PLANNING AND ZONING COMMISSION
MEETING AGENDA
March 13, 2019 at 7:00 p.m.

ROLL CALL

APPROVAL OF MINUTES

1. Review and approval of the February 13, 2019 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. Request for **Conditional Use Permit** approval for a **Towing and Recovery Office and Storage Yard** for property located at 257 Industrial Drive, submitted by Clay Devine, owner of El Rancho Towing. (Project #: PZ-19-00060, Staff Representative: Cindy Sheehan, Planning Technician)

UNFINISHED BUSINESS

1. Withdrawal of Application for a Zoning Map Amendment for property located at 412 Bridger Avenue, submitted by Joe Seneshale.
   (Project #: PZ-18-00101, Staff Representative: Cindy Sheehan, Planning Technician)

NEW BUSINESS

1. Notification of Approved Applications for January and February 2019.

PETITIONS AND COMMUNICATIONS

1. City Council Action Report

ADJOURNMENT

PLANNING AND ZONING COMMISSION MINUTES

February 13, 2019
Wednesday, 7:00 p.m.
City Hall, Rock Springs, Wyoming

Commissioners Present:	Vice-Chairman Mike Shaw Kevin Hardesty Gary Collins Lauren Schoenfeld Dan Kennedy	Sue Lozier Matthew Jackman Emily Lopez Tim Sheehan
Commissioners Absent:		
Staff Present:	Cindy Sheehan, Planning Technician Cathy Greene, Sr. Admin. Assist.	

CALL TO ORDER

Vice Chairman Shaw 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.

ELECTION OF OFFICERS

Sue Lozier, Emily Lopez, and Tim Sheehan were the 2019 nominating committee.

Nominee for the 2019 Planning and Zoning Commission Chairman is: Tim Sheehan
Commission Motion and Vote:
Commissioner Schoenfeld: motion to elect Tim Sheehan.
Commissioner Collins: second
All in favor, motion passes.

Nominee for the 2019 Planning and Zoning Vice Chairman is: Matt Jackman
Commission Motion and Vote:
Commissioner Sheehan: motion to elect Vice-Chairman Matt Jackman.
Commissioner Schoenfeld: second
All in favor, motion passes.

Nominee for the 2019 Planning and Zoning BOA Representative: *Dan Kennedy*
Commission Motion and Vote:
Commissioner Jackman: motion to elect Planning and Zoning BOA Representative Dan Kennedy.
Commissioner Lozier: second
All in favor, motion passes.

Chairman Sheehan took over the meeting as the 2019 Chairman.

APPROVAL OF MINUTES

Chairman Sheehan asked the Commission for any corrections or additions to the Minutes from the January 9, 2019, Planning and Zoning Commission Meeting.

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

Commissioner Jackman: Motion to approve the Minutes as presented.
Commissioner Kennedy: Second.
Vote: All in favor. Motion carried unanimously.

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

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

Commissioner Jackman: Motion to accept all correspondence and Staff Reports into the record.
Commissioner Schoenfeld: Second.
Vote: All in favor. Motion carried unanimously.

CHANGES TO THE AGENDA

There were none.

PUBLIC HEARINGS

There were none.

NEW BUSINESS

There were none.

NOTIFICATION OF MINOR SITE PLANS / STAFF APPROVED CONDITIONAL USE PERMITS

There were none.

PETITIONS AND COMMUNICATIONS

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

Date of Council Meeting	P&Z Item	Council Action
January 15, 2019	1) **Public Hearing & 2nd Reading** on a request from Bruce Macy to amend the Official Zoning Map of the City of Rock Springs from I-2 (Heavy Industrial) to I-1 (Light Industrial) for a parcel totaling 1.38 acres and located in Lot 8 of Section 22, Township 19 North, Range 105 West of the 6th Principal Meridian (925 Stagecoach Boulevard). 2) **Public Hearing and 1st Reading** of an Ordinance amendment to Article 7-1 entitled "Building Code" to update building codes to the 2018 Edition of the ICC.	1) *2nd Reading* 2) *1st Reading*
February 5, 2019	1) **Public Hearing & 3rd Reading** on a request from Bruce Macy to amend the Official Zoning Map of the City of Rock Springs from I-2 (Heavy Industrial) to I-1 (Light Industrial) for a parcel totaling 1.38 acres and located in Lot 8 of Section 22, Township 19 North, Range 105 West of the 6th Principal Meridian (925 Stagecoach Boulevard). 2) **Public Hearing and 2nd Reading** of an Ordinance amendment to Article 7-1 entitled "Building Code" to update building codes to the 2018 Edition of the ICC.	1) *Approved Ordinance 2019-01* 2) *2nd Reading*

2) Petitions and communications from the floor.
Ms. Greene welcomed both new Commissioners, Kevin Hardesty to fill unexpired term of Keaton West and Gary Collins has been appointed to a first term to fill the expired term of Joe Drnas.

Chairman Sheehan inquired about the Council Action Report, Ms. Greene stated it was attached to their packets, Ms. Sheehan highlighted the Building Code Ordinance update that was on the report.

Ms. Greene also informed the Commissioners they each had ordinance updates in front of them from the clerk's office.

Also, with no items on the agenda Ms. Greene stated they added some basic housekeeping items;

- **Procedure for public comment** – help with understanding the process
- **Order of business for P&Z meetings** – good go by for the new Chairman
- **Planning and Zoning Commission bylaws** –you can miss three meetings, the fourth meeting will cause you to exceed 33% and could be grounds for removal. Review them for your information and let us know if you have any questions.

Chairman Sheehan inquired about the December minutes which were addressed in January, but with full attendance it was brought up again as a reminder to use your microphones and not talk over each other.

Ms. Sheehan stated as a matter of housekeeping measure as well, that item should not have been brought to this commission. There was a lot of conjecture on what should happen with their property, a lot of guessing, a lot of confusion and it lead to a few meetings in the office with more confusion. There was a lot of guessing as to what they should/could do and it should have been

addressed in the office. When applications are being brought forward it should be a yes or no to the application, not for the commission to be offering suggestions. Moving forward this is something that shouldn't happen and will already be discussed in the office.

Ms. Sheehan asked if there were any questions on it, Chairman Sheehan said we do have a set a rules we need to follow and stay within. Ms. Greene stated that what got really confusing were all the ideas being thrown out saying, maybe they could do this, maybe they could do that. Then the citizens took all the comments from the commission and came into the office thinking they could proceed with any of them. Then to tell them no again, created a lot of havoc. Ms. Sheehan said they have decided to not operate at that location and will be applying for a home occupation to run it from their actual home.

Commissioner Lozier asked if there was anything we can do to prevent that from happening again; Ms. Sheehan said it shouldn't have been on the agenda, or it should have been spelled out completely what they could or couldn't do.

Ms. Sheehan said it's not a function of a recommending board and they should have gone straight to council.

Chairman Sheehan reminded everyone to insert their ordinance updates into their notebooks. Also that he would be interested in a committee for updating the bylaws; Ms. Sheehan said for the commissioners to review them and let us know of any changes they would like to see.

