



**PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

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

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ROLL CALL

APPROVAL OF MINUTES

1. Review and approval of the November 14, 2018, Planning & Zoning Commission Meeting Minutes.

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

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

PUBLIC HEARING

1. Petition for Zoning Map Amendment filed by Bruce Macy requesting to amend from I-2 Heavy Industrial to I-1 Light Industrial for a 1.383 acre parcel abutting the north side of the Macy's Trucking Repair building located at 925 Stagecoach Blvd (Project #: PZ-18-00207, Staff Representative, Steve Horton, City Planner)

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. Request by Councilman Armstrong to discuss amending minimum zoning district size for B-3 Zone District, or to allow B-3 (CD) Zone District without minimum lot size. General discussion, no back up.

NOTIFICATION OF MINOR SITE PLANS AND STAFF APPROVED CONDITIONAL USE PERMITS

1. Minor Site Plan approval for an Office/Dwelling Unit structure by Joe Seneshale, located at 412 Bridger Avenue (Project #:PZ-18-00170, Staff Representative: Steve Horton, City Planner)

PETITIONS AND COMMUNICATIONS

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

ADJOURNMENT

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**PLANNING AND ZONING  
COMMISSION MINUTES**

**November 14, 2018**

**Wednesday, 7:00 p.m.**

**City Hall, Rock Springs, Wyoming**

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|                        |   |   |
|------------------------|---|---|
| Commissioners Present: | Chairperson Joe Drnas<br>Vice-Chairman Mike Shaw<br>Dan Kennedy<br>Keaton West  | Sue Lozier<br>Emily Lopez<br>Tim Sheehan<br>Lauren Schoenfeld |
| Commissioners Absent:  | Matthew Jackman   |   |
| Staff Present:         | Steve Horton, Director of Public Services<br>Cindy Sheehan, Planning Technician<br>Cathy Greene, Senior Administrative Assistant<br>Ryan Schmidt, City Engineer |   |

**CALL TO ORDER**

Chairman Drnas 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 Drnas asked the Commission for any corrections or additions to the Minutes from the October 10, 2018, Planning and Zoning Commission Meeting, there was one revision to correct staff present at said meeting.

Commissioner Shaw: Motion to approve the Minutes as amended.

Commissioner Lozier: Second.

Vote: All in favor. Motion carried unanimously.

**ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE**

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

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

Commissioner Schoenfeld: Second.

Vote: All in favor. Motion carried unanimously.

**PUBLIC HEARINGS**

1. **Petition for Zoning and Subdivision Ordinance Language Amendment filed by the City of Rock Springs requesting to amend Article 13-9 Zoning Administrative Procedures, Article 16-8 Subdivision Improvements, and Article 16-9 Subdivision Design Criteria. (Project #: PZ-18-00173, Staff Representative, Steve Horton, City Planner)**

#### Staff Report

Mr. Horton presented the Staff Report dated October 25, 2018, to the Commission.

#### Commissioner Questions for Staff

Chairman Drnas asked if this was updated annually; Mr. Ryan Schmidt said no this hasn't been updated in a while. Mr. Schmidt said over time we have had changes with pavement thickness and things like that, so the City decided to take a look at it and make corrections as necessary.

Commissioner West asked if the changes were reflective of what happened on Edgar Street; Mr. Schmidt said nothing specific, it is more so to bring the ordinance up to our current design standards.

Commissioner Sheehan remembers when they reduced street specs, do to asphalt costs, what will it mean to add another half inch and what will the cost be for residential projects; Mr. Schmidt said in the last three or four subdivisions, the engineer actually designed it for three inches of asphalt.

#### Commissioner Questions for Applicant

Chairman Drnas asked the applicant or a representative for the project to come forward.  
The City is the applicant.

#### Public Hearing

Chairman Drnas opened the Public Hearing and asked for anyone to come forward.  
There were none.

Chairman Drnas then closed the Public Hearing and asked for a staff recommendation.

#### Staff Recommendation

Mr. Horton recommended: approval, these amendments are very much needed and included in the regulations and clarify areas of testing and inspections.

#### Commission Vote

Commissioner Schoenfeld: Motion to approve with staff recommendations.

Commissioner West: Second.

Vote: All in favor. Motion carried unanimously.

### **PUBLIC HEARINGS**

#### **2. Petition for Vacation of a section of Blair Avenue filed by the City of Rock Springs. (Project # PZ-18-00174, Staff Representative, Steve Horton, City Planner)**

#### Staff Report

Mr. Horton presented the Staff Report dated October 25, 2018, to the Commission.

