



**PLANNING AND ZONING COMMISSION
MEETING AGENDA
July 10, 2019 at 7:00 p.m.**

ROLL CALL

APPROVAL OF MINUTES

1. Review and approval of the June 12, 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 a **Major Amendment to the Sweetwater Station Phase II Final Development Plan** filed by JFC Engineers and Surveyors on behalf of Sweetwater Station, LLC. Sweetwater Station Phase II is located on Federal Lot 4 in the Northwest Quarter of the Northwest Quarter of Section 16, Township 19 North, Range 105 West. (Project: PZ-19-00196; Staff Representative: Cindy Sheehan, Planning Technician)

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. Notification of Approved Applications for June 2019.

PETITIONS AND COMMUNICATIONS

1. City Council Action Report

ADJOURNMENT

**PLANNING AND ZONING
COMMISSION MINUTES**
June 12, 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 Kevin Hardesty Emily Lopez Ken Fortuna
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 May 8, 2019, Planning and Zoning Commission Meeting.

With corrections made by deleting Mike Shaw and adding Ken Fortuna under the Commissioners Present, Chairman Sheehan asked for a motion to accept the Minutes as amended.

Commissioner Collins: Motion to approve the Minutes as amended.

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 Kennedy: Second.

Vote: All in favor. Motion carried unanimously.

CHANGES TO THE AGENDA

None.

PUBLIC HEARINGS

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)

Staff Report

Ms. Sheehan presented the Staff Report dated June 5, 2019, to the Commission.

Commissioner Questions for Staff

Dan Kennedy recused himself from the hearing.

Commissioner Collins asked about the FEMA statement in the staff report; Ms. Sheehan said we don't have any jurisdiction for it, or anything in the future. In the future it could have impact, so it is just something that needs to be brought to attention. It is marked on the plat that it is within the 100 year flood plain, it doesn't affect us because the County doesn't participate.

Commissioner Questions for Applicant

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

John Doak (KC) came forward and explained his project.

There was no public present in the council chambers for the Chairman to ask for anyone in favor of or opposed to the project to come forward.

Chairman Sheehan asked if there were any additional comments for staff, with none, he then asked for a motion.

Staff Recommendation

There was no staff recommendation for this project.

Commission Vote

Commissioner Jackman: Motion to approve.

Commissioner Collins: Second.

Vote: All in favor. Motion carried with Commissioner Kennedy abstaining from the vote.

PUBLIC HEARINGS

1. 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)

Staff Report

Ms. Sheehan presented the Staff Report dated June 6, 2019, adding additional language to the proposed Subdivision Ordinance Language Amendment, not contained in the staff report to the Commission.

Commissioner Questions for Staff

Commissioner Lozier stated it looked like it was mostly just language; Ms. Sheehan said yes except for the re-plat and the vacation.

Commissioner Schoenfeld asked if it's been reviewed by the City Attorney; Ms. Sheehan said yes and he did make a couple of changes to it, Section 16-2 had a lot more and it's taken right out now.

Ms. Sheehan said there are a couple of things to add to the streets, she worked with Ryan Schmidt, City Engineer. They added some basic terminology that the ordinance had that the City Engineering Department does not use, and there was some reorganization.

We have something called major street or arterial street, we only call those arterials and removed "major street". The same as collector streets, we actually have major and minor collector streets, it will be reordered and it will say "major or minor collector street" and since it references major street the actual definition will be major or minor collector street – a street which serves or is designed to serve as a traffic way for a neighborhood or as a feeder to an arterial street.

Ms. Sheehan said on page 7, 16-502 the preliminary plat, to clarify Section A where it says two 24 x 36 copies, Ms. Sheehan would like to insert "of the plat drawing".

Also on the top of that page there is a place where the commission should be in there, where it is struck out and says its own members at the end of "G", 16-501 G. It should say, "the planning department shall provide to the applicant all comments received from the public, agency, staff, and the commission."

Also, 16-502 section C.5, at the end of the underlined writing it says "if the extension is not granted the remaining phases shall expire and shall require approval through the preliminary and final plat process". Ms. Sheehan would like to change it to, if the extension is not granted the remaining phases become null and void so someone could plat something else, but it might be such a large project that they shouldn't just start at the preliminary plat, she'd rather the final phases become void and someone could start with a new subdivision rather than start on someone else's subdivision.

Commissioner Schoenfeld asked if she could read that one more time; Ms. Sheehan stated she would like it to say: phasing of a subdivision shall be valid for five years from the date of council approval, at the end of five years a two year extension can be requested from the council. If the extension is not granted the remaining phases shall become null and void.

Commissioner Questions for Applicant

The City staff is the applicant for this language amendment project.

Public Hearing

With no public presence, Chairman Sheehan stated there were no comments from the floor.

Staff Recommendation

Ms. Sheehan presented the draft language amendment changes with additional changes verbally stated as part of the record and documented herein.

Commission Vote

Commissioner Jackman: Motion to approve with staff verbal changes.

Commissioner Schoenfeld: Second.

Vote: All in favor. Motion carried unanimously.

UNFINISHED BUSINESS

None.

NEW BUSINESS

- 1) Notification of approved applications by Cindy Sheehan.

PETITIONS AND COMMUNICATIONS

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

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	

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

Ms. Sheehan asked about emailing the monthly agenda packets to the commissioners and providing a hard copy the night of the meeting. Commissioners all seemed ok with this and some stated they didn't need a hard copy at all.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:24 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 STAFF REPORT

PROJECT NAME: Sweetwater Station Ph. 2 – Major Amendment
PROJECT NUMBER: PZ-19-00196
UTILITY REVIEW DATE: July 2, 2019
REPORT DATE: July 5, 2019
MEETING DATES: July 10, 2019 (PZ) / July 16, 2019 (City Council)

PROJECT REPRESENTATIVES

APPLICANT

4D Development
Rob DeBernardi
514 G Street
Rock Springs, WY 82901

PROPERTY OWNER

Sweetwater Station, LLC
Dr. Thomas E. Spicer
1213 Sand Pointe Circle
Rock Springs, WY 82901

ENGINEER

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

PROJECT LOCATION

36.73 Acres, Federal Lot 4,
NWNW, Section 16,
Township 19 North
Range 105 West

ZONING

R-E (Rural Estates)

PUBLIC NOTIFICATION

- Rocket Miner – 06/29/19
- City website

PREVIOUS P&Z ACTION

- Annexation & R-E Zoning
- Zoning Amendment – Died for lack of 2nd.

ORDINANCE REFERENCES

§13-905 (Rezoning)

STAFF REPRESENTATIVE

Cindy Sheehan, Planning Tech

ATTACHMENTS

- Application & Public Notices
- Ordinance Synopsis
- Public Comments

REQUEST

A Major Amendment to the development plan for Sweetwater Station Phase II, a Planned Unit Development located on Federal Lot 4, in the Northwest Quarter of the Northwest Quarter of Section 16, Township 19 North, Range 105 West, City of Rock Springs, Sweetwater County, Wyoming.

BACKGROUND

This parcel was part of the Sweetwater Station Final Development Plan process but was never approved as a Final Plat.

In April 2019, 4D Development and Sweetwater Station, LLC requested a zoning map amendment to change the zoning of this property from Rural Estates (R-E) to Low Density Residential (R-1). There was a motion to approve the amendment but that motion died due to lack of a second. At the applicant's request, the application was not heard by the City Council.

In answer to public comments from the residents of Sweetwater Station, Phase I, the applicant has worked with the City to submit an amended development plan to address the concerns expressed in the comments, letters and petition submitted against the zoning map amendment. The points of the petition pertaining to the PUD development are addressed below:

1. "All of Sweetwater Station should remain zoned the same^a (Phase I and Phase II) as homeowners in Phase I, we purchased our homes under the expectation of the second phase being developed under the same CC&R's^b, Plat^c, density^d and viewshed^e guidelines"
 - a. *The zoning will remain Rural Estates (R-E).*
 - b. *While not an enforcement function of the City, the CC&R's for Phase I are also in force for Phase II.*
 - c. *Phase II was never platted and this amendment is allowed by Ordinance (§13-906.G.).*
 - d. *Density is governed by the Comprehensive Plan which designates this area as LDR (Low Density Residential). This allows for R-E (0.75ac lots), R-1 (7,000ft²), R-2 (6,000ft²) and R-3 (5,000ft²) zoning. The P.U.D. regulations allow for alternative designs and waivers from the requirements of the subdivision and zoning ordinances to create development that fits the area and the needs of the residents while staying in harmony with the Comprehensive Plan.*
 - e. *The view shed is not an enforceable action of the City and is not a requirement or part of the Purpose statement of the Planned Unit Development regulations (§13-812.A.).*