Commissioner Schoenfeld had a request; of the last few meetings having things that were stamped received a couple of months earlier and not having time to look ordinances up before the meetings, even if it's skipped in the packet to email it separately; Ms. Sheehan said they get stamped in and then still need to be completed before they come before the commission. Ms. Sheehan said maybe a report of what's been done over the past month. Chairman Sheehan asked if there is language in the ordinance can there be a reference to it.

Ms. Sheehan also mentioned having some sort of training in the next couple of months, she is new and there are new commission members, etc.

Commissioner Shaw recommended something to avoid talk overs was for the Chair to recognize each individual talking; a great idea.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:21p.m.

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

_____ day of March 2019.

_____

Paul Kauchich, Secretary, Planning & Zoning Commission

Planning & Zoning Commission Staff Report

Project Name: El Rancho Towing Site Plan & Conditional Use
Project Number: PZ-19-00060-CUP
Utility Review Date: February 26, 2019
Report Date: March 7, 2019
Meeting Date: March 13, 2019

Applicant
Clay Devine
1072 Jackson Street
Rock Springs, WY 82901

Property Owner
Industrial Developers, LLC
P.O. Box 1651
Rock Springs, WY 82902-1651

Project Location
3.62 Acres, NE, Section 22,
Township 19 North
Range 105 West

Zoning
I-2 (Heavy Industrial)

Public Notification
- Rocket Miner – 02/23/19
- City website

Previous P&Z Action
None for this property.

Ordinance References
§13-107
§13-811
§13-904
§13-905

Wyoming Statute References
W.S. §31-5-1701
W.S. §31-13-101 et. seq.

Staff Representative
Cindy Sheehan, Planning Tech

Attachments
- Application
- Site Plan
- Public Hearing Notice
- Adjacent Owner Notice
- Maps

Request

Review and approval of a site plan and conditional use permit application for El Rancho Towing to operate a "Towing and Recovery Office and Storage Yard" on a leased parcel zoned Heavy Industrial (I-2).

Background

City Ordinances

Most local towing companies operating within City Limits are operating as non-conforming uses on property zoned B-R and B-2. Some companies had storage yards on their property and those that did not would share yards with other towing companies. Approval was largely through Occupation Tax Licenses and zoning did not specify towing as a use in any district until 2014.

On March 20, 2012, Ordinance No. 2012-01 amended §13-815.N.(7), Home Occupations, to list Towing as a ***prohibited*** Home Occupation.

On April 15, 2014, Ordinance No. 2014-03 amended §13-811.C., Heavy Industrial Zone (I-2), to ***add*** "Towing and Recovery Office and Storage Yard" to the list of Conditionally Permitted Uses in that zone district and that is the Ordinance by which they are currently regulated.

State Statutes

Wyoming Statute §31-5-1701 directs WYDOT to adopt rules and regulations related to the nonconsensual removal of vehicles from highways. As a division of WYDOT, the Wyoming Highway Patrol enforces those regulations.

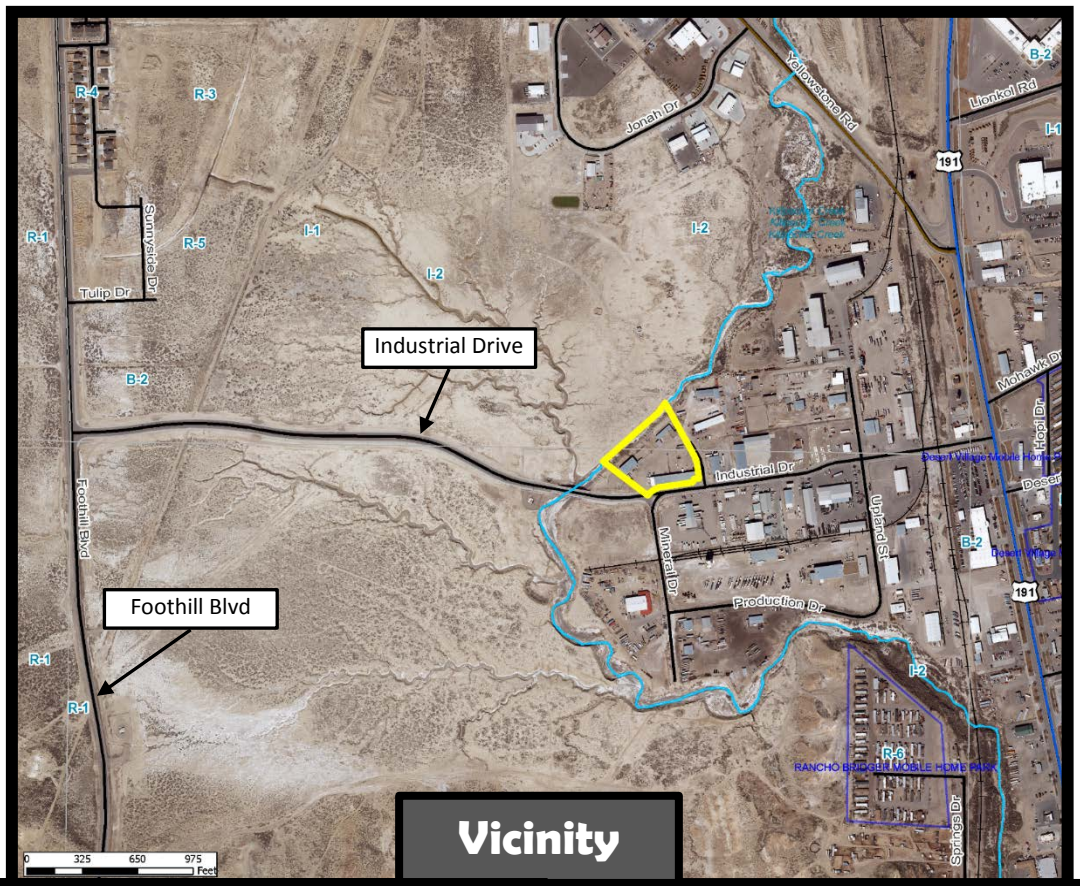
On January 29, 2019, WHP had a meeting with the towing industry to discuss Statutes, licensing and rules for towing companies. W. S. §31-13-114 requires that storage and disposal facilities be licensed but "shall not issue a license under this law to any person who is located in any area with a residential zoning". WYDOT/WHP requires that towing companies within the same rotational area must operate independent of each other and must have "an actual business office located at the physical address that is used for the business facility".

