



**PLANNING AND ZONING COMMISSION
MEETING AGENDA**

June 12, 2019 at 7:00 p.m.

ROLL CALL

APPROVAL OF MINUTES

1. Review and approval of the May 8, 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. Petition for **Final Plat** filed by JFC Engineers and Surveyors requesting approval of Doak Subdivision, an Industrial Subdivision within 1 mile of the boundary of the City of Rock Springs, located in the Southeast Quarter of the Northwest Quarter of Section 2, Township 19 North, Range 105 West near the intersection of Highway 191 and Reliance Road. (Project: PZ-19-00139; Staff Representative: Cindy Sheehan, Planning Technician)
2. Petition for **Language Amendment to the Subdivision Ordinance** filed by the City of Rock Springs. (Project #: PZ-19-00065, Staff Representative, Cindy Sheehan, Planning Technician)

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. Notification of Approved Applications for May 2019.

PETITIONS AND COMMUNICATIONS

1. City Council Action Report

ADJOURNMENT

**PLANNING AND ZONING
COMMISSION MINUTES**
May 8, 2019
Wednesday, 7:00 p.m.
City Hall, Rock Springs, Wyoming

Commissioners Present:	Chairperson Tim Sheehan Vice-Chairman Matt Jackman Gary Collins Lauren Schoenfeld Dan Kennedy	Sue Lozier Mike Shaw Kevin Hardesty Emily Lopez
Commissioners Absent:		
Staff Present:	Cindy Sheehan, Planning Technician Cathy Greene, Senior Administrative Assistant	

CALL TO ORDER

Chairman Sheehan 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 Sheehan asked the Commission for any corrections or additions to the Minutes from the April 10, 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 Lozier: 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

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Notifications of approved applications by Cindy Sheehan.
2. City Attorney Richard Beckwith was asked to present by Paul Kauchich, Cindy Sheehan, and Mayor Kaumo to attend and provide an overview of the duties and obligations of the planning and zoning commission and its members. A copy of the packet is entered into the record and Mr. Beckwith answered questions of the commissioners.

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

Cindy Sheehan, Planning Technician has relocated this section to New Business, which is where it will appear on future agendas and minutes.

PETITIONS AND COMMUNICATIONS

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

Date of Council Meeting	P&Z Item	Council Action
April 16, 2019	1) No Action Items Concerning Planning & Zoning	
May 7, 2019	1) No Action Items Concerning Planning & Zoning	

- 2) Petitions and communications from the floor.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:39 p.m..

These minutes approved by the Rock Springs Planning and Zoning Commission by vote this
_____ day of _____ 2019.

Paul Kauchich, Secretary, Planning & Zoning Commission



Planning & Zoning Commission Staff Report

Project Name: Final Plat - Doak Subdivision (County)
Project Number: PZ-19-00139
Report Date: June 5, 2019
Meeting Date: June 12, 2019

Applicant

Dan Kennedy
 JFC Engineers & Surveyors
 1682 Sunset Drive
 Rock Springs, WY 82901

Property Owner

Jon B. & Trudy A. Doak
 Revocable Trusts
 1345 Kentucky Street
 Green River, WY 82935

Project Location

32 Acres, SENW, Section 2,
 Township 19 North
 Range 105 West

Zoning

County I-1 (Lt. Industrial)

Public Notification

- Rocket Miner – 05/29/19
- Adjacent Owners
- City website

Regulatory References

RS §16-503 (Final Plat)
 WY §18-5-308 (Subdivisions)
 WY §34-12-103 (Platting)
 2012 Master Plan
 SWC Comprehensive Plan

Staff Representative

Cindy Sheehan, Planning Tech

Attachments

- Final Plat
- Public Notices
- Public Comments

Request

Final Plat approval for a 3 lot industrial subdivision located in the Southeast Quarter of the Northwest Quarter of Section 2, Township 19 North, Range 105 West.

Background

This subdivision is under the jurisdiction of Sweetwater County but within one mile of the City of Rock Springs. Wyoming Statute §34-12-103, which governs the contents of plats and approvals by governing bodies, requires the following:

- (a) Joint approval by both the County Commissioners and the City Council if a property is located within one mile of an incorporated city and is not subject to a Comprehensive Plan. The Sweetwater County Comprehensive Plan was adopted in August of 2002 so joint approval is not required.
- (b) If within one mile of a first class city, and subject to a Comprehensive Plan, the County Commissioners shall solicit comments from the City Council relating to impacts to the City's infrastructure or other development plans resulting from the proposed plat and development.

The Statute requires that the County Commissioners shall ensure that a plat application meets the following:

(i) Is consistent with any applicable city and county land use or comprehensive plan;

Section 3.8 of the 2012 Rock Springs Master Plan states that "This plan does not include any specific strategies nor does it look beyond the City's current boundaries." The County has a Growth Management Area which encompasses the City but the City has not signed an agreement to be included in the regulatory parts of this plan.

(ii) Conforms to any adopted street plan of the city, town or county; The City's Master Transportation Plan does not plan for development in this area.

(iii) Contains all areas for streets, roads and alleys that are dedicated rights-of-way;

All ROW's are under the jurisdiction of Sweetwater County or WYDOT.

(iv) Contains dedicated easements for all existing and proposed utilities; The City does not have any utilities in this area.

(v) Contains any additional criteria the governing body of the city or town and the board of county commissioners agree to through a jointly adopted plan or voluntary agreement.

There are no joint plans or agreements for this area.

Analysis of Application

Section 16-701(B) of the Rock Springs Subdivision Regulations states that "All subdivision plats submitted to the City of Rock Springs shall first have been examined by the Planning Department and the Rock Springs Planning and Zoning Commission in accordance with the procedures established by these regulations. As part of their examination, the Department and the Commission may consult with other public or private agencies to determine whether or not the plat, as proposed, will contribute to the orderly growth and development of the City. The actions of the Department, the Commission and the Council shall be governed by the procedures and schedules hereinafter set forth."

The Doak Subdivision lies within one mile of the City's northerly boundary. Most recent growth in the City has been concentrated in the area around the Rec Center and Northpark school and immediate growth in the City is in those areas.

Each lot in the Doak Subdivision is served by a different paved road.

- Lot 1 is the future location for a mini-warehousing facility and in 2016 WYDOT issued an access permit for this business onto US 191 North.
- Lot 2 is currently undeveloped and will access from Winton Road (CR 4-66).
- Lot 3 is the current location for High Desert Construction which has a business office as well as an asphalt batch plant at this location. Lot 3 accesses from Reliance Road (CR 4-42).

While Sweetwater County does not participate in the FEMA National Flood Insurance Program, development within Lot 1 could have impacts to the City in the future.

There should not be any impacts from traffic. The subdivision will not be served by public water or sewer. Without these services, the City would probably not look at annexation of the property should that be a consideration of a property owner in the future.

The County has already held public hearings on this subdivision and both the Planning and Zoning Commission and the Board of County Commissioners have approved the subdivision.

This is the process by which the City can supply the County with comments regarding impacts to infrastructure and future development.

No public comments have been received as of June 7, 2019.

Staff may provide additional comments or a formal recommendation after the public comment portion of the hearing has closed.

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, JON B. DOAK and TRUDY A. DOAK in their capacity as Co-Trustees of THE JON B. DOAK REVOCABLE LIVING TRUST, u/a dated March 7, 2011, an undivided one-half (1/2) interest and TRUDY A. DOAK and JON B. DOAK, in their capacity as Co-Trustees of the TRUDY A. DOAK REVOCABLE LIVING TRUST, u/a dated March 7, 2011, an undivided one-half (1/2) interest, being the sole owners of the land shown on this plat, do hereby certify:

That the foregoing plat designated as the DOAK SUBDIVISION, is located in the Southeast Quarter of the Northwest Quarter of Section 2, Resurvey Township 19 North, Range 105 West of the 5th Principal Meridian, Sweetwater County, Wyoming and is more particularly described as follows:

The Southeast Quarter of the Northwest Quarter of Section 2, Township 19 North, Range 105 West of the 5th P.M., Sweetwater County, Wyoming being more particularly described as follows: Commencing at the northwest corner of said Section 2;

Thence South 89°23'16" East along the north line of said Section 2 for a distance of 1316.88 feet to the northeast corner of Federal Lot 8;

Thence South 00°11'37" West for a distance of 1307.41 feet to the northeast corner of said Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) and the Point of Beginning;

Thence South 89°16'28" East along the north boundary of said SE1/4NW1/4 for a distance of 1316.10 feet to the northeast corner thereof;

Thence South 00°12'59" West along the east boundary of said SE1/4NW1/4 for a distance of 1318.20 feet to the southeast corner thereof;

Thence North 89°20'02" West along the south boundary of said SE1/4NW1/4 for a distance of 1315.57 feet to the southwest corner thereof;

Thence North 00°11'37" East along the west boundary of said SE1/4NW1/4 for a distance of 1319.58 feet to the Point of Beginning.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE HIGHWAY COMMISSION OF WYOMING BY INSTRUMENT RECORDED JUNE 15, 1976 IN BOOK 617, PAGES 578 - 579 AND FURTHER EXCEPTING THEREFROM THAT PORTION WHICH LIES WITHIN THE BOUNDARIES OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY.

and contains an area of 39.841 acres, more or less, and

That this subdivision as it is described and as it appears on this plat is made with the free consent and in accordance with the desire of the undersigned owner and proprietor; and that this is a correct plat of the area as it is divided into lots, blocks, streets, and utility easements, and

That the undersigned owners of the land shown and described on this plat do hereby dedicate to the public use of all streets, alleys, easements, and other lands within the boundary lines of the plat as indicated and not already otherwise dedicated for public use. All rights under and by virtue of the Homestead Exemption laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 2019, by:

JON B. DOAK REVOCABLE LIVING TRUST
1345 KENTUCKY STREET
GREEN RIVER, WYOMING

TRUDY A. DOAK REVOCABLE LIVING TRUST
1345 KENTUCKY STREET
GREEN RIVER, WYOMING

JON B. DOAK, TRUSTEE

TRUDY A. DOAK, TRUSTEE

TRUDY A. DOAK, TRUSTEE

JON B. DOAK, TRUSTEE

STATE OF WYOMING } SS
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by JON B. DOAK, TRUSTEE and TRUDY A. DOAK, TRUSTEE

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: _____

Notary Public

CERTIFICATE OF SURVEYOR

I, Craig A. Shavers, do hereby certify that I am a Land Surveyor registered under the laws of the State of Wyoming, and that this plat is a true, correct, and complete plat of the DOAK SUBDIVISION, as laid out, plotted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with Sweetwater County regulations governing the subdivision of land.



Professional Land Surveyor
Registration Number 2928

Date: _____

ACCEPTANCE AND APPROVAL SWEETWATER COUNTY BOARD OF COMMISSIONERS

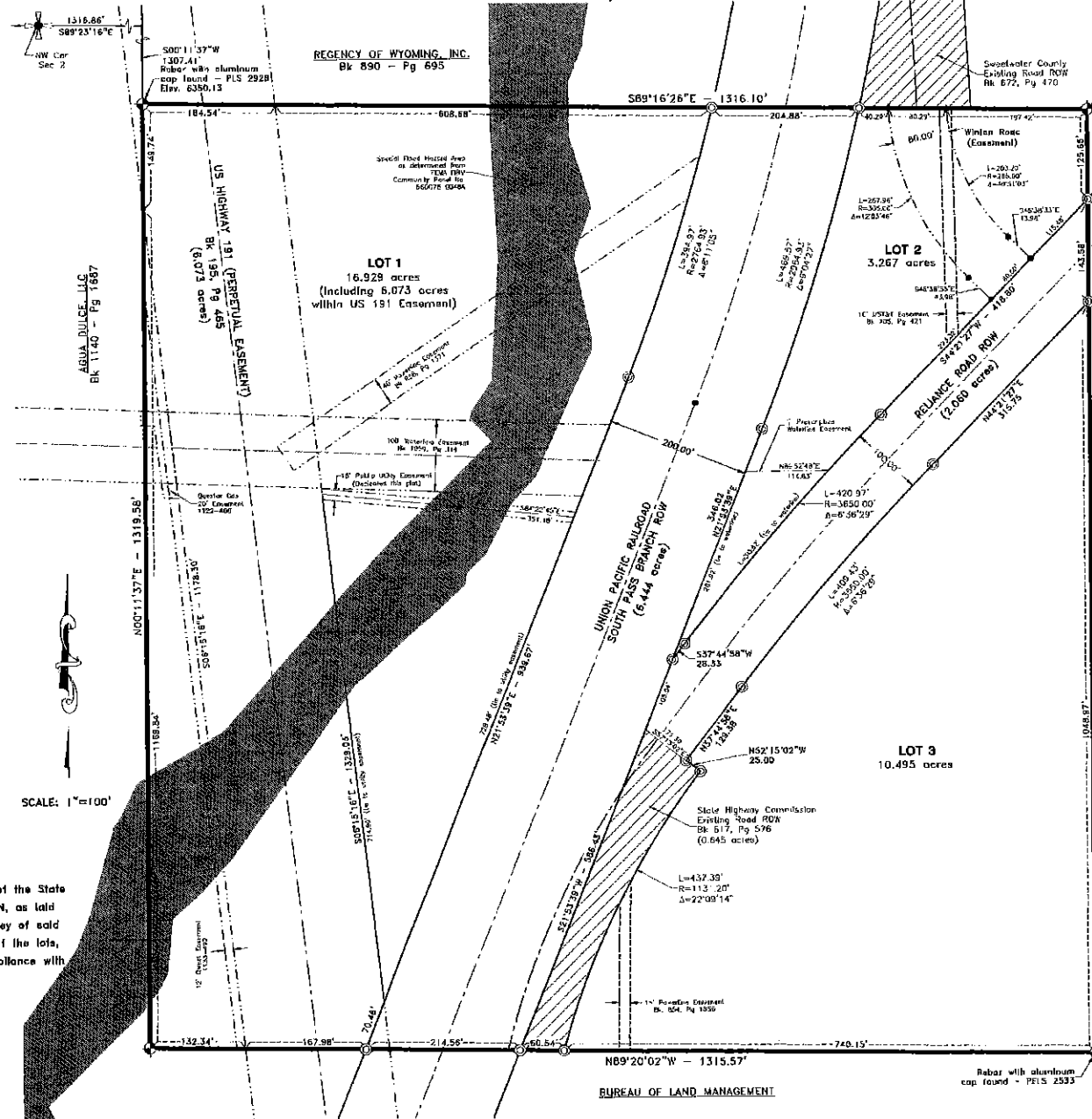
This plat approved by the Board of County Commissioners of Sweetwater County, Wyoming, this _____ day of _____, 2019, for filing with the Clerk and Recorder of Sweetwater County, and for conveyance to the County of the public dedications shown hereon, subject to the provision that approval in no way obligates Sweetwater County for financing or construction of improvements on lands, streets, or easements dedicated to the public except as specifically agreed to by the Board of County Commissioners, and further that said approval shall in no way obligate Sweetwater County for maintenance of streets which are not dedicated to the public nor until all improvements shall have been completed to the satisfaction of the Board of County Commissioners.