3. As part of the approval of the 2003 ordinances to annex Sweetwater Station into the City of Rock Springs and plat the Sweetwater Station subdivision, a PUD was proposed and approved; amending a PUD should not occur unless extraordinary circumstances exist to amend the PUD; no such circumstances exist other than the developer would like to sell the entire 39 acres of Phase II and the new owner can capitalize on the increased density permitted under R-1.
 - a. *Major Changes to a PUD (§13-906.G.) are allowed for the following: "alterations in structure type, in the shapes and arrangements of lots and blocks, in the allocation of open space or other land uses which increase density and/or intensity of the project and all other changes which significantly affect the overall design of the project..." This amendment fits the allowances outlined in the Ordinance.*
4. The increased density of R-1 would permit almost a doubling of the residential homes in this area -that is a significant increase in density that should mandate at least a Phase I Environmental Assessment of how such increased density may negatively impact the surrounding environment, which is on the boundary area of City and County.
 - a. *A Phase I Environmental Assessment is used to identify potential or existing environmental contamination on a property but is not required by the City.*
5. Because of the location along the boundary of City and County of Phase II, the City should consider the possible negative impact to existing homeowners in Phase I who are already located on the upper end of the pressure zone for the Rock Springs City water service^a area (Wind River Tank) along with new pressures to the existing and aging Sanitary sewer system and storm water control^b are similar in that this zoning change will too significantly increase the burdens and impacts of the same.
 - a. *The developer is working with the City, Joint Powers Water Board and White Mountain Water and Sewer District to provide water to the development by a separate system in order to have the correct flows for residential use and not to affect the residents in Phase I.*
 - b. *The plans for the amended PUD have been approved by the Water Reclamation Facility and the engineering department as being capable to be handled by the existing infrastructure. Further review during the construction phase will be required to ensure adequate infrastructure.*

CONFORMANCE TO §13-812.B – PUD GENERAL REQUIREMENTS & STANDARDS

(1) OWNERSHIP.

"The tract shall be a development of land under unified control at the time of application, planned and scheduled to be developed as a whole..."

Sweetwater Station, LLC is the sole owner of the property.

(2) CONFORMANCE WITH COMPREHENSIVE PLAN.

"The proposed Planned Unit Development shall be consistent with the City of Rock Springs' Comprehensive Plan."

The proposed development is consistent with the 2012 Master Plan which calls for low density residential development.

(3) P.U.D. AREA REGULATIONS.

"The minimum total P.U.D. area shall be no less than five (5) acres..."

The PUD will encompass the entire 36.725 acres.



PLANNING & ZONING STAFF REPORT

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(4) DENSITY IN RESIDENTIAL P.U.D.'s: 10% INCREASE.

"(a) A residential P.U.D. may provide for a variety of housing types in any one of the basic residential zoning districts. In addition, the number of dwelling units allowed may be flexible relative to the number of dwelling units per acre that would otherwise be permitted by the zoning regulations applicable to the site. However, the total number of dwelling units allowed in a P.U.D. shall be consistent with the Land Use Element of the City's Comprehensive Plan and in no case shall the unit density be exceeded by more than 10% of that permitted by the Comprehensive Plan..."

The percentage of increase is based on the Comprehensive Plan. The 2012 Master Plan designation is LDR which includes R-E, R-1, R-2 & R-3. R-3 has a minimum lot size of 5,000 ft² or 0.12 acres. A 10% increase would allow for 4,500 ft² lots. The amended PUD is actually a 100% decrease in residential density from the zoning districts allowed for on this property. The smallest lot is 10,613ft² or 0.24 acres.

(5) FRONT, REAR AND SIDE YARD BUILDING SETBACK REGULATIONS.

"Residential building setbacks from all property lines which form the perimeter of the P.U.D. or from all interior and exterior dedicated street right-of-way lines or from the paving of any private interior circulation streets shall be no less than 20 feet..."

The applicant is proposing setbacks in conformance to the RE zone district requirements on most lots. Due to the varying sizes of the lots, some corner lots may have to have corner side yard setbacks less than 30' (potentially 20') to accommodate construction but all lots will have 30' front and rear setbacks.

(6) MORE THAN ONE BUILDING PER LOT.

"More than one building may be placed on one platted or recorded lot in any P.U.D. Areas for single-family detached dwellings or other housing types providing privately owned lots must comply with the City's Subdivision Ordinance in all respects not specifically noted in this section as appropriate variances or waivers."

Only one single-family residence is proposed per lot.

(7) ONE HOUSING TYPE NOT INCONSISTENT WITH INTENT.

"A P.U.D. which only involves one housing type such as all detached or all attached units shall not be considered as inconsistent with the stated purposes and objectives of this section and shall not be the sole basis for denial or approval."

The applicant is proposing all single-family residences.

(8) ARCHITECTURAL STYLE, APPEARANCE.

"Architectural style of buildings shall not solely be a basis for denial or approval of a plan. However, the overall appearance and compatibility of individual buildings to other site elements or to surrounding development will be primary considerations in the review stages of the Planning and Zoning Commission and Council."

The architectural style is enforced through the existing covenants.

(9) BUILDING PERMITS; WHEN ISSUED.

No building permits shall be granted for any building on land for which an application for a P.U.D. is in the process of City review or which does not conform to the approved P.U.D.

(10) STAGING OF DEVELOPMENT.

"(a) Any P.U.D. plan proposed to be constructed in stages shall include full details relating thereto, and the City Council may approve or modify where necessary any such proposals.

(b) The staging shall include the time for beginning and completion of each stage. Such timing may be modified by the City on the showing of good cause by the developer.

(c) The land owner or developer shall make such easements, covenants, and other arrangements and shall furnish such performance bond or bonds as may be determined by the City to be reasonably required to assure performance in accordance with the plan and to protect the public."

The development will be constructed in one stage.

(11) STREETS, UTILITIES, SERVICES AND PUBLIC FACILITIES.

"The uniqueness of each proposal for a P.U.D. may allow specifications and standards for streets, utilities and services to be subject to minor modifications of the specifications and standards established in this and other City ordinances governing their construction. The City may, therefore, waive or modify the specifications or standards where it is found that they are not required in the interests of the residents of the P.U.D. or of the City. The plans and profiles of all streets, utilities and services shall be reviewed, modified if necessary, and approved by the City prior to the final approval of the P.U.D. All P.U.D.'s shall be served by public or community water and sewer systems."

The applicant is not asking for any modifications to the streets, utilities, services or public facilities. If, during the construction stage, modifications are required, they will be approved through the processes outlined in the Ordinances.

(12) OPEN SPACE PROVISION.

"At least ten (10%) percent of the total P.U.D. area shall be set aside for public and/or private open space and recreational use in the manner required by the City Subdivision Ordinance. The City shall determine what portion of the ten (10%) percent, if any, shall be private. In no case shall less than five (5%) percent of the total P.U.D. area be dedicated for public use or no less than five (5%) percent of the assessed value of the land prior to its development be paid as fee-in-lieu-of the public land dedication."

The original development plan and the amended development plan for this property do not have open space. The applicant will pay fees-in-lieu of the public land dedication.

(13) OPERATING AND MAINTENANCE REQUIREMENTS FOR PLANNED UNIT DEVELOPMENT COMMON FACILITIES.

"In the event that certain land areas or structures are provided within the Planned Unit Development for private recreational use or as service facilities, the owner of such land and buildings shall enter into an agreement with the City to assure the continued standard..."

There are no common facilities shown or provided for with this development.

(14) BUILDING HEIGHT AND SETBACKS.

"In general, a building's setback from property adjacent to a Planned Unit District site shall approximate its height."

The maximum building height in the RE zone district is 28'. All lots will have their rear lot setback along the perimeter of the subdivision and the minimum setback is 30'.

(15) LANDSCAPING.

"Landscaping and/or fencing shall be provided according to a plan approved by the City and shall include a detailed planting list with sizes indicated."

Landscaping will be required and approved during the construction drawing/approval phase of the amendment process.



PLANNING & ZONING STAFF REPORT

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(16) UTILITIES.

"All utilities, including electricity and telephone, shall be installed underground."

All utilities will be installed underground. Should an issue arise where a utility cannot be installed underground, it will be approved through the processes outlined in the Ordinance.

UTILITY REVIEW COMMENTS

Comments from the July 2, 2019 Utility Review Committee are attached to this report. The applicant will work with the appropriate agency to meet their requirements.

PUBLIC COMMENTS

Public comments received as of end of day Friday, July 5, 2019 are attached to this report.

ANALYSIS OF APPLICATION AND STAFF RECOMMENDATION

The request for a Major Amendment to PUD approval meets the requirements of the Rock Springs Ordinance and the 2012 Master Plan. The request allows for low density residential development in an area planned for low density residential development. The development will facilitate the connection of Summit Drive from Stagecoach Boulevard to Signal Drive which is a Planned Major Collector on the Rock Springs Master Transportation Plan Map.