#### Commissioner Questions for Staff

Commissioner Lozier asked if it was the Rock Springs Library, not the Sweetwater County Library; Mr. Horton said the legal descriptions are written up where part will go to the City of Rock Springs and the other to the Board of Directors of Carnegie Public Library of Sweetwater County. Commissioner Lozier said it was half owned by the City and half owned by the County and she understood it was the Rock Springs

Library not the Sweetwater County Library. Commissioner West viewed it on the County map server which has it listed as County owned. There was more discussion on this.

Commissioner Kennedy asked about the storm sewer that currently ran under the building; Mr. Schmidt said they have checked it with the camera, it is a clay pipe it is clean and seems to be in good condition, the City will maintain it with the potential for future rerouting.

#### Commissioner Questions for Applicant

Chairman Drnas asked the applicant or a representative for the project to come forward.  
The City is the applicant.

#### Public Hearing

Chairman Drnas opened the Public Hearing and asked for anyone to come forward.  
Charlott Mullen came forward and asked what “vacate” meant, would she loose parking and be able to access her home; Mr. Horton explained it was just the portion where the library is between B and C Street.

Chairman Drnas then closed the Public Hearing and asked for a staff recommendation.

#### Staff Recommendation

Mr. Horton recommended: approval

#### Commission Vote

Commissioner West: Motion to approve with staff recommendations.  
Commissioner Sheehan: Second.  
Vote: All in favor. Motion carried unanimously.

### **PUBLIC HEARINGS**

#### **3. Petition for Commerce Centre Condominium Revision #2 filed by Dory Doud (Project #PZ-18-00172, Staff Representative, Steve Horton, City Planner)**

#### Staff Report

Mr. Horton presented the Staff Report dated October 30, 2018, to the Commission. The Staff reviewed and processed this as a Major Site Plan following the State Statute.

#### Commissioner Questions for Staff

There were none.

#### Commissioner Questions for Applicant

Chairman Drnas asked the applicant or a representative for the project to come forward.  
Scott Tiabickman (sp), property owner representative and Shawn Arnoldi, Engineer came forward.  
Chairman Drnas asked what was driving this, Shawn and Scott both explained that tenants are interested in purchasing their spaces and there have been so many changes since it was first designed, including Sportsman’s, foundation for building E, and units within the Commerce Center.

Commissioner Sheehan asked if people will be able to sublease their spaces out, Scott didn’t recall neither did Shawn if the declaration addresses this.

Public Hearing

Chairman Drnas opened the Public Hearing and asked for anyone to come forward.  
There were none.

Chairman Drnas then closed the Public Hearing and asked for a staff recommendation.

Staff Recommendation

Mr. Horton recommended: approval

Commissioner West asked if there were any issues with Rocky Mountain Survey utility review comments; Mr. Horton said there were quite a few issues that came up, but they were all taken care of. One of the main things that we learned from Kent and research we did with state statute and our ordinances is we don't have the mechanism's to handle a condominium. So we are processing it the same way it was done in 2009 and will be looking to make changes to the ordinance.

Commissioner Sheehan confirmed the walls aren't actually moving, as Jeff Tuttle, Building Official made comment that each unit will have their own bathroom; this was confirmed. Commissioner Sheehan then asked if someone wanted to take their 4,000 square foot unit and divide it into two, then they would have to go through the building process for bathrooms. Shawn Arnoldi pointed out that some of the units have common areas with restrooms.

Commission Vote

Commissioner Shaw: Motion to approve with staff recommendations.

Commissioner Sheehan: Second.

Vote: All in favor. Motion carried unanimously.

**UNFINISHED BUSINESS**

There was none.

**NEW BUSINESS**

There was none.

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

- 1) Conditional Use Permit approval (staff level) for a Special Purpose Fence (6 ft. high in corner side yard) to be constructed on property located at 2170 Arthur Avenue, submitted by Bart Amundsen. (Project #: PZ-18-00169, Staff Representative: Steve Horton, City Planner)
- 2) Conditional Use Permit approval (staff level) for a Special Purpose Fence (6 ft. high in corner side yard) to be constructed on property located at 1113 Ruger Blvd, submitted by Bart Amundsen (Project #: PZ-18-00166, Staff Representative: Steve Horton, City Planner)
- 3) Minor Site Plan approval for a Canopy Covered Parking for Online Grocery Pick for Walmart submitted by SGA Group, located at 201 Gateway Blvd (Project #:PZ-18-00160, Staff Representative: Steve Horton, City Planner)

**PETITIONS AND COMMUNICATIONS**

**1) Written petitions and communications.**

**a. Update on City Council Actions**

| <b>Council<br/>Mtg.</b> | <b>P&amp;Z Item</b>   | <b>Council Action</b> |
|-------------------------|---|-----------------------|
| 11/06/18                | 1. Petition for Zoning Map Amendment filed by Marko Vukovich requesting to amend from I-2 Heavy Industrial to R-6 Manufactured Home Residential for a 0.356 acre parcel adjacent to Rancho-Bridger Mobile Home Park, said parcel approximately 20 ft. wide and abutting the entire length of the westerly property line. (Project #: PZ-18-00143, Staff Representative, Steve Horton, City Planner) | Approve               |

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

Ms. Greene welcomed Emily Lopez as our new commissioner, she was appointed to fill the unexpired term of Gabe Bustos.