Dated this _____ day of _____, 2019.

CHAIRMAN

FINAL PLAT DOAK SUBDIVISION

SOUTHEAST QUARTER NORTHWEST QUARTER, SECTION 2, TOWNSHIP 19 NORTH, RANGE 105 WEST
SWEETWATER COUNTY, WYOMING



APPROVAL - COUNTY ENGINEER

Approved this _____ day of _____, 2019, by the
County Engineer of Sweetwater County, Wyoming.

GENE LEGERSKI, P.E.
Sweetwater County Engineer

APPROVAL - SWEETWATER PLANNING AND ZONING COMMISSION

This plat approved by the Sweetwater County Planning and Zoning
Commission this _____ day of _____, 2019.

CHAIRMAN

NOTES:

- This subdivision contains 3 industrial lots and includes a total of 39.841 acres, including 0.645 acres within existing street right-of-way, 2.060 acres within the proposed Reliance Road right-of-way, 6.444 acres within the existing South Pass Branch right-of-way, 6.073 acres within the U.S. 191 Easement.
- This property is zoned I-1, Light Industrial.
- Individual lot owners are required to submit a Drainage Plan at the time of Application for a Construction/Use Permit for the permitted use. This Drainage Plan must be approved and stamped by a Wyoming Professional Engineer. The applicant/property owner is responsible for implementing and maintaining the drainage plan.
- NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.
- SOILS REPORT - "Since soil conditions may vary significantly at each lot, a geotechnical engineer should inspect each excavation to verify soil types and identify potential problem soils."
- Maintenance and upkeep of drainage easements outside the County Right-of-Way will be the responsibility of the individual lot owner. Fences, walls or feelings that would impede drainage flows within those drainage easements and regrading of drainage easements shall not be permitted. Drainage ditches that parallel the roads will be maintained by the County.
- Each individual lot owner must obtain a permit to construct, from Sweetwater County Environmental Health, 333 Broadway Street, Suite 010, Rock Springs, Wyoming 82901, before constructing or modifying a septic system.
- Lot 1 will access from U.S. Highway 191, Lot 2 will access from Winton Road, and Lot 3 will access from Reliance Road.
- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- NO PROPOSED DOMESTIC WATER SOURCE.
- The existing waterline is a transmission supply line and is not available for individual service taps or fire hydrants.
- Each individual lot owner is responsible to have a professional engineer, licensed with the State of Wyoming, to obtain a Chapter 3 permit to construct from the Wyoming Department of Environmental Quality Division, to authorize all construction and/or modifications that involve a water main serving the Doak Subdivision. The permit application must be submitted for approval, prior to any construction and/or modification of water main for the Doak Subdivision to the Southwest District Engineer Water Quality Division, 510 Meadowview Drive, Lander Wyoming 82520.

The Wyoming Department of Environmental Quality recommends that all storm water supply systems be designed by a licensed professional engineer. The Wyoming Department of Environmental Quality recommends that water be obtained from a community water system regulated by the U.S. Environmental Protection Agency and then hauled to each cistern by a water hauler regulated by the Wyoming Department of Agriculture.

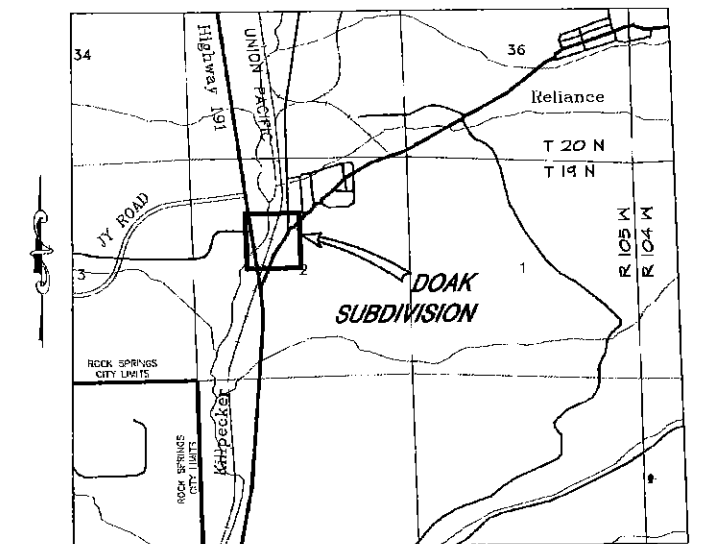
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED
IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF
THE MINERAL ESTATE.

APPROVAL - CITY OF ROCK SPRINGS

Approved this _____ day of _____, 2019, by the
Governing Body of the City of Rock Springs, Sweetwater County, Wyoming.

TIMOTHY A. KAUMO, Mayor

City Clerk



VICINITY MAP

Scale: 1"=2000'

CERTIFICATE OF RECORDING

This plat was filed for record in the Office of the County Clerk and Recorder
at _____, 2019, and is duly recorded in Book _____, Page _____

CINDY LANE, Clerk and Recorder

By: (Deputy)

LEGEND

- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"X30" ALUMINUM PIPE STAMPED "DOAK (CORNER & INDICATED ON PLAT) PLS 2928".

- INDIVIDUAL LOT CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED "PROPERTY CORNER JFC PLS 2928".

LAND OWNER/DEVELOPER

JON B. DOAK REVOCABLE LIVING TRUST
TRUDY A. DOAK REVOCABLE LIVING TRUST
1345 KENTUCKY STREET
GREEN RIVER, WYOMING 82935



JANUARY 2019



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

May 31, 2019

Dear Property Owner / Interested Party:

This letter is to inform you that a request has been made by the Jon B. and Trudy A. Doak Revocable Living Trusts, represented by Dan Kennedy, JFC Engineers & Surveyors, for Final Plat approval of the Doak Subdivision, an industrial subdivision located in the Southeast Quarter of the Northwest Quarter of Section 2, Township 19 North, Range 105 West.

This subdivision is located within one mile of the City of Rock Springs and, by Statute, requires approval by the City of Rock Springs in addition to approval by Sweetwater County. Section 16-503 of the Rock Springs Subdivision Regulations requires that property owners within 200 feet of the property are notified of the application. Records available to the City show that you own property within 200' of the proposed Doak Subdivision.

This application is scheduled for the following public meetings:

- Rock Springs Planning and Zoning Commission – Wednesday, June 12, 2019 at 7:00 p.m.
- Rock Springs City Council – Tuesday, June 18, 2019 at 7:00 p.m.

Public meetings are held in the Council Chambers, Rock Springs City Hall, 212 D Street.

Interested persons or parties are encouraged to attend the meeting or submit written comments to the Planning Department, 212 D Street, Rock Springs, WY 82901. 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 **Noon on June 5, 2019** will be included in the staff report which is provided to the Commission and/or Council for their review before the date of the hearing.*

If you have any questions regarding this information, please contact me at (307) 352-1540.

Sincerely,

Cindy Sheehan
Planning Technician

(PZ-19-00139)

9 parcels within 200 feet with 6 different owners:

- AGUA DULCE LLC
- 504 RIO CORDILLERA
- BOERNE, TX 78006-5895
- BLM 190502
- DOAK JON B REV LIVING TRUST & DOAK TRUDY A REV LIVING TRUST
- 1345 KENTUCKY ST
- GREEN RIVER, WY 82935-6161
- K & P ENTERPRISES LLC
- 343 GALE ST
- ROCK SPRINGS, WY 82901-6465
- REGENCY OF WYOMING INC
- 40 N 4TH ST
- CARBONDALE, CO 81623-2012
- STATE OF WY 190502

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16 FT. 7 in. Yamaha Exciter Water Jet. twin 135 hp inboard motors. Single owner. 28 hours. used. like new. \$9500. 307-354-8708.

TROLLING MOTORS

15 hp Sea King. \$500 or best offer.
5 hp Mercury long shaft. Brand new in box never been used \$1,300 or best offer. 307-389-4228 leave message or text

BUSINESS OPPORTUNITY

THE ROCKET MINER is looking for News-paper Carriers. Lots of routes in Rock Springs are open now. Call 307-362-3736.

LEGALS**LEGAL NOTICE**

Notice is hereby given that the Western Wyoming Community College will accept sealed bids for the **TECHNOLOGY AND INDUSTRY (T & I) HALL-WAY FLOOR REFINISH PROJECT: REBID.** Bid forms must be used and are available from Administrative Services. Bids must be received no later than 2:30 p.m. Tuesday, June 4, 2019. Administration will provide a recommendation at the June meeting of the Board. For information concerning the specifications or bidding process contact Tammy Register at 307/382-1606 or tregister@westernwyoming.edu

By: George Eckman
Board of Trustees, President
Western Wyoming Community College
May 18, 21, 29

**PUBLIC HEARING NOTICE
CITY OF ROCK SPRINGS
PLANNING & ZONING COMMISSION
JUNE 12, 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, 212 D Street, Rock Springs, Wyoming, at 7:00 p.m. on Wednesday, June 12, 2019, where all interested parties will have the opportunity to appear and be heard in reference to:

- A Final Plat, submitted by JFC Engineers and Surveyors, for Doak Subdivision, an industrial subdivision located within 1 mile of the incorporated boundary of the City of Rock Springs, on property owned by the Jon B. Doak and Trudy A. Doak Revocable Living Trusts which is located in the Southeast Quarter of the Northwest Quarter of Section 2, Township 19 North, Range 105 West, Sweetwater County, Wyoming.
- Language Amendments to Sections 1 7 of the Rock Springs Subdivision Regulations (Title 16), submitted by the City of Rock Springs Planning Department, in order to clarify regulations and streamline processes.

The Rock Springs City Council will hold a public hearing in the Rock Springs City Hall Council Chambers at 7:00 p.m. on Tuesday, June 18, 2019.

Contact the Rock Springs Planning Department Office at (307) 352-1540 or city_planner@rswy.net for more information. Public hearing information can also be found on the City's website at: www.rswy.net

Dated this 26th day of May, 2019.

/s/ Paul D. Kauchich, P.E.
Director of Engineering/Operations & Public Services
Zoning Administrator
May 29

PUBLIC MEETING NOTICE LOCAL WORK GROUP MEETING

The USDA Natural Resource Conservation Service Sweetwater County Local Work Group will meet on Thursday, June 6, 2019 at 3:00 PM at the Sweetwater County Conservation District Office, 79 Winston Drive, Suite 103, Rock Springs. The main purpose of the meeting is to determine local work group priorities for the 2020 funding year and identify priority resource concerns. The public is welcome to attend. Contact Jeff Lewis at 307-362-3062 ext. 106 for more information.

May 18, 29

Dated: May 7, 2019

Ditech Financial LLC

By: Shelly M. Espinosa
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
801-355-2886
HWM File # 52850

May 15, 22, 29, June 5

**IN THE DISTRICT COURT
THIRD JUDICIAL DISTRICT WITHIN AND
FOR SWEETWATER COUNTY, WYOMING**

**IN THE MATTER OF THE
CHANGE OF NAME OF**

Michael Allen Lewis, Jr., Zachary Scott Lewis,
Jennette Renee Rose Lewis, Garrett Mario Don
Lewis.

THE MINOR CHILDREN, BY NEXT FRIEND,
Tiffany Renee Lewis, Michael Allen Lewis,
Petitioners.