Every PUD has waivers from the subdivision and zoning ordinances (minimum lot size, width, setbacks, etc.) and are part of the PUD process. These waivers are not blanket waivers for every lot but apply only to the lots as presented on the approved drawing or noted on the face of the drawing. Staff is in support of this application and the waivers necessary for approval.

Due to the holiday and coordinating utility review conditions and new drawings, an outline of these waivers and any recommended conditions will be supplied before the hearing.

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



Looking Southwest



Looking Northwest



CITY OF ROCK SPRINGS
PLANNED UNIT DEVELOPMENT
MAJOR AMENDMENT APPLICATION

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

City Use Only:

Date Received 06.27.19 File Number: PZ.19.00196
Meeting Dates: Utility Review 07.02.19 P&Z 07.10.19 Council 07.16.19
Resolution # _____ Ordinance # _____
Date of Action: _____ By: _____

☐ \$200.00 Application Fee

PLANNED UNIT DEVELOPMENT NAME: Sweetwater Station (Phase 2)

PROPERTY INFORMATION

PID: 1905-16-2-00-014-00

Property Address: _____
Subdivision: _____ Block: _____ Lot: _____
Legal Description Quarter: Lot 4 Section: 16 Township: 19N Range: 105W
Zoning: R-E Overlay: _____ Floodplain Designation: _____

CONTACT INFORMATION

Petitioner: Name: 4D Development Phone: (307) 382-8034
Company Name: DeBernardi Construction Company, Inc.
Street Address: 514 G Street
City: Rock Springs State: WY Zip Code: 82901
Email Address: mainoffice@dccwyo.com

Property Owner: Name: Sweetwater Station LLC Phone: (_____) _____
Company Name: Sweetwater Station LLC
Street Address: 1213 Sand Pointe Cir.
City: Rock Springs State: WY Zip Code: 82901
Email Address: _____

Engineer/Architect: Name: Dan Kennedy Phone: (307) 362-7519
Company Name: JFC Engineers & Surveyors
Street Address: 1682 Sunset Dr.
City: Rock Springs State: WY Zip Code: 82901
Email Address: dkennedy@jfc-wyo.com

Surveyor: Name: Geno Ferrero Phone: (307) 362-7519
Company Name: JFC Engineers & Surveyors
Street Address: 1682 Sunset Dr.
City: Rock Springs State: WY Zip Code: 82901
Email Address: gferrero@jfc-wyo.com

SUBMITTAL REQUIREMENTS

- ☐ The application shall contain the signatures of all owners of any 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 application and concur with the amended Development Plan.
- ☐ Two 24" x 36" Development Plan drawings drawn to scale
- ☐ 1 - 11x17 Development Plan drawing drawn to scale
- ☐ 1 – PDF of all submittal documents sent electronically to city_planner@rswy.net


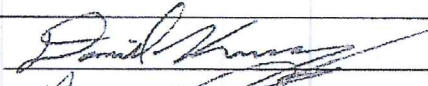

DEVELOPMENT PLAN DRAWING REQUIREMENTS

The following requirements are for approval of the proposed Major Amendments to an approved Development Plan. Plat requirements will be included on any drawings for Development Plans and Plats which will be recorded.

- ☐ The Amended Development Plan shall be prepared and certified to its accuracy by a registered land surveyor licensed in the State of Wyoming.
- ☐ Sheet size of all Development Plans shall be 24" high by 36" wide with a 1-1/2" margin on the left side and 1/2" margins on the three remaining sides.
- ☐ Prepared at a scale of 1" = 100' or larger for developments where the majority of lots are less than five acres in size. The scale may be reduced to 1" = 200' for developments in which the minimum lot size is five acres or more.
- ☐ Each sheet of the Final Development Plan 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.
- ☐ The name of the Planned Unit Development Final Development Plan shall appear at the top center of each sheet.
- ☐ General location of the Planned Unit Development by section, township, range, county, and state, entered under the name.
- ☐ Date, scale and north arrow.
- ☐ Boundary lines of the Planned Unit Development in a heavy solid line.
- ☐ Legal description of the Planned Unit Development boundary based on an accurate traverse, giving bearing and linear dimensions that result in a maximum allowable error of closure of 1:10,000.
- ☐ The location and description of the point of beginning and its proper reference to the monumented boundary survey.
- ☐ Location and description of all monuments.
- ☐ Bearings, distances, and curve data of all perimeter boundary lines indicated outside of the boundary lines.
- ☐ On curved boundaries and on all curves within the Planned Unit Development, sufficient data to allow the reestablishment of the curves on the ground.
- ☐ 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.
- ☐ Drainage easements clearly labeled as such.
- ☐ The names of all streets.
- ☐ A notation of the total acreage of the Planned Unit Development and the total number of lots.

SIGNATURE(S) REQUIRED

I acknowledge that I have read and understand this application and the pertinent regulations (Section 13-906.E., Section 16-503 and Section 16-504 of the Ordinances of the City of Rock Springs). I further agree that I will comply with all pertinent regulations and conditions as set forth by the City of Rock Springs. I certify that the information provided with this application is true and correct.

Signature of Petitioner	<u></u>	Date	<u>7/01/2019</u>
Signature of Owner	<u>Sweetwater Station by Thimble Area</u>	Date	<u>7/2/2019</u>
Signature of Owner	_____	Date	_____
Signature of Owner	_____	Date	_____
Signature of Owner	_____	Date	_____
Signature of Owner	_____	Date	_____
Signature of Owner	_____	Date	_____
Signature of Owner	_____	Date	_____
Signature of Engineer	<u></u>	Date	<u>6/28/19</u>
Signature of Surveyor	<u></u>	Date	<u>6-28-19</u>

REVIEW - CITY ENGINEER

Data on this plat reviewed this _____ day of _____, A.D., 2019 by a licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

PAUL KAUCHICH - CITY ENGINEER
Licensed Professional Engineer

APPROVAL - PLANNING & ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission this _____ day of _____, A.D., 2019.

TIM SHEEHAN, Chairman

Attest:
CATHY GREENE, ADMINISTRATIVE ASSISTANT

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this _____ day of _____, A.D., 2019.

TIMOTHY A. KAUMO, Mayor

ATTEST:
City Clerk

STATEMENT OF SURVEYOR

I, Geno G. Ferrero do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the Sweetwater Station Addition, Phase 2 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).



STATE OF WYOMING SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by:

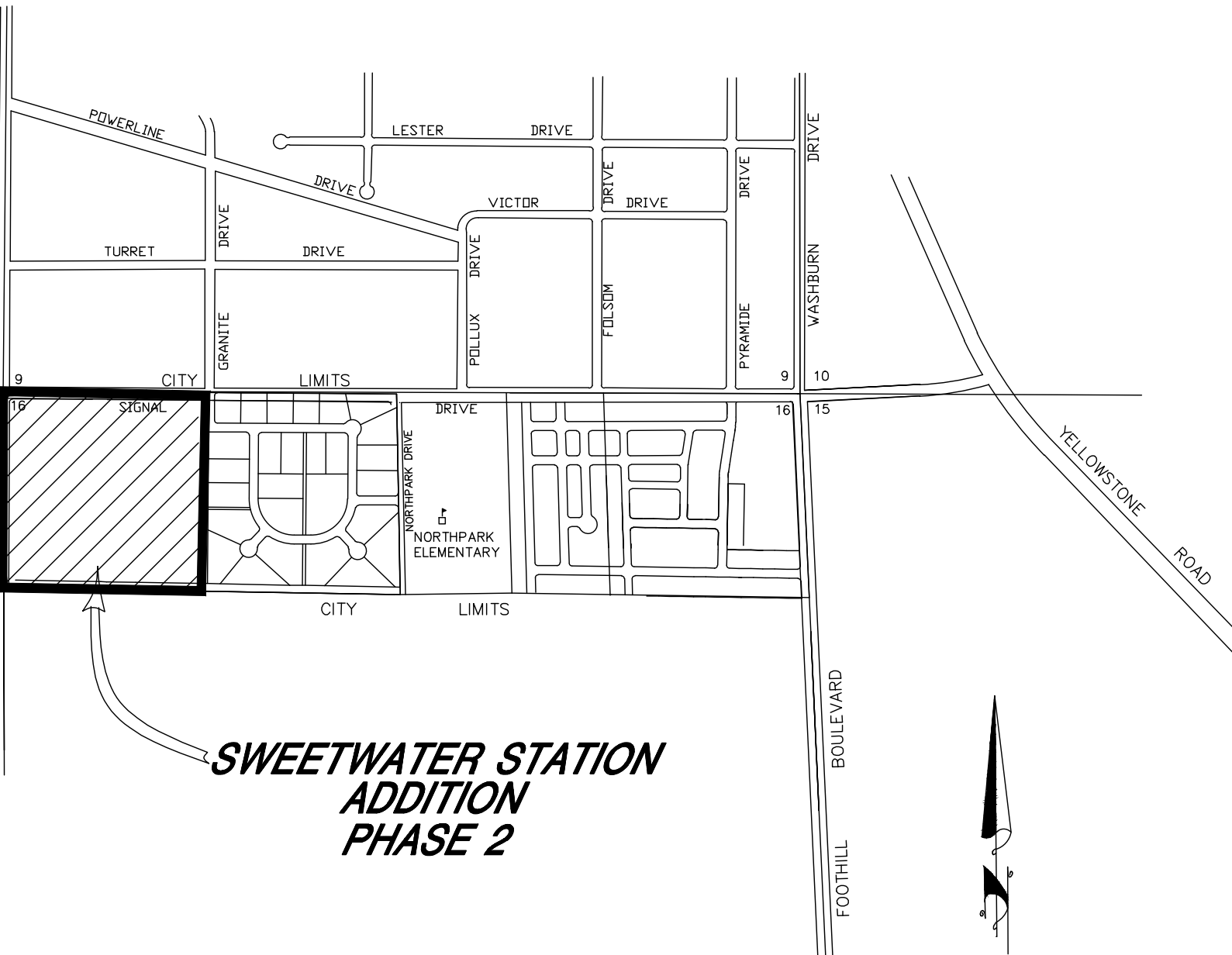
Geno G. Ferrero

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: _____

Notary Public



VICINITY MAP

FINAL PLAT
FOR
SWEETWATER STATION ADDITION, PHASE 2

SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.42	20.00	90.00	S44° 29' 12"E	28.28
C2	31.42	20.00	90.00	S45° 30' 47"W	28.28
C3	31.42	20.00	90.00	N44° 29' 13"W	28.28
C4	31.42	20.00	90.00	S45° 30' 47"W	28.28
C5	31.42	20.00	90.00	S44° 29' 13"E	28.28
C6	31.42	20.00	90.00	S45° 30' 47"W	28.28
C7	31.42	20.00	90.00	S44° 29' 13"E	28.28
C8	31.42	20.00	90.00	S45° 30' 47"W	28.28
C9	31.35	20.00	89.81	N44° 34' 53"W	28.24
C10	31.48	20.00	90.19	N45° 25' 07"E	28.33
C11	31.48	20.00	90.19	S45° 25' 07"W	28.33
C12	31.35	20.00	89.81	N44° 34' 53"W	28.24
C13	31.48	20.00	90.19	N45° 25' 07"E	28.33
C14	31.35	20.00	89.81	S44° 34' 53"E	28.24
C15	31.35	20.00	89.81	N44° 34' 53"W	28.24
C16	61.16	360.00	9.73	S4° 32' 35"E	61.09
C17	3.01	360.00	0.48	N0° 38' 58"W	3.01
C18	48.73	440.00	6.34	N0° 43' 00"W	48.70
C19	29.71	440.00	3.87	N1° 35' 36"W	29.70

SCALE: 1"=100'

LEGEND

3-1/4" BERNTSEN ALUMINUM CAP WITH
2-3/8"x30" ALUMINUM PIPE STAMPED
"SWEETWATER STATION (CORNER #
INDICATED ON PLAT) PLS 12787".

INDICATES 2" ALUMINUM CAP WITH
5/8"x24" REBAR STAMPED "PROPERTY
CORNER JFC PLS 12787".

NOTE:

THIS SUBDIVISION INCLUDES A TOTAL OF 73 LOTS
AND CONTAINS A TOTAL OF 36.725 ACRES.

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.

THE BASIS OF BEARING FOR THIS
SUBDIVISION IS SOUTH 0°13'16"
WEST ALONG THE WEST LINE OF THE
NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 19 NORTH, RANGE 105 WEST.

LEGAL DESCRIPTION

Know all men by these presents that the undersigned 4D Development, LLC, being the owner, proprietor, or parties of interest in the land shown in this plat, do hereby certify:

That the foregoing plat designated as Sweetwater Station Addition, Phase 2, is located in Federal Lot 4, Section 16, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming, and is more particularly described as follows:

Commencing at the Northwest corner of said Section 16;

Thence South 0°13'16" West along the west line of said Section 16 for a distance of 50.00 feet;

Thence South 84°35'23" East along the southerly right-of-way line of Signal Drive for a distance of 44.10 feet to the TRUE POINT OF BEGINNING.

Thence continuing South 84°35'23" East along said southerly right-of-way line for a distance of 1,252.22 feet to a point located on the westerly right-of-way line of Granite Drive dedicated to City of Rock Springs, Sweetwater Station Phase 1 Plat, which is the beginning of a tangent curve to the right having a radius of 20.00 feet;

Thence Southeasterly along said curve through a central angle of 90°00'00" for an arc distance of 31.42 feet;

Thence South 00°24'37" West for a distance of 163.80 feet to a point which is the beginning of a tangent curve to the right having a radius of 20.00 feet;

Thence Southwesterly along said curve through a central angle of 90°00'00" for an arc distance of 31.42 feet;

Thence South 00°24'37" West for a distance of 1,079.62 feet;

Thence North 88°57'37" West for a distance of 1,248.11 feet;

Thence North 00°13'16" East for a distance of 1,269.72 feet to the TRUE POINT OF BEGINNING.

and contains an area of 36.725 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 owners and proprietors, and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and that the undersigned owners of the land shown and described on this plat 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. 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:

4D DEVELOPMENT, LLC

Manager

STATE OF WYOMING SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by:

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: _____

Notary Public

RECORDING - PLANNED UNIT DEVELOPMENT CONFORMANCE

This plat conforms with Sweetwater Station Addition, Phase 2, a Planned Unit Development, as approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this _____ day of _____, 2019, and may be used as the necessary recording instrument for said Planned Unit Development.

TIMOTHY A. KAUMO, Mayor

City Clerk

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock, _____ m.,

_____, 2019, and is duly recorded in Book _____, Page No. _____

County Clerk

Deputy

BASIS OF BEARING

DEVELOPER

4D DEVELOPMENT, LLC
514 G Street
Rock Springs, WY 82901
Phone: (307) 382-8034
Contact: Rob DeBernardi



JUNE 2019



**PUBLIC HEARING NOTICE
CITY OF ROCK SPRINGS
PLANNING & ZONING COMMISSION
JULY 10, 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, July 10, 2019, where all interested parties will have the opportunity to appear and be heard in reference to:

- An application for amendments to PUD approval of the final development plan for Sweetwater Station Phase II submitted by JFC Engineers and Surveyors on behalf of Sweetwater Station LLC.

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, July 16, 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 29th day of June, 2019.

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

Publish: June 29, 2019
Bill To: City of Rock Springs

The third new land use designation is Parks, Recreation, & Environment (PRE). This designation includes such areas as public parks, cemeteries, the Sweetwater County Events Complex, the Rock Springs Golf Course, and the Rock Springs Family Recreation Center.

As stated previously, this plan projects continued growth into the next decade. As the City grows, the ability of planning staff to efficiently respond to inquiries, process applications, update Ordinances, make necessary updates to the Master Plan and perform enforcement is eroded. For this reason, this plan recommends an annual review of Planning staffing in comparison with workload, as well as benchmarking against comparable cities, be performed in order to ensure appropriate levels of service are achieved. See Implementation Plan project 3.1.

