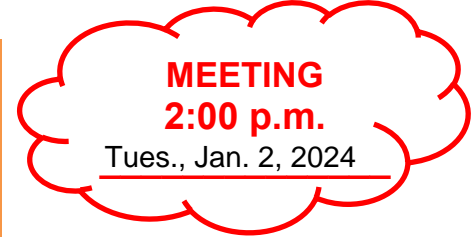
Tel: 307-352-1540

Cathy Greene, City Planner

Email: cathy\_greene@rswy.net

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Cathy Greene, City Planner
Date:	December 26, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Proposed new carwash with automatic and self service bays requiring CUP and Site Plan review and approval (we had a preliminary Utility Review 11/7).



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 \_\_\_\_\_ (name) have reviewed the plans on behalf of \_\_\_\_\_  
(Dept./Organization) for the above-referenced project.

Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

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.

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

\_\_\_\_\_  
Date



January 3, 2024

Dear Property Owner / Interested Party:

This letter is to inform you that Mike Irwin, representing "Rocky Mountain Car Wash", has submitted a request for **Conditional Use Permit** approval for property located at **1659 Elk Street**, Rock Springs, Wyoming. Records show that this property is adjacent to or near property you own (see map below). The following summarizes the application:

*The applicant is requesting Conditional Use Permit approval to construct an **Automobile Washing Establishment** in a B-2 (Community Business) Zoning District (see attached drawing). In accordance with §13-808.C(2) of the Rock Springs Zoning Ordinance, Automobile Washing Establishments are conditionally permitted uses in the B-2 Zoning District requiring approval from the Rock Springs Planning and Zoning Commission.*

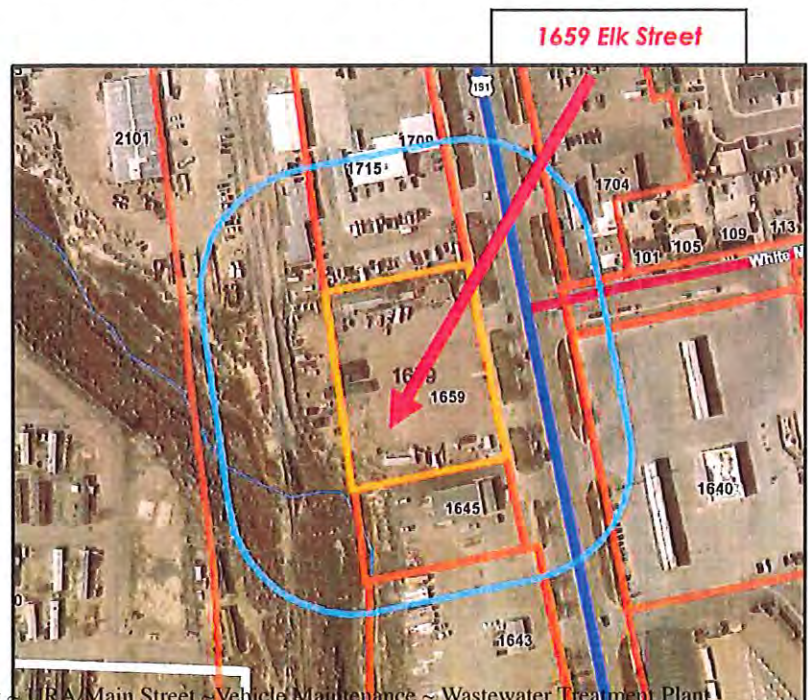
The Rock Springs Planning and Zoning Commission will consider this request at a public meeting held on Wednesday, January 10, 2024 at 7:00 p.m. in the Rock Springs City Hall Council Chambers. Interested persons or parties are encouraged to attend the meeting or submit written comments. Written comments will be accepted no later than Noon on January 10, 2024, and submitted to City Planning, 212 D Street, Rock Springs, WY 82901, or emailed to [cathy\\_greene@rswy.net](mailto:cathy_greene@rswy.net).

Sincerely,

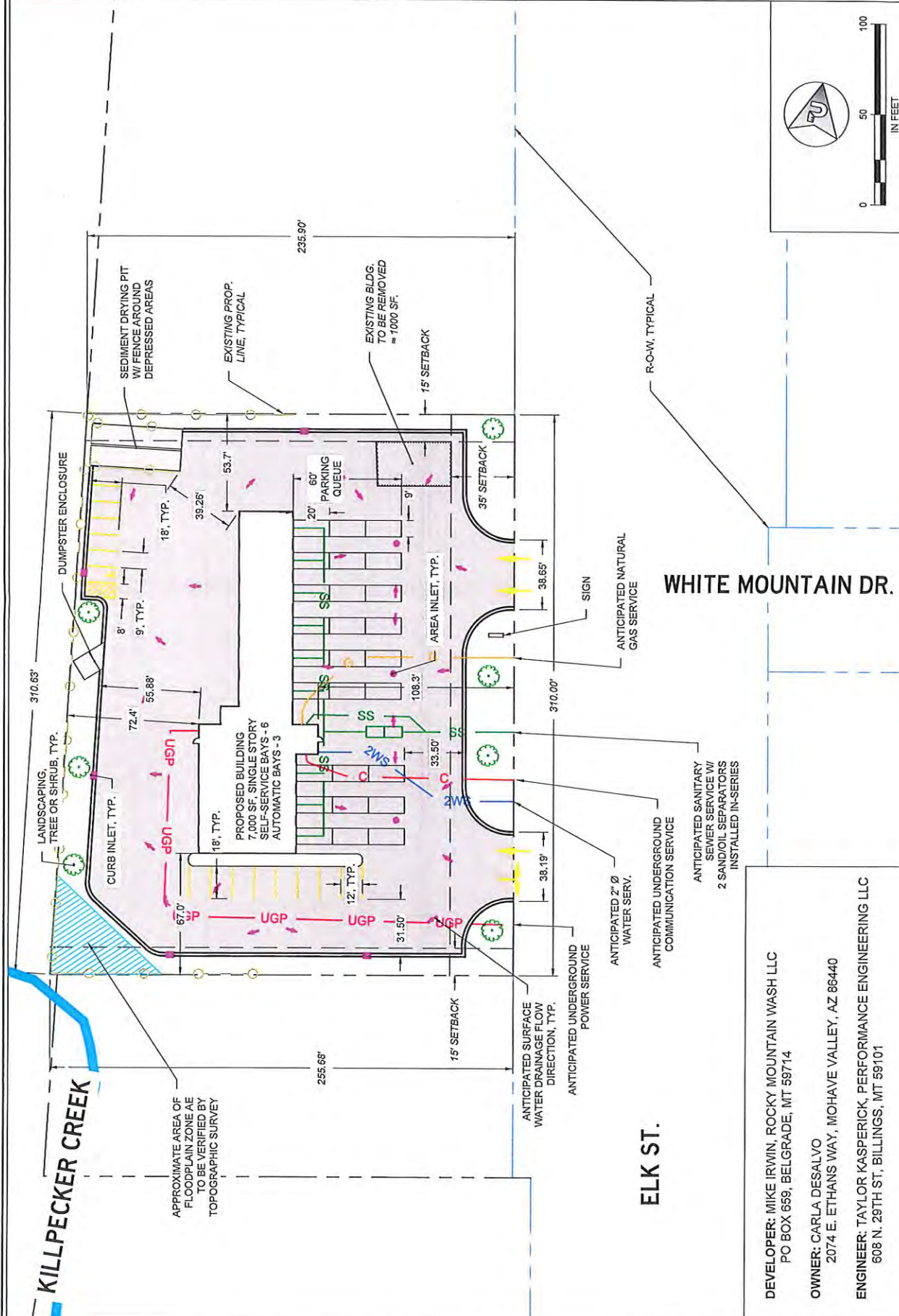


Cathy Greene  
City Planner

Enc.









**GENERAL NOTES:**

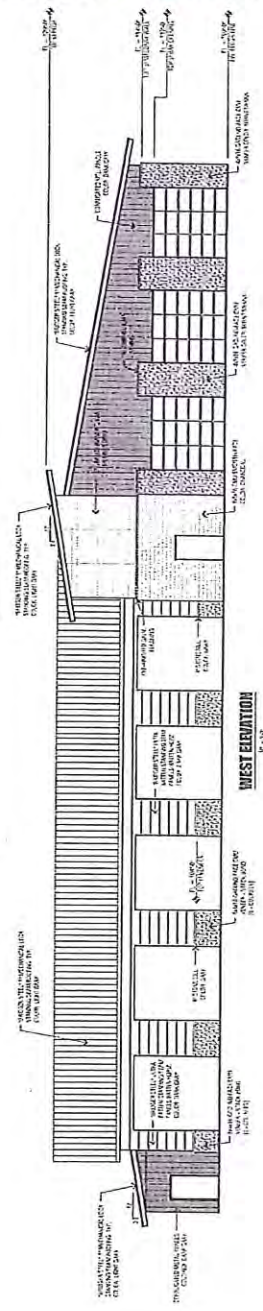
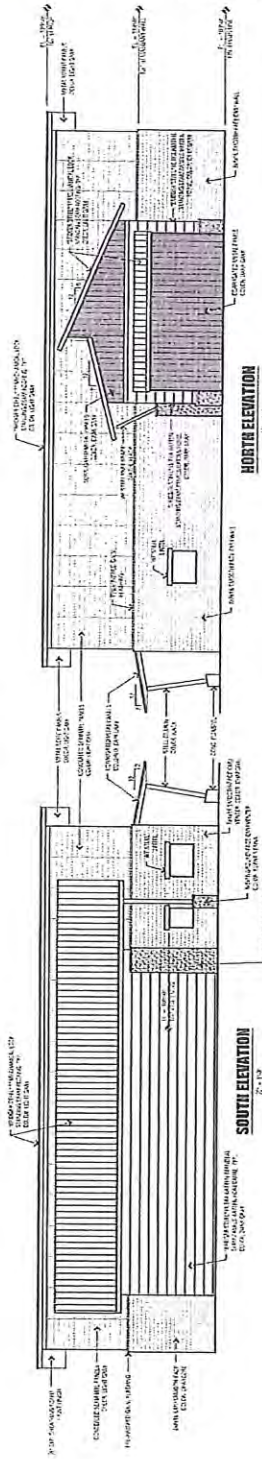
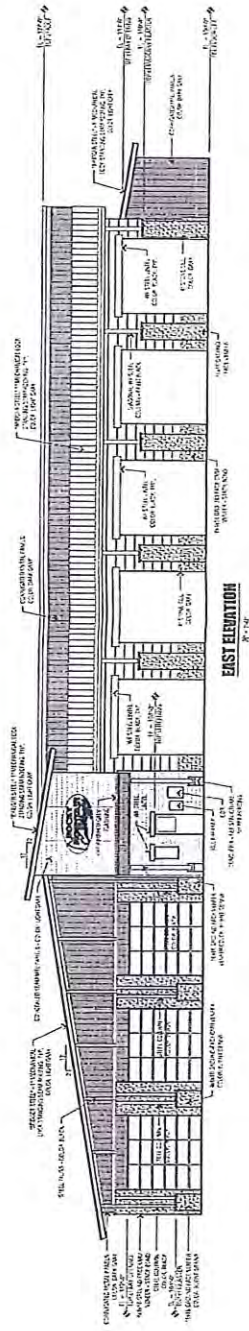
..SHOULD BE AN ADVANTAGE TO THE INDUSTRY..