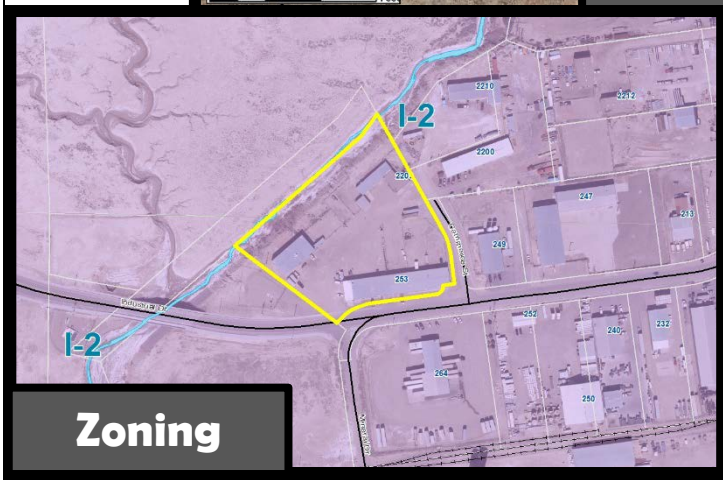
Analysis

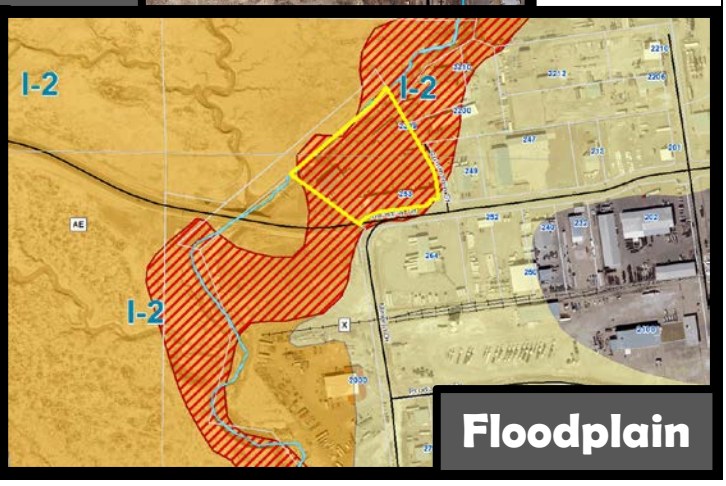
On January 15, 1998, Mr. Devine submitted an Occupation Tax Application listing El Rancho Towing's business address as 1135 Dewar Drive. This was also the business address for Burn's Towing which included a storage yard.

El Rancho Towing is considered a non-conforming use for compliance with the zoning ordinance since he has been operating in the same manner since 1998. Due to the new WYDOT/WHP requirements, Mr. Devine had to relocate his business to an appropriately zoned property.

Mr. Devine has secured a lease to operate at 257 Industrial Drive on property owned by Industrial Developers, LLC. This property is zoned Heavy Industrial (I-2) and all property within a quarter mile circumference is also zoned I-2. Other businesses in this area include oilfield companies (Legend Services, Moneyhun Welding), bulk storage and distribution (V1 Propane) and major automotive services (Inland Truck Parts & Service, Tire Den Point S).







Planning & Zoning Commission Staff Report

Project Name: El Rancho Towing Site Plan & Conditional Use
Project Number: PZ-19-00060-CUP
Utility Review Date: February 26, 2019
Report Date: March 6, 2019
Meeting Date: March 13, 2019

Utility Review Meeting

Wyoming Abandoned Mine Lands – Property is not impacted by any known abandoned mine workings. No remediation action is necessary at this time.
CenturyLink – If business plans on digging, call 811 for locates before doing so. CenturyLink does have copper plant providing services to the building.
Dominion Energy – Plans as submitted meet my agency's requirements. Do not put any structure over gas lines. If adding more gas load, contact Dominion Energy to ensure that meter/service line are adequate to handle load.
Rocky Mountain Power – Plans as submitted meet my agency's requirements.
Rock Springs Building Official - Approved.
Rock Springs Engineering – Drainage shall not affect adjacent properties.
Rock Springs Fire Inspector - Plans as submitted meet my agency's requirements.
Rock Springs Water Department – Double check backflow preventer must be installed.
Rock Springs Wastewater Department - Plans as submitted meet my agency's requirements.
Rock Springs Planning – §13-818 – Signs must be approved before installation. §13-818.O.(4) – Trash must be enclosed or screened. §13-818.F – A fence permit must be approved before installation. §13-815.I – Off-street parking regulations require 9 spaces total. No towed, recovered or impounded vehicles shall occupy those spaces. All towed, recovered or impounded vehicles must be stored in the building or in the area behind the building shown on the approved site plan. §13-813 – A floodplain development permit must be approved before construction of the fence.

Conditional Use Permit Ordinance Review (§13-905)

13-905.A. Generally: *Certain uses, while generally not suitable in a particular Zoning District, may, under certain circumstances, be acceptable. When such circumstances exist, a Conditional Use Permit may be granted. The Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the permit and periodic review may be required. The permit shall be granted for a particular use and not for a particular person or firm.*

13-905. D. Review and Decision by Planning and Zoning Commission: *The Commission shall consider the effect of the proposed use upon the health, safety and general welfare of occupants of surrounding lands, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the Comprehensive Plan. The Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary or it may deny the application.*

The 2012 Master Plan classifies this area for industrial uses and development. Industrial Drive is classified as an Arterial Street per the Transportation Master Plan Map (amended 2016). The 2012 Master Plan explains arterial streets as "designed to carry large amounts of traffic and normally comprise about 10 percent of the total roadway system." Other arterials streets include Stagecoach Boulevard, College Drive and Foothill Boulevard.

There should be little to no impact to surrounding properties or infrastructure. There will be no on-street parking and all towed vehicles will be brought to the rear of the building away from Industrial Drive.

Staff Recommendation

Mr. Devine has been in business since 1998. I could find no records of violations or complaints about his company or his property. Mr. Devine chose to relocate to a properly zoned property in order to continue operating his business within the regulatory requirements of the State and the City.

If the Commission decides to approve the Conditional Use Permit, Staff requests that the following conditions be considered:

- Towed vehicles shall be parked inside the building or within the storage lot as shown on the approved site plan.
- Vehicles must be parked in an orderly manner. No stacking of vehicles is allowed.
- The storage lot is limited to usage only by the holder of this Conditional Use Permit.
- No parting or salvage of vehicles is allowed with this permit. Salvage operations will require an amended Conditional Use Permit and Site Plan.
- No towed, recovered or impounded vehicles shall occupy required off-street parking spaces.

A formal recommendation will be provided after public comment at the Planning & Zoning Commission Meeting.

CITY OF ROCK SPRINGS SITE PLAN & CONDITIONAL USE PERMIT APPLICATION

(For Commercial / Industrial Development)

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

03.13.19 P&Z
02.26.19 UR

City Use Only:

Date Received 02.15.19 **File Number:** PZ 19.00060

Payment Information:

Amount Received: $100 **Received by:** Cindy

Cash or Check Number: 2759 **Receipt Number:** R.2019.02.15.1799

Date Certified as Complete Application: 02.15.19 **By:** Cindy

A. PROPERTY ADDRESS: 257 Industrial Drive RS 82901

(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: 1905.22.1.00.014.00

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: Clay Devine
Company Name: El Rancho Towing
Street Address: 1072 Jackson St.
City: Rock Springs **State:** Wy **Zip Code:** 82901
Email Address: Devin1701@usa.com
Phone Number: 307.382-4200 (including area code) **Fax Number:** (including area code)

Property Owner Information:

Name: John Constantino
Company Name: Industrial Developers LLC
Street Address: PO Box 1651
City: Rock Springs **State:** Wy **Zip Code:** 82901
Email Address:
Phone Number: 307-350-8071 (including area code) **Fax Number:** (including area code)