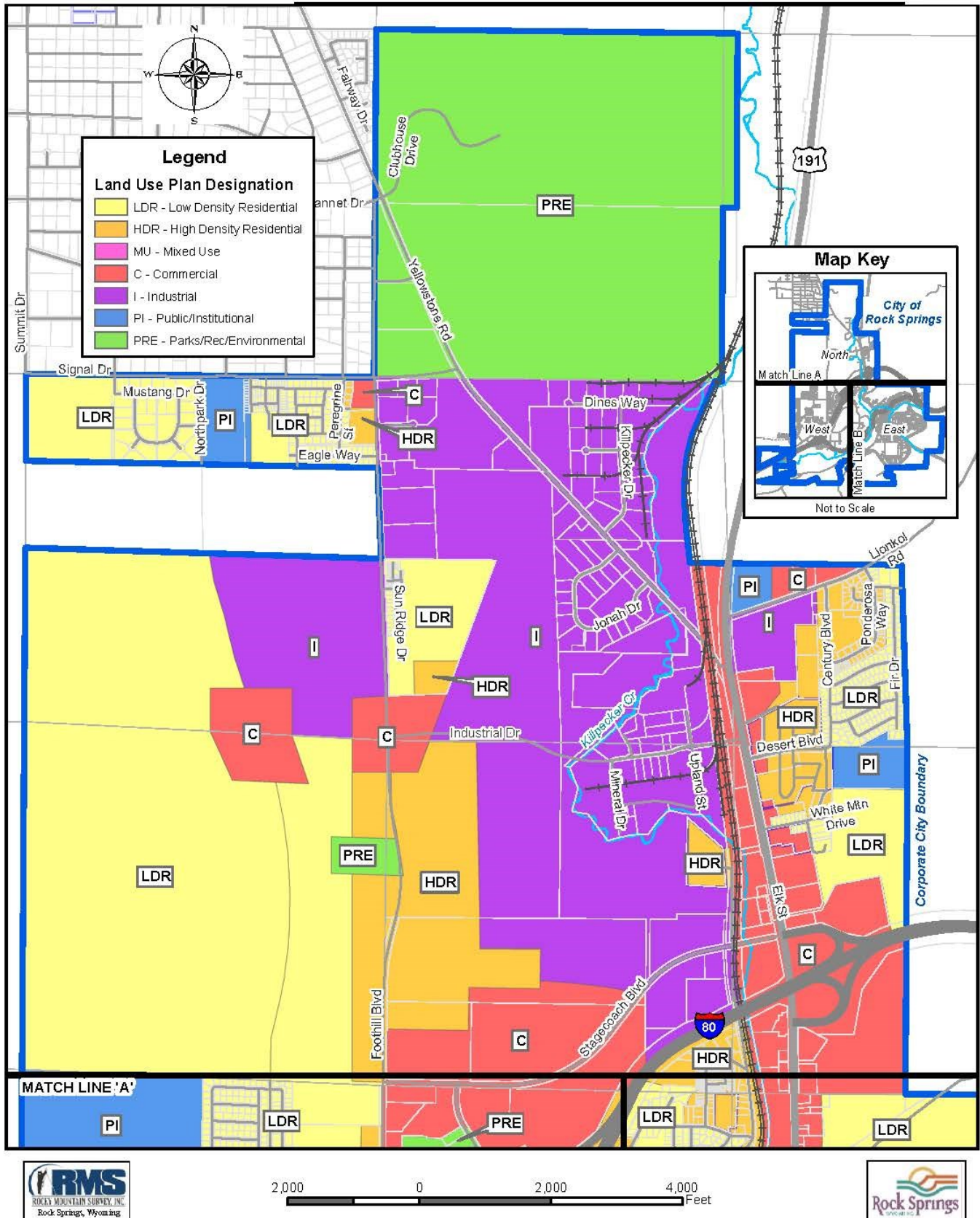
“As the City grows, the ability of planning staff to efficiently respond to inquiries, process applications, update Ordinances, make necessary updates to the Master Plan and perform enforcement is eroded. For this reason, this plan recommends an annual review of Planning staffing...”

TABLE 3.3
2012 Master Plan - Official Land Use Map
Land Use Designations

Land Use Designation	Definition	Compatible Zoning Districts
LDR – Low Density Residential	Low intensity residential development at densities ranging from 0.5 to 7 dwelling units per acre.	R-E, R-1, R-2 & R-3
HDR – High Density Residential	High intensity residential development at densities ranging from 7.1 dwelling units per acre to 22 dwelling units per acre, as well as supporting small commercial development.	R-4, R-5, R-6 & B-1
MU – Mixed Use	A mixture of office, retail and residential development, with uses often mixed vertically in the same building. Commercial developments are typically of a small scale and are oriented toward pedestrians.	B-3 & B-R
C – Commercial	Automobile-oriented commercial development, as well as high intensity residential development.	B-2 & R-5
I – Industrial	Areas of light and heavy industrial development, including manufacturing, warehousing, and other, similar uses.	I-1 & I-2
PI – Public & Institutional	Development consisting of buildings for public uses, including government office buildings, fire stations and schools.	All residential and commercial zoning districts.
PRE – Parks, Recreation, & Environment	Areas devoted to public parks, cemeteries, open space and other, similar uses.	O-1 & all residential and commercial zoning districts.

MAP 3.2

2012 Master Plan - Official Land Use Map - NORTH DETAIL



Notice: This map is intended for illustrative purposes only. Users are advised to verify the information shown hereon by consulting the City of Rock Springs Planning Office.

Article 13-8

ZONE DISTRICT REGULATIONS

13-801 Residential Zoning Districts.

A. Purpose Statements.

- (1) R-E Zoning District (Rural Estates).

The purpose of the R-E Rural Estates Zone is to provide for the development, at a very low density, of single-family detached dwellings in subdivided areas of the community where it is desirable to maintain a semi-rural environment, particularly within the City/County interface boundary.

- (2) R-1 Zoning District (Low Density Residential).

The purpose of the R-1 Low Density Residential Zone is to provide for the development, at a low density, of single-family detached dwellings and directly related complimentary uses. The R-1 Zone is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.

- (3) R-2 Zoning District (Low Density Residential).

The purpose of the R-2 Low Density Residential Zone is to provide for the development, at a low density, of single-family detached dwellings, accessory dwelling units, and directly related complementary uses. The R-2 Zone is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.

- (4) R-3 Zoning District (Medium Density Residential).

The purpose of the R-3 Medium Density Residential Zone is to provide for low to moderate housing densities and directly related complementary uses. The R-3 Zone is intended to create attractive residential neighborhoods while making an economical use of land.

B. Table of Uses.

Uses By Type	Zoning District			
	R-E	R-1	R-2	R-3
<u>Residential Dwelling Types</u>				
Single-Family Site-Built Dwelling (Detached)	P	P	P	P
Single-Family Dwelling (Detached)			P	P
Single-Family Dwelling (Attached or Detached)				P
Two-Family Dwelling				P
Manufactured Home			P(2)	P(2)
Modular Home			P	P
<u>Residential Accessory Uses</u>				
Accessory Dwelling			P(13)	
Equestrian arena (covered or uncovered)	A			
Horses	A(6)			
Garage, Private	A	A	A	A
Greenhouse, Private	A	A	A	A
Residential Storage Shed (excludes Portable Storage Containers)	A	A	A	A
Swimming Pool, Private or Jointly Owned	A	A	A	A
Tennis Court, Private or Jointly Owned	A	A	A	A
Signs	A(3)	A(3)	A(3)	A(3)
Home Occupation	A(5)	A(5)	A(5)	A(5)
Wind Energy Conversion System (WECS)	A(7)	A(7)	A(7)	A(7)
<u>Other Uses</u>				
Adult Day Care Center Conducted as an Accessory Use to a Church	C	C	C	C
Adult Day Care Center Conducted as an Accessory Use to a Private Residence for Up to Four (4) Adults		C	C	C
Assisted Living Facility				C
Bed & Breakfast Inn	C(8)	C(8)	C(8)	C(8)
Church (including a Parsonage, Convent, or Monastery and/or Accessory Living Quarters for Priests, Nuns, or Ministers)	C	C	C	C
Child Care Center (CCC) Conducted as an Accessory Use to a Church, School, or Public Building	C(9)	C(9)	C(9)	C(9)
Family Child Care Center (FCCC) Conducted as an Accessory Use to a Church, School, or Public Building	C(9)	C(9)	C(9)	C(9)
Family Child Care Home (FCCH)	C(9)	C(9)	C(9)	C(9)
Model Home		P	P	P
Model Home Sales Office		C(10)	C(10)	C(10)
Nursing Home				C
Public Building	C	C	C	C
Public Park	P	P	P	P
School and Associated Buildings and Facilities (i.e. classrooms, laboratories, observatories, staff and student offices, student centers, dormitories, educational or interpretive centers, etc.).	C	C	C	C
Utility Facilities, including Electrical Sub-Stations, Gas Regulating Stations, Water Pump Stations, Water Towers, and Lift Stations	C	C	C	C
Wireless Telecommunications		P	P	P