Civil Action No. CV-2019-282-J

NOTICE OF PUBLICATION

You are hereby notified that a Petition For Change of Name, Civil Action No. CV-2019-282-J has been filed on behalf of Tiffany Renee Lewis and Michael Allen Lewis in the Wyoming District Court for the Third Judicial District, whose address is 80 Flaming Gorge Way, Green River, Wyoming 82935, the object and prayer of which is to change the names of the above-named children from Michael Allen Lewis, Jr., Zachary Scott Lewis, Jennette Renee Rose Lewis, Garrett Mario Don Lewis to Michael Allen Langley, Jr., Zachary Scott Langley, Jennette Renee Rose Langley, Garrett Mario Don Langley.

Any objection must be filed with the District Court within 30 days following the last date of publication of this notice, or an Order Granting Name Change may be granted without further notice.

DATED this 19 day of May, 2019.

BY CLERK OF COURT
Donna Loc Bobak
May 21, 29, June 4, 11

SUBSCRIBE & SAVE
307-362-3736

^{pp}
Rules of Practice and Procedure. The complainants shall have a right of appeal to the Environmental Quality Council where the complaint will be heard a second time. A conference shall be held if the Director determines that the nature of the complaint or the position of the complainants indicates that an attempt to informally resolve the disputes is preferable to a contested case proceeding. An informal conference or a public hearing shall be held within twenty (20) days after the final date for filing objections unless a different period is stipulated to by the parties. The Council or Director shall publish notice of the time, date and location of the hearing or conference in a newspaper of general circulation in the locality of the proposed operation once a week for two (2) consecutive weeks immediately prior to the hearing or conference. The hearing would be conducted as a contested case in accordance with the Wyoming Administrative Procedure Act (W.S. §16-3-101 through §16-3-115), and the right of judicial review would be afforded as provided in that act. The Wyoming Oil and Gas Commission will be mailed a copy of the application mine plan map as given in W.S. §35-11-406(j).

May 11, 14, 21, 29

**IN THE DISTRICT COURT
THIRD JUDICIAL DISTRICT WITHIN AND
FOR SWEETWATER COUNTY, WYOMING**

**IN THE MATTER OF THE
CHANGE OF NAME OF**
Frankie Marie Wagner
Petitioner.

Civil Action Case No. 19-251-L

NOTICE OF PUBLICATION

You are hereby notified that a Petition For change of Name, Civil Action No. 19-251-L has been filed on behalf of Frankie Marie Wagner in the Wyoming District Court for the Third Judicial District, whose address is 80 Flaming Gorge Way, Green River, Wyoming 82935, the object and prayer of which is to change the name of the above-named person from Frankie Marie Wagner to Frankie Marie Perez.

Any objection must be filed with the District Court within 30 days following the last date of publication of this notice, or an Order Granting Name Change may be granted without further notice.

DATED this 3 day of May, 2019.

BY CLERK OF COURT:

R. Jordan, Deputy
Clerk of District Court/Deputy
May 7, 14, 21, 29



Planning & Zoning Commission Staff Report

Project Name: Language Amendments – Subdivision Ordinance
Project Number: PZ-19-00065
Report Date: June 6, 2019
Meeting Date: June 12, 2019

Applicant

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

Public Notification

- Rocket Miner – 05/29/19
- City website

Ordinance References

Article 16 – Subdivision
Regulations

Staff Representative

Cindy Sheehan, Planning Tech

Attachments

- Proposed Language
- Public Notices
- Public Comments

Request

Amendments to the Subdivision Ordinance in order to clarify regulatory requirements and streamline processes.

Background

These amendments are the result of issues and ambiguities that were noted when working with members of the public looking to develop their property.

The biggest change is the Replat process. This is the result of a citizen who wanted to construct a detached garage in an older part of town. He had purchased six 25' wide lots which gave him enough property under common ownership but, because those six lots were platted lots in a subdivision, regulations required him to keep sufficient setbacks from lot lines.

The lot split and lot line adjustment regulations were created to facilitate small subdivisions or changes to lots in a platted subdivision but they never altered or vacated the original plat which left lot lines inside of ownership lines. Those lot lines inside of ownership lines created conflicts with ordinance language and regulatory decisions.

The proposed Replat language allows for a property owner to combine those lots into one, record a plat in the County Clerk's Office which alters and vacates the previous lots and plats the new lot configuration. This will allow the property owner to build anywhere on his parcel as long as they meet the setbacks of the district from the new property lines.

The remaining proposed language is meant to remove conflicts in regulatory language and allow for process consistency.

The "key" to the language amendment is as follows:

~~Red Strikethrough~~ text is being proposed for deletion.

Blue Bolded and Underlined text is being proposed for addition.

PZ-19-00065
Subdivision Regulation Language
Amendment
Planning & Zoning Commission
June 12, 2019 – 7:00 p.m.

Article 16-1

SCOPE AND PURPOSE

Sections:

16-101	Authority.
16-102	Short Title.
16-103	Intent and Purpose.
16-104	Severability.
16-105	Conflict With Other Regulations.

16-101 Authority.

This Ordinance is adopted pursuant to and in accordance with the authority vested in the City Council of the City of Rock Springs, and by the Statutes of the State of Wyoming, Sections 15-1-601 through 15-1-612, and Sections 34-12-101 through 34-12-115, as amended. All previously existing subdivision regulations for the City of Rock Springs are hereby repealed.

16-102 Short Title.

This Ordinance shall be known, cited and referred to as the Subdivision Regulations ~~of the City of Rock Springs, Wyoming.~~

16-103 Intent and Purpose.

This Ordinance is enacted for the purpose of:

(A) Ensuring orderly development in conformance with a duly adopted Comprehensive Plan, known as the Master Plan, which may include a major street plan and any plan or program officially adopted under the Comprehensive Plan.

(B) Protecting the public health, safety, and general welfare of present and future residents of the City of Rock Springs, Wyoming by establishing standards and procedures for development which promote physical, social and economic

growth.

~~(C) Establishing standards and procedures for the protection of the common interests of the general public, the landowner, and the subdivider.~~

(D) Protecting the character and value of lands and buildings throughout the City of Rock Springs and minimizing conflicts among the uses of land and buildings.

(E) Providing for safe and adequate transportation systems, utilities and other public facilities.

(F) Establishing adequate and accurate records of land subdivision.

(G) Encouraging the use of innovative land planning and urban design techniques.

16-104 Severability.

It is hereby declared to be the intention of the City that the ~~several~~ provisions of this Ordinance are severable in accordance with the following:

If any court of competent jurisdiction shall adjudge any provision of this Ordinance to be invalid, such judgment shall not affect any other provisions of this Ordinance not specifically included in said judgment. If any court of competent jurisdiction shall adjudge invalid the application of any provisions of this Ordinance to a particular property, building, or other structure, such judgment shall not affect the application of such provision to any other property, building, or structure not specifically included in said judgment.

16-105 Conflict With Other Regulations.

In the case of a conflict between this Ordinance and/or any part thereof, or any other Ordinance of the City of Rock Springs, the more restrictive in all cases shall apply.

Article 16-3

DEFINITIONS OF TERMS

Sections:

16-301 Definitions.

16-301 Definitions.

For the purpose of these regulations, the following terms, phrases, words, and their definitions shall have the meaning given in this section. When inconsistent with the context, words used in the present tense shall include the plural and words in the plural shall include the singular. The masculine gender includes the feminine and neuter genders.

~~Administrator: The duly appointed person charged with enforcement of this Ordinance.~~

Affidavit of Correction: A signed and notarized affidavit stating facts relating to conflicts and ambiguities in descriptions of land on a recorded plat, map or other document allowed by Statute or Ordinance.

Affidavit of Exemption: A signed and notarized affidavit by all owners of record stating the exemptions in the Subdivision Regulations for which a property qualifies.

Alley: A public right-of-way which affords secondary means of access to abutting property.

~~Attorney: The person licensed by the state to practice law who has been engaged by the Council.~~

Block: An area of land within a subdivision that is entirely bounded by streets or a combination of streets, exterior boundary lines of the subdivision and/or bodies of water.

~~Building: To include all structures of every kind regardless of similarity to buildings. Any structure having enclosed space and a roof for the housing and/or enclosure of persons, animals or chattels, except mobile homes and mobile offices.~~

~~Building Setback: The minimum horizontal distance from the street right-of-way as prescribed in the Zoning Ordinance.~~

~~Clerk: The City Clerk of Rock Springs, Wyoming.~~

Collector Street: A street which serves or is designed to serve as a traffic way for a neighborhood or as a feeder to a major street.

Commissions: The duly appointed Planning and Zoning Commission of the City of Rock Springs.

Comprehensive Plan: A ~~comprehensive development—plan,—prepared—by—the Commission—~~which indicates the general locations recommended for various functional classes of land uses, places and structures and for the general physical development of the City and includes any ~~unit or part of such plan or program~~ separately prepared and any amendment ~~to such plan or parts~~ therein. Also known as the Master Plan.

Council: The City Council of the City of Rock Springs.

Cul-De-Sac: ~~A street or a portion of a street with only one vehicular traffic outlet and a turnaround at the other end~~ A dead-end street with a circle at the end for turning around.

Dead-End Street: A street ~~or a portion of a street with only one vehicular traffic outlet and in~~ which traffic cannot continue through.

Easement: ~~Authorization by a property owner for the use of another, and for a specified purpose, of any designated part of his property.—~~The right to use the real property of another for a specified purpose.

~~Engineer: The professional engineer engaged by the Council.~~

Half Street: A street designed to provide access to only one side of the right-of-way.

Licensed Engineer: A person licensed as a professional engineer by the State of Wyoming.

Lot: A parcel, ~~place~~ piece, tract or portion of land designated by metes and bounds, ~~registered~~ land survey, ~~auditor's plat~~, or other means and separated from other parcels or portions by said description for the purpose of sale, lease, or separation thereof.

Lot, Butt: A lot located on the end of a block excluding the two (2) corner lots.

Lot, Corner: A lot located at the intersection of two (2) streets, having two (2) adjacent sides abutting streets.

Lot, Depth: The mean horizontal distance between the front lot line and the rear lot line.

Lot Line: The property line bounding a lot except that where any portion of a lot extends into the right-of-way or a proposed public right-of-way, the line of such right-of-way shall be the lot line.

~~**Lot Line Adjustment:** An adjustment between two or more adjacent lots where the land taken from one lot is added to an adjacent lot and where a greater number of lots than originally existing is not thereby created.~~

~~**Lot Split:** A division of a lot, parcel or tract into not more than two lots which meet the minimum standards of the zoning ordinance. Multiple lot splits by consecutive or multiple property owners shall not be used to evade the subdivision ordinance.~~

Lot, Through: Any lot other than a corner lot which abuts more than one (1) street.

Lot, Width: The horizontal distance between the side lot lines of the lot measured parallel to the front line of the lot at the front setback line.

Major Street, or Arterial Street: A street which serves or is designed to serve heavy flows of traffic between communities and/or other heavy traffic generating areas.

May: Means permissive.

Minor Street: A street intended to serve primarily as an access to abutting properties.

~~**Minor Subdivision:** Any subdivision of unplatted land which creates not more than four (4) lots, which does not create any new streets or vacate any existing streets, and which does not require the extension of any municipal utilities or the creation of any new public improvements.~~

Official Map: The map established by the Council in accordance with State Statutes showing streets, highways, and parks and drainage, both existing and proposed. The official map may be a part or parts of the Comprehensive Plan.

Owner: Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the

same under these regulations.

Parkway: That portion of a street right-of-way between the curb or curb line and the property line.

~~**Pedestrian Way:** The right-of-way across or within a block, for use by the pedestrian way, crosswalk, or however otherwise designated.~~ A path, sidewalk, crosswalk or other designated place for use by pedestrians.

~~**Person:** An individual, to include both male and female, and shall also extend and be applied to bodies political and corporate and to partnership and corporate and to partnership and other unincorporated association.~~ A natural person, firm, corporation, partnership or association or any combination of the above, or any other legal or commercial entity.

~~**Planned Unit Development:** A development which may consist of two (2) or more principal structures or uses on a single parcel of land and which meets the requirements of the Zoning Ordinance for Planned Unit Developments.~~

~~**Private Street:** A street which is not dedicated for public use.~~

~~**Protective Covenant:** A contract entered into between private parties and constitutes a restriction on the use of all private property within a subdivision for the benefit of the property owners, and to provide protection against undesirable aspects of development which would impair values.~~

Public Land: Land owned and/or operated by a governmental unit, including school districts.

Publication: An official notice as prescribed by State Statutes or City Ordinance.

Restrictive Covenant: A civil document used in developments to regulate the use, appearance and maintenance of property and enforced through a homeowners' association (HOA). Also known as Covenants, Conditions and Restrictions (CC&Rs).

~~**Resubdivision:** A resubdivision shall be any amendment, including a lot split, to an already approved and recorded plat, except for the correction to any drafting or surveying~~

ERRORS:

Replat: An administrative process which allows the reconfiguration of lots in a platted subdivision.

Setback: The minimum horizontal distance, measured perpendicular from a building line to a lot line.