Ms. Greene also let the Commissioners know they will find updated ordinance sections provided by Kristyn Muniz, Executive Assistant. Some of the sections are much older, however Kristyn has been going through and finding where copies of updates are needed and she is working hard to get all ordinances copies up to date.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 7:42 p.m..

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

\_\_\_\_\_ day of \_\_\_\_\_ 2018.

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Steve Horton, Secretary, Planning & Zoning Commission



## Planning & Zoning Commission Staff Report

**Project Name:** Bruce Macy Rezone from I-2 to I-1  
**Project Number:** PZ-18-00207  
**Report Date:** December 3, 2018  
**Meeting Date:** December 12, 2018

### Applicant / Property Owner

Bruce Macy  
925 Stagecoach Blvd  
Rock Springs, WY 82901

### Project Location

925 Stagecoach Blvd

### Current Zoning

I-2 (Heavy Industrial)

### Proposed Zoning

I-1 (Light Industrial)

### Public Notification

- Public Hearing Notice published in the Rocket Miner on November 24, 2018
- Property owner notice (200' radius) mailed 11-27-18

### Ordinance References

§13-810, §13-902

### Staff Representative

Steve Horton, AICP  
City Planner

### Attachments

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

### 1. Petition

Petition for Rezone from I-2 (Heavy Industrial) to I-1 (Light Industrial) for property abutting to the rear of Macy's Truck Repair at 925 Stagecoach Blvd

### 2. Background Information

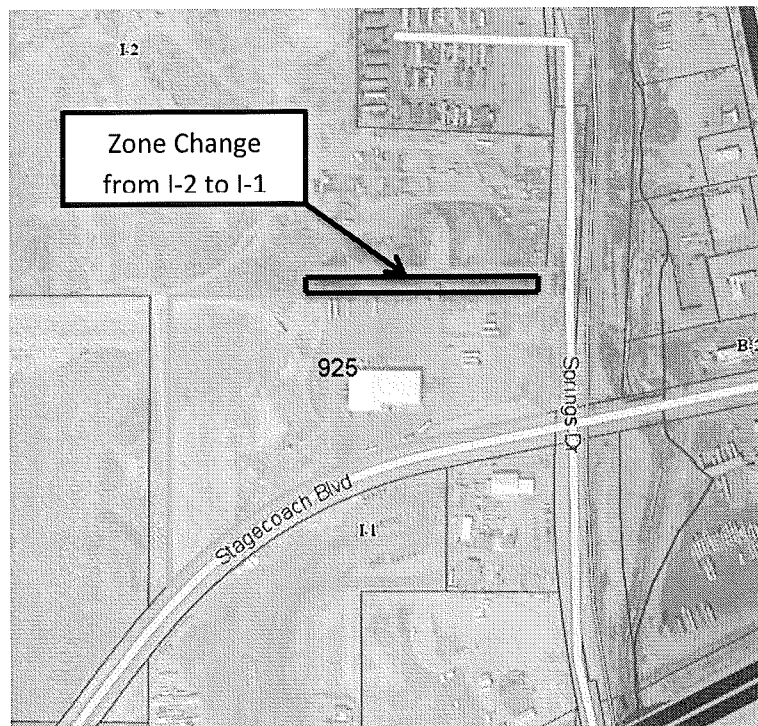
The Macy's Truck Repair was constructed in 2001 on a large tract on Stagecoach Blvd, Zoned I-1. Bruce Macy owns a smaller tract, 1.383 acres in size and zoned I-2, abutting the rear of the Macy's Truck Repair parcel. Bruce Macy now has submitted a Lot Line Adjustment to include the rear parcel into the main parcel. This parcel is being combined and a Zone Change to I-1 is necessary.

### 3. Existing Zoning I-2

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

### 4. Proposed Zoning I-1

Principally Permitted Uses include Permitted Uses of B-1 and B-2, including contractors offices, automotive and truck repair, outside storage of materials.