Engineer / Architect Information:

Name:
Company Name:
Street Address:
City: **State:** **Zip Code:**
Email Address:
Phone Number: (including area code) **Fax Number:** (including area code)

C. CONDITIONAL USE PERMIT(S) REQUESTED (check all that apply): PZ·19·00060

C.U.P. Requiring
Planning and Zoning Commission Approval

- ☐ Adjusted Front Setback
- ☐ Bed and Breakfast Inn
- ☐ Corner Side Yard Attached Carport
- ☐ Detached Garage Exceeding 1,200sf
- ☐ Gas Pumps & Fueling Stations
- ☐ Lot Coverage Exceeding 50%
- ☐ Off-Site Parking
- ☐ Use of Explosives
- ☒ Other, please specify: TOWING & RECOVERY OFFICE & STORAGE YARD

C.U.P. Requiring
Staff Level Approval

- ☐ Accessory Structure Exceeding Height of Primary Structure
- ☒ Special Purpose Fence
- ☐ Unpaved Parking Area
- ☐ Land Reclamation, Mining, & Soil Processing
- ☐ Garage Exceeding Three (3) Doors
- ☐ Driveway Access Exceeding 65% Street Frontage

D. PLEASE ANSWER THE FOLLOWING ON THE SPACES PROVIDED:

1. Describe all structures and uses located on this property, including existing and proposed uses and structures. **A Site Plan shall accompany this application.** Please refer to the enclosed Site Plan Checklist.

   50 x 50 Shop with a 80' x 50' Fenced Storage lot

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

   Small vehicle towing with short term storage
   Permanent Business - have operated in RS for 10 years
   office hours 8am-5pm with some other hours work

E. 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.)

F. SUBMITTAL REQUIREMENTS:

PZ19.00060

The following items are required for submitting a complete Conditional Use Permit / Site Plan Application and must be submitted in accordance with the submittal deadlines listed on Page 4 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 - $60.00 PLUS Major OR Minor Site Plan (Major = $100.00/Minor = $40.00) $100
- ❑ 10 – Full-size Site Plan drawings drawn to scale (folded)
- ❑ 1 - 11x17 Site Plan drawing drawn to scale (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)

G. 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 (separate Floodplain Development Permit Application also required)

H. 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 _____ Date 2-15-19

Signature of Owner _____ Date _____

Signature of Engineer/Architect (if applicable) _____ Date _____

12. Notices. All Notices and other communications hereunder shall be in writing and shall be deemed to be duly given if deposited or delivered by registered or certified United States mail to the Landlord as follows:

PZ19.00060

Industrial Developers, LLC
P.O. Box 1651
Rock Springs, Wyoming 82902-1651

And Tenant as follows:

El Rancho Towing
PO Box 2781
Rock Springs, Wyoming 82902

IN WITNESS WHEREOF, THIS lease has been executed by the landlord and Tenants the date first written above.