1932  
THE DRYDEN

90-09, 2013

ROCKY MOUNTAIN CAR WASH  
S.W.C. of WYOMING BLD & TRANQUILITY WAY  
CASPER, WYOMING

**WILLOW  
WOOD**





# Planning & Zoning Commission

## REVISED - Staff Report

January 10, 2024  
7:00 p.m.

REPORT SUMMARY			
<b>Agenda Item:</b>	New Business #2	<b>Project Number:</b>	PZ-23-00423
<b>Project Name:</b>	Rocky Mountain Car Wash		
<b>Project Location:</b>	1659 Elk Street		
<b>Project Description:</b>	Request for Conditional Use Permit approval to operate an "Automobile Washing Establishment" in a B-2 Zoning District.		
<b>Applicant:</b>	Mike Irwin Rocky Mountain Car Wash PO Box 659 Belgrade, MT 59714	<b>Property Owner:</b>	Carla DeSalvo 2074 E Ethans Way Mohave Valley, AZ 86440
<b>Engineer:</b>	Taylor Kasperick Performance Engineering 608 N 29 <sup>th</sup> Street Billings, MT 59101	<b>Surveyor:</b>	N/A
<b>Public Notification:</b>	Adjacent Property Letters Mailed 1/3/2024; Public Hearing Notice : N/A		
<b>Current Master Plan Land Use Designation:</b>	C (Commercial)	<b>Proposed Master Plan Land Use Designation:</b>	No Change
<b>Current Zoning District</b>	B-2 (Community Business)	<b>Proposed Zoning District</b>	No Change
<b>References:</b>	Rock Springs Zoning Ordinance §13-808.C.2 Community Business Zone (B-2) Rock Springs Zoning Ordinance §13-905 Procedure for Conditional Use Permit Approval Rock Springs Zoning Ordinance §13-815 General Building and Performance Requirements.		
<b>Exhibits:</b>	A. Conditional use and site plan application with plans. B. Utility review comment forms from 1.2.2024. C. Adjacent property owner letter & address list.		



## PETITION SUMMARY:

Revised plans submitted on January 5, 2024 and sent out for review. Updated and revised comments were received by WRF, Planning, Fire, and WYDOT.

## UTILITY REVIEW:

There was a Utility Review Committee Meeting on January 2, 2024. Comments from the Utility Review Committee are included in **Exhibit B** and summarized here:

### **RS Water Department**

1. No Update

### **Joint Power Water Board**

1. No Update

### **RS Engineering**

1. No Update

### **RS Building**

1. No Update

### **RS Planning**

1. Plans accepted as submitted, unless another UR item requires major change to the plan, which will need to be resubmitted.
2. Applicant will apply for sign permit when ready.
3. Applicant will locate Floodplain and apply for Floodplain Development Permit when ready, even though no construction will be take place in said Floodplain.

### **RS Fire**

1. No issues, plans approved as submitted.

### **RS Water Reclamation Facility**

1. No issues, plans approved as submitted with construction items to be met.

### **Ryan Reed, BRS Engineering for Wyoming Abandoned Mine Lands**

1. No Update

### **Tesoro Logistics Northwest Pipeline LLC**

2. No issues.

### **Dominion Energy**

1. No Update.

### **All West Communications**

1. No Update.

#### Lumen

1. No Update.

#### Rocky Mountain Power

1. No Update.

#### **STAFF RECOMMENDATION:**

Staff will provide a recommendation following public comment at the meeting. At a minimum, staff recommends that final Conditional Use Permit approval is contingent upon the following:

1. All Utility Review conditions shall be met.
2. Final access design approval required from WYDOT.
3. All parking lot improvements, including striping, curbs and gutters, shall be installed prior to Occupancy.
4. All landscaping improvements and trash enclosure shall be installed prior to Occupancy.
5. Interior curbs of not less than 6 inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street traveled ways.
6. Construction shall conform to the approved Site Plan. Any changes to the Site Plan shall be submitted to the City for review and approval prior to construction.

Building permits shall be obtained within one (1) year of the date of Site Plan approval. Failure to obtain a Building Permit within the one-year timeframe shall require submittal of a new Site Plan application for review.



# **EXHIBIT A**

## **Application and plans.**



# MEMO

To: Cathy Greene

City of Rock Springs - Departments of Engineering/Operations & Public Services

From: Taylor Jay Kasperick, PE, Project Manager

Date: 1/5/2024

Re: 1659 Elk Street – Rocky Mountain Car Wash

---

The memorandum has been prepared and is being submitted with revised Conditional Use Permit application documents to provide additional information regarding comments received in the Utility Review meeting. Comments have been addressed as capable at this juncture on the submitted revised layouts, with comments that are planned to be addressed discussed below.

## Water Utilities

It was noted in the Utility Review meeting that modifications to JPWB infrastructure, including addition of a fire hydrant and abandonment of existing un-used services would need to be reviewed by the JPWB as well as the Rock Springs Water Department. Once final design plans are prepared, these plans will be submitted to the JPWB as well as Rock Springs Water Department for review and final approval. Plans will be prepared in accordance with both Authorities Having Jurisdictions (AHJs) rules and regulations.

## Sewer Utilities

It was noted in the Utility Review meeting the discharge flow from the facility will need to be compared to the existing collection infrastructure it will be discharged to, as well as calculations for pre-treatment. As site survey has not been conducted at this time, and as-built drawings with sewer grades are not available, it is proposed to verify this information prior to full design and provide final design plans and additional information once those items are available. It is anticipated the site will be able to gravity flow wastewater from the car wash and internal bathroom to the existing sewer manhole in



the north approach, however, if this is not physically feasible a holding tank and ejector pump station following pretreatment may be proposed as an alternative design. It is noted that Rock Springs WRF will need to be notified during construction for inspection of the installed Sand-Oil Separators, plumbing connections, and tie-in to City sewer.

### Stormwater

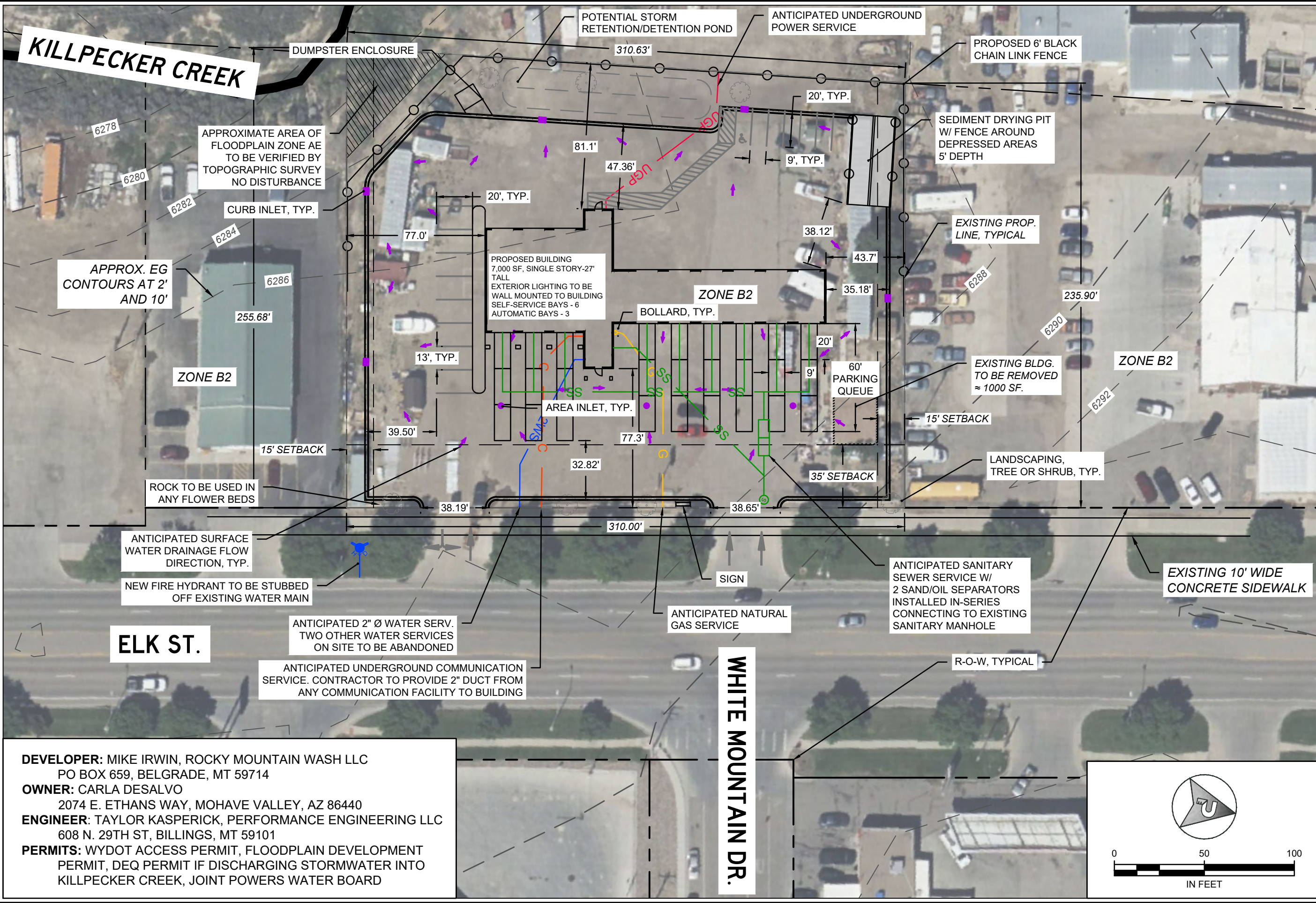
The City of Rock Springs Ordinances (16-5) have been consulted following receipt of comments from the Utility Review meeting. It is understood the proposed development will need to manage stormwater in conjunction with this ordinance, and proposes to do so by incorporating stormwater retention/detention facilities on-site along the western portion of the property. Once field topographic survey and a geotechnical investigation confirming the site's infiltrative capacity is conducted, the stormwater management proposed with the facility will be provided to the Rock Springs Engineering Department for review. It is anticipated the 25-year storm event will be utilized to size retention/detention facilities on-site.