##### **5. Size and Location**

A PIECE, PARCEL OR TRACT OF LAND LOCATED IN LOT 8 OF SECTION 22, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E1/4) OF SAID SECTION 22;  
THENCE NORTH 89° 43' 10" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 22 A DISTANCE OF 48.75 FEET MORE OR LESS, TO A POINT THAT IS 100.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD SOUTH PASS BRANCH SPUR TRACK AS NOW CONSTRUCTED AND OPERATED, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89° 43' 10" WEST ALONG SAID EAST-WEST CENTERLINE FOR A DISTANCE OF 751.25 FEET;

THENCE NORTH 00° 16' 50" EAST FOR A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89° 43' 10" EAST FOR A DISTANCE OF 754.56 FEET MORE OR LESS, TO A POINT THAT IS 100.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD SOUTH PASS BRANCH SPUR TRACK AS NOW CONSTRUCTED AND OPERATED;

THENCE SOUTH 02° 38' 58" WEST PARALLEL TO SAID CENTERLINE FOR A DISTANCE OF 80.07 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OR 1.383 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS WHICH HAVE BEEN LEGALLY ACQUIRED. THE BASIS OF BEARING FOR SAID PARCEL IS NORTH 00° 14' 57" EAST FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SECTION 22, T19N, R105W.

AND CONTAINS 1.383 ACRES, MORE OR LESS.

##### **6. Surrounding Zoning and Land Use**

North – I-2 (Heavy Industrial)  
South - I-1 (Light Industrial)  
West- I-2 (Heavy Industrial)  
East – B-2 (Community Business)

Please refer to the zoning map excerpt above.

##### **7. Analysis**

The 2012 Master Plan designates this property as Industrial Use. Applicable Zone Districts are I-1 and I-2.

##### **8. Legal Description**

A PIECE, PARCEL OR TRACT OF LAND LOCATED IN LOT 8 OF SECTION 22, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E1/4) OF SAID SECTION 22;  
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AND CONTAINS 1.383 ACRES, MORE OR LESS.

**9. Utility Review Group Comments**

Attached

**10. Public Comment**

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

**11. Staff Recommendation**

Staff will make a recommendation following the public hearing.



2018  
CITY OF ROCK SPRINGS  
ZONING MAP  
AMENDMENT APPLICATION

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

City Use Only:

Date Received 11-7-18 File Number: P2-18-00207  
Payment Information: Amount Received: \$ 300.00 Received by: Steve Horton  
Cash or Check Number: 43639 Receipt Number: \_\_\_\_\_  
Date Certified as Complete Application: 11-8-18 By: Steve Horton

A. PROPERTY ADDRESS: Tract described in Book 1014, Page 1701 (attached)

(NOTE: IF THE PROPERTY DOES NOT HAVE AN EXISTING ASSIGNED ADDRESS, LEGAL DOCUMENTATION OF THE LOCATION MUST BE SUBMITTED - i.e. Property Tax ID Number, Legal Description, etc.)

B. CONTACT INFORMATION:

NOTE: The City of Rock Springs will only send correspondence to the names and mailing addresses provided on this application. Attach a separate sheet if necessary.

Petitioner Information: Petitioner Name: Bruce A. Macy  
Company Name: Stagecoach, LLC  
Street Address: 925 Stagecoach Boulevard  
City: Rock Springs State: WY Zip Code: 82901  
Email Address: bmacy@wyoming.com  
Phone Number: 307-362-6794 Fax Number: \_\_\_\_\_  
(Including area code) (Including area code)

Property Owner Information: Name: Bruce A. Macy  
Company Name: Stagecoach, LLC  
Street Address: 925 Stagecoach Boulevard  
City: Rock Springs State: WY Zip Code: 82901  
Email Address: bmacy@wyoming.com  
Phone Number: 307-362-6794 Fax Number: \_\_\_\_\_  
(Including area code) (Including area code)

Engineer / Surveyor Information: Name: Craig A. Shauers  
Company Name: JFC Engineers & Surveyors  
Street Address: 1682 Sunset Drive / PO Box 2026  
City: Rock Springs State: WY Zip Code: 82901  
Email Address: ashauers@jfc-wyo.com  
Phone Number: 307-362-7519 Fax Number: 307-362-7569  
(Including area code) (Including area code)

**C. PLEASE ANSWER THE FOLLOWING ON THE SPACE PROVIDED:**

1. Existing Master Plan Land Use Map Designation: Commercial
2. Existing Zoning Map Designation: I-2 (Heavy Industrial)
3. Requested Zoning Map Designation: I-1 (Light Industrial)
4. Square footage and/or acreage of property to be rezoned: 1.383 acres  
(if rezoning to multiple zoning districts, provide acreage of each proposed new zoning district)
5. Current Use of Land: Vacant
6. Proposed Use of Land: Light industrial as part of Macy's Truck Repair site.
7. Reason for requested Zoning Map Amendment:  
Petitioner owns the small tract zoned I-2 and a larger tract zoned I-1. Zone change is required in order to make a lot line adjustment of the two tracts.