P – Principally Permitted Use

C – Conditionally Permitted Use

A – Permitted Accessory Use

C. Table of Development Standards.

Uses by Zoning District	Minimum Lot Requirements			Minimum Setbacks				Max. Mean Building Height
	Lot Area	Lot Width	Lot Depth	Front Setback (1)	Interior Side Setback	Corner Side Setback	Rear Setback	
<u>R-E (Rural Estates)</u>								
Single-Family Site-Built Dwelling (Detached)	0.75 acres	100'	200'	30'	15'	30'	30'	28'
Structures Accessory to Single Family Residences	-	-	-	30'	15'	30'	15'	≤ Primary Structure
Other Permitted Uses as listed in Section 13-801.B.	varies	varies	varies	30'	30'	30'	30'	28'
Structures Accessory to Other Permitted Uses as listed in Section 13-801.B (8)	-	-	-	30'	30'	30'	30'	≤ Primary Structure
<u>R-1 (Low Density Residential)</u>								
Single-Family Site-Built Dwelling (Detached)	7,000sf	70'	100'	20'	10'/6'(2)	20'	20'	28'
Structures Accessory to Single Family Residences	-	-	-	20'	3'	20'(3)	3'	≤ Primary Structure
Other Permitted Uses as listed in Section 13-801.B.	varies	varies	varies	30'	30'	30'	30'	28'
Structures Accessory to Other Permitted Uses as listed in Section 13-801.B (8)	-	-	-	30'	30'	30'	30'	≤ Primary Structure
<u>R-2 (Low Density Residential)</u>								
Single-Family Site-Built Dwelling (Detached)	6,000sf	60'	100'	20'	10'/6'(2)	20'	20'	28'
Single-Family Dwelling (Detached)	6,000sf	60'	100'	20'	10'/6'(2)	20'	20'	28'
Manufactured Home (if placed on a permanent foundation)	6,000sf	60'	100'	20'	10'/6'(2)	20'	20'	28'
Modular Home	6,000sf	60'	100'	20'	10'/6'(2)	20'	20'	28'
Structures Accessory to Single Family Residences (all types)	-	-	-	20'	3'	20'(3)	3'	≤ Primary Structure
Other Permitted Uses as listed in Section 13-801.B.	varies	varies	varies	30'	30'	30'	30'	28'
Structures Accessory to Other Permitted Uses as listed in Section 13-801.B (8)	-	-	-	30'	30'	30'	30'	≤ Primary Structure
<u>R-3 (Medium Density Residential)</u>								
Single-Family Site-Built Dwelling (Detached)	5,000sf	50'	90'	20'	10'/6'(2)	20'	20'	28'
Single-Family Dwelling (Detached)	5,000sf	50'	90'	20'	10'/6'(2)	20'	20'	28'
Single-Family Dwelling (Attached or Detached)	5,000sf	50'	90'	20'	10'/6'(2)	20'	20'	28'
Two-Family Dwelling	8,000sf (4)	35' per unit	90'	20'	10'	20'	20'	28'
Manufactured Home (placed on a permanent foundation)	5,000sf	50'	90'	20'	10'/6'(2)	20'	20'	28'
Modular Home	5,000sf	50'	90'	20'	10'/6'(2)	20'	20'	28'
Structures Accessory to Single-Family and Two-Family Residences (all types)	-	-	-	20'	3'	20'(3)	3'	≤ Primary Structure
Other Permitted Uses as listed in Section 13-801.B.	varies	varies	varies	30'	30'	30'	30'	28'
Structures Accessory to Other Permitted Uses as listed in Section 13-801.B (8)	-	-	-	30'	30'	30'	30'	≤ Primary Structure

D. Supplemental Requirements.

(1) Horses in an R-E Zoning District:

- (a) Each lot shall be permitted to have no more than two (2) horses per lot, not including unweaned offspring (foal). A foal becomes a “horse” for the purposes of this definition when it has attained the age of 12 months. Each Shetland pony, mule or donkey constitutes one horse. Other than household pets (dogs and cats) and horses noted above, no other animals (pigs, sheep, goats, rabbits, chickens, etc.) shall be permitted.
- (b) Horses shall be considered for private use only when the owner of the animal and the occupant of the property upon which the horse is kept are the same party.
- (c) All other domesticated livestock or wild animals are strictly prohibited.
- (d) Grazing/corral areas shall not be located within the front or corner yard.
- (e) Animal Feces and Waste.
 - i. Areas of the lot, as well as accessory buildings or structures devoted to the animal shall be maintained and kept in such a manner as to not constitute a nuisance to the surrounding properties or area.
 - ii. It shall be unlawful for any person to spread, scatter, distribute, drain or deposit in any manner any animal feces and/or waste on property not owned or occupied by them.
- (f) Dust and/or drainage.
 - i. To prevent dust and drainage problems, corral areas shall be limited to 25% of the lot coverage.
 - ii. Grazing/corral area shall not create a dust or drainage condition beyond the property boundaries.
- (g) Separation. Horse(s) shall have an accessory structure (barn or stable) and a corral and both shall be separated by 30 feet from the residence.
(Amended Ord. 2018-07, 5/1/18)

13-812 Planned Unit Development Overlay Zone.

A. Purpose.

As an alternative to conventional zoning and development approaches and processes, the Planned Unit Development (P.U.D.) procedures and regulations are set forth in order that the public health, safety, morals, and general welfare be furthered in an era of increasing urbanization; to encourage innovations in residential, commercial, and industrial development renewal; so that greater opportunities for better housing and recreation, shops and industrial plants conveniently located to each other may extend to all citizens and residents of Rock Springs; to reflect changes in the technology of land development; to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property, and to provide a compatible and stable environment in harmony with that of the surrounding area.

The Planned Unit Development may include any development having one or more principal uses or structures on a single parcel of ground or contiguous parcels. The P.U.D. shall consist of a harmonious selection of uses and groupings of buildings, parking areas, circulation and open spaces, and shall be designed as an integrated unit, in such manner as to constitute a safe, efficient, and convenient urban area.

B. General Requirements and Standards.

(1) Ownership.

The tract shall be a development of land under unified control at the time of application, planned and scheduled to be developed as a whole. However, no authorizations or permits shall be granted for such development unless the applicant has acquired actual ownership of or executed a binding sales contract for all of the property comprising such tract. The term "single

ownership" shall include ownership of portions of such development by two (2) or more wholly owned subsidiaries of a single owner, or by such single owner and one (1) or more of its wholly owned subsidiaries.

(2) Conformance with Comprehensive Plan.

The proposed Planned Unit Development shall be consistent with the City of Rock Springs' Comprehensive Plan.

(3) P.U.D. Area Regulations.

(a) The minimum total P.U.D. area shall be no less than five (5) acres unless the applicant can show that the minimum P.U.D. area requirements should be waived because the waiver would be in the public interest and that one or both of the following conditions exist:

1. Unusual physical features of the property itself or of the surrounding neighborhood are such that development under the standard provisions of the Residential Districts would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.

2. The property is adjacent to or across the street from property which has been developed under the provisions of this section and will contribute to the amenities of the neighborhood.

(4) Density in Residential P.U.D.'s: 10% increase.

(a) A residential P.U.D. may provide for a variety of housing types in any one of the basic residential zoning districts. In addition, the number of dwelling units allowed may be flexible relative to the number of dwelling units per acre that would otherwise be permitted by the zoning regulations applicable to the site. However, the total number of dwelling units allowed in a P.U.D. shall be consistent with the Land Use Element of the City's Comprehensive Plan and in no case shall the unit density be exceeded by more than 10% of that permitted by the Comprehensive Plan.

(b) If the unit density exceeds that

permitted by the Comprehensive Plan, the applicant has the burden to show that such increase in density will not have an undue and adverse impact on existing public facilities or on neighboring properties.

(c) In determining the reasonableness of the increase in unit density, the Planning and Zoning Commission and City Council shall consider increased efficiency in public facilities and services based, in part, upon:

1. The location, amount and proposed use of common open space;
2. The location, design and type of dwelling units;
3. The physical characteristics of the site;
4. Particular distinctiveness and excellence in siting, design, and landscaping;
5. Dedication of more than the minimum required for public lands or open space.

(5) Front, Rear and Side Yard Building Setback Regulations.

Residential building setbacks from all property lines which form the perimeter of the P.U.D. or from all interior and exterior dedicated street right-of-way lines or from the paving of any private interior circulation streets shall be no less than 20 feet; commercial building setbacks shall be no less than 35 feet or the height of the building, whichever is greater.

(6) More Than One Building Per Lot.

More than one building may be placed on one platted or recorded lot in any P.U.D. Areas for single-family detached dwellings or other housing types providing privately owned lots must comply with the City's Subdivision Ordinance in all respects not specifically noted in this section as appropriate variances or waivers.

(7) One Housing Type Not Inconsistent With Intent.

A P.U.D. which only involves one housing type such as all detached or all attached units shall not be considered as inconsistent with the stated purposes and objectives of this section and shall not be the

sole basis for denial or approval.

(8) Architectural Style, Appearance.

Architectural style of buildings shall not solely be a basis for denial or approval of a plan. However, the overall appearance and compatibility of individual buildings to other site elements or to surrounding development will be primary considerations in the review stages of the Planning and Zoning Commission and Council.

(9) Building Permits; When Issued.

No building permits shall be granted for any building on land for which an application for a P.U.D. is in the process of City review or which does not conform to the approved P.U.D.

(10) Staging of Development.

(a) Any P.U.D. plan proposed to be constructed in stages shall include full details relating thereto, and the City Council may approve or modify where necessary any such proposals.

(b) The staging shall include the time for beginning and completion of each stage. Such timing may be modified by the City on the showing of good cause by the developer.

(c) The land owner or developer shall make such easements, covenants, and other arrangements and shall furnish such performance bond or bonds as may be determined by the City to be reasonably required to assure performance in accordance with the plan and to protect the public.