### Access

A WYDOT Approach Permit is being prepared and will be submitted to WYDOT to confirm allowed access to the site. As the site is currently proposed, two approaches are desired and provide the least amount of on-site vehicular conflict by promoting a counter-clockwise movement of traffic around the site. PE and the Owner's believe this provides the safest and most efficient use of the property on-site. Should two approaches be denied by WYDOT through the permitting and appeals process, the site can still be developed with a single approach, albeit less safe (increased vehicle conflict points and maneuvers) and functional on-site. It is understood that any approaches to the Site will need to be permitted through WYDOT.



PE STANDARD.CTB 1/5/2024 11:59:24 AM C:\Users\Brodie\Documents\Rocky Mountain Wash\2023-149 RMCW Rocky Mountain Wash\2023-149 Conditional Use Layout.dwg





**ROCKY MOUNTAIN CAR WASH**

1659 ELK ST. ROCK SPRINGS, WY 82901

BAA DESIGNED BY	QUALITY ASSURANCE	
BAA DRAWN BY	TJK	CHECKED BY
12.18.23	12.18.23	
DATE	DATE	
REV BY	DATE	CHKD BY

**CONDITIONAL USE SITE PLAN**

**WITH AERIAL**

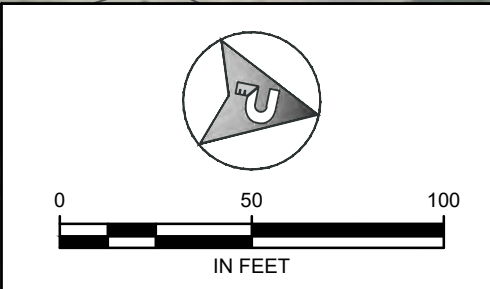
PROJECT NUMBER  
2023-149

SHEET NUMBER  
1 OF 5

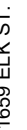
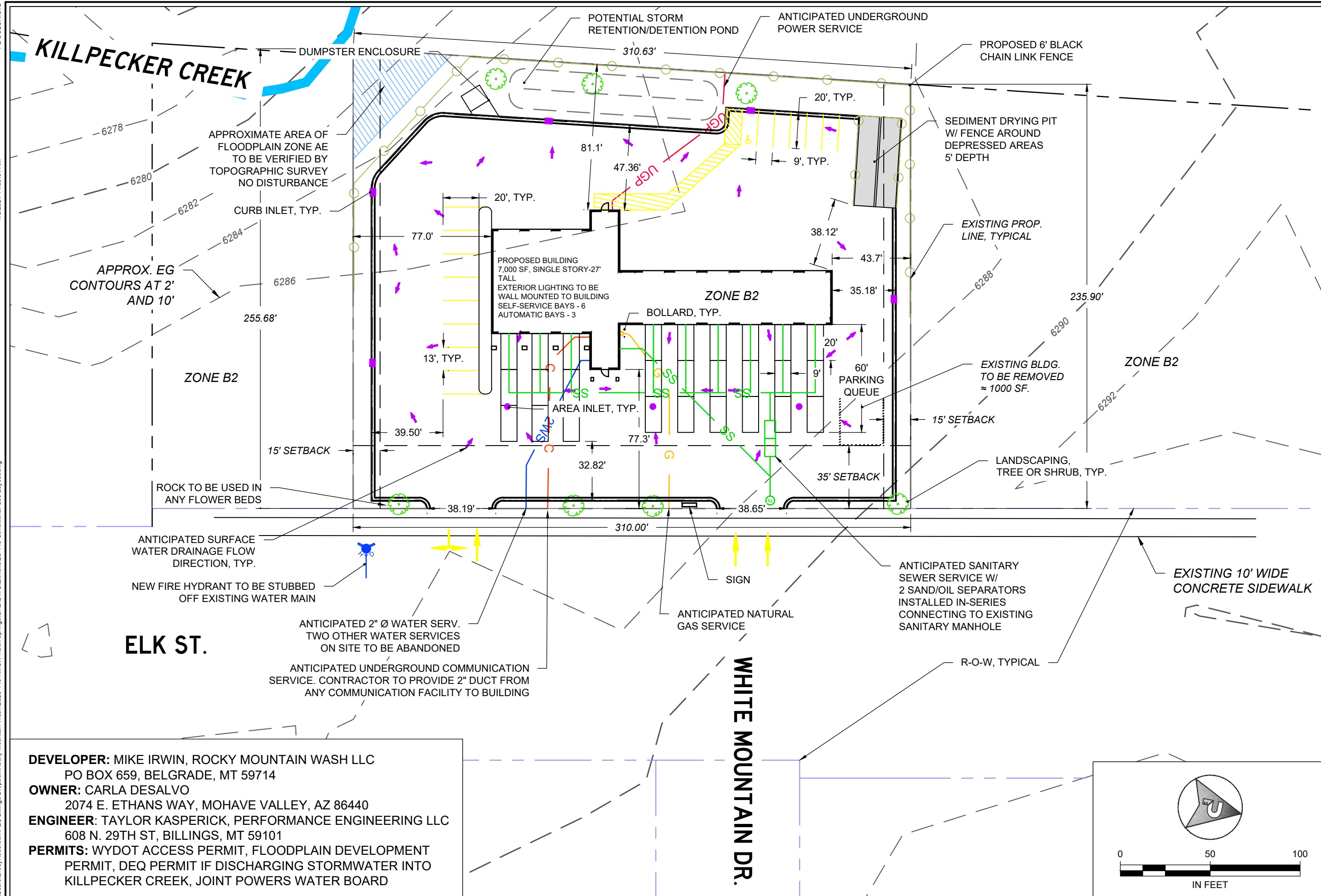
DRAWING NUMBER  
**EX. 1**

COPYRIGHT 2023 ©

**DEVELOPER:** MIKE IRWIN, ROCKY MOUNTAIN WASH LLC  
PO BOX 659, BELGRADE, MT 59714  
**OWNER:** CARLA DESALVO  
2074 E. ETHANS WAY, MOHAVE VALLEY, AZ 86440  
**ENGINEER:** TAYLOR KASPERICK, PERFORMANCE ENGINEERING LLC  
608 N. 29TH ST, BILLINGS, MT 59101  
**PERMITS:** WYDOT ACCESS PERMIT, FLOODPLAIN DEVELOPMENT PERMIT, DEQ PERMIT IF DISCHARGING STORMWATER INTO KILLPECKER CREEK, JOINT POWERS WATER BOARD







SHEET TITLE

CONDITIONAL USE SITE PLAN

PROJECT NUMBER 2023-149
SHEET NUMBER 2 OF 5
DRAWING NUMBER <b>EX. 2</b> Report Packet 2a





**DEVELOPER:** MIKE IRWIN, ROCKY MOUNTAIN WASH LLC  
PO BOX 659, BELGRADE, MT 59714  
**OWNER:** CARLA DESALVO  
2074 E. ETHANS WAY, MOHAVE VALLEY, AZ 86440  
**ENGINEER:** TAYLOR KASPERICK, PERFORMANCE ENGINEERING LLC  
608 N. 29TH ST, BILLINGS, MT 59101  
**PERMITS:** WYDOT ACCESS PERMIT, FLOODPLAIN DEVELOPMENT  
PERMIT, DEQ PERMIT IF DISCHARGING STORMWATER INTO  
KILLPECKER CREEK, JOINT POWERS WATER BOARD