**D. SUBMITTAL REQUIREMENTS:**

**NOTE:** The following items are required for submitting a complete Zoning Map Amendment (Zone Change) Application and must be submitted in accordance with the submittal deadlines listed on Page 3 of this application. Applications submitted after the submittal deadlines as listed will be postponed until the following month.

An incomplete application will not be reviewed and will be returned to the petitioner.

- ☒ Filing Fee (\$300.00).
- ☒ 20 copies of an accurately drawn map of property requested for rezoning. If the full-size scaled drawing is on a size larger than 11" x 17", then in addition to the 20 full size copies, one reduced copy no larger than 11" x 17" must also be submitted. A survey may be required.
- ☒ Electronic version of Zoning Map amendment provided in PDF format either on thumb drive or emailed to: city\_planner@rswy.net
- ☒ Legal description of the property provided on a typed sheet and also supplied electronically in Word format or emailed to: city\_planner@rswy.net.
- ☒ Petitioner shall post the property within 10 days of the first public hearing. Sign shall state the nature of the request and time and date of the public hearing. (See Diagram 3 for suggested posting language.)

**E. SAMPLE PROPERTY POSTING NOTICE**

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

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

## F. SUBMITTAL SCHEDULE:

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

|                               | January Meeting  | February Meeting | March Meeting | April Meeting | May Meeting | June Meeting | July Meeting | August Meeting | September Meeting | October Meeting | November Meeting | December Meeting |
|-------------------------------|--|------------------|---------------|---------------|-------------|--------------|--------------|----------------|-------------------|-----------------|------------------|------------------|
| Application Deadline          | 12/6/2017*   | 1/22/2018        | 2/19/2018     | 3/19/2018     | 4/16/2018   | 5/21/2018    | 6/18/2018    | 7/16/2018      | 8/20/2018         | 9/17/2018       | 10/22/2018       | 11/19/2018       |
| Public Hearing Ad             | A Public Hearing Notice is prepared by the City of Rock Springs and published in the Rock Springs <i>Rocket Miner</i> Newspaper a minimum of fifteen (15) days prior to the Planning and Zoning Commission Public Hearing.   |                  |               |               |             |              |              |                |                   |                 |                  |                  |
| Property Posted by Petitioner | 12/31/2017   | 2/4/2018         | 3/4/2018      | 4/1/2018      | 4/29/2018   | 6/3/2018     | 7/1/2018     | 7/29/2018      | 9/2/2018          | 9/30/2018       | 11/4/2018        | 12/2/2018        |
| Adjacent Owner Notice         | Property Owner Notices are prepared by the City of Rock Springs and are mailed to property owners within 200' of the effected property a minimum of ten (10) days prior to the Planning and Zoning Commission Public Hearing.  |                  |               |               |             |              |              |                |                   |                 |                  |                  |
| P&Z Public Hearing            | 1/10/2018  | 2/14/2018        | 3/14/2018     | 4/11/2018     | 5/9/2018    | 6/13/2018    | 7/11/2018    | 8/6/2018       | 9/12/2018         | 10/10/2018      | 11/14/2018       | 12/12/2018       |
| City Council Hearing Ad       | After the Planning and Zoning Commission Public Hearing, a second Public Hearing Notice is prepared by the City of Rock Springs and published in the Rock Springs <i>Rocket Miner</i> Newspaper a minimum of fifteen (15) days prior to the City Council Public Hearing. |                  |               |               |             |              |              |                |                   |                 |                  |                  |
| **Council Public Hearing      | 2/6/2018   | 3/6/2018         | 4/3/2018      | 5/1/2018      | 6/5/2018    | 7/3/2018     | 8/7/2018     | 9/4/2018       | 10/2/2018         | 11/6/2018       | 12/4/2018        | 1/8/2019         |

\* Deadline moved due to Holiday.

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

## G. SIGNATURE(S) REQUIRED:

I acknowledge that I have read and understand this application and the pertinent Zoning Map Amendment regulations (Section 13-902 of the Rock Springs City Ordinances). I further agree if the Zoning Map Amendment is approved, I will comply with all pertinent regulations and conditions as set forth by the City of Rock Springs. I certify that the information provided with this application is true and correct.