INDUSTRIAL DEVLOPERS LLC

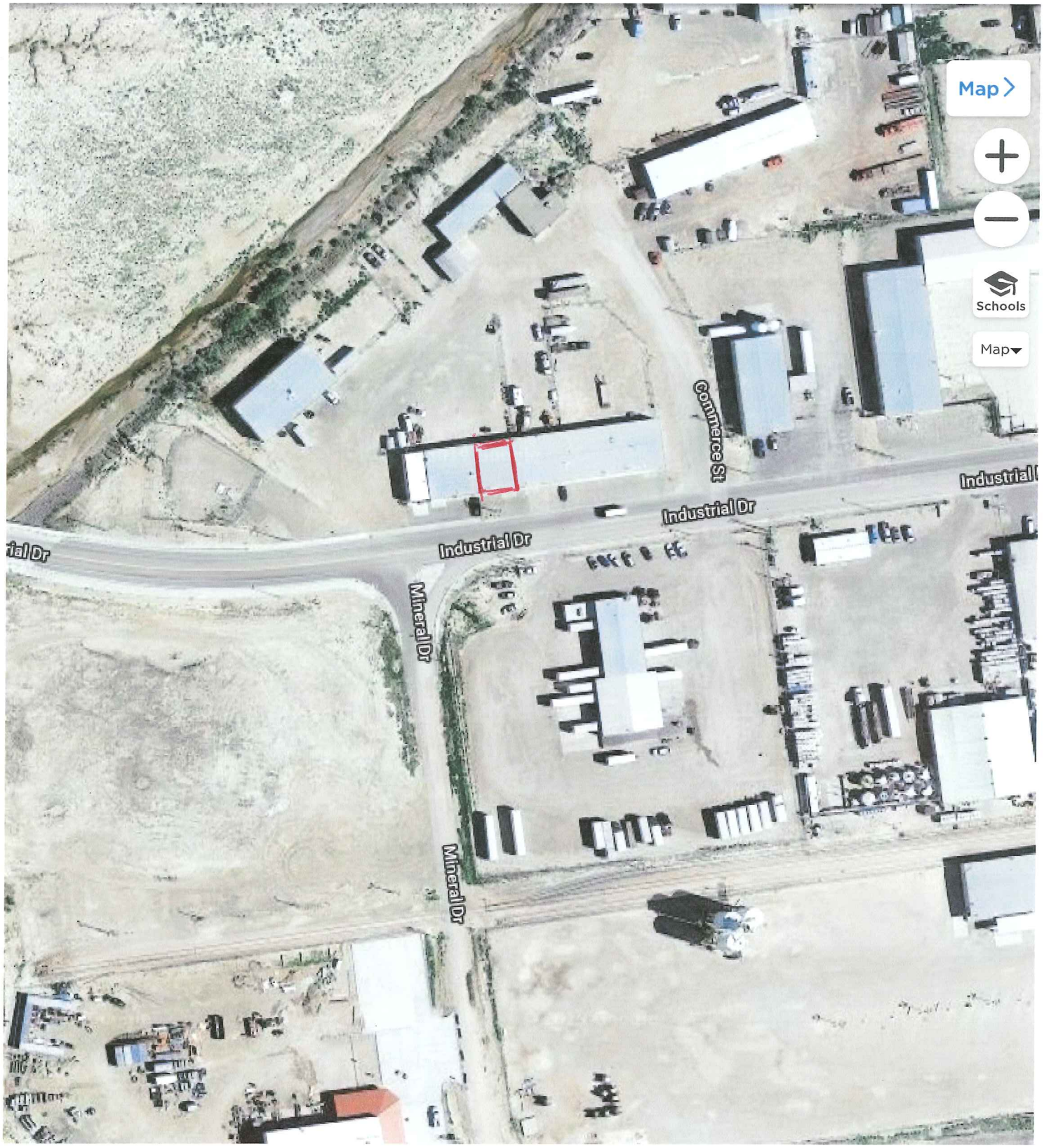
307-350-8071

John R. Costantino

EL RANCHO TOWING

Clay Devine

industrial driv... Listing Type Any Price 0+ Beds More PZ-19-00060



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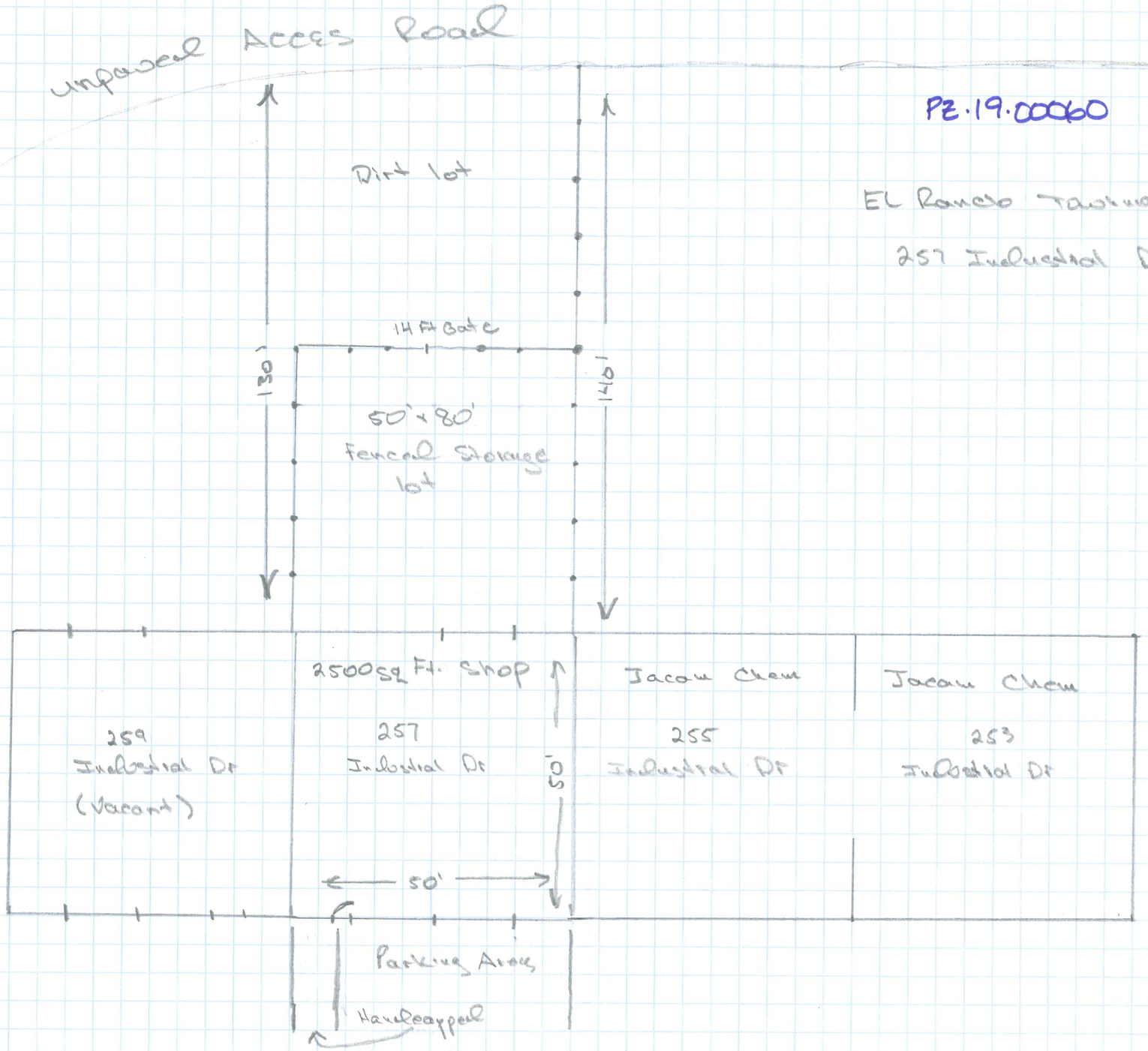
PZ.19.00060

El Rancho Tavern

257 Industrial Dr.



Industrial Drive

PUBLIC HEARING NOTICE
CITY OF ROCK SPRINGS
PLANNING & ZONING COMMISSION
MARCH 13, 2019 AT 7:00 P.M.

TAKE NOTICE that the Rock Springs Planning & Zoning Commission will hold a public hearing in the Rock Springs City Hall Council Chambers at 7:00 p.m. on Wednesday, March 13, 2019, where all interested parties will have the opportunity to appear and be heard regarding the following application:

- A Conditional Use Permit application submitted by Clay Devine, owner of El Rancho Towing, to operate a Towing and Recovery Office and Storage Yard at 253 Industrial Drive. This property, legally described as 3.62 acres located in the NE1/4 of Section 22, Township 19 North, Range 105 West, is owned by Industrial Developers and zoned I-2 (Heavy Industrial). Mr. Devine will operate on a leased parcel within that property which is addressed as 257 Industrial Drive, Rock Springs, Wyoming.

You may view a copy of the application at the Rock Springs Planning Department Office, 212 'D' Street, Rock Springs, Wyoming or on the City's website at: www.rswy.net.

Dated this 23rd day of February, 2019.

/s/ Paul D. Kauchich, P.E.
Director of Engineering/Operations & Public Services
Zoning Administrator

Publish: *February 23, 2019*
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

February 22, 2019

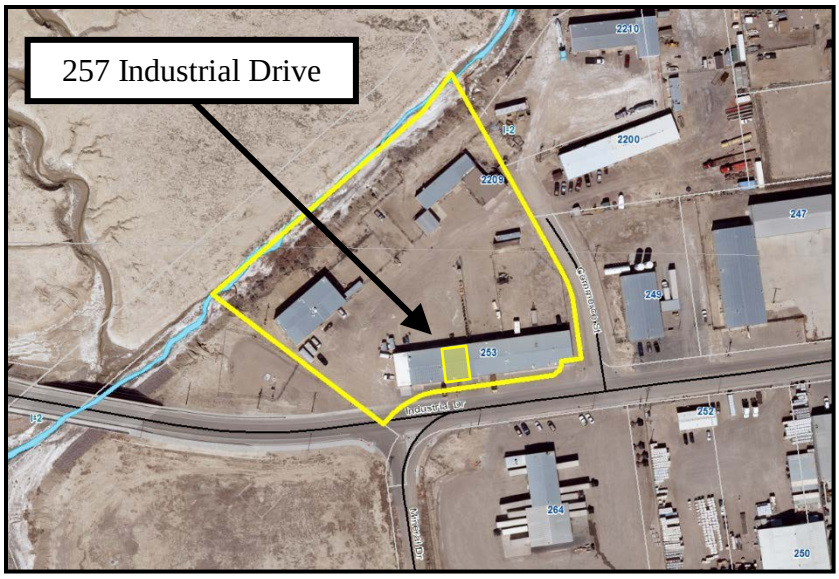
Dear Property Owner / Interested Party:

This letter is to inform you that Clay Devine, owner of El Rancho Towing, has submitted a request for Conditional Use Permit approval for property located at 257 Industrial Drive, 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 for the operation of a Towing and Recovery Office and Storage Yard at 253 Industrial Drive, Rock Springs, Wyoming with a leased premises address of 257 Industrial Drive, Rock Springs, Wyoming.
>
> In accordance with Section 13-811.C(13) of the Rock Springs Zoning Ordinance, a Towing and Recovery Office and Storage Yard is a conditionally permitted use on property zoned I-2 (Heavy Industrial) which requires approval from the Rock Springs Planning and Zoning Commission.
>
> Conditional Use Permit procedures can be found in Section 13-905 of the Rock Springs Zoning Ordinance. Per §13-905, the Planning and Zoning Commission may approve the application by motion as presented, impose conditions and safeguards to the approval or deny the application.