(11) Streets, Utilities, Services and Public Facilities.

The uniqueness of each proposal for a P.U.D. may allow specifications and standards for streets, utilities and services to be subject to minor modifications of the specifications and standards established in this and other City ordinances governing their construction. The City may, therefore, waive or modify the specifications or standards where it is found that they are not required in the interests of the residents of the P.U.D. or of the City. The plans and profiles of all streets, utilities and services shall be

reviewed, modified if necessary, and approved by the City prior to the final approval of the P.U.D. All P.U.D.'s shall be served by public or community water and sewer systems.

(12) Open Space Provision.

At least ten (10%) percent of the total P.U.D. area shall be set aside for public and/or private open space and recreational use in the manner required by the City Subdivision Ordinance. The City shall determine what portion of the ten (10%) percent, if any, shall be private.

In no case shall less than five (5%) percent of the total P.U.D. area be dedicated for public use or no less than five (5%) percent of the assessed value of the land prior to its development be paid as fee-in-lieu-of the public land dedication.

(13) Operating and Maintenance Requirements for Planned Unit Development Common Facilities.

In the event that certain land areas or structures are provided within the Planned Unit Development for private recreational use or as service facilities, the owner of such land and buildings shall enter into an agreement with the City to assure the continued standard. These common areas may be placed under the ownership of one of the following, depending which is more appropriate:

(a) Dedicated to public where a community-wide use would be anticipated.

(b) Landlord control.

(c) Landowners association, provided all of the following conditions are met:

1. The landowners association must be established prior to any sale.

2. Membership must be mandatory for each owner and any successive buyer.

3. The open space restrictions must be permanent, not for a given period of years.

4. The association must be responsible for liability insurance and the maintenance of recreational, service, and other facilities as deemed necessary by the City.

5. Landowners must pay their pro rate share of the cost and the assessment levied by

the association that can become a lien on the property in accordance with Wyoming Statutes.

6. The association must be able to adjust the assessment to meet changed needs.

(14) Building Height and Setbacks.

In general, a building's setback from property adjacent to a Planned Unit District site shall approximate its height.

(15) Landscaping.

Landscaping and/or fencing shall be provided according to a plan approved by the City and shall include a detailed planting list with sizes indicated.

(16) Utilities.

All utilities, including electricity and telephone, shall be installed underground.

13-906 Procedure for Planned Unit Development (P.U.D.) Approval.

A. Generally.

Any development proposal which meets the requirements of Section 13-812. Planned Unit Development shall be reviewed according to the provisions of this Section. All P.U.D. applications shall be reviewed and approved by the Planning and Zoning Commission and City Council prior to any physical development on the subject property.

B. Application.

The applicant is encouraged to meet with the Zoning Administrator and the Public Works Director prior to making application for P.U.D. Approval to discuss the development concept, the review and approval process, and the submittal requirements.

Applications for Planned Unit Development Approval shall be made on a form provided by the Zoning Administrator. All applications shall be signed by the property owner(s) of record and shall be accompanied by the required fee. Concept Plan exhibits shall accompany the application. The Concept Plan shall be submitted at least seven (7) days prior to a regularly scheduled Planning and Zoning Commission meeting. (Ord. 2012-02, 3/20/12)

C. Concept Plan.

(1) Submittal Requirements.

The Concept Plan shall indicate proposed land uses, general circulation patterns, general building massing, property boundaries, existing land uses on adjacent properties, special site conditions or problems. A computation table showing proposed land use allocations in acres and percent of total site area shall be included on the Concept Plan.

(2) Planning and Zoning Commission Review.

The Zoning Administrator shall schedule

an informal review by the Planning and Zoning Commission at its next regularly scheduled meeting.

The Commission shall review the Concept Plan and shall determine whether the Plan is in conformance with the City Comprehensive Plan. The Commission may instruct the applicant regarding features or design elements to be included in the Preliminary Development Plan and what exceptions or variances to this Ordinance it may be willing to allow in exchange for certain publicly beneficial design or planning features.

(3) City Council Review.

It is not required that the City Council review P.U.D. Concept Plans, however, the applicant may request a Concept Plan review by the Council following Commission review and comment. The scope of review and comment by the Council shall be the same as that of the Commission.

D. Preliminary Development Plan.

(1) Submittal Requirements.

Based upon comments received regarding the Concept Plan, the applicant shall prepare a Preliminary Development Plan. A Preliminary Development Plan shall be submitted at least twenty-three (23) days prior to the hearing by the Planning and Zoning Commission. The following information shall be submitted to the Zoning Administrator:

- a. Legal description of property and indication of gross area.
- b. Nature of the applicant's interest in the land to be developed.
- c. A generalized location map showing surrounding land use and traffic circulation patterns.
- d. Site Conditions: An analysis of the existing site conditions which indicates at a minimum:
 1. Topographic map with contour interval of no more than two (2) feet to a distance of one hundred (100) feet beyond the property boundary.
 2. Location and extent of tree cover (if

any).

3. Slope analysis, depicting areas zero (0) to ten (10) percent, eleven (11) to twenty (20) percent, and over twenty (20) percent.

4. Location and extent of major rock outcroppings, perennial or intermittent streams and water ponding areas.

5. Existing drainage patterns.

6. Other information considered relevant by the applicant or City staff.

e. Proposed allocations of land use expressed as a percent of the total area, as well as in acres. Uses to be indicated include:

1. Streets

2. Parking lots

3. Open Space (public)

4. Open Space

5. Private residential (if appropriate)

6. A stratification of residential use in terms of single family detached, townhouses, garden apartments, etc.

7. Commercial (if appropriate)

8. Industrial (if appropriate)

f. A dimensional development site plan at a scale not smaller than one (1) inch equals one hundred (100) feet, indicating all circulation elements, pedestrian and vehicular; structures; open space; recreational space; proposed grading; proposed landscaping.

g. Plans indicating the alignment and sizing of water lines, sanitary sewers, and storm sewer (if any), as well as easements for all utilities. Also indicated should be proposed surface drainage patterns.

h. A staging plan, if the project involves more than one construction season, which sets forth the chronological order of construction and relates the proposed uses and structures to the construction of various service facilities and gives estimated completion dates.

i. A Preliminary Plat of the proposed development if land subdivision is proposed.

j. Preliminary architectural plans indicating the elevations and exterior wall finishes of proposed buildings.

k. A three-dimensional model of the proposed development is not required but is encouraged as a means of indicating the character of the Development Plan as well as

depicting site development relationships.

(2) Planning Commission Review and Hearing.

a. Notice of Hearing.

The Commission shall hold a public hearing on the Preliminary Development Plan. 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.

A similar notice shall be mailed at least ten (10) days before the day of the hearing to each owner of property situated wholly or partly within two hundred (200) feet of the property to which the P.U.D. relates. The Zoning Administrator shall be responsible for placing and mailing such notices. For purposes of giving mailed notice, the Zoning Administrator shall require the applicant to furnish the names and addresses of all property owners within two hundred (200) feet of the property. The Zoning Administrator shall make a copy of the notice and a list of the owners and addresses to which the notice was sent as a part of the record of the proceedings. Failure of individual property owners to receive notice shall not invalidate the proceedings.

In addition, within ten (10) days of the first hearing a sign indicating proposed planned unit development shall be posted by the developer on the affected property, however, failure of a sign to be posted or remain posted may not invalidate the proceedings.

b. Review.

In considering applications for P.U.D. Approval, the Commission shall consider the following: interrelationship with the plan elements to conditions both on and off the property; conformance to the City's Comprehensive Plan; the impact of the plan on the existing and anticipated traffic and parking conditions; the adequacy of the plan with respect to land use; pedestrian and vehicular ingress and egress; building location and height; landscaping; lighting; provisions for utilities; site drainage; open space; loading and unloading areas; grading;

signage; screening; setbacks; and other related matters.

(2) Platting Requirements.

All applicants for a Planned Unit Development permit shall be required to file with Sweetwater County a plat of said Planned Unit Development complying with all of the requirements of the Subdivision Ordinance of the City, except to the extent that the Council may give specific permission to the effect that specific portions of the Subdivision Ordinance need not be complied with. Such required plats shall contain on their face a cross-reference to the Final Development Plan.

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

If the Commission shall determine by motion that the proposed Preliminary Development Plan will not be detrimental to the health, safety, or welfare of the community nor will cause traffic congestion or seriously depreciate surrounding property values and at the same time is in harmony with the purposes and intent of this Ordinance, the plan for the area, and the Comprehensive Plan, the Commission may recommend granting Preliminary Development Plan Approval along with necessary conditions and safeguards.

The Commission shall notify the City Council in writing of its recommendation.

(3) City Council Review and Hearing.

a. Notice of Hearing.

The City Council shall hold a hearing on the Preliminary Development Plan. 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.