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

Signature of Applicant Brian R May Date 11-7-2018  
 Signature of Owner Brian R May Date 11-7-2018  
 Signature of Engineer/Surveyor G.A. Shann Date 11/7/2018

**QUITCLAIM DEED**

LANCE A. NEEFF, Grantor, of the County of Sweetwater, State of Wyoming, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, hereby CONVEYS and QUITCLAIMS to STAGECOACH, LLC, a Wyoming limited liability company, Grantee, whose mailing address is 925 Stagecoach, Rock Springs, Wyoming 82901, all interest in the following described real property, situated in the County of Sweetwater, in the State of Wyoming, to-wit:

A PIECE, PARCEL OR TRACT OF LAND LOCATED IN LOT 8 OF SECTION 22, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E1/4) OF SAID SECTION 22;

THENCE NORTH 89°43'10" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 22 A DISTANCE OF 48.75 FEET MORE OR LESS, TO A POINT THAT IS 100.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD SOUTH PASS BRANCH SPUR TRACK AS NOW CONSTRUCTED AND OPERATED, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°43'10" WEST ALONG SAID EAST-WEST CENTERLINE FOR A DISTANCE OF 751.25 FEET;

THENCE NORTH 00°16'50" EAST FOR A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89°43'10" EAST FOR A DISTANCE OF 754.56 FEET MORE OR LESS, TO A POINT THAT IS 100.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD SOUTH PASS BRANCH SPUR TRACK AS NOW CONSTRUCTED AND OPERATED;

THENCE SOUTH 02°38'58" WEST PARALLEL TO SAID CENTERLINE FOR A DISTANCE OF 80.07 FEET TO THE TRUE POINT OF BEGINNING,

THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OF 1.383 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS WHICH HAVE BEEN LEGALLY ACQUIRED. THE BASIS OF BEARING FOR SAID PARCEL IS NORTH 00°14'57" EAST FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SECTION 22, T19N, R105W.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS my hand this 13<sup>th</sup> day of September 2004.

LANCE A. NEEFF

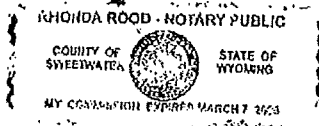
The State of Wyoming )

County of Sweetwater )

ss.

The foregoing Quitclaim Deed was acknowledged before me by Lance A. Neff this 13<sup>th</sup> day of September 2004.

Witness my hand and official seal.



Rhonda Rood  
Notary Public

My Commission Expires: 3-07-05

A PIECE, PARCEL OR TRACT OF LAND LOCATED IN LOT 8 OF SECTION 22, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER (E1/4) OF SAID SECTION 22;

THENCE NORTH 89° 43' 10" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 22 A DISTANCE OF 48.75 FEET MORE OR LESS, TO A POINT THAT IS 100.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD SOUTH PASS BRANCH SPUR TRACK AS NOW CONSTRUCTED AND OPERATED, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89° 43' 10" WEST ALONG SAID EAST-WEST CENTERLINE FOR A DISTANCE OF 751.25 FEET;

THENCE NORTH 00° 16' 50" EAST FOR A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89° 43' 10" EAST FOR A DISTANCE OF 754.56 FEET MORE OR LESS, TO A POINT THAT IS 100.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD SOUTH PASS BRANCH SPUR TRACK AS NOW CONSTRUCTED AND OPERATED;

THENCE SOUTH 02° 38' 58" WEST PARALLEL TO SAID CENTERLINE FOR A DISTANCE OF 80.07 FEET TO THE **TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OR 1.383 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS WHICH HAVE BEEN LEGALLY ACQUIRED. THE BASIS OF BEARING FOR SAID PARCEL IS NORTH 00° 14' 57" EAST FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SECTION 22, T19N, R105W.

**PUBLIC HEARING NOTICE  
CITY OF ROCK SPRINGS  
PLANNING & ZONING COMMISSION  
DECEMBER 12, 2018 AT 7:00 P.M.**

**TAKE NOTICE** that the Rock Springs Planning & Zoning Commission will hold public hearings in the Rock Springs City Hall Council Chambers at 7:00 p.m. on Tuesday, December 12, 2018, where all interested parties will have the opportunity to appear and be heard regarding the following applications:

- An application submitted by Bruce Macy to rezone a 1.383 tract located in Lot 8 of Section 22, Resurvey Township 19 North, Range 105 West of the 6<sup>th</sup> Principal Meridian, Sweetwater County, Wyoming, and more generally known as located abutting the rear of Macy's Truck Repair, 925 Stagecoach Blvd, Rock Springs.

You may view a copy of the applications at the Rock Springs Planning Department Office, 212 'D' Street, Rock Springs, Wyoming or on the City's website at: [www.rswy.net](http://www.rswy.net).

Dated this 24<sup>th</sup> day of November, 2018.