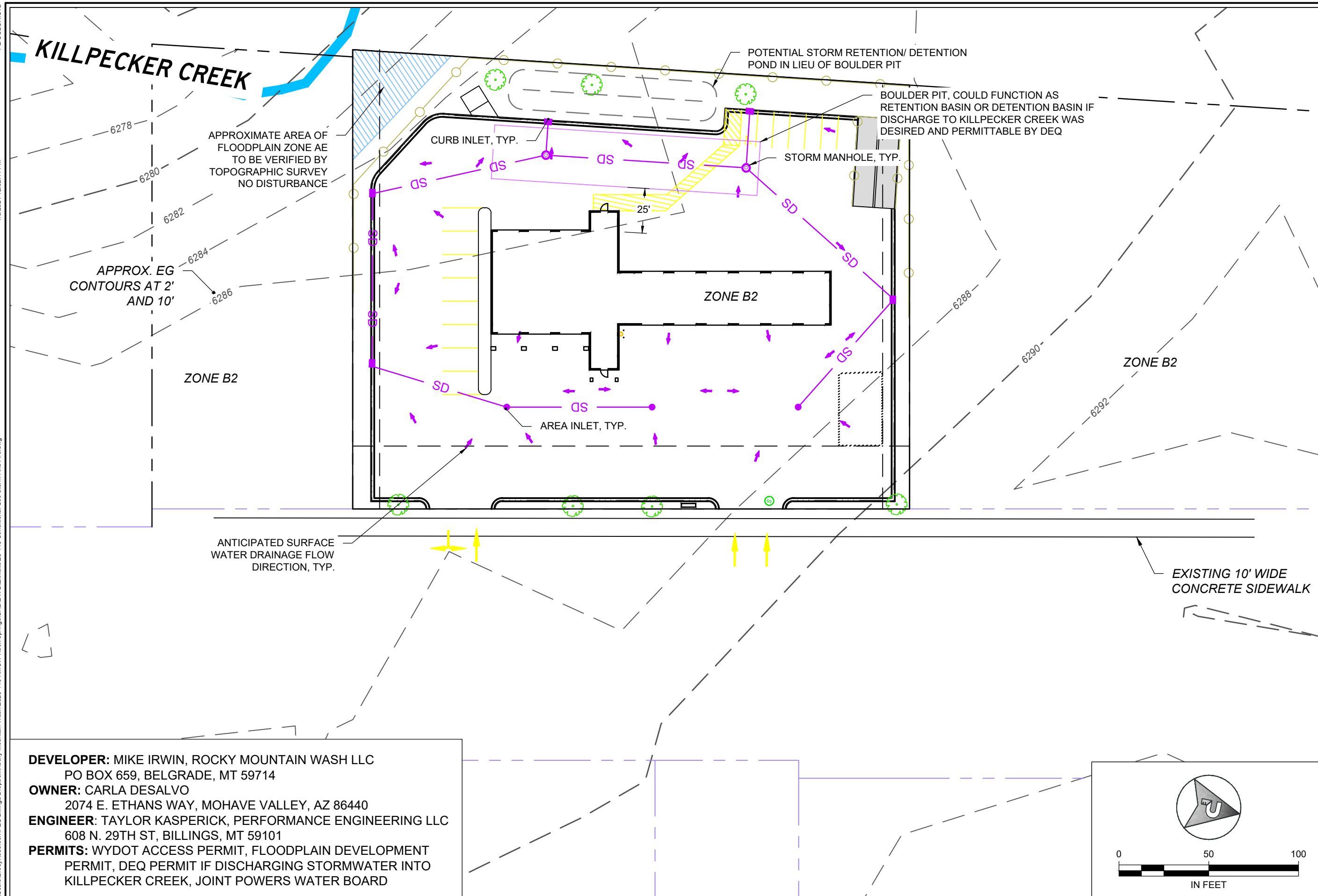
**ROCKY MOUNTAIN CAR WASH**  
1659 ELK ST.  
ROCK SPRINGS, WY 82901

BAA DESIGNED BY		QUALITY ASSURANCE	
BGR DRAWN BY		TJK CHECKED BY	
01.04.24 DATE		01.04.24 DATE	
REV BY	DATE	CHKD BY	

**SHEET TITLE**  
**HALF MILE LOCATION MAP**

PROJECT NUMBER 2023-149
SHEET NUMBER 3 OF 5
DRAWING NUMBER <b>EX. 3</b> COPYRIGHT 2023 ©





# ROCKY MOUNTAIN CAR WASH

ROCK SPRINGS, WY 82901

1659 ELK ST.

BAA DESIGNED BY		QUALITY ASSURANCE	
BAA DRAWN BY		TJK CHECKED BY	
12.18.23 DATE		12.18.23 DATE	
REV BY	DATE	CHKD BY	

CONDITIONAL USE  
STORM LAYOUT

SHEET TITLE

PROJECT NUMBER  
2023-149

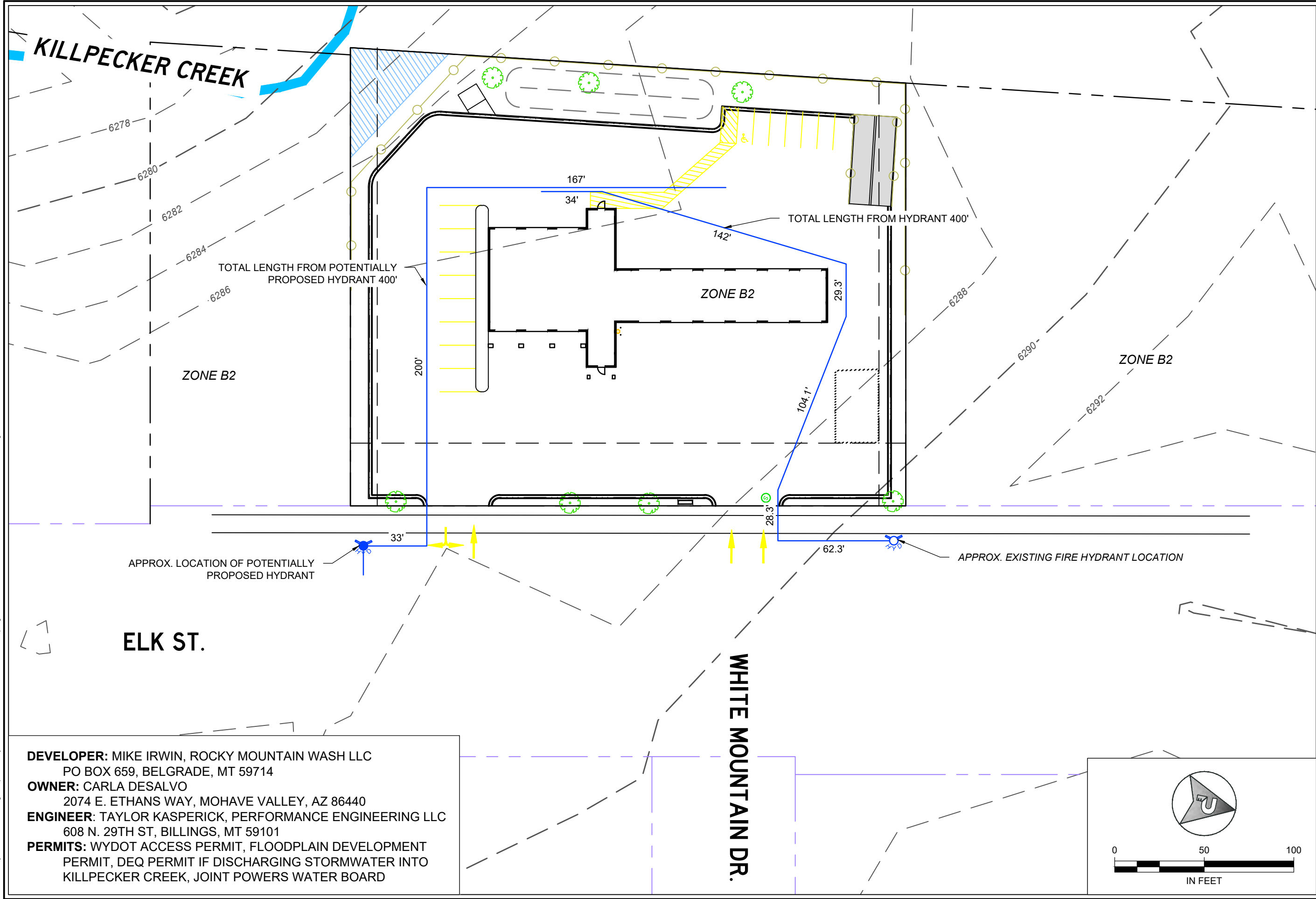
SHEET NUMBER  
4 OF 5


DRAWING NUMBER

### EX. 4

Report Packet Page 91

C:\Users\Brody\Documents\Rocky Mountain Wash\2023-149 RMCW Rock Springs\CADD\DWG\Exhibits\23-149 Conditional Use Storm And Fire.dwg  
1/5/2024 12:10:45 PM  
PE COLOR.CTB