Service Street: A marginal access street which is generally parallel and adjacent to a major street and provides secondary access to abutting property.

Shall: Means mandatory.

Street Pavement: The wearing or exposed surface of the roadway used by vehicular traffic.

Street, Private: A street which is not a public street.

Street, Public: Any street which has been dedicated to the City, or is otherwise publicly owned by the City, and is improved and constructed to the appropriate standards as required by the Subdivision Ordinance. (Ord. No. 92-10, 5-5-92).

Street, Right-of-Way: Any street which has been dedicated to the City, or is otherwise publicly owned by the City, ~~and but~~ is unimproved ~~as opposed to a public street which is improved and constructed to Subdivision Ordinance standards.~~ (Ord. No. 92-10, 5-5-92).

Street or Road: A public right-of-way which affords the primary means of access to abutting property.

Street Width: The width of the right-of-way, measured at right angles to the center lines of the streets.

Subdivider: ~~Any person, firm, corporation, partnership or association who shall lay out any subdivision or part thereof as defined herein, either for himself or others.~~ Any person who participates in the planning or platting of a subdivision.

Subdivision: The division of a lot, tract, parcel or other unit of land into two ~~(2)~~ or more ~~lots for the immediate or future purpose of sale, building development or redevelopment, for residential, industrial, commercial or public purposes~~ parts.

Surveyor: A person duly registered as a land surveyor by the State of Wyoming.

Used For: To include the phrases:

"arranged for," "designed for," "intended for," "maintained for," and "occupied for."

Zoning District: An area as prescribed by the adopted Zoning Ordinance. (Ord. No. 2007-04, 3/06/07).

Article 16-4

GENERAL REQUIREMENTS

Sections:

16-400	General Requirements.
16-401	Conformity With Official Map and Comprehensive Plan.
16-402	Delayed Approval of Subdivisions.
16-403	Conformity to Zoning Ordinance.
16-404	Character of the Land.
16-405	Established Monuments.
16-406	Preventive Measures.

16-400 General Requirements.

The following general requirements shall be met by the subdivider unless ~~the Council grants~~ granted a variance ~~upon recommendation of the Commission in accord in accordance~~ with the provisions of this Ordinance.

16-401 Conformity With Official Map and Comprehensive Plan.

All subdivisions shall conform to the adopted Official Map and be in harmony with the Comprehensive Plan.

16-402 Delayed Approval of Subdivisions.

Where a proposed park, playground, school site or other public site as shown in the Comprehensive Plan and/or Official Map is embraced in part or in whole by the boundaries of a proposed subdivision and such public land shall be reserved, no action shall be taken towards approval of a Preliminary Plat for a period not to exceed six ~~(6)~~ months to allow the opportunity to consider and take action towards acquisition of such land by the appropriate jurisdiction.

16-403 Conformity to Zoning Ordinance.

All subdivisions shall conform to the Zoning Ordinance and its map.

16-404 Character of the Land.

(A) The land to be subdivided shall be of

such character that it can be used safely for the ~~building~~ development proposed without danger to health or peril from fire, flood, mine subsidence, or other menaces.

(B) All subdivision proposals shall be consistent with the need to minimize flood damage.

(C) All subdivision proposals shall preserve exceptional rock outcrops and native trees to the ~~greater~~ greatest extent possible.

(D) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.

16-405 Established Monuments.

All international, federal, state, county and other official monuments, benchmarks, triangulation points, and stations shall be preserved in their precise locations; and it shall be the responsibility of the subdivider to insure that these markers are maintained in good condition during and following construction and development until all improvements have been accepted by the City. All section and quarter (1/4) section corners shall be duly described and tied.

16-406 Preventive Measures.

The subdivider shall be required to institute measures as determined and directed by the Engineering Department to ~~insure~~ ensure the prevention of wind and water erosion during and upon the completion of construction.

Article 16-5

PLATTING PROCEDURES AND
REQUIREMENTS

Sections:

16-501 Sketch Plat.

16-502 Preliminary Plat.

16-503 Final Plat.

16-504 ~~Lot Line Adjustment and Lot
Splits Not Requiring
Resubdivision.~~16-505 ~~Corrected Plat.~~ Plat Corrections.16-506 ~~Resubdivisions~~ Replats.

16-507 Approval of Minor Subdivisions.

16-501 Sketch Plat.

~~(A.)~~ Prior to the submission of a Sketch Plat application as required by these Regulations, the subdivider shall ~~contact the Director of Public Services, City Planner, and Director of Engineering and Operations~~ schedule a meeting with the Planning Department, who shall coordinate a meeting with other City Departments, to discuss and determine the procedures and requirements for filing the Sketch Plat ~~and Preliminary and Final Plats.~~

~~(B.)~~ Once the procedures and requirements are determined, ~~(The subdivider shall submit a Sketch Plat along with a Sketch Plat Application, a list of property owners within 200 feet, Form and Sketch Plat Checklist. Thirty (30) two 24" x 36" printed copies and one pdf of the Sketch Plat drawing shall be submitted by the subdivider. The Sketch Plat shall include property which the developer intends to own or owns and intends to develop within a reasonable time period of five (5) years or less. The property owner(s) of record, if different from the applicant, shall either sign the application or shall be made aware of the proposal via certified letter by the applicant. A copy of the certified letter and delivery confirmation shall be included as part of the Sketch Plat application materials if the application is not signed. A developer may request the Planning and Zoning Commission to review and determine the amount of~~

~~property to be included within a Sketch Plat. The Sketch Plat shall include a list of adjacent property owners within 200 feet.~~ The Sketch Plat drawing shall contain the following information:

~~(1)1. The entire property to be developed now and in the future must be included in the plan.~~ The Sketch Plat shall indicate the layout of streets and lots, street connections, and the phasing of the development.

~~(2)~~ A drainage plan shall be submitted which adequately illustrates how the 25-year flow will be handled in the subdivision. The drainage plan must indicate how drainage within the Sketch Plat will match up with drainage of adjacent properties. The manner in which each lot will drain must also be shown. Subdivision drainage may be managed with such measures as retaining walls, alleys or easements.

~~(3)2.~~ Availability of public water and sewer. A plan indicating the proposed location and sizing of water and sewer lines shall be provided.

~~(4)3.~~ Zoning requirements on the property.

~~(5)4.~~ Requirements of the Comprehensive Plan for land use, arterial and collector streets, schools, parks, and other public open space.

~~(6)5.~~ The location and extent of any floodplains. (Ordinance 2014, 3/20/12)

~~(C.)~~ After receipt of ~~the a complete~~ Sketch Plat submittal, the Planning Department shall submit copies to the ~~appropriate agencies and officials~~ Utility Review Committee for their review and shall request that comments be returned within 10 days. Members of the Utility Review Committee who do not return comments within 10 days will be considered to be in support of the application. At a minimum, copies of the Sketch Plat shall be referred to:

- ~~1. Director of Engineering and Operations~~
- ~~2. All utilities and special districts~~
- ~~3. Water Department~~

~~4. Fire Department~~
~~5. Police Department~~
~~6. Park and Recreation Director~~
~~7. Building Inspection Department~~
~~Agencies receiving review copies of the Sketch Plat shall submit their comments within 10 days.~~

(D.) ~~After receipt of the Sketch Plat,~~ The Planning Department shall schedule the plan application for review and consideration at the next regular meeting of the ~~Planning and Zoning Commission~~ which occurs after 23 days from the date which the plat was submitted once the application is considered complete.

(E.) At least seven ~~(7)~~ days prior to the date of the ~~Planning and Zoning~~ Commission meeting at which the Sketch Plat is to be reviewed, the Planning Department shall, from information provided by the subdivider as part of the Sketch Plat submittal, notify the ~~owners of property~~ owners within 200 feet of the proposed subdivision of the time and date of the ~~Planning and Zoning~~ Commission meeting.

(F.) The ~~Planning and Zoning~~ Commission shall review the Sketch Plat at a public meeting. The purpose of the Sketch Plat procedure is to determine any problems with the proposed development before expenses are incurred in the preparation of a Preliminary Plat. No official action is required of the Planning Department or other agencies other than to offer appropriate comments on the proposal.

(G.) The ~~Planning Commission~~ Department shall provide to the applicant the subdivider, in writing, within ten (10) days from the date of the review, all comments received from the public, agencies, staff and ~~the Commission its own members.~~ These comments shall be incorporated into the Preliminary Plat. (98-05, Amended, 06/16/1998; 97-01, Amended, 02/04/1997; Ord. No. 2007-05, 3/06/2007)

16-502 Preliminary Plat.

(A) Following receipt of the written Sketch Plat comments, a Preliminary Plat application may be prepared and submitted.

~~The Preliminary Plat shall be submitted a minimum of twenty three (23) days prior to the Planning and Zoning Commission meeting at which it will be considered.~~ The lot layout of the Preliminary Plat shall substantially conform to the Sketch Plat. The Preliminary Plat shall consist of a drawing, prepared and certified as to its accuracy by a registered land surveyor licensed in the state of Wyoming, and accompanying materials and information as required by these regulations. ~~The subdivider shall also submit a Preliminary Plat Application Form and Preliminary Plat Checklist.~~ The application form shall be signed by all property owners of record of all property located fully or partially within the boundaries of said Preliminary Plat. ~~Thirty (30) Two 24" x 36" printed copies and one pdf of the Preliminary Plat application and drawing shall be submitted by the subdivider. If the Preliminary Plat is submitted on a sheet larger than 11" x 17", one reduced copy no larger than 11" x 17" shall also be submitted in addition to the thirty full size copies.~~ Within three (3) working days of the submittal, ~~t~~ The Planning Department shall review the application for completeness and conformance with the Preliminary Plat submittal requirements. If the application does not conform to the submittal requirements, the application will be deemed as incomplete, the subdivider will be notified and the application will be returned. (Ord. No. 9210, 5-5-92; Amended Ord. 2012-04, 3/20/12; Amended Ord. 2014-05, 4/15/14).

(B) The Preliminary Plat drawing shall be prepared at a scale of 1" = 100' or larger ~~for subdivisions where the majority of lots are less than five (5) acres in size. The scale may be reduced to 1" = 200' for subdivisions in which the minimum lot size is five (5) acres or more.~~ The face of the drawing shall contain the following information:

1. The name of the subdivision. The name shall not duplicate or too closely resemble the name of any subdivision previously filed in the County.

2. Date of preparation, scale and North arrow. The top of each sheet shall represent North wherever possible.

3. A vicinity map drawn at a scale of 1" = 1,000' or 1" = 2,000', showing the location of the proposed subdivision in the City and its relationship to surrounding development.

4. The names, addresses, and phone numbers of the developer or subdivider, and the individual or firm responsible for the preparation of the Preliminary Plat.

5. A legal description of the subdivision boundary.

6. The boundary lines of the subdivision in a heavy, solid line and referenced to section or quarter ~~(1/4)~~ section lines.

7. A description of all monuments, both found and set, which mark the boundary of the subdivision, and a description of all control monuments used in the survey.

8. Existing contours at a maximum interval of two ~~(2)~~ feet unless waived by the City-Engineering Department.

9. General location and extent of any significant natural features such as streams or drainage ways.

10. Floodplains as delineated on maps provided by the Federal Emergency Management Agency.

11. Location, dimensions, and names of existing roads, streets, alleys, railroad rights-of-way and structures within ~~one-hundred (100)~~ feet immediately adjacent showing how they relate to the proposed subdivision layout.

12. Location, size, and grades of existing sanitary and storm sewers and location and size of water mains, gas lines, pipelines, or other underground utilities or installations within the proposed subdivision or within ~~one-hundred (100)~~ feet immediately adjacent thereto.

13. Location and dimensions of all easements of record.

14. Existing zoning and land use of proposed subdivision and immediately adjacent areas.

15. Location and width of proposed water and sewer lines, fire hydrants, streets, alleys, pedestrian ways, easements and all necessary appurtenances.

16. Layout, numbers and approximate dimensions of proposed lots and blocks. Do

not number blocks; number lots consecutively. (Ord. No. 84-9, 7-84)

17. Location, dimension and size in acres of all sites proposed to be used for commercial, industrial, multi-family residential, public or quasi-public use with the use noted.

18. A summary of the total number of acres, number of lots, acreage of commercial or industrial areas, acreage of open space, amount of land in rights-of-way and other descriptive material useful in reviewing the proposed subdivision.

19. The drainage plan for each lot must be shown. Arrows indicating the direction of drainage, along with any easements or retaining wall structures must be included.

(C) The following information and material shall be a part of any Preliminary Plat submittal and shall accompany the Preliminary Plat drawing:

1. Payment of the total amount of the Preliminary Plat fee.

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

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

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

5. A description of the phasing and scheduling of phases for the development if the Final Plat is to be submitted in separate phases. The subdivision shall be constructed in the order in which the phases are numbered. Phasing of a subdivision shall be valid for 5 years from the date of Council approval. At the end of 5 years, a two year extension can be requested from the Council. If the extension is not granted, the remaining phases shall expire and shall require approval through the Preliminary and Final Plat processes.

6. A petition for annexation to the City of Rock Springs if the land to be subdivided

is contiguous to, ~~either itself or as part of a larger tract,~~ the boundaries of the City.