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

*Publish: November 24, 2018*  
*Bill To: City of Rock Springs*



**Department of Public Services**

212 D Street, Rock Springs, WY 82901

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

[www.rswy.net](http://www.rswy.net)

November 27, 2018

Dear Property Owner or Interested Party:

This letter is to inform you that a petition has been filed with the City of Rock Springs by Bruce Macy requesting that the Official Zoning Map of the City of Rock Springs be amended from I-2 (Heavy Industrial) to I-1 (Light Industrial) for the following property:

A PIECE, PARCEL OR TRACT OF LAND LOCATED IN LOT 8 OF SECTION 22, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

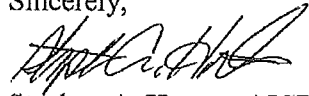
COMMENCING AT THE EAST QUARTER CORNER (E1/4) OF SAID SECTION 22;  
THENCE NORTH 89° 43' 10" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 22 A DISTANCE OF 48.75 FEET MORE OR LESS, TO A POINT THAT IS 100.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD SOUTH PASS BRANCH SPUR TRACK AS NOW CONSTRUCTED AND OPERATED, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;  
THENCE CONTINUING NORTH 89° 43' 10" WEST ALONG SAID EAST-WEST CENTERLINE FOR A DISTANCE OF 751.25 FEET;  
THENCE NORTH 00° 16' 50" EAST FOR A DISTANCE OF 80.00 FEET;  
THENCE SOUTH 89° 43' 10" EAST FOR A DISTANCE OF 754.56 FEET MORE OR LESS, TO A POINT THAT IS 100.00 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE UNION PACIFIC RAILROAD SOUTH PASS BRANCH SPUR TRACK AS NOW CONSTRUCTED AND OPERATED;  
THENCE SOUTH 02° 38' 58" WEST PARALLEL TO SAID CENTERLINE FOR A DISTANCE OF 80.07 FEET TO THE **TRUE POINT OF BEGINNING**.  
THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OR 1.383 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS WHICH HAVE BEEN LEGALLY ACQUIRED. THE BASIS OF BEARING FOR SAID PARCEL IS NORTH 00° 14' 57" EAST FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SECTION 22, T19N, R105W.

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

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

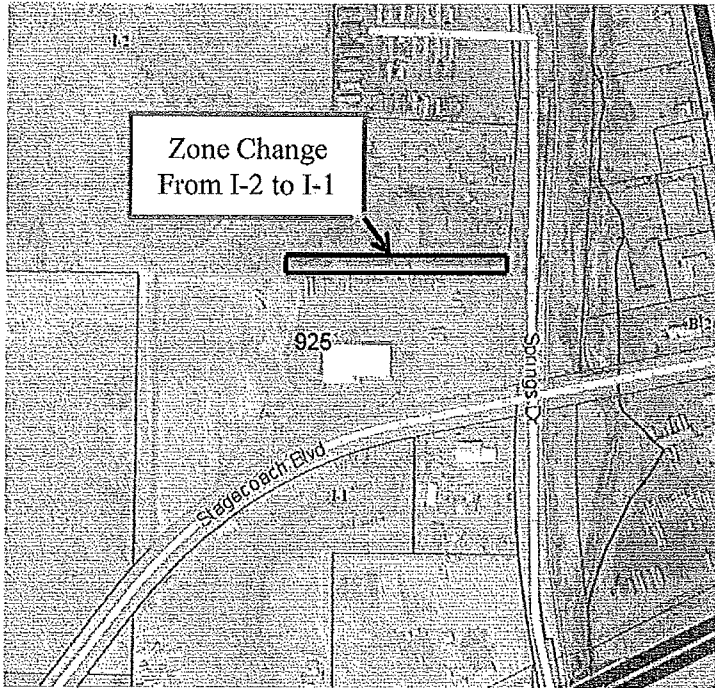


Sincerely,



Stephen A. Horton, AICP  
City Planner

Enc.