**ROCKY MOUNTAIN CAR WASH**

1659 ELK ST.  
ROCK SPRINGS, WY 82901

BAA DESIGNED BY	QUALITY ASSURANCE	
BAA DRAWN BY	TJK CHECKED BY	
12.18.23 DATE	12.18.23 DATE	
REV BY	DATE	CHKD BY

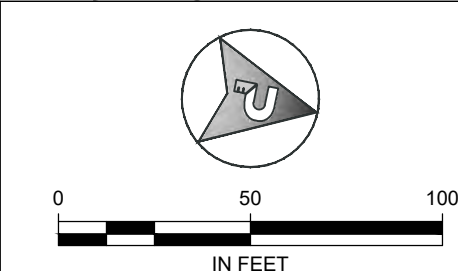
SHEET TITLE

**CONDITIONAL USE  
FIRE LAYOUT**

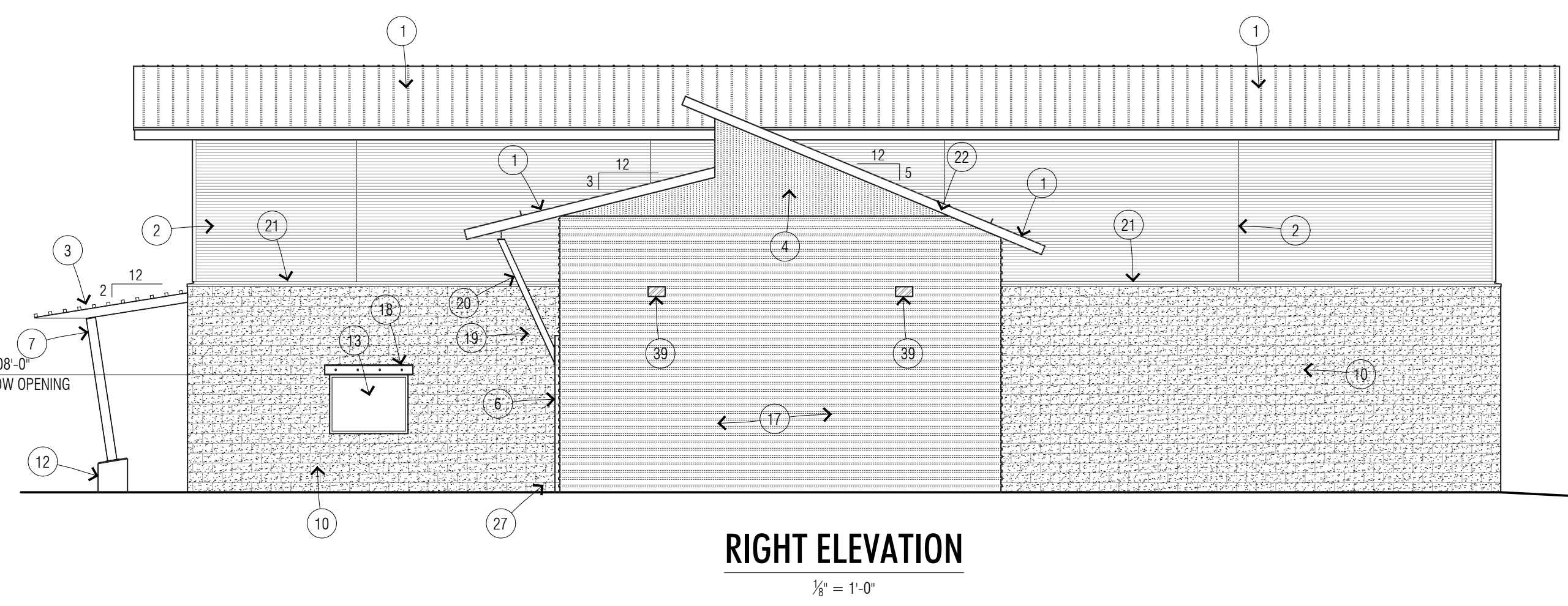
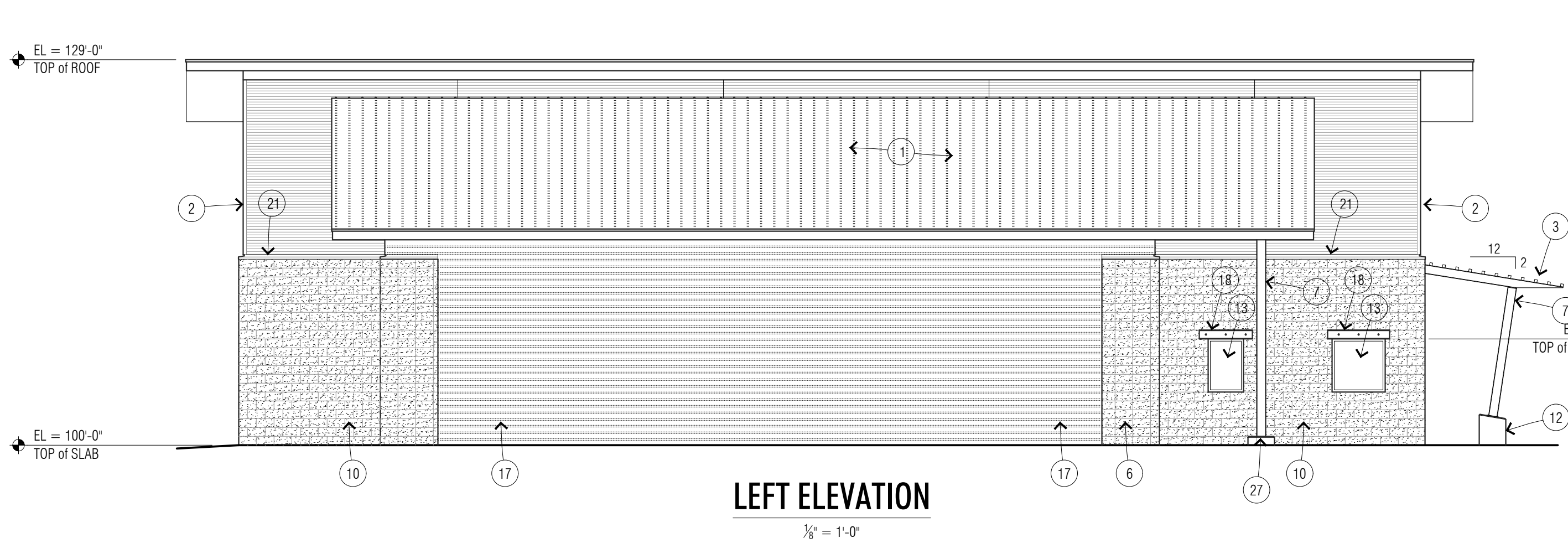
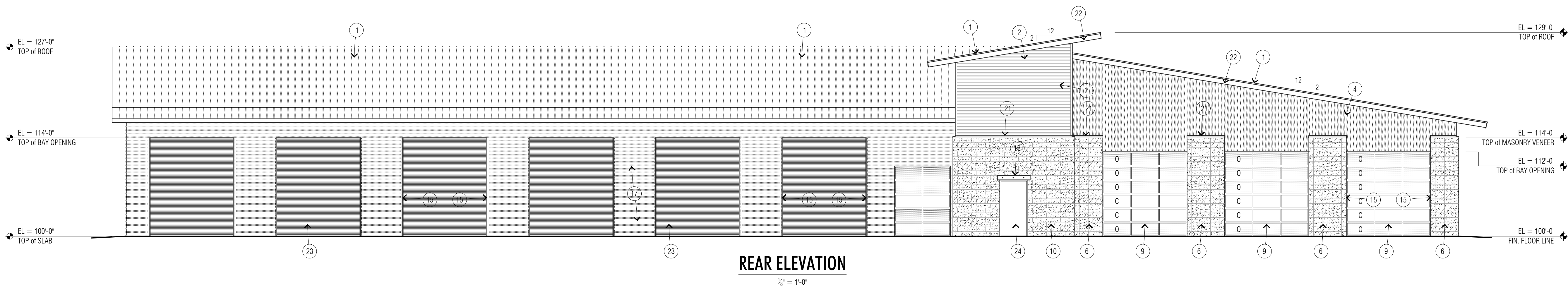
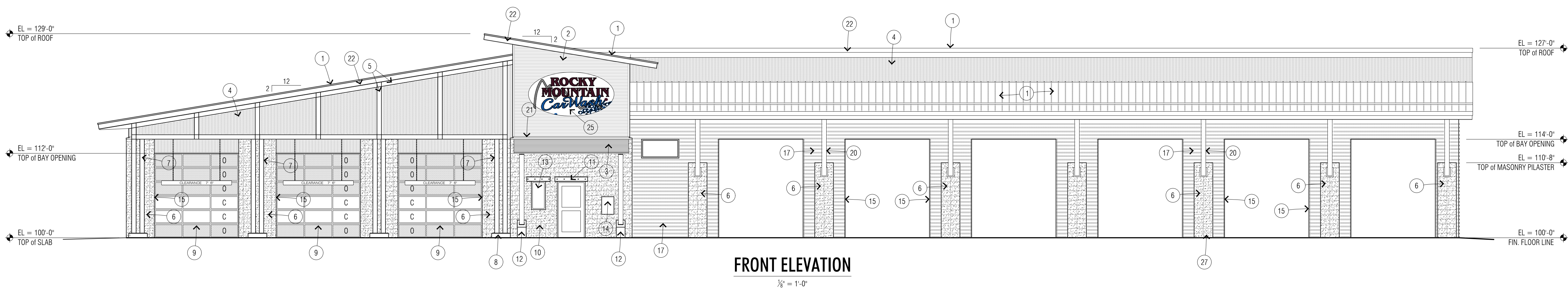
PROJECT NUMBER 2023-149
SHEET NUMBER 5 OF 5
DRAWING NUMBER <b>EX. 5</b>

Report Packet Page 92

**DEVELOPER:** MIKE IRWIN, ROCKY MOUNTAIN WASH LLC  
PO BOX 659, BELGRADE, MT 59714  
**OWNER:** CARLA DESALVO  
2074 E. ETHANS WAY, MOHAVE VALLEY, AZ 86440  
**ENGINEER:** TAYLOR KASPERICK, PERFORMANCE ENGINEERING LLC  
608 N. 29TH ST, BILLINGS, MT 59101  
**PERMITS:** WYDOT ACCESS PERMIT, FLOODPLAIN DEVELOPMENT  
PERMIT, DEQ PERMIT IF DISCHARGING STORMWATER INTO  
KILLPECKER CREEK, JOINT POWERS WATER BOARD