7. An application for appropriate City zoning for the subdivided area if the area is to be annexed or if the existing zoning district does not allow the type of use proposed.

8. ~~The names and addresses of all owners of subdivided lots and unplatted land contiguous to or within two hundred (200) feet of the boundary of the proposed subdivision.~~ A list of property owners within 200 feet of the proposed subdivision.

~~9. A subdivision application on the standard forms provided.~~

~~10. A completed Preliminary Plat check list on the standard forms provided.~~

~~(D) The Preliminary Plat shall be reviewed by applicable City Agencies and Utility Companies. For review purposes, at a minimum, copies of the Preliminary Plat shall be referred to:~~

~~1. Director of Engineering and Operations~~

~~2. All utilities and special districts~~

~~3. Water Department~~

~~4. Fire Department~~

~~5. Police Department~~

~~6. Parks and Recreation Director~~

~~7. Building Inspection Director~~

~~(E) Agencies receiving referral copies of the Preliminary Plat should return written comments on the Plat to the Planning Department within ten (10) days after receipt of the Plat. Agencies may also present comments on the Plat at the Planning and Zoning Commission meeting at which the Plat is considered.~~ After receipt of the Preliminary Plat application, the Planning Department shall submit copies to the Utility Review Committee for their review and shall request that comments be returned within 10 days. Members of the Utility Review Committee who do not return comments within 10 days will be considered to be in support of the application.

(F) Upon receipt of all agency comments, or at the end of the ~~ten (10)~~ day

period, the Planning Department will summarize the agency comments, add written comments and recommendations from the Department itself, and present the material and recommendations to the ~~Planning and Zoning~~ Commission for its consideration.

(G) At least seven ~~(7)~~ days prior to the date of the ~~Planning and Zoning~~ Commission meeting at which the Plat is to be considered, the Planning Department shall, from information provided by the subdivider as a part of his Preliminary Plat submittal, notify the property owners ~~of subdivided lots and owners of unplatted land~~ within ~~two hundred (200) feet~~ of the ~~boundaries of the~~ proposed subdivision of the time and date of the meeting.

(H) The subdivider, or duly authorized representative, shall attend the Commission meeting at which ~~his~~ the proposal is scheduled for consideration.

(I) The ~~Planning and Zoning~~ Commission shall review the Preliminary Plat in a public hearing. A notice of the time, date, place and purpose of the hearing shall be published in the official newspaper of the City of Rock Springs at least ~~fifteen (15)~~ days prior to the date of the hearing. In its deliberations on the Preliminary Plat, the Commission shall consider oral or written statements from the applicant, the public, City Staff, and ~~the Commission its own members.~~ The Commission may recommend approval, conditional approval, disapproval, or may table the Preliminary Plat. The ~~Planning and Zoning~~ Commission shall notify the City Council in writing of its recommendation. Approval of a Preliminary Plat by the ~~Planning and Zoning~~ Commission shall remain effective for ~~twelve (12)~~ calendar months, from the date of approval. A Preliminary Plat which has not received approval of the City Council within ~~twelve (12)~~ calendar months following ~~Planning and Zoning~~ Commission approval shall ~~be subject to the requirements of Section 16-502(I) require approval through the Preliminary Plat process.~~ The petitioner may submit to the ~~Planning~~ Commission a written request for a six ~~(6)~~ month extension.

(Ord. No. 92-18, 8-4-92).

(J) The ~~City~~ Council shall hold a public hearing on the Preliminary Plat. A notice of the time, date, place and purpose of the hearing shall be published in the official newspaper of the City of Rock Springs at least ~~fifteen (15)~~ days prior to the date of the hearing. In its deliberations on the Preliminary Plat, the Council shall consider oral or written statements from the subdivider, the public, City staff, and its own members. The ~~City~~ Council may approve, deny, or table the Preliminary Plat. ~~Upon approval of the Preliminary Plat, a 24" x 36" mylar shall be submitted to the City. Approval of a Preliminary Plat by the City Council shall remain effective for eighteen (18) calendar months, from the date of approval. The subdivider may apply in writing for, and the Council may for cause shown, grant a six (6) month extension. If a final Plat has not been submitted within this specified period, approval through the Preliminary Plat process shall be required on all or a portion of the land area included in the Preliminary Plat, a Preliminary Plat must again be submitted for approval. In a phased development, any land area for which a Preliminary Plat has been approved and for which a Final Plat has not been submitted within sixty (60) months from the date of the approval of the Preliminary Plat, shall not be allowed to proceed with final platting until a new Preliminary Plat is submitted and approved.~~

(98-05, Amended, 06/16/1998; 97-01, Amended, 02/04/1997, Ord. No. 2007-05, 02/06/2007)

16-503 Final Plat.

(A) Following approval of the Preliminary Plat, a Final Plat application may be prepared and submitted. ~~The Final Plat shall be submitted a minimum of seventeen (17) days prior to the Planning and Zoning Commission meeting at which it will be considered.~~ The Final Plat shall be prepared and certified to its accuracy by a registered land surveyor licensed in the State of Wyoming. The Final Plat and required

supporting material shall conform to the design and engineering standards set forth in these regulations and to any conditions of approval specified by the ~~Planning and Zoning~~ Commission and the ~~City~~ Council. The Final Plat shall conform ~~with~~ to the Preliminary Plat and any requirements of the Council. ~~The subdivider shall also submit a Final Plat Application Form and Final Plat Checklist. Thirty (30) Two 24" x 36" printed copies and one pdf of the Final Plat shall be submitted by the subdivider with the application and all required materials. One reduced copy no larger than 11" x 17" shall also be submitted in addition to the thirty full size copies. Within three (3) working days of submittal,~~ The Planning Department shall review the application for conformance with the Final Plat submittal requirements. If the application does not conform to the submittal requirements, the application will be deemed as incomplete, the subdivider will be notified and the application will be returned.

(B) Final platting may be accomplished in ~~stages covering reasonable portions of the area of an~~ phases as shown on the approved Preliminary Plat. When this is done, each sheet of the Final Plat shall contain a vicinity map showing the location of the portion being submitted in relationship to the area for which the Preliminary Plat was submitted. All Final Plats so submitted shall be of the same scale, shall have identical titles, legends and other information, and shall have match lines so that mosaics of the entire subdivision can be developed. Each ~~stage~~ phase of the subdivision shall be as nearly self-sustaining and complete as possible and shall by itself, or in conjunction with previous ~~stages~~ phases, meet the design standards set forth in these regulations so that if development of the entire subdivision is interrupted or discontinued after one or more ~~stages~~ phases is completed, a viable development will result whether the approved phase remains or is replatted as a separate subdivision. The subdivision shall be constructed in the order in which the phases are numbered. Altering the phasing of the subdivision shall require resubmittal and approval of a new

Preliminary Plat

(C) The final Plat shall be clearly and legibly drawn in black, ~~waterproof india~~ ink upon ~~tracing linen~~, mylar of .004 inch in thickness (minimum) or some similar stable base material. Required affidavits, certificates and acknowledgments shall be legibly printed on the Plat in opaque ink. The sheet size of all Final Plats shall be 24" high by 36" wide. ~~Information on the Plat shall be so positioned that a 1-1/2" margin is left on the three remaining sides. Margins shall be 1-1/2" on the left side and 1/2" on the three remaining sides.~~ The scale may be reduced to 1" = 200' for subdivisions in which the minimum lot size is five (5) acres or more. Each sheet of the Final Plat shall be numbered and the total number of sheets comprising the plat shall be stated on each sheet (for example: Sheet 2 of 4). The relationship of one sheet to the other shall be shown by key maps and by match lines.

(D) Once approved, A a mylar copy of the Final Plat must be submitted to the Planning Department as required. (Ord. No. 92-10, 5-5-92).

(E) The submitted Final Plat shall contain the notarized signatures of the owner or owners, mortgagees, or others with an equitable or legal interest in the land of whatever nature and the signature of the registered land surveyor. In addition, the mortgagees, if any, shall provide the City with a letter confirming that they are aware of the subdivision and concur with the subdivision filing.

(F) All Final Plats shall include the following information on the face of the Plat:

1. The name of the subdivision at the top center of each sheet.
2. General location of the subdivision by section, township, range, county, and state, entered under the name of the subdivision.
3. North arrow, date, and scale.
4. Boundary lines of the subdivision in a heavy solid line.
5. Legal description of the subdivision boundary based on an accurate traverse, giving bearing and linear dimensions that result in a maximum allowable error of

closure of one (1) part in ten thousand (10,000).

6. The location and description of the point of beginning and its proper reference to the monumented boundary survey.

7. Location and description of all monuments.

8. Bearings, distances, and curve data of all perimeter boundary lines indicated outside of the boundary lines.

9. On curved boundaries and on all curves within the Plat, sufficient data to allow the reestablishment of the curves on the ground.

10. The location and layout of lots, blocks, tracts, streets, alleys, easements, and other public grounds within and immediately adjoining the Plat, with accurate dimensions in feet and one-hundredths of feet (1/100), bearings, curve data, length of radii and/or arcs of all curves.

11. Drainage easements and drainage detention areas, clearly labeled as such and a note indicating the ownership and maintenance responsibility of the drainage easements and drainage detention areas.

12. The names of all streets.

13. All lots logically and consecutively numbered in the center of the lot.

14. All dimensions shown on irregularly shaped lots.

15. Parcels completely or partially surrounded by the area being subdivided shall be clearly marked "EXCEPTED," and the common boundary with the subdivision shown in a heavy solid line with bearings and distances.

16. A notation of the total acreage of the subdivision, the total number of lots, and a breakdown of total acreage for street right-of-ways, parkland, open space, drainage detention or other public areas.

17. A notarized certificate by all parties having any titled interest in or lien upon the land, consenting to the recording of the Plat and dedicating public ways, grounds, and easements. All signatures shall be in permanent, black ink. The certificate shall read:

CERTIFICATE OF DEDICATION

Know all men by these presents that the

undersigned (official name of the subdivider), being the owner, proprietor, or parties of interest in the land shown ~~in~~ on this plat, do hereby certify:

That the foregoing plat designated as (name of subdivision or addition), is located in (Section, Township, Range, City, County, State), and is more particularly described as follows:

(Insert full legal description)

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

(Individuals, where applicable, should add:) All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this ____ day of _____, A.D., 20____, by:

(Designation of interest: owner, mortgagee, etc.)

STATE OF WYOMING)
) SS.
SWEETWATER COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D., 20____, by: _____ as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires:

Notary Public

On plats containing mortgagees, add:

The undersigned (name of Mortgagee), hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the ~~Clerk of Sweetwater County and Ex-Officio Recorder of Deeds~~ Sweetwater County Clerk at-in Book _____, Page _____, MORTGAGEE, by his signature on this plat, consents to the dedication made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Rock Springs for public use, as listed and described on this plat from the aforementioned mortgage.

18. Certificate of a registered land surveyor as follows:

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

DATE
(Registered Land Surveyor)
No.

STATE OF WYOMING)
) SS.
SWEETWATER COUNTY)

The foregoing instrument was acknowledged before me this ____ day of

_____, A.D., 20____, by: _____ as a
free and voluntary act and deed.

Witness my hand and official seal.

My commission expires:

Notary Public

19. Certificate of review of the
Department of Engineering and Operations
as follows:

Data on this plat reviewed this ____ day of
_____, A.D., 20____ by a Licensed
Professional Engineer on behalf of the
Department of Engineering ~~and~~/ Operations
& Public Services of the City of Rock
Springs, Wyoming.

Licensed Professional Engineer

20. Certificate of approval by the City of
Rock Springs Planning and Zoning
commission as follows:

This plat approved by the City of Rock
Springs Planning and Zoning
Commission this ____ day of _____, A.D.,
20____.

Chairman

Attest:

Secretary

21. Certificate of acceptance and
approval by the City Council of the City of
Rock Springs as follows:

Approved by the City Council of the
City of Rock Springs, Wyoming, this ____
day of _____, A.D., 20____.

Mayor

Attest:

City Clerk

22. Certificate for recording by the
~~County Clerk and Recorder~~ Sweetwater
County Clerk as follows:

This plat was filed for record in the
Office of the ~~Clerk and Recorder~~

Sweetwater County Clerk at ____ o'clock
.m., ____ 20____, and is duly recorded in the
Book of Plats, Page No. _____.

~~County Clerk~~ Sweetwater County Clerk

~~23. When the plat of a subdivision or
resubdivision intends to vacate an existing
easement, the location of the easement shall
be shown on the plat with a notation that it is
being vacated by the plat. In the case of a
resubdivision of an existing subdivision or
portion of a subdivision, the following
declaration shall appear above the Mayor's
signature or below the title:~~

~~DECLARATION
VACATING PREVIOUS PLATTING:~~

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

24. On plats containing drainage
easements, add:

Maintenance and upkeep of drainage
easements will be the responsibility of the
individual lot owner. Fences, walls or
footings that would impede drainage flows
within those drainage easements and
regarding of drainage easements shall not be
permitted.