A & R REAL ESTATE HOLDINGS LLC  
PO BOX 543  
ROCK SPRINGS, WY 82902-0543

A & R REAL ESTATE HOLDINGS LLC  
& WIRE CORDELIA A  
PO BOX 543  
ROCK SPRINGS, WY 82902-0543

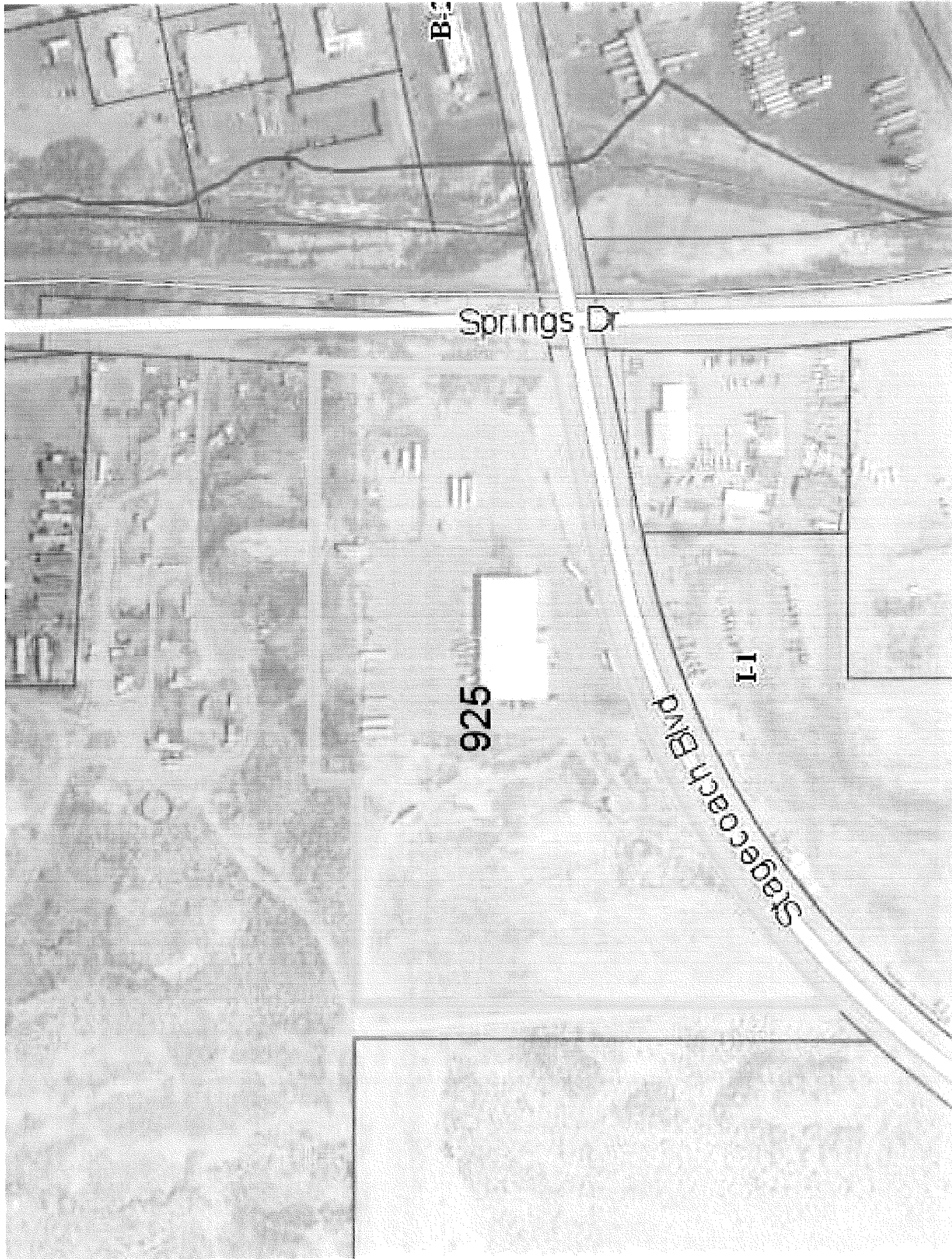
CITY OF ROCK SPRINGS  
212 D ST  
ROCK SPRINGS, WY 82901-6235

LCI INC  
6905 S 1300 E # 277  
MIDVALE, UT 84047-1817

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

STAGECOACH LLC  
925 STAGECOACH BLVD  
ROCK SPRINGS, WY 82901-4056

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



B-2

Springs Dr

925

11

Stagecoach Blvd



Proposed Development: Bruce Macy Rezone  
Utility Review Meeting: November 20, 2018

**Utility Review Committee Comments:**

City of Rock Springs Engineering Department (Meghan Jackson)

1. Approved

City of Rock Springs Building Inspections (Jeff Tuttle)

1. Approved

City of Rock Springs Planning Department (Cindy Sheehan)

1. Approved

City of Rock Springs Water Department (Clint Zambai)

1. Approved

City of Rock Springs Fire Department (Rick Cozad)

1. Approved

Dominion Energy (Josh Sargent)

1. Approved

Colorado Interstate Gas (Stephen Bacon)

1. Approved

All West Communications (Marty Carollo)

1. Approved

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

Stephen A. Horton, AICP, City Planner

11-20-18

Date

December 12, 2018

Planning & Zoning Commission  
City of Rock Springs  
212 D Street  
Rock Springs, WY 82901

**Re: City Council Action Report**

Dear Honorable Commissioners:

Please find a City Council Action Report for the following City Council meetings:

| Council<br>Mtg. | P&Z Item   | Council<br>Action |
|-----------------|--|-------------------|
| 12/04/18        | 1. Petition for Commerce Centre Condominium Revision #2 filed by Dory Doud<br>(Project #PZ-18-00172, Staff Representative, Steve Horton, City Planner) | Approve           |

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

Sincerely,



Stephen Horton, AICP  
Director of Public Services/City Planner