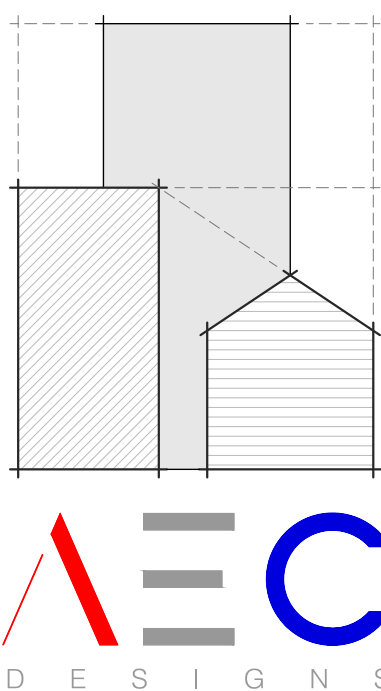






- ALL KEY NOTES MAY NOT BE USED
- "METAL SALES" - TUFF RIB PANEL | COLOR: LIGHT GRAY
  - "METAL STEEL" - 7/8" CORRUGATED (HORIZONTAL) w/ SEAMS at 20' CTS. - COLOR: CHARCOAL GRAY
  - STEEL CANOPY FRAMING - SEE STRUCTURAL DWGS. - PAINT FINISH | COLOR: BLACK
  - "METAL SALES" - 7/8" CORRUGATED (VERTICAL) PANELS - COLOR: GALVALUME
  - STEEL TRUSS - PAINT BLACK
  - 8x4x16 GROUND-FACE CMU VENEER - STACK BOND, COLOR: BURNT SIENNA
  - STEEL COLUMN - PAINT BLACK
  - CONCRETE PEDASTAL w/ SCORE LINE at 16" CTS.
  - SECTIONAL OVERHEAD DOOR w/ PLYCARBONATE PANELS (SEE DOOR ELEVATION, SHEET A2.1, FOR LOCATION of CLEAR or OPAQUE PANELS)
  - 8x4x16 SPLIT-FACE CMU VENEER, RUNNING BOND - COLOR: CHARCOAL
  - S.M. FLASHING TO MATCH METAL PANEL COLOR
  - CONCRETE PIER - SEE STRUCTURAL
  - WINDOW - SEE PLAN FOR SIZE
  - BILL BREAKER #1 - CENTER BETWEEN DOOR & CORNER
  - 1/2" STEEL PLATE at DOOR JAMB and HEAD - SEE DETAILS on A4.2
  - 8x4x16 GROUND-FACE CMU VENEER, STACK BOND - COLOR: BURNT SIENNA
  - "METAL SALES" 7.2" BOX RIB | COLOR: CHARCOAL GRAY
  - NOT USED
  - NOT USED
  - DIAGONAL WF STEEL COLUMN | PAINT BLACK
  - S.M. FLASHING | COLOR: CHARCOAL GRAY
  - METAL FASCIA - MATCH TO ROOF COLOR
  - ROLL-UP STEEL DOOR - LIGHT GRAY
  - HOLLOW METAL DOOR & FRAME | PAINT BLACK
  - SIGNAGE by OWNER
  - SOFFIT PANELS - COLOR: BLACK
  - NOT USED
  - "METAL SALES" - 7/8" CORRUGATED (VERTICAL) PANELS: COLOR: DARK GRAY
  - DUAL PALM ARCH
  - VENDING MACHINE
  - 8' LED LIGHT
  - VACUUM HOSE
  - 6" OVERHEAD ALUMINUM TUBE
  - 30 GALLON TRASH RECEPTACLE
  - CONCRETE PAVING - SEE CIVIL SITE PLAN
  - ASPHALT PAVING - SEE CIVIL SITE PLAN
  - 18ga 'B' DECK - PAINT BLACK
  - 6x4 TS POST - PAINT BLACK
  - WALL PACK LIGHT FIXTURE

- GENERAL NOTES
- FINISH FLOOR ELEVATION [ON PLANS] = 100'-0"
  - \*\*NO ROOF PENETRATIONS ALLOWED - NO EXCEPTIONS\*\*
  - O = OPAQUE PANEL
  - C = CLEAR PANEL



1149 E ABERDEEN DR  
GILBERT AZ 85298  
480.550.2800  
brian@aecdsgns.com  
www.aecdsgns.com

ROCKY MOUNTAIN  
CAR WASH  
3 AUTO BAYS - 6 SELF-SERVE  
ROCK SPRING, WY



PROJECT NO.  
23045  
ISSUE: 1st SUBMITTAL  
DATE: 12/18/2023

BUILDING ELEVATIONS

# **EXHIBIT B**

## **Utility Review Comment Sheets**





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:	Previous Responding Utility Review Committee Members
From:	Cathy Greene, City Planner
Date:	January 8, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Review of revised plans for construction of a new car wash.



There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, Jan. 10th (if possible). 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):

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

Will require all Utility Review Items be satisfied prior to final approval of CUP/SP.  
Will require a Floodplain Development Permit.  
Will require a Sign Application, prior to installation of signage.

*All UR conditions met prior to final.*

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

*Cathy Greene*  
Signature of Reviewer

*1-9-23*  
Date



## UTILITY REVIEW - COMMENT SHEET

To:	Previous Responding Utility Review Committee Members
From:	Cathy Greene, City Planner
Date:	January 8, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Review of revised plans for construction of a new car wash.

**NO MEETING  
COMMENTS  
ONLY**

There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, Jan. 10th (if possible). 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):

- Provide flow calculations for pretreatment equipment
- Sand/Oil separators must be approved before installation
- Sample point may be required
- Plumbing connected to interceptors must be inspected prior to burial
- Size and location of sewer connection must be approved
- Connection to City sewer must be inspected prior to burial

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

Justin Stewart

Digitally signed by Justin Stewart  
Date: 2024.01.08 10:16:42 -07'00'

Signature of Reviewer

1/8/2024

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:	Previous Responding Utility Review Committee Members
From:	Cathy Greene, City Planner
Date:	January 8, 2023
Project #:	PZ-23-00423
Project Name:	Rocky Mountain Car Wash
Address/Location:	1659 Elk Street
Description:	Review of revised plans for construction of a new car wash.



There will be no meeting for this item, therefore, please provide detailed comments below. Please submit your Comment Sheet by 5:00 p.m. on Wednesday, Jan. 10th (if possible). Thank you!

I Nathan Reese (name) have reviewed the plans on behalf of Rock Spring 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

1/9/2024  
Date



Cathy Greene <cathy\_greene@rswy.net>

---

## Rocky Mountain Car Wash - ALL Utility Review Comments 1.2.2024

---

**Darin Kaufman** <darin.kaufman@wyo.gov>  
To: Cathy Greene <cathy\_greene@rswy.net>

Tue, Jan 9, 2024 at 9:13 AM

Cathy,  
WYDOT has no new/additional comments.  
previous comments still apply.

Thank you.  
Darin Kaufman, P.E., PTOE  
WYDOT District 3 Traffic Engineer  
[3200 Elk Street](#)  
[Rock Springs, WY 82902](#)  
[Office: 307.352.3034](#)  
[Cell: 307.389.0235](#)

[Quoted text hidden]

E-Mail to and from me, in connection with the transaction  
of public business, is subject to the Wyoming Public Records  
Act and may be disclosed to third parties.



# October 2023

*Planning & Zoning approved the following business licenses.*

## **Trido Solutions, LLC—6451 Foothill Blvd Unit B**

Manufacturing, development and supply of solar powered pumps and air compressors.  
Trido Solutions, LLC at 954-282-9944 or [tuuli.kukkamaa@tridosolutions.com](mailto:tuuli.kukkamaa@tridosolutions.com)

## **Sweet Clips—Home Occupations**

The multi-functional accessory jewelry clip for your hat.  
LaWana Sweet at 307-389-6540 or [thesweetclips@gmail.com](mailto:thesweetclips@gmail.com)

## **Legacy Audiology, LLC—1208 Hilltop Drive #105**

Hearing healthcare services to diagnose, treat, & continued care for hearing loss/auditory disorder.  
Legacy Audiology at 307-371-0789 or [legacyaudiology@gmail.com](mailto:legacyaudiology@gmail.com)

## **Align Beauty Studio & Supply—455 North Front Street**

Full beauty salon, hair, lashes, permanent make-up, waxing & spray tanning.  
Stefanie Farquharson at 307-212-0655 or [alignbeauty\\_ss@yahoo.com](mailto:alignbeauty_ss@yahoo.com)

## **Mindful Yoga, LLC—538 Pilot Butte Ave #7**

Teaching private and group yoga classes.  
Marisa Weddle at 307-209-8980 or [mindfullyoga.ma@gmail.com](mailto:mindfullyoga.ma@gmail.com)

## **K & D Rentals, LLC — Home Occupation**

Mobile home community.  
Kyle McLendon at 307-448-0054 or [mclendon\\_kyle@yahoo.com](mailto:mclendon_kyle@yahoo.com)

## **Casey Kuckert Consulting—810 Dewar Drive**

Business consulting, insurance, co-working, suites, & luncheons.  
Casey Kuckert at 307-871-2327 or [caserykuckert@caseykuckert.com](mailto:caserykuckert@caseykuckert.com)

## **JEM Insurance Marketing, LLC DBA The Bullock Agency of Wyoming— 79 Winston Dr. Suite 125**

Independent health insurance agency.  
Jacob Major at 307-209-4685 or [jake@thebullockagency.com](mailto:jake@thebullockagency.com)

## **Sweetwater Trailer Sales & Service—11 Bowker Road**

Trailer and RV service and repair.  
Mark Clark at 307-374-1600 or [sweetwatertrailer@gmail.com](mailto:sweetwatertrailer@gmail.com)

## **Hickory Farms, LLC—1577 Dewar Drive**

Seasonal retail specialty food store.  
Saim Mumal at 312-801-6935 or [lorrie.hammer@hickoryfarms.com](mailto:lorrie.hammer@hickoryfarms.com)

## **Eagle Strategies LLC/New York Life Insurance—810 Dewar #4**

Financial advisor and life insurance agent.  
Kristen Ellifritz at 307-702-2102 or [kellifritz@ft.newyorklife.com](mailto:kellifritz@ft.newyorklife.com)