25. Floodplain.

If a subdivision lies within a ~~one~~
~~hundred~~ (100) year flood plain, the following
statement shall appear on the face of the final
plat and all contracts and agreements relating
to the subdivision: "THIS SUBDIVISION IS
(OR THE FOLLOWING LOTS ARE)
LOCATED IN THE ~~ONE HUNDRED~~ 100
YEAR FLOOD PLAIN AS DEFINED BY
THE FEDERAL EMERGENCY
MANAGEMENT AGENCY."

26. Mined Areas.

If a subdivision lies over a known
mined area, the following statement shall

appear on the face of the final plat and all contracts and agreements relating to the subdivision: "THIS SUBDIVISION ~~OR IS~~ (OR THE FOLLOWING LOTS ARE) LOCATED OVER KNOWN MINED AREAS."

(Ord. No. 84-9, 7-84)

(G) The Final Plat shall be accompanied by the total amount of the Final Plat fee and the following supporting documentation:

1. A Final Plat Application ~~and Final Plat Checklist on standard forms provided.~~

2. ~~Two (2)~~ copies of the Drainage Report. A Drainage Report for the site in question and all pertinent offsite areas shall be prepared by a licensed engineer or hydrologist. The report shall examine ~~one hundred (100)~~ year storm flows (Q 100's), the ~~one hundred (100)~~ year high-water mark of any river, creek, arroyo, gully, diversion ditch, spillway, reservoir, etc., that may in any way effect the project area, along with the depth of flow for ~~one hundred (100)~~ year runoff. The watershed in all off-site areas shall be considered fully developed. Intensities shall be for this area's ~~one (1)~~ hour ~~one hundred (100)~~ year term based upon ~~two (2)~~ inches per hour. Time of Concentration (TC) used in the study providing for "C" to be 0.5 or greater and the overlot flow time to gutter to be ~~eight (8)~~ minutes unless adequate evidence is provided to the contrary. A certificate shall be provided, signed, and sealed by a Registered Professional Engineer that all drainage facilities, including on site drainage facilities that convey any off site storm flows, utilizing gutters and streets, are designed and sized to handle ~~one hundred percent (100%)~~ of the Q 100 runoff.

3. ~~Two (2)~~ copies of the Soils Report. A Soils Report for the site in question and all pertinent off-site areas shall be prepared by a licensed engineer or soil scientist. The report shall indicate the type and location of soils using the Unified Soil Classification System, shall contain drill logs and swell consolidation curves, and shall contain a discussion of any present or potential hazards, including mine subsidence, associated with soils on the site along with

measures which could be taken to mitigate such hazards. In addition the Soils Report shall contain recommendations on subsurface area drains and peripheral drains, foundation design, erosion control measures and surface drainage. Minimum protective slopes away from buildings shall be specified and a typical section of peripheral drain shall be shown with the upper end invert a minimum of ~~six (6) inches~~ below finished grade basement floor, and laid at a minimum of ~~two percent (2%)~~ gradient.

4. ~~Two (2)~~ copies of the Grading, Drainage and Development Plan. A Grading, Drainage and Development Plan shall be prepared at a scale of 1" = 100' or larger showing proposed right-of-ways, easements, walkways, parks, common areas, roadways, water lines and reservoirs, sanitary and storm sewer lines, manholes and treatment facilities, curbs and gutters, culverts, drains, storm water detention and retention basins, swales, ditches and other drainage devices, spot elevations of flow line of curb, high and low street points, drainage arrows, street plans, all drainage areas and acreages, all ~~twenty-five (25)~~ year (Q 25's) for existing developed areas adjacent to and/or flowing onto the development and on-site at each surface flow junction, storm water "pick-up" and "take-off" points designated to handle ~~twenty-five (25)~~ year flow on the surface cross sections and high water elevations for all ~~twenty-five (25)~~ year flows. Spot elevations shall be given for all inverts, low points and flowing entry and exit points.

For residential subdivisions, all minimum building setbacks shall be shown. No ~~twenty-five (25)~~ year flow line shall encroach upon any minimum setback line.

The following standards shall be used in preparation of the Grading, Drainage and Development Plan: ~~twenty-five (25)~~ year storm flow unless otherwise required by the adopted FIRM; pipes into which surface water flows will have a minimum diameter of ~~fifteen (15) inches~~; a capability for handling all Q 25's on the surface within the roadway. Exceptions and variations to these standards must be recommended by a licensed engineer and approved by the City Engineer and City

Planner.

In addition, for residential developments, the Plan shall be prepared in a manner that will allow the following conditions to be met prior to, or as part of, actual building construction. If necessary, individual lot grading plans will be required prior to issuance of building permits.

A minimum fall of ~~six (6") inches~~ in the first ~~ten (10') feet~~ away from any building is required, with a maximum gradient of ~~twenty-one percent (21%)~~ within ~~four (4') feet~~ of the foundation and usable minimum yard area of ~~three hundred (300)~~ square feet with a maximum slope of ~~5.0% percent~~, a minimum foundation exposure above finished grade is ~~eight (8") inches~~; slopes of 3:1 and steeper must be sodded and will be accepted only when the developer and engineer can show this to be the most feasible approach; driveway grades should be maintained between 9.5% and 5.0% when possible; entry walks shall not exceed 5.0%; lots should be graded at a minimum slope of ~~two percent (2%)~~ between the sewer flow line in the street and the finish grade first floor elevation; minimum depth of any sewer line shall be ~~five (5') feet~~.

5. ~~Six (6)~~ copies of the Construction Plans and Details. Copies for other reviewing agencies may be needed as required. Construction Plans and details must be prepared by or under direct supervision of a Registered Professional Engineer in the State of Wyoming and shall provide for all improvements indicated on the Grading, Drainage, and Development Plan including right-of-way and easement cross-sections showing construction and placement of streets, walks, curbs, gutters, medians, swales, ditches, utilities, planting strips and property lines; details of hydrants, valves, manholes, pipe junctions, pumps, thrust-blocking, catch basins, etc.; street profiles showing natural and finish grades, center line and both curbs with a recommended minimum vertical scale of 1" = 60'; sanitary sewer line and manhole profiles with natural and finish grades, showing area under drains, if applicable, and the location of gravity outfall lines; storm drainage system profiles

showing natural and finish grade; erosion control and revegetation details and other details as necessary to adequately convey the design intent. Quantity take-offs shall also be provided.

6. Deeds. When required by the City, assurance that a warranty deed or other acceptable instrument conveying to the City or other appropriate public agency any public lands ~~other than streets, alleys or easements~~ shown on the Final Plat and title insurance if required by the City ~~on the subject parcel~~, shall be presented to the City upon approval of the Final Plat. The method of assurance will be approval by the City Attorney.

7. Fees in Lieu of Land. Payment of any fees in lieu of public land dedication or any initial payment and a payment schedule keyed to subdivision development.

8. Title Opinion. Evidence satisfactory to the City must be submitted showing all taxes and assessments due on the property to be subdivided have been paid in full, showing title or control of the property to be subdivided and showing the property to be subdivided as free and clear of any liens. An attorney's title opinion or ownership and encumbrance report from a land title company shall be considered satisfactory evidence. Such an opinion or report shall also note any reservation for mineral rights and the existence of any mineral or oil and gas leases.

9. Financial Guarantee. A contractor's performance bond, an irrevocable letter of credit, funds in escrow or other appropriate commitment to guarantee the complete and timely development of any facilities or improvements which are the subdivider's responsibility. The bond shall be in an amount of 125% of the Engineer's Cost Estimate, as approved by the City Engineer. The Engineer's Cost Estimate shall be submitted as part of the Final Plat submittal.

10. Easements. If the subdivider proposes to utilize adjoining property for water lines, drainage, sewer lines, power lines, or other utilities, the subdivider shall provide copies of the recorded binding easements of not less than ~~twenty (20') feet~~

in width for the proposed facilities from each property owner over whose land such services shall extend. The Final Plat shall show the Book and Page number as recorded in the Office of the ~~County Clerk and Recorder~~ Sweetwater County Clerk for all recorded easements.

(H) After receipt of the Final Plat, and determination that a complete submittal has been made, the Planning Department shall refer material to the ~~appropriate departments and agencies for review and comment. Any such comments should be made known to the Department within ten (10) days after the date of submittal of the final Plat~~ Utility Review Committee for their review and shall request that comments be returned within 10 days. Members of the Utility Review Committee who do not return comments within 10 days will be considered to be in support of the application. At least seven ~~(7)~~ days prior to the date of the ~~Planning and Zoning~~ Commission meeting at which the Plat is to be considered, the Planning Department shall, from information provided by the subdivider as a part of ~~his~~ the Final Plat submittal, notify the property owners of ~~subdivided lots and owners of unplatted land~~ within ~~two hundred (200)~~ feet of the ~~boundaries of the~~ proposed subdivision of the time and date of the meeting. In reviewing the Final Plat, the Commission shall consider oral or written statements from the applicant, the public, City Staff, and ~~the Commission its own members.~~ The Commission may recommend approval, conditional approval, disapproval, or may table the Final Plat. Approval of a Final Plat by the ~~Planning and Zoning~~ Commission shall remain effective for ~~twelve (12)~~ calendar months. A Final Plat which has not received approval of the ~~City~~ Council within ~~twelve (12)~~ calendar months following ~~Planning and Zoning~~ Commission approval shall be subject to the requirements of Section 16-502. The subdivider may apply, in writing, for and the Commission may, for cause shown, grant a six ~~(6)~~ month extension to the ~~twelve (12)~~ month period.

(I) City Council Action.

1. Upon being notified of the

comments and any necessary approvals of reviewing agencies, the Planning Department shall forward the Final Plat, comments and approvals of reviewing agencies, pertinent supporting materials, and the recommendations of the ~~Planning~~ Commission to the ~~City~~ Council. Incomplete Final Plats for which necessary approvals have not been secured shall not be forwarded to Council for action.

2. The ~~City~~ Council shall either approve the Final Plat or disapprove the Final Plat and notify the subdivider of the conditions to be met to gain approval. If a disapproved Final Plat is modified and resubmitted to the ~~City~~ Council at a later date for their consideration, the Council may require the concurrent submittal of an updated ownership and encumbrance report or title opinion.

(J) ~~Filing With County Clerk. Recording the Final Plat.~~

~~Upon approval by the City Council of the Final Plat, the subdivider shall submit the recording fee to the Planning Department within sixty (60) days after approval of the Final Plat by the City Council. The Department shall transmit the subdivider's recording fee and the duly approved and executed Final Plat to the County Clerk and Recorder for the filing of the Final Plat among the official records of the County. Within 180 Days of approval by the Council, the Final Plat shall be recorded in the office of the Sweetwater County Clerk.~~

(K) Alternate Approval Procedure.

As an alternate procedure and at the request of the subdivider, the ~~City~~ Council may approve a Final Plat and instruct the Planning Department to withhold the approved Final Plat from recording for a period of time to allow the subdivider to install all of the required public improvements according to the plans and specifications approved by the City Engineer. This procedure, when approved by the Council, shall be in lieu of the guarantees for installation or improvements as set forth in ~~Section 16-504(A)11~~ of these regulations. An executed standard contract as approved

by the City Attorney regarding installation of improvements shall be submitted with the Final Plat. The contract shall require that all improvements be completed no later than ~~twelve (12)~~ months from the date the Final Plat was approved by the ~~City~~ Council. The subdivider may apply in writing for, and the Council may, for cause shown, by Resolution grant a six (6) month extension to the ~~twelve (12)~~ month period. After all improvements are inspected and approved by the ~~Governing Body by Resolution~~ Council, the Plat shall be recorded ~~by the Department in accordance with Section 16-503(J) within 180 days~~, and the sale of lots may proceed according to the approved and recorded plat. Building permits for structures will not be issued within the subdivision until the plat is recorded and the requirements ~~of Section 16-808 for improvements~~ are met. (98-05, Amended, 06/16/1998) If after receiving approval of the alternate approval procedure the subdivider chooses to submit a Financial Guarantee ~~in accordance with 16-503.G.(9)~~, the subdivider shall provide the City Engineer an Engineer's Cost Estimate of the remaining improvements. After approval of the cost estimate by the City Engineer, the Financial Guarantee shall be submitted and approved by the ~~Governing Body of the City of Rock-Springs~~ Council by Resolution and the filing of the plat shall proceed ~~as specified in 16-503(J)~~.