The Rock Springs Planning and Zoning Commission will consider this request at a public meeting to be held on Wednesday, March 13, 2019 at 7:00 p.m. in the Rock Springs City Hall Council Chambers, 212 'D' Street, Rock Springs, Wyoming.



Public comment will be accepted at the hearing and written comments are accepted at any time before or at the hearing. Written comments received by 12:00pm on March 6, 2019 will be included in the staff report which is provided to the Commission one week before the date of the hearing.

If you have any questions or concerns about this application, please call the Public Services office at (307) 352-1540 or email us at city_planner@rswy.net.

Sincerely,
Paul D. Kauchich, P.E.
Director of Engineering/Operations & Public Services
Zoning Administrator

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

El Rancho Towing
c/o Clay Devine
1072 Jackson Street
Rock Springs, WY 82901

Industrial Developers
c/o John Constantino
P.O. Box 1651
Rock Springs, WY 82902-1651

1005, LLC
913 Main Street
Louisville, CO 80027-1853

Intermountain Leasing, Inc.
c/o United States Welding
600 South Santa Fe Drive
Denver, CO 80223-2403

LPC Properties, LLC
P.O. Box 1287
Rock Springs, WY 82902-1287

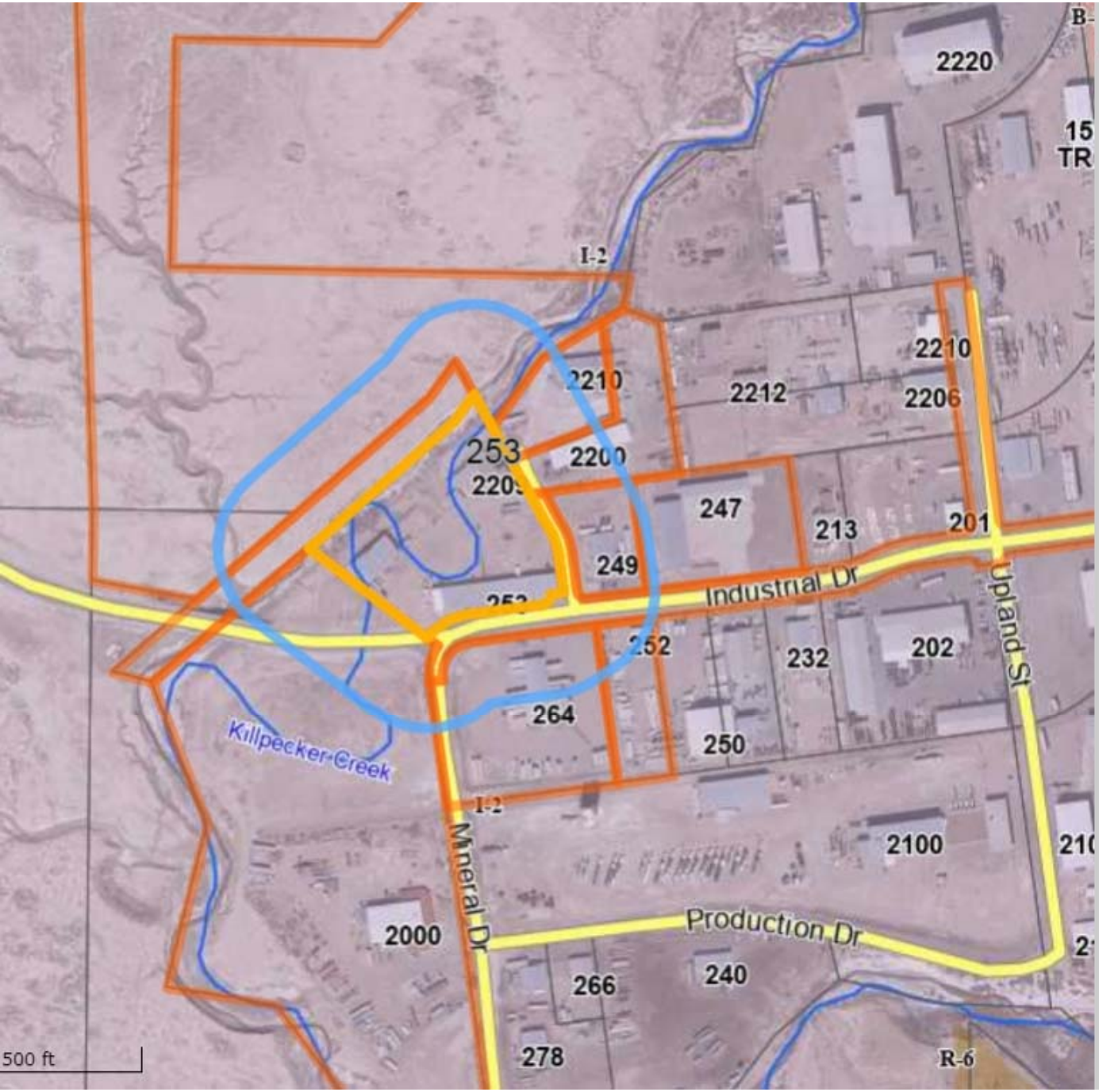
Randy Mannikko
P.O. Box 397
Rock Springs, WY 82902-0397

North Park Transportation
5150 Columbine Street
Denver, CO 80216-2305

RSWY, LLC
1284 W. Flint Meadow Dr., #A
Kaysville, UT 84037-9588

Skorcz Rentals, LLC
226 Aspen Way
Rock Springs, WY 82901-6709

Vista Alta, LLC
P.O. Box 1114
Rock Springs, WY 82902-1114



Layers | Info

Download CSV File | Copy to Clipboard

12 parcels within 200 feet with 10 different owners:

- 1005 LLC
- 913 MAIN ST
- LOUISVILLE, CO 80027-1853

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

- INDUSTRIAL DEV A PART
- PO BOX 1651
- ROCK SPRINGS, WY 82902-1651

- INTERMOUNTAIN LEASING INC C/O UNITED STATES WELDING INC
- 600 S SANTA FE DR
- DENVER, CO 80223-2403

- LPC PROPERTIES LLC
- PO BOX 1287
- ROCK SPRINGS, WY 82902-1287

- MANNIKKO RANDY R
- PO BOX 397
- ROCK SPRINGS, WY 82902-0397

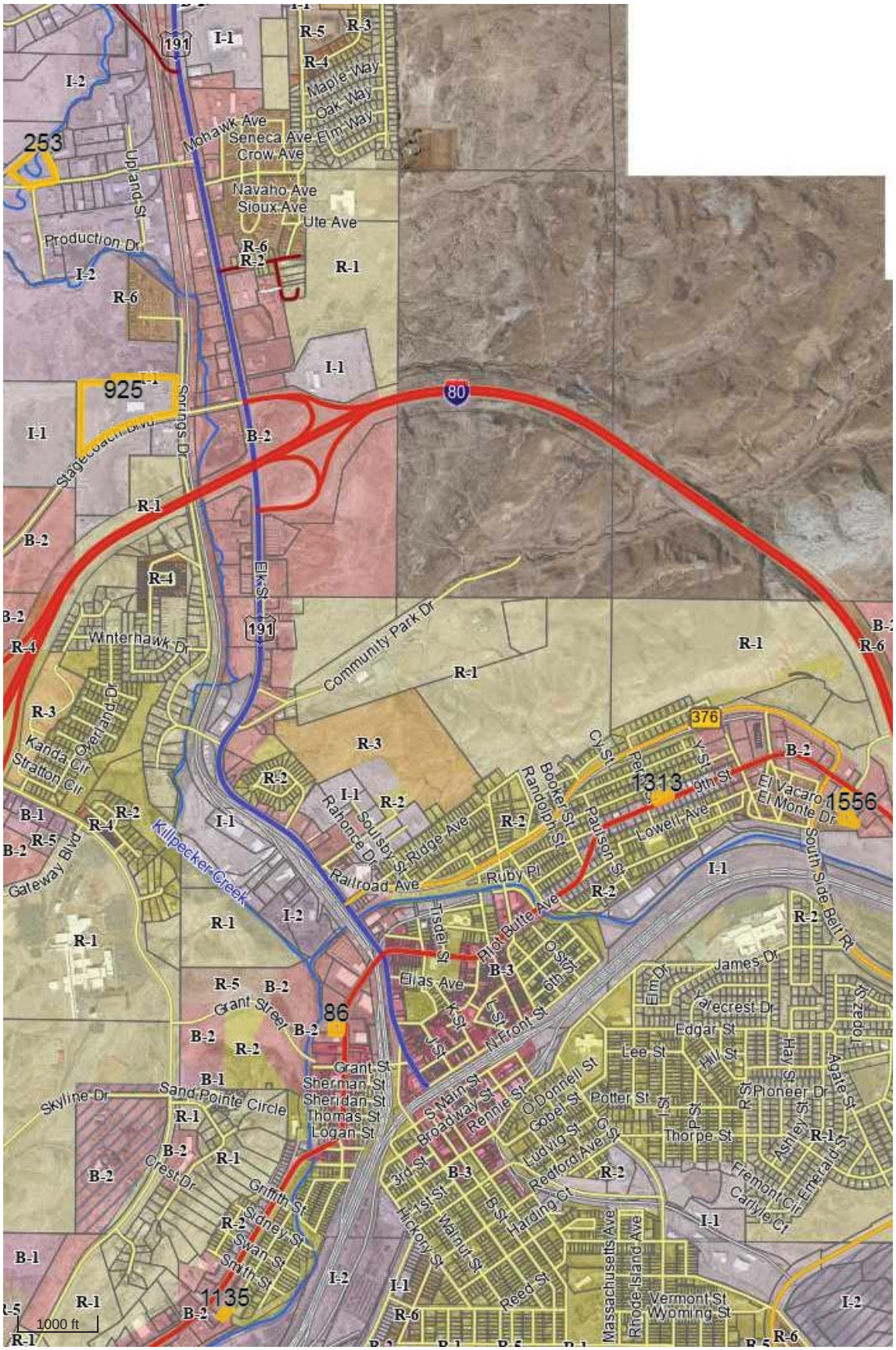
- NORTH PARK TRANSPORTATION CO
- 5150 COLUMBINE ST
- DENVER, CO 80216-2305

- RSWY LLC
- 1284 W FLINT MEADOW DR #A
- KAYSVILLE, UT 84037-9588

- SKORCZ RENTALS LLC
- 226 ASPEN WAY
- ROCK SPRINGS, WY 82901-6709

- VISTA ALTA LLC
- PO BOX 1114
- ROCK SPRINGS, WY 82902-1114

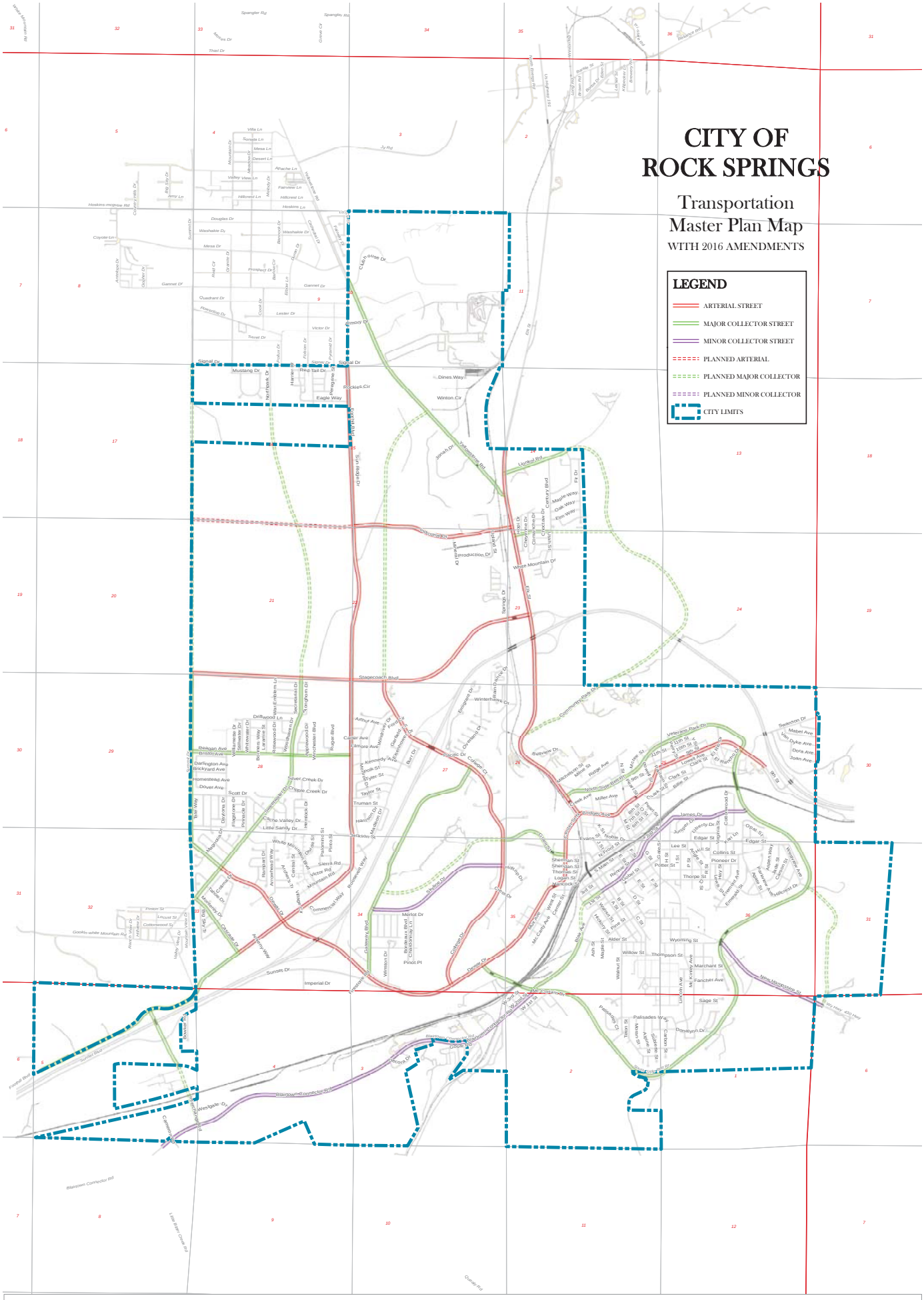
Sweetwater County Wyoming MapServer



NORTH

Sweetwater County provides this map for illustrative purposes only and assumes no liability for actions taken by