## **307 Horse Racing, INC DBA Derby Club— 1030 Dewar Drive**

Pari-mutuel wagering and bar with alcoholic and malt beverages.  
Kyle Ridgeway at 307-218-8893 or [kridgeway@weres.com](mailto:kridgeway@weres.com)

# ***SUPPORT LOCAL BUSINESSES***



# 2023 Mobile Vendors

*Planning & Zoning approved the following business licenses.*

## **Native Sun, LLC.**

Mobile food vendor featuring catering, events, and food prep.  
Michelle DePoyster at (307)413-5788 michelle@follownativesun.com

## **Tip's Kitchen, LLC**

Mobile food vendor catering & selling chicken, cartwheels, and pasta.  
Kat Tipton at (307)371-4367 or tipskitchen@yahoo.com

## **Wing It**

Mobile food vendor selling chicken wings & specialty fries.  
Cheryl Aguiar at (970)231-9965 or wingit307@gmail.com

## **On the Hook Fish and Chips**

Mobile food vendor selling fish and chips meals.  
William Gottwalt at (320)309-0879 or William@onthehookfishandchips.com

## **Cornman's Kettle Corn, LLC**

Mobile food vendor selling kettle corn.  
Debra Cornman at (307)389-7732 or puglady45@msn.com

## **The Snak Shak, LLC**

Mobile food vendor selling snacks, concession foods, and drinks.  
RaNae Johnson at (307)871-3540 or snakshak14@gmail.com

## **Lola B. Boutique, LLC**

Mobile vendor selling women's & men's clothing, accessories, shoes, & jewelry.  
Crystan Wilkinson at (307)389-8725 or crystanw@hotmail.com

## **Wing & Burger Box**

Mobile food vendor selling wings, burgers, and fries.  
Jonathan Bruhl at (307)359-2626 bruhl\_jonathan@yahoo.com

## **Cool Arrows INC DBA Double Dub's**

Mobile food vendor selling chicken wings, fries, and tots.  
Dallas or Emily Lopez at (307)399-2088 or emilyannlopez@hotmail.com

## **Buffalo 44 Wood Fired Pizza**

Mobile food vendor selling wood fired pizza.  
Mike Nauenburg at (308)641-6907 or buffalo44pizza@gmail.com

## **The Food Dude**

Mobile vendor serving Philly cheesesteaks, bacon cheeseburgers, loaded fries.  
William Adkins (307)389-2905 or dollarshopper2003@yahoo.com

## **Hartlees Deja Brew Mobile**

Mobile vendor serving espresso, Redbull, smoothies and specialty drinks.  
Mandy Evans (307)389-2440 or dejabrewrs@gmail.com



# 2023 Mobile Vendors

*Planning & Zoning approved the following business licenses.*

## **Food For Thought**

Mobile vendor serving burgers, hand-cut fries, grilled cheese, and specialty drinks.

Roselyn Chavez (307)389-2604 or roselynnchavez1@gmail

## **Ye Olde Kettle Corn**

Mobile vendor serving Kettle corn, ice cream, cotton candy, Snocone, pickles, and candy.

Robyn Skorcz (307)371-7529 or robyndunbar@rocketmail.com

## **The Hungry Buddha Food Truck**

Mobile vendor serving breakfast, lunch, dinner with beverages, desserts, & appetizers.

Wing Lew (307)389-1309 or wingsands@yahoo.com

## **Fresh Prince of Steaks, LLC**

Mobile vendor serving Philadelphia cheesesteaks, fries, and root beer.

Marc Delquadro (307)899-2586 or wyocheesesteaks@gmail.com

## **Tacos Mi Sinaloa**

Mobile vendor selling Mexican food– tacos, tortas, sodas, and snacks.

Ileana Castro at 307-371-5607 or tacosmisinaloa@gmail.com

## **Tumbleweed Cotton Candy**

Mobile vendor selling cotton candy, water, and ice cream.

Eva Thomas at 307-371-1139 or tumbleweedcottoncandycomp@yahoo.com

## **Cream On The Moove**

Mobile vendor selling prepackaged novelty ice cream.

Cherell O'Driscoll at 307-213-0595 or creamonthemoove@gmail.com

## **Countryside Mobile RV Repair, LLC**

Mobile vendor providing repair services on RV's.

Jody & Shawn Larson 701-895-8978 or countrysidemobilerv@gmail.com

## **Tona Mama's Kitchen & Catering**

Mobile vendor selling Italian: pasta, ravioli, meatball subs and drinks

Robert Loomis at 307-371-8656-Tonya or tonamama'skitchen@gmail.com

## **Hutt's Texas Style Barbeque**

Mobile vendor selling wood fired pit smoked pork, beef, chicken and condiments.

Fred Hutton at 307-362-7450 or huttonfred@msn.com

## **Innovative Dining Concepts, LLC dba IDC**

Mobile vendor with a rotating menu including produce, meat, fish, poultry, fried & baked.

Leah Lassise 307-212-2063 or innovativediningconcepts@hotmail.com

## **Valley Farms Meat Company**

Mobile vendor selling frozen prepackaged meat and seafood.

Roderick Paupore 520-442-9205 or r.paupore@yahoo.com



# 2023 Mobile Vendors

*Planning & Zoning approved the following business licenses.*

## **307 Sasquatch LLC**

Mobile vendor selling sub sandwiches, salads, soups, sides and beverages.

Kelly Goodrich JR 307-350-2407 or birdfan3333@msn.com

## **307 Meatheads LLC**

Mobile vendor selling BBQ—ribs, pork shoulder, brisket, chips, water, Gatorade & twinkies.

Daniel Swiatek at 910-778-6089 or swiatek49@gmail.com

## **Carllenas**

Mobile vendor selling produce, strawberries, and citrus fruit on corners and parking lots.

Gabriel Aguilar at 510-682-1070

## **Ice Ice Baby— Mobile Ice Cream Van**

Mobile vendor selling packaged ice cream, candy, chips, and soda.

Mackenzie Bertagnolli at 307-389-2699 or mackmomma76@yahoo.com

## **Raspados La Comarca 8A**

Mobile vendor selling Mexican snacks, shaved ice, smoothies and Elote en vaso.

Maria Elena Ochoa at 307-212-0105 or Helena.8a.juarez@gmail.com

## **Awful Waffle**

Mobile vendor selling snow cones, cotton candy, and coffee.

Max Bragg at 307-350-7971 or maxmorganbragg@gmail.com

## **Street Meats LLC**

Mobile vendor selling hot sandwiches, sides, and drinks.

Drew Cole at 307-374-1400 or 307streetmeats@gmail.com

## **Rocket City Dogs**

Mobile vendor selling hot dogs, Kronsakis, and cheese burgers from a food cart.

Chris Kiren at 307-371-1136 or CFK.chriskiren@gmail.com

## **Nell's**

Mobile vendor selling specialty fried foods, desserts, ice cream, and variety drinks.

Danielle Valdez at 307-209-0401 or danielle\_emmett@yahoo.com

## **Wildflower & Warriors Heart Mobile Coffee**

Mobile vendor selling coffee drinks.

Shae Burkhurst Lux 307-389-5618 or sbarkhurstlux@wildflowerwarriorsheart.com

## **Car Key Solutions, LLC**

Mobile vendor coming to your location, home or dealership to program car keys.

Larry Ray at 307-871-8137 or larryscoin@gmail.com

# ***SUPPORT LOCAL BUSINESSES***



# 2023 Mobile Vendors

*Planning & Zoning approved the following business licenses.*

## **Big Daddy's Deli, LLC**

Mobile vendor selling BBQ, burgers, sandwiches, and nachos.

Ken Castles at 435-896-5239 or bigdaddysdeli@gmail.com

## **Jhett Enterprises LLC, DBA Double Dubs**

Mobile vendor selling chicken wings and potato sides.

Abby Atwood at 307-421-2142 or abbywyo@msn.com

## **Fishers of Men Foods**

Mobile vendor selling frozen pre-packaged steak, chicken, pork, & seafood.

Damien Robles at 956-645-5331 or fishersofmenfoods@gmail.com

## **The Sticker Bus**

Mobile vendor selling a variety of stickers.

Josie Goeres at 928-920-8089 or josiegoeres@yahoo.com

***SUPPORT LOCAL BUSINESSES***



# November 2023

*Planning & Zoning approved the following business licenses.*

## **Rex Event Services LLC DBA Elite Events—545 N Front Street**

Catering services available, also any event services, and decorations.

Gloria Guerra at 385-405-4789 or chinitag.guerra@gmail.com

## **Whiskey Goats Mountaineering LLC—450 S. Main Street**

Outdoor apparel company selling clothing, hats, boots, & camping accessories at seasonal location.

Jessica Evans at 307-389-2725 or whiskeygoats@gmail.com

## **LEAP Services, LLC—127.5 Grant Street**

Office space for developmental disability provider.

Nicole Cruz at 307-389-1816 or leapserviceswyo@gmail.com

## **Nell's Coffee—810 Powerhouse Drive**

Coffee, lunch, bakery serving through delivery, takeout, & indoor seating.

Danielle Valdez at 307-371-7233 or daniellevaudez@nellscoffee.com

## **Warm and Fuzzies—Home Occupation**

Handmade baby blankets and other various home décor.

Daphne Chapman at 307-870-6567 or dchappy2020@gmail.com

## **Dead On Studios—648 Pilot Butte Avenue**

Retail art, clothing, stones, decks, & books. Services of mediumship, death doula, & art.

Cassie Lakey at 307-361-8110 or deadonstudios@gmail.com

## **Serenity Esthetics, LLC—756 Pilot Butte Avenue**

Spa services including makeup, facials, massage, waxing, & retail of skin and body products.