(97-01, Amended, 02/04/1997, Ord. No. 2007-05, 03/06/2007)

16-504 ~~Lot Line Adjustments and Lot Splits not Requiring Resubdivision.~~

(A) ~~Lot Line Adjustments and Lot Splits not requiring resubdivision may be approved in accordance with the requirements of this section. At no time shall the lot split procedure be used to intentionally evade the subdivision ordinance.~~

~~(B) To obtain approval, a completed application, signed by all affected owners and mortgagees, shall be submitted to the planning department. The application shall include a report from a title company identifying owners and mortgagees and~~

~~twenty (20) copies of a detailed map drawn to scale by a Wyoming licensed land surveyor within including the following information:~~

- ~~—— (1) Property lines, both existing and proposed;~~
- ~~—— (2) Existing building location(s) and setbacks (from existing and proposed property lines);~~
- ~~—— (3) Easements and adjoining streets;~~
- ~~—— (4) Existing and proposed utilities;~~
- ~~—— (5) Labeled dimensions.~~

~~—— (C) Upon receiving a complete application, the City shall review and approve the application if it is in compliance with the zoning and building ordinance. The Planning Department may refer copies of the plan to and seek comment from other officials and agencies. Any such comments should be made known to the Department within ten (10) days after submittal of the plan. Conditions may be imposed to bring the lot line adjustment into compliance with the building and zoning ordinance.~~

~~—— (D) Following approval by the Planning Department, the lot line adjustment shall be accomplished by the applicant(s) recording a deed or deeds with the Sweetwater County Clerk's office, containing legal descriptions prepared by a licensed land surveyor and a copy of the map. The applicant(s) shall place on file with the planning department a copy of the recorded deed or deeds within forty five (45) days of approval.~~

~~—— (E) If the applicant is unable to obtain approval of the Lot Line Adjustment from the planning and building department, the applicant may bring the matter before the Governing Body for its consideration through the Minor Subdivision process.~~
(Ord. No. 2007-05, 03/06/2007)

16-505 Plat Corrections.

(A) If, after the approval and recording of a Final Plat, errors are found in the language or numbers on the recorded Plat, an Affidavit of Correction stating the exact nature of the error may be recorded after submittal to and approval by the Planning

~~Department, the subdivider shall file a properly signed, corrected or revised original mylar or linen with the Department. The Plat shall be noted CORRECTED PLAT under the name of the subdivision. Notations shall be made on the face of the Plat listing all corrections made and the book and page numbers where the original plat was recorded. The Department shall review the Plat for correction, secure the signatures of the proper public officials on the corrected plat and present the plat to the City Council for the reaffirmation of their approval and to the County Clerk for recording. The recording of the corrected plat shall void the incorrect original plat, and the County Clerk shall note VOID across the face of the incorrect plat.~~

(Ord. No. 2007-05, 03/06/2007)

16-506 Resubdivisions Replats.

(A) ~~If, after the approval and recording of a Final Plat, a subdivider wishes to modify the location of lot lines on part or all of the recorded plat, and if there is no change in the location or size of dedicated streets or an increase in the number of lots within the subdivision, the subdivider shall~~ For lots in a platted subdivision, a Replat may be used to combine adjacent lots into one lot, to divide one lot into not more than two lots and/or to alter lot lines, easements or other public dedications by submitting a new Final Plat drawing with the plotting arrangement revised. All lots resulting from a replat shall be developable and shall conform to all zone district regulations and ordinances, including, but not limited to, lot size, access to street frontage, and access to public utilities. The City Planner and City Engineer shall determine which of the required supporting documents and which of the drawing requirements of the Final Plat regulation shall be ~~submitted with~~ required for the ~~revised Final Plat Replat~~. The plat shall be marked ~~the RESUBDIVISION-A Replat-of-Lots~~, under the name of the original subdivision and shall be processed as a Final Plat.

(B) ~~If, after the approval and recording of a Final Plat, a subdivider~~

~~wishes to substantially change the street and plotting arrangement of a part or all of the platted area (including any increase in the number of lots within the subdivision)~~

creating more than two lots or altering or vacating a platted street or right-of-way, the resulting subdivision shall be treated as a new submittal with both a Preliminary Plat and a Final Plat required. Based on the currency of the information submitted with the original plat and the magnitude of the change(s), the Preliminary and Final Plat submittal may be processed simultaneously as outlined in ~~Section 16-507(B) of this Ordinance.~~ The subdivision shall be identified as the RESUBDIVISION OF:

(C) The owner's certificate

Certificate of Dedication on resubdivision plats Replats shall contain a legal description of platted areas being vacated and resubdivided. ~~The new legal description shall not duplicate existing lot, block or tract designations used in previous platting of the same area.~~ The new lots shall be designated by the smallest number of the lots being vacated unless a different designation is required by the City. (Ord. No. 2007-05, 03/06/2007)

(D) The following supplemental information is required with all Replat submittals:

(1) Replat application signed by all property owners of record and all mortgagees together with the required fee. All recording fees are payable by the applicant to the Sweetwater County Clerk.

(2) A Replat drawing containing all notes and other pertinent information from the face of the original recorded Plat.

(3) Warranty or Quitclaim Deeds for all lots subject to the Replat which shall contain a legal description of the lot prepared by a licensed Surveyor and a copy of the Replat drawing which shall be signed and notarized.

(4) A Title Report showing ownership and encumbrances.

(5) When creating new lots,

“will-serve” letters from each utility currently serving the existing subdivision which state that the new lot will be served by the utility and that their facilities are adequate for the new lots.

(E) Upon receiving a complete application, the City Planner shall review the application for compliance with City Ordinances. The City Planner may refer copies of the plan to and seek comment from other officials and agencies. Comments may be incorporated into the Replat.

(F) Once a complete Replat has been submitted which complies with the Ordinances and any required comments from other agencies, notice of the Replat application shall be mailed by the City Planner to each owner of property situated wholly or partially within 200 feet of the property to which the Replat relates. The decision of the City Planner shall be made no sooner than 10 calendar days following notification.

(G) Following approval by the City Planner, the applicant shall record the Replat in the Sweetwater County Clerk’s Office within 180 days. Failure to record the Replat within 180 days shall cause the Replat to become null and void.

(H) Once approved and recorded, the County Clerk will write or cause to be written in plain legible letters across that part of said original plat so affected by the Replat “Vacated by and Subject of a Replat recorded on Page _____ in the Book of Plats in the records of the Sweetwater County Clerk.

(I) If the applicant is unable to obtain approval of the Replat, the applicant may bring the matter before the Governing Body for its consideration through the Minor Subdivision process.

simultaneously as outlined in Section 16-502 and 16-503. The City Planner and City Engineer shall determine which supporting documentation listed in Section 16-503.G. must be submitted. It is possible for Preliminary and Final Plats to be one and the same instrument.

(Ord. No. 2007-05, 03/06/2007)

16-507 Approval of Minor Subdivisions.

(A) A Sketch Plat of the Minor Subdivision shall be submitted and reviewed in conformance with Section 16-501.

(B) The Preliminary Plat and the Final Plat shall be submitted and reviewed

Article 16-6

FEES

Sections:

16-601	Sketch Plat and Preliminary Plat.
16-602	Final Plat.
16-603	Recording Fee.
16-604	Variances.
16-605	Annexation Plats.
16-606	Appeals.
16-607	Vacations
16-608	Lot Line Adjustments and Lot Splits
16-609	Resubdivisions
16-610	Correction Plats

16-601 Sketch Plat and Preliminary Plat.

Each Sketch Plat submittal (including submittal for a Minor Subdivision) shall be accompanied by a fee of ~~Fifty Dollars (\$50.00)~~ payable to the City of Rock Springs. Each Preliminary Plat submittal (including submittal for a Minor Subdivision) shall be accompanied by a fee of ~~Three Hundred Fifty Dollars (\$350.00)~~ payable to the City of Rock Springs.
(97-01, Amended, 02/04/1997)

16-602 Final Plat.

Final Plat submittals (including submittal for a Minor Subdivision) shall be accompanied by a minimum fee of ~~Two Hundred (\$200.00) Dollars~~ plus ~~Twenty (\$20.00) Dollars~~ per lot for each lot in excess of ~~ten (10) lots~~ up to a maximum fee of ~~One Thousand (\$1,000.00) Dollars.~~ ~~Fees are payable to the City of Rock Springs and are for the purpose of partially off-setting cost incurred by the City for necessary plat review and shall be credited to the City general fund.~~

16-603 Recording Fee.

~~As determined by the County Clerk. To be submitted to the Department after approval of the Final Plat and made payable to the Treasurer, Sweetwater County.~~ Recording fees, as determined by the Sweetwater County Clerk, are payable by

the applicant.

16-604 Variances.

Each request for a variance shall be accompanied by a fee of ~~Twenty-five (\$25.00) Dollars~~ payable to the City of Rock Springs.

16-605 Annexation Plats.

Each annexation plat ~~submitted for consideration by the Planning Commission~~ submitted concurrently with a subdivision plat shall be accompanied by a fee of ~~Fifty (\$50.00) Dollars~~ payable to the City of Rock Springs. Each Annexation Plat submitted for consideration separately from a subdivision plat shall be accompanied by a fee of ~~Five Hundred Dollars (\$500.00)~~ payable to the City of Rock Springs.

16-606 Appeals.

There shall be no fees ~~for appeal from the Planning and Zoning to appeal a decision of the~~ Commission to the ~~City~~ Council with respect to these regulations.

16-607 Vacations.

Each petition for vacation shall be accompanied by a fee of ~~One Hundred Dollars (\$100.00)~~ payable to the City of Rock Springs.

~~16-608 Lot Line Adjustments and Lot Splits.~~

~~Each Lot Line Adjustment and Lot Split application shall be accompanied by a fee of Fifty Dollars (\$50.00).~~

~~16-609 Resubdivisions Replats.~~

~~The Final Plats fees shall accompany the submittal of the Resubdivision application and if required to submit a Preliminary Plat as outlined in Section 16-509, the Preliminary Plat fees shall also be submitted.~~ Each Replat application shall be accompanied by a fee of \$350.00 payable to the City of Rock Springs.

16-610 Correction Plats Plat Corrections.

Each correction plat submitted to the City

~~of Reek Springs shall be accompanied by a fee of Fifty Dollars (\$50.00) payable to the City of Reek Springs.~~ Recording fees, as determined by the Sweetwater County Clerk, are payable by the applicant.
(Ord. No. 2007-06, 03/06/07).

Article 16-7

ADMINISTRATION AND ENFORCEMENT

Sections:

16-701	Administration.
16-702	Variances.
16-703	Vacations.
16-704	Penalties.
16-705	Administrative Liability.

16-701 Administration.

(A) These regulations shall be administered and enforced by the Planning Department ~~of the City of Rock Springs, Wyoming,~~ or other agency as designated by the ~~City~~ Council.

(B) All subdivision plats submitted to the City of Rock Springs shall first have been examined by the Planning Department and the ~~Rock Springs Planning and Zoning Commission~~ in accordance with the procedures established by these regulations, whether located inside of or, pursuant to Wyoming Statute §34-12-103, located outside of, but within one mile of, the City. As part of their examination, the Department and the Commission may consult with other public or private agencies to determine whether or not the plat, as proposed, will contribute to the orderly growth and development of the City. The actions of the Department, the Commission and the Council shall be governed by the procedures and schedules ~~hereinafter~~ set forth.

~~(C) Pursuant to the provisions of Section 34-12-103, Wyoming Statutes, when any part of a subdivision lies outside of, but within one (1) mile of the City of Rock Springs, that subdivision shall be approved by the City Council of the City of Rock Springs before it is finally approved by the Sweetwater County Board of Commissioners.~~

(D) The City shall not extend utilities and services and shall not approve any proposed subdivision of land which, by itself or as a part of a larger tract, is contiguous to the boundaries of the City unless the Preliminary Plat submitted to the Planning

Department is accompanied by a properly acknowledged petition for annexation to the City and a separate application for proper zoning.

(E) The Planning Department shall review both the annexation petition and the Preliminary Plat for accuracy and completeness and shall process the plats as if the land were already part of the City. The required plats and the annexation petition may be considered by the City simultaneously, however, final action by the ~~City~~ Council on the annexation petition and zoning shall precede or be taken concurrently with final action on the Final Plat.

16-702 Variances.

(A) When it can be shown that in the case of a particular subdivision, strict compliance with the provisions of these regulations would cause undue hardship, the ~~City~~ Council may authorize a variance to these regulations provided that the general intent of these regulations are preserved, that public interest is protected, and that such variances do not have the effect of nullifying the intent and purpose of the Comprehensive Plan, the Official Map, or the Zoning Ordinance. The granting of a variance shall be based upon finding by the Council that:

1. The subdivider is proceeding in good faith.

2. There are unusual topographical or other special circumstances associated with the property which are not the result of any action of the subdivider and which prohibit the use of the property in a manner similar to the use of adjacent or nearby properties.

3. The variance is necessary for reasonable development of the property in question and will alleviate a clearly demonstrable hardship.

4. The variance will not nullify the intent or purpose of these regulations.

5. Granting the variance will not be detrimental to the general public health, safety and welfare.

(B) Any variance granted shall constitute the minimum adjustment necessary to alleviate the hardship.

(C) A request for variance may be submitted only after the ~~Planning~~ Commission has formally reviewed the Preliminary Plat and has either (1) recommended disapproval because the Plat does not conform to these regulations, or (2) conditionally approved the Plat specifying those amendments which must appear on the ~~Final~~ Plat in order for it to be approved. The subdivider may then seek relief from the specific provisions of these regulations with which he cannot comply.

(D) All requests for variances shall be submitted in writing to the ~~City~~ Council and shall be referred to the ~~Planning~~ Commission for comments and recommendations prior to any action taken by the ~~City~~ Council. In granting a variance, the Council may impose such conditions as will ~~insure~~ ensure substantial compliance with the objectives and standards of these regulations. The findings and action on each variance and any conditions imposed shall be recorded in the minutes of the Council and a copy thereof provided to the Planning Department.