B-2 - 1135 Dewar Drive - Bob's Towing
B-2 - 86 Center Street - Center Street Towing
B-2 - 1556 9th St. - Rizzi's Automotive
B-R - 1313 9th St. - Sunlite Service
I-1 - 925 Stagecoach - Macy's Towing
I-2 - 257 Industrial Drive- El Rancho Towing



City of Rock Springs
Engineering Department
Printed: 2/10/2017

0 1,300 2,600 3,900 5,200 Feet

NOTICE:
This map is intended for for Illustrative purposes only. Users are advised to verify the information shown hereon by consulting the Rock Springs Engineering Department.

Planning & Zoning Commission Staff Report

Project Name: Withdrawal of Zoning Map Amendment Application
Project Number: PZ-18-00101
Report Date: March 7, 2019
Meeting Date: March 13, 2019

Applicant
Joe Seneshale
2221 Westview
Rock Springs, WY 82901

Property Owner
Joe Seneshale
2221 Westview
Rock Springs, WY 82901

Project Location
412 Bridger Avenue

Zoning
B-3 (Central Business)

Previous P&Z Action
Tabled PZ-18-00101

Ordinance References
§13-902

Staff Representative
Cindy Sheehan
Planning Technician

Request

No action requested. Information only.

Background

This application was heard by the Planning and Zoning Commission on July 11, 2018 at which time it was tabled in order for staff to discuss possible regulatory conflicts with the City Attorney.

It was not untabled at the August 8, 2018 meeting due to lack of a quorum present.

Status of the application was requested at the September 12, 2018 meeting as a communication from the floor but the application was not untabled. Steve Horton, former City Planner, stated that the applicant had not decided how he was going to proceed.

On September 26, 2018, a Minor Site Plan application was submitted by Mr. Seneshale for an office/residence. A utility review meeting was held on October 2, 2018, a Floodplain Development Permit and Elevation Certificate were submitted on November 2, 2018. Approval was given for the Minor Site Plan on November 2, 2018.

Mr. Seneshale has submitted a Withdrawal of Planning Application which will close this application.

Withdrawal of Planning Application

I, Joe Seneshale, being the owner of property located at 412 Bridger Avenue, for which the following application has been made, PZ-18-00101, Zoning Map Amendment from B-3 to BR, do hereby request withdrawal of said application effective as of the date listed below.

Signature

3-7-19
Date

Department of Public Services
212 D Street, Rock Springs, WY 82901
Tel: [307] 352-1540 • FAX [307] 352-1545
www.rswy.net

Application Activity – Completed/Approved January 2019 and February 2019

Type of Application	Description	Address
Occupation Tax	*Busy Bee & Company (Bath products)*	*623. Pilot Butte Avenue*
	Southwest Pain Management & Ivita Drip Therapy	*1208 Hilltop Drive*
	Baymont Inn (formerly LaQuinta)	*2717 Dewar Drive*
	Planet Fitness	*1371 Dewar Drive*
Plus Home Occupation	*WYO Graphics*	*2231 Reagan Avenue*
	Independence Enterprises (Industrial Cleaning)	*200 Signal Drive (SWC)*
	Mile High Fries (Mobile Food Unit)	*Transient*
Plus Home Occupation	*(2) Phuong Nguyen (websites)*	*222 Gateway Boulevard*
	(6) Foxy Nails II (Nail Techs)	*1571 Dewar Drive*
	Jennmar Services	*2702 Commercial Way*
	Elk Bomb Shooting Supplies	*2400 Foothill Boulevard*
	Eve's Restaurant (Golf Course)	*2008 Clubhouse Drive*
Plus Home Occupation	*TW Homes, LLC (Property)*	*1310 11th Street*
	West of Dallas Salon & Boutique	*601 Broadway Street*
Plus Home Occupation	*On Spot Hearing Solutions (mobile hearing tests)*	*2210 Reagan Avenue*
	Liberty Tax Service	*2001 Dewar Drive*
Plus Home Occupation	*Just 4 U Computer Service*	*303 Winterhawk Drive*
Plus Home Occupation	*Timber Ridge Contractors (window cleaning)*	*3370 Roosevelt Way*
Residential Site Plans	*Amundsen Construction*	*2247 Browning*
	Mainline Construction	*3720 Falcon Way*
	Amundsen Construction	*2202 Weatherby Avenue*
	Amundsen Construction	*2249 Weatherby Avenue*
	Amundsen Construction	*2194 Arthur Avenue*
	Haden Construction	*3716 Falcon Way*
	Amundsen Construction	*2201 Weatherby Avenue*
Sign Permits	*JC Capital*	*1620 Elk Street*
Minor Site Plans	*Tarufelli Construction (addition to existing)*	*570 Jonah Drive*
Zoning Certification	*FDF Energy*	*3029 Killpecker Drive*
	Pingora Loan Services	*228 Cherokee Drive*
	Wilmington Savings	*326 Liberty Street*

Department of Public Services
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March 7, 2019

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:

Date of Council Meeting	P&Z Item	Council Action
February 19, 2019	1) An Ordinance amendment to Article 7-1 entitled "Building Code" to update building codes to the 2018 Edition of the ICC. 2) An Ordinance amendment to Article 7-1 entitled "Building Code" to update Fire Codes to the 2018 Edition of the ICC. 3) An Ordinance amendment to Article 7-4 entitled "Plumbing and Sewer Code" to remove mobile food vendors from Section 3, entitled "Connection Prohibited".	1) *3rd Reading 2019-02* 2) *1st Reading 2019-05* 3) *1st Reading 2019-06*
March 5, 2019	1) An Ordinance Amending Article 7-1, entitled "Building Code" to update Fire Codes to the 2018 Edition of International Code 2) An Ordinance Amending Article 7-4, entitled "Plumbing and Sewer Code" to remove mobile food vendors from Section 3, entitled "Connection Prohibited" 3) Appointment – Board of Adjustment – Dan Kennedy, Planning and Zoning Commission Liaison 4) Appointment – Planning and Zoning Commission – Dan Kennedy, 1st Term	1) *2nd Reading 2019-05* 2) *2nd Reading 2019-06*

Sincerely,
Cindy Sheehan
Planning Technician