Elizabeth Tucker at 307-371-4631 or serenityestheticsbyelizabeth@gmail.com

# ***SUPPORT LOCAL BUSINESSES***



# 2023 Mobile Vendors

*Planning & Zoning approved the following business licenses.*

## **Big Daddy's Deli, LLC**

Mobile vendor selling BBQ, burgers, sandwiches, and nachos.  
Ken Castles at 435-896-5239 or bigdaddysdeli@gmail.com

## **Jhett Enterprises LLC, DBA Double Dubs**

Mobile vendor selling chicken wings and potato sides.  
Abby Atwood at 307-421-2142 or abbywyo@msn.com

## **Fishers of Men Foods**

Mobile vendor selling frozen pre-packaged steak, chicken, pork, & seafood.  
Damien Robles at 956-645-5331 or fishersofmenfoods@gmail.com

## **The Sticker Bus**

Mobile vendor selling a variety of stickers.  
Josie Goeres at 928-920-8089 or josiegoeres@yahoo.com

## **Pin Up Coffee**

Mobile vendor selling coffee and catering plus events.  
Cody Maynard at 801-205-4602 or pinupcoffeecafe@gmail.com

***SUPPORT LOCAL BUSINESSES***



# 2023 Mobile Vendors

*Planning & Zoning approved the following business licenses.*

## **Native Sun, LLC.**

Mobile food vendor featuring catering, events, and food prep.  
Michelle DePoyster at (307)413-5788 michelle@follownativesun.com

## **Tip's Kitchen, LLC**

Mobile food vendor catering & selling chicken, cartwheels, and pasta.  
Kat Tipton at (307)371-4367 or tipskitchen@yahoo.com

## **Wing It**

Mobile food vendor selling chicken wings & specialty fries.  
Cheryl Aguiar at (970)231-9965 or wingit307@gmail.com

## **On the Hook Fish and Chips**

Mobile food vendor selling fish and chips meals.  
William Gottwalt at (320)309-0879 or William@onthehookfishandchips.com

## **Cornman's Kettle Corn, LLC**

Mobile food vendor selling kettle corn.  
Debra Cornman at (307)389-7732 or puglady45@msn.com

## **The Snak Shak, LLC**

Mobile food vendor selling snacks, concession foods, and drinks.  
RaNae Johnson at (307)871-3540 or snakshak14@gmail.com

## **Lola B. Boutique, LLC**

Mobile vendor selling women's & men's clothing, accessories, shoes, & jewelry.  
Crystan Wilkinson at (307)389-8725 or crystanw@hotmail.com

## **Wing & Burger Box**

Mobile food vendor selling wings, burgers, and fries.  
Jonathan Bruhl at (307)359-2626 bruhl\_jonathan@yahoo.com

## **Cool Arrows INC DBA Double Dub's**

Mobile food vendor selling chicken wings, fries, and tots.  
Dallas or Emily Lopez at (307)399-2088 or emilyannlopez@hotmail.com

## **Buffalo 44 Wood Fired Pizza**

Mobile food vendor selling wood fired pizza.  
Mike Nauenburg at (308)641-6907 or buffalo44pizza@gmail.com

## **The Food Dude**

Mobile vendor serving Philly cheesesteaks, bacon cheeseburgers, loaded fries.  
William Adkins (307)389-2905 or dollarshopper2003@yahoo.com

## **Hartlees Deja Brew Mobile**

Mobile vendor serving espresso, Redbull, smoothies and specialty drinks.  
Mandy Evans (307)389-2440 or dejabrewrs@gmail.com



# 2023 Mobile Vendors

*Planning & Zoning approved the following business licenses.*

## **Food For Thought**

Mobile vendor serving burgers, hand-cut fries, grilled cheese, and specialty drinks.

Roselyn Chavez (307)389-2604 or roselynnchavez1@gmail

## **Ye Olde Kettle Corn**

Mobile vendor serving Kettle corn, ice cream, cotton candy, Snocone, pickles, and candy.

Robyn Skorcz (307)371-7529 or robyndunbar@rocketmail.com

## **The Hungry Buddha Food Truck**

Mobile vendor serving breakfast, lunch, dinner with beverages, desserts, & appetizers.

Wing Lew (307)389-1309 or wingsands@yahoo.com

## **Fresh Prince of Steaks, LLC**

Mobile vendor serving Philadelphia cheesesteaks, fries, and root beer.

Marc Delquadro (307)899-2586 or wyocheesesteaks@gmail.com

## **Tacos Mi Sinaloa**

Mobile vendor selling Mexican food– tacos, tortas, sodas, and snacks.

Ileana Castro at 307-371-5607 or tacosmisinaloa@gmail.com

## **Tumbleweed Cotton Candy**

Mobile vendor selling cotton candy, water, and ice cream.

Eva Thomas at 307-371-1139 or tumbleweedcottoncandycomp@yahoo.com

## **Cream On The Moove**

Mobile vendor selling prepackaged novelty ice cream.

Cherell O'Driscoll at 307-213-0595 or creamonthemoove@gmail.com

## **Countryside Mobile RV Repair, LLC**

Mobile vendor providing repair services on RV's.

Jody & Shawn Larson 701-895-8978 or countrysidemobilerv@gmail.com

## **Tona Mama's Kitchen & Catering**

Mobile vendor selling Italian: pasta, ravioli, meatball subs and drinks

Robert Loomis at 307-371-8656-Tonya or tonamama'skitchen@gmail.com

## **Hutt's Texas Style Barbeque**

Mobile vendor selling wood fired pit smoked pork, beef, chicken and condiments.

Fred Hutton at 307-362-7450 or huttonfred@msn.com

## **Innovative Dining Concepts, LLC dba IDC**

Mobile vendor with a rotating menu including produce, meat, fish, poultry, fried & baked.

Leah Lassise 307-212-2063 or innovativediningconcepts@hotmail.com

## **Valley Farms Meat Company**

Mobile vendor selling frozen prepackaged meat and seafood.

Roderick Paupore 520-442-9205 or r.paupore@yahoo.com



# 2023 Mobile Vendors

*Planning & Zoning approved the following business licenses.*

## **307 Sasquatch LLC**

Mobile vendor selling sub sandwiches, salads, soups, sides and beverages.

Kelly Goodrich JR 307-350-2407 or birdfan3333@msn.com

## **307 Meatheads LLC**

Mobile vendor selling BBQ—ribs, pork shoulder, brisket, chips, water, Gatorade & twinkies.

Daniel Swiatek at 910-778-6089 or swiatek49@gmail.com

## **Carllenas**

Mobile vendor selling produce, strawberries, and citrus fruit on corners and parking lots.

Gabriel Aguilar at 510-682-1070

## **Ice Ice Baby— Mobile Ice Cream Van**

Mobile vendor selling packaged ice cream, candy, chips, and soda.

Mackenzie Bertagnolli at 307-389-2699 or mackmomma76@yahoo.com

## **Raspados La Comarca 8A**

Mobile vendor selling Mexican snacks, shaved ice, smoothies and Elote en vaso.

Maria Elena Ochoa at 307-212-0105 or Helena.8a.juarez@gmail.com

## **Awful Waffle**

Mobile vendor selling snow cones, cotton candy, and coffee.

Max Bragg at 307-350-7971 or maxmorganbragg@gmail.com

## **Street Meats LLC**

Mobile vendor selling hot sandwiches, sides, and drinks.

Drew Cole at 307-374-1400 or 307streetmeats@gmail.com

## **Rocket City Dogs**

Mobile vendor selling hot dogs, Kronsakis, and cheese burgers from a food cart.

Chris Kiren at 307-371-1136 or CFK.chriskiren@gmail.com

## **Nell's**

Mobile vendor selling specialty fried foods, desserts, ice cream, and variety drinks.

Danielle Valdez at 307-209-0401 or danielle\_emmett@yahoo.com

## **Wildflower & Warriors Heart Mobile Coffee**

Mobile vendor selling coffee drinks.

Shae Burkhurst Lux 307-389-5618 or sbarkhurstlux@wildflowerwarriorsheart.com

## **Car Key Solutions, LLC**

Mobile vendor coming to your location, home or dealership to program car keys.

Larry Ray at 307-871-8137 or larryscoin@gmail.com

# ***SUPPORT LOCAL BUSINESSES***



# December 2023

*Planning & Zoning approved the following business licenses.*

## **Infinity Salon—870 Powerhouse Road**

Salon offering cut, color, hair & nail services.  
Jamie Davison 307-371-9687 or jmedbeauty@outlook.com

## **Refine Aesthetics—1695 Sunset Drive Suite 100**

Esthetician offering lashes, waxing, facial & chemical peels.  
Kathleen Downs at 801-870-3806 or thrivewithus@yahoo.com

## **Supreme Shine Auto Detailing—Home Occupation**

Auto detailing services— exterior only.  
Kolter Kaumo at 307-389-0233 or koltertkaum@gmail.com

## **R & D Storage—1709 Elk Street Bldg B**

Storage solutions.  
Rick McNalley at 307-371-2780 or rdstoragesolutions@gmail.com

## **Windburn Ventures LLC — Home Occupation**

Creating digital media- videos, eBooks, etc.  
Tristan Higbee at 832-925-6856 or thigbee@gmail.com

## **Lotus Hospitality LLC DBA Spark by Hilton — 2717 Dewar Dr.**

Motel with accommodations.  
Nick Patel at 307-362-1770 or rockbaymont@gmail.com

## **Los 3 Nietos—2506 B Foothill Blvd**

Bakery- “Mexican” Sweet Bread.  
Amy Jimenez 307-371-4689 or los3nietos23@gmail.com

## **Grubs Drive In—415 Paulson Street**

Restaurant with a short order cook offering food services and Rock Spring’s classics.  
Jaycia & Justen Hunt at 307-362-6634 or jmja.hunt21@gmail.com

# ***SUPPORT LOCAL BUSINESSES***