(E) If the subdivision variance is granted by the ~~City~~ Council, the subdivider may incorporate the provisions of the variance into the Final Plat to be submitted to the ~~Planning~~ Commission and to the Council for approval. In its review of the Final Plat, the ~~Planning~~ Commission shall be bound by the decision of the Council regarding the variance and shall review and approve the Final Plat with the variance if the Plat in all other respects conforms to the Preliminary Plat and any other conditions imposed by the ~~Planning~~ Commission.

16-703 Vacations.

(A) ~~Any. All or part of a~~ plat may be vacated ~~by the owners or proprietors thereof at any time before sale of any lots, or before any substantial improvements have been made in the subdivision,~~ by submitting a copy of the plat to the Planning Commission along with a written request for a an application for vacation. ~~In cases where lots have been sold, (The written request application~~ shall be by all of the owners of lots within the plat and all of the holders of

any interest in the easements and public dedications contained on the Plat. The ~~Planning~~ Commission shall make a recommendation on the vacation to the ~~City~~ Council, and the Council shall approve or disapprove the vacation, provided such vacating does not abridge or destroy any of the rights and privileges of other proprietors in said plat and provided, further, that nothing contained in this section shall authorize the closing or obstruction of any public highways laid out according to law. ~~The recording of an instrument vacating the plat shall operate to destroy the force and effect of the recording of the original plat and to divest all public rights in the streets, alleys, commons and public grounds laid out or described in such a plat.~~

~~(B) Streets and alleys platted and laid out under the provisions of these regulations or laid out under any prior law of the State of Wyoming may be altered or vacated in the manner provided by law for the alteration or discontinuance of highways.~~

~~— (C) Any part of a plat may be vacated under the provisions and subject to the conditions of Section 16-703(A) of this ordinance, provided such vacating does not abridge or destroy any of the rights and privileges of other proprietors in said plat and provided, further, that nothing contained in this section shall authorize the closing or obstruction of any public highways laid out according to law. The request for vacation shall be made by all of the owners of lots within that portion of the overall plat sought to be vacated.~~

(D) When any part of a plat shall be vacated ~~as aforesaid~~, streets, alleys, and other public grounds shall be assigned to all lots or parcels adjacent to the public area being vacated in equal proportions unless waived by an adjacent property owner. When any part of a plat shall be vacated and an adjacent parcel is not located inside of the plat by which the vacated portion was created, the vacated part shall not be assigned in equal proportions but shall remain inside of the plat by which is was created.

(E) The Sweetwater County Clerk shall write in plain, legible letters across that part of said plat so vacated, the word "vacated" and also make a reference on the same to the volume and page in which the said instrument of vacation is recorded.

(F) Land covered by a vacated plat may subsequently be ~~replatted-subdivided in accordance with as described by~~ these regulations. ~~Any later replatting of an area already platted and not vacated shall be construed to be a request for the vacation of the original plat or portion thereof. Any such plat, once approved and recorded, shall not to vacate the original plat which it replaces.~~

(G) When vacating all or part of a recorded subdivision by Replatting, a depiction of the area being vacated shall be shown on the face of the Replat which vacates the original subdivision with a notation that it is being vacated. In addition, the following declaration shall appear at the top of the Replat under the general location information beneath the name of the subdivision:

DECLARATION VACATING
PREVIOUS PLATTING

All earlier plats, or portions thereof, as noted on this Replat are hereby vacated.

Once approved and recorded, the County Clerk will write or cause to be written in plain legible letters across that part of said original plat so affected by the vacation "Vacated by and Subject of a Replat recorded on Page in the Book of Plats in the records of the Sweetwater County Clerk."

(H) The City Planner and the City Engineer shall determine which of the required supporting documents shall be submitted with an application for vacation. After receipt of a complete application, the Planning Department shall submit copies to the Utility Review Committee for their review and shall request that comments be returned within 10 days. Members of the Utility Review Committee who do not return comments

within 10 days will be considered to be in supports of the vacation.

After receipt of comments from the Utility Review Committee, the vacation shall be scheduled for review and consideration at the next regular meeting of the Commission.

A notice of the time, date, place and purpose of the hearing shall be published in the official newspaper of the City of Rock Springs at least 15 days prior to the date of the hearing.

At least seven days prior to the date of the Commission meeting, the Planning Department shall notify the property owners within 200 feet of the proposed vacation of the time and date of the meeting.

In its deliberations, the Commission shall consider oral or written statements from the applicant, the public, City Staff, and its own members. The Commission may recommend approval, conditional approval, disapproval, or may table the application. The Commission shall notify the Council in writing of its recommendation.

The Council shall hold a public hearing on the application for vacation. A notice of the time, date, place and purpose of the hearing shall be published in the official newspaper of the City of Rock Springs at least 15 days prior to the date of the hearing. In its deliberations, the Council shall consider oral or written statements from the subdivider, the public, City staff, and its own members. The Council may approve, deny, or table the application.

Upon approval, the applicant shall record the documents required to complete the vacation.

16-704 Penalties.

Any person who violates any provision of these regulations and any person who, as an agent for a subdivider, developer or owner of subdivided lands, offers for sale any subdivided lands or subdivisions without first complying with the provisions of these regulations shall upon conviction be fined not

more than ~~Two Hundred Fifty (\$250.00) Dollars~~ \$500.00 or be imprisoned in a county jail for not more than ~~thirty (30) days~~ or be punished by both fine and imprisonment. Each day of violation constitutes a new offense.

16-705 Administrative Liability.

The City shall hold harmless ~~the Public Works Department, other~~ all City agencies and officials, and their official agents and representatives, when acting in good faith and without malice, from all personal liability for any damage that may accrue to any person or property as a result of any act required by these regulations, or for the omission of any act on the part of the Department, agency or official or their authorized agents in the discharge of their duties hereunder. Any suit brought against the City or the City Administration because of any such act or omission in the carrying out of the provisions of these regulations shall be defended by the City's legal department through final determination of such proceedings.

**NOTICE
RINGS
COMMISSION
10:00 P.M.**

Springs Planning & Public hearing in the Chambers, 212 D at 7:00 p.m. on all interested parties and be heard in ref-

Dated: May 7, 2019

Ditech Financial LLC

By: Shelly M. Espinosa
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111
801-355-2886
HWM File # 52850

May 15, 22, 29, June 5

**IN THE DISTRICT COURT
THIRD JUDICIAL DISTRICT WITHIN AND
FOR SWEETWATER COUNTY, WYOMING**

IN THE MATTER OF THE
CHANGE OF NAME OF

Michael Allen Lewis, Jr., Zachary Scott Lewis,
Jennette Renee Rose Lewis, Garrett Mario Don
Lewis.

THE MINOR CHILDREN, BY NEXT FRIEND,
Tiffany Renee Lewis, Michael Allen Lewis,
Petitioners.

Civil Action No. CV-2019-282-J

NOTICE OF PUBLICATION

You are hereby notified that a Petition For Change of Name, Civil Action No. CV-2019-282-J has been filed on behalf of Tiffany Renee Lewis and Michael Allen Lewis in the Wyoming District Court for the Third Judicial District, whose address is 80 Flaming Gorge Way, Green River, Wyoming 82935, the object and prayer of which is to change the names of the above-named children from Michael Allen Lewis, Jr., Zachary Scott Lewis, Jennette Renee Rose Lewis, Garrett Mario Don Lewis to Michael Allen Langley, Jr., Zachary Scott Langley, Jennette Renee Rose Langley, Garrett Mario Don Langley.

Any objection must be filed with the District Court within 30 days following the last date of publication of this notice, or an Order Granting Name Change may be granted without further notice.

DATED this 19 day of May, 2019.

BY CLERK OF COURT
Donna Lee Bobak

May 21, 29, June 4, 11

**SUBSCRIBE
& SAVE**
307-362-3736



pp

p

Rules of Practice and Procedure. The complainants shall have a right of appeal to the Environmental Quality Council where the complaint will be heard a second time. A conference shall be held if the Director determines that the nature of the complaint or the position of the complainants indicates that an attempt to informally resolve the disputes is preferable to a contested case proceeding. An informal conference or a public hearing shall be held within twenty (20) days after the final date for filing objections unless a different period is stipulated to by the parties. The Council or Director shall publish notice of the time, date and location of the hearing or conference in a newspaper of general circulation in the locality of the proposed operation once a week for two (2) consecutive weeks immediately prior to the hearing or conference. The hearing would be conducted as a contested case in accordance with the Wyoming Administrative Procedure Act (W.S. §16-3-101 through §16-3-115), and the right of judicial review would be afforded as provided in that act. The Wyoming Oil and Gas Commission will be mailed a copy of the application mine plan map as given in W.S. §35-11-406(j).

May 11, 14, 21, 29

**IN THE DISTRICT COURT
THIRD JUDICIAL DISTRICT WITHIN AND
FOR SWEETWATER COUNTY, WYOMING**

IN THE MATTER OF THE)
CHANGE OF NAME OF)
Frankie Marie Wagner)
Petitioner.)

Civil Action Case No. 19-251-L

NOTICE OF PUBLICATION

You are hereby notified that a Petition *For change of Name*, Civil Action No. 19-251-L has been filed on behalf of Frankie Marie Wagner in the Wyoming District Court for the Third Judicial District, whose address is 80 Flaming Gorge Way, Green River, Wyoming 82935, the object and prayer of which is to change the name of the above-named person from Frankie Marie Wagner to Frankie Marie Perez.

Any objection must be filed with the District Court within 30 days following the last date of publication of this notice, or an *Order Granting Name Change* may be granted without further notice.

DATED this 3 day of May, 2019.

BY CLERK OF COURT:

R. Jordan, Deputy
Clerk of District Court/Deputy
May 7, 14, 21, 29

Engineers and Sur-an industrial subdi-of the incorporated Springs, on property Trudy A. Doak Re-is located in the west Quarter of Sec-Range 105 West,

ctions 1 7 of the gulations (Title 16), k Springs Planning ify regulations and

I hold a public hear-council Chambers at 9.

Department Office @rswy.net for more mation can also be rswy.net.

& Public Services

**LOCAL WORK
ING**

onservation Service Group will meet on 4 at the Sweetwater office, 79 Winston The main purpose of work group priorities ify priority resource to attend. Contact 16 for more informa-



Department of Public Services

212 D Street, Rock Springs, WY 82901
Tel: [307] 352-1540 • FAX [307] 352-1545

www.rswy.net

Planning Activity – Completed/Approved May 2019

Type of Activity	Description	Address
Occupation Tax	<i>Amber Kramer Agency (State Farm)</i>	<i>906 Dewar Drive</i>
	<i>Wing It, LLC (Mobile Food Truck)</i>	<i>Parking Lot (D & 2nd)</i>
	<i>In Motion Physical Therapy (Relocation)</i>	<i>617 Broadway Street</i>
(Home Occupation)	<i>Brace C Firearms (Internet Sales)</i>	<i>2208 Reagan Avenue</i>
	<i>Floyd's Truck Center (Macy's)</i>	<i>925 Stagecoach Blvd.</i>
	<i>Art Official Tattoo</i>	<i>627 Pilot Butte Avenue</i>
	<i>Imagine Preschool</i>	<i>725 C Street</i>
	<i>Cantrell Lawn Care</i>	<i>Green River Location</i>
(Home Occupation)	<i>Andy's Long Distance Shooters and Knives</i>	<i>326 Via Assisi</i>
(Home Occupation)	<i>Grit & Grace Home Solutions</i>	<i>809 Rampart Drive</i>
(Home Occupation)	<i>Altitude Furniture</i>	<i>2200 Reagan Avenue</i>
	<i>Jen Hargrove Photography</i>	<i>455 North Front Street</i>
	<i>Wells Fargo (Contact Information Update)</i>	<i>1400 Dewar Drive</i>
	<i>Havenly Pixels</i>	<i>1993 Dewar Drive</i>
Residential Site Plans	<i>Residential Addition</i>	<i>917 Quincy Drive</i>
	<i>New Residence</i>	<i>5720 Sun Ridge Drive</i>
	<i>Total of 18 New Fences, Sheds and/or Decks</i>	
	<i>Total of 2 New Driveways and/or RV Pads</i>	
Sign Permits	<i>Pilot Butte Business Center</i>	<i>538 Pilot Butte Avenue</i>
	<i>United Rentals</i>	<i>209 Yellowstone Road</i>
	<i>McDonalds – New Menu Boards</i>	<i>1687 Sunset Drive</i>
	<i>McDonalds – New Menu Boards</i>	<i>1607 Elk Street</i>
Minor/CUP (Staff)	<i>Union Wireless – Minor Site Plan Amendment</i>	<i>3716 Foothill Blvd.</i>
	<i>Chill Grill</i>	<i>1525 Elk Street</i>
	<i>Panzer – Combined Accessory Structures over 1200ft²</i>	<i>3025 Portland Lane</i>
Floodplain Permit	<i>Pilot Butte Business Center</i>	<i>538 Pilot Butte Avenue</i>



Department of Public Services

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

June 5, 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
<i>May 21, 2019</i>	1) No Action Items Concerning Planning & Zoning	
<i>June 4, 2019</i>	1) No Action Items Concerning Planning & Zoning	

Sincerely,
Cindy Sheehan
Planning Technician