A Preliminary Development Plan which has been recommended for denial by the

Commission shall not be reviewed by the Council except upon written request by the applicant.

b. Review.

In its deliberations on the Preliminary Development Plan, the Council shall consider oral or written statements from the applicant, City staff, the public, and its own members. The Council's review shall encompass the same spectrum of considerations as did the Commission's. Following the public hearing the Council may authorize the petitioner to prepare a resolution of approval of the Preliminary Development Plan to be submitted at the next City Council meeting.

The City Council may approve the Preliminary Development Plan, deny the request, or table the request. The application may not be tabled for more than two (2) meetings in succession.

Conditions may be applied to the approval and/or periodic review of the approval may be required. Approvals if granted shall be for a particular development, not for a particular applicant.

Approval at this stage constitutes preliminary approval.

c. Public Protest Against P.U.D.

If there is a written protest against the Preliminary Development Plan signed by the owners of twenty (20) percent or more of the property within one hundred forty (140) feet of the proposed P.U.D., the Preliminary Development Plan shall not be approved except upon the affirmative vote of three-fourths (3/4) of all members of the City Council. If the above protest requirement is not met, approval may be by majority vote of the membership of the City Council.

E. Final Development Plan.

(1) Approval.

Final P.U.D. Development Plan Approval by the Council and the issuance of a Planned Unit Development Permit shall occur only when:

a. The location and amount of public open space has specifically been agreed upon, and/or a fee-in-lieu-of public park land dedication has been agreed upon as to amount

of schedule.

b. The design and construction specifications for all utilities and street improvements have complied with Articles 16-8 and 16-9 of the subdivision ordinances and have been approved by the Director of Engineering and Operations. Any impacted transportation plan streets have been addressed per section 16-805. (Ord. 2018-16, 1/2/19)

c. The Final Development Plan is certified by the Zoning Administrator to be in conformance with Preliminary Development Plan approvals. The Final Development Plan shall be a reproducible mylar copy and shall provide for all appropriate signatures.

d. A performance bond, cash escrow agreement, or other acceptable instrument has been deposited with the City in an amount as set by the City Council. This financial guarantee shall be used to ensure the full completion as specified of:

1. private streets and utilities,
2. landscaping, and
3. private owned and maintained recreational facilities.

F. Method of Withdrawing an Application for P.U.D. Approval.

Any application for a Planned Unit Development Permit may be withdrawn by the applicant at any time prior to filing the Final Plat or at any time prior to physical implementation of the approved permit such as the commencement of construction on the permit site, upon written notification to the Zoning Administrator and City Clerk. The P.U.D. shall be null and void upon receipt of such notice by the City.

G. Amendments to P.U.D. Approval.

(1) Minor Changes.

Minor changes in the location and placement of buildings may be authorized by the Zoning Administrator and Director of Engineering and Operations where unforeseen circumstances such as engineering requirements dictate such change. When in question the Zoning Administrator and the Director of

Engineering and Operations may determine whether the changes shall be classified as a Minor or Major change or may refer the question to the Planning and Zoning Commission if they deem it necessary.

(2) Major Changes.

Major changes, such as alterations in structural types, in the shapes and arrangements of lots and blocks, in the allocation of open space or other land uses which increase density and/or intensity of the project, and all other changes which significantly affect the overall design of the project shall be referred to the Planning and Zoning Commission for report and recommendation to the Council after which the City Council shall hold a public hearing and shall either approve or deny the changes in the Final Detailed Development Plan. If such changes are authorized, the developer shall submit a revised plan showing the authorized changes. Requirements of Section 13-906.D.3. shall apply to requests for Major Changes. Applications for a Major Change shall be made on forms supplied by the Zoning Administrator and shall be accompanied by the required fee and exhibits as required by the Zoning Administrator.

H. Denial of P.U.D. Approval.

If an application for a Planned Unit Development Approval is denied, no new application for a P.U.D. Approval by the same applicant on the same site or portion of the site may be filed prior to sixty (60) days after the date of denial.



UTILITY REVIEW

Please submit your comments no later than Noon on the date of the utility review.

Date & Time of Utility Review: Tuesday, July 2, 2019 at **2:30** p.m. - City Hall Conference Room

Project # & Description: PZ-19-00196 – Major Amendment to PUD
Sweetwater Station, Phase II

Project Contact: Dan Kennedy; (307) 362-7519; dkennedy@jfc-wyo.com

Project Address & Legal: Federal Lot 4, NWNW, Section 16, T19N, R105W

Property Zoning: RE (Rural Estates)

I have reviewed the above referenced plans on behalf of my agency / department and noted my requirements below.

Cindy Sheehan, City of Rock Springs, Public Services

Printed Name of Reviewer & Agency

307-352-1540

Reviewer Phone

Cindy Sheehan

Digitally signed by Cindy Sheehan
DN: cn=Cindy Sheehan, o=City of Rock Springs, ou=Public Services,
email=cindy_sheehan@rswy.net, c=US
Date: 2019.07.03 16:21:04 -0600

Reviewer Signature

cindy_sheehan@rswy.net

Reviewer Email

07-03-19

Date

- ☐ Plans as submitted meet my agency's requirements.
- ☒ The following additional information and/or revisions are required.

	Informational Comment Only	Required before Approval	New Plans Required	Condition of Approval	As-Built Drawings Required
1. §13-812.B.(1) - No permits shall be granted unless the applicant has acquired actual ownership of all of the property comprising such tract.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. §13-812.B.(5) - Setbacks from all property lines which form the perimeter of the PUD and all interior and exterior street right-of-ways shall be no less than 20 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. §13-812.B.(12) - Open space provision. 10% of the total area shall be set aside for public open space and recreational use. Fees in lieu may be paid instead of open space dedication.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. §13-812.B.(15) - Landscaping shall be provided according to an approved plan. Please submit landscaping plan for pedestrian easement.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. §13-812.B.(16) - All utilities shall be installed underground. Please show Point of Beginning.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Please note the purpose for all easements and rights-of-way. Please show all proposed setbacks on each lot. Please show all bearings on outline of subdivision.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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Project Address & Legal: Federal Lot 4, NWNW, Section 16, T19N, R105W
Property Zoning: RE (Rural Estates)

I have reviewed the above referenced plans on behalf of my agency / department and noted my requirements below.

Richard Cozad Fire Inspector
Printed Name of Reviewer & Agency
(307) 352-1484
Reviewer Phone
rick-cozad@rswy.net
Reviewer Email
07/02/2019
Date

- ☒ Plans as submitted meet my agency's requirements.
☒ The following additional information and/or revisions are required.

	Informational Comment Only	Required before Approval	New Plans Required	Condition of Approval	As-Built Drawings Required
1. Fire hydrant spacing in accordance with NFPA 1 2018 Section 18.5.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Summit Dr. Constructed to Buckskin Dr. for Apparatus Access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Department of Public Services
212 D Street, Rock Springs, WY 82901
Office [307] 352-1540 • FAX [307] 352-1545

UTILITY REVIEW

Please submit your comments no later than Noon on the date of the utility review.

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Project Address & Legal: Federal Lot 4, NWNW, Section 16, T19N, R105W
Property Zoning: RE (Rural Estates)

I have reviewed the above referenced plans on behalf of my agency / department and noted my requirements below.

Josh Sargent Dominion Energy
Printed Name of Reviewer & Agency

307-708-0860
Reviewer Phone

[Signature]
Reviewer Signature

joshua.sargent@dominionenergy.com
Reviewer Email

7-2-19
Date

- ☐ Plans as submitted meet my agency's requirements.
☐ The following additional information and/or revisions are required.

	Informational Comment Only	Required before Approval	New Plans Required	Condition of Approval	As-Built Drawings Required
1.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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Property Zoning: RE (Rural Estates)

I have reviewed the above referenced plans on behalf of my agency / department and noted my requirements below.

Clint Zambai CORS Water Dept
Printed Name of Reviewer & Agency

Reviewer Phone _____
Clint Zambai
Reviewer Signature

Reviewer Email _____
7-2-19
Date

- ☐ Plans as submitted meet my agency's requirements.
☒ The following additional information and/or revisions are required.

	Informational Comment Only	Required before Approval	New Plans Required	Condition of Approval	As-Built Drawings Required
1. All plans are contingent on White Mtn Waterd	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Sewer district (water availability + agreement with CORS for inter connection)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Phase lines need to be shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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Project Address & Legal: Federal Lot 4, NWNW, Section 16, T19N, R105W

Property Zoning: RE (Rural Estates)

I have reviewed the above referenced plans on behalf of my agency / department and noted my requirements below.

Joint Powers Water Board
Printed Name of Reviewer & Agency

875-4317 x230
Reviewer Phone

bearpie@jpwboard.org
Reviewer Email

Bryan Spivey
Reviewer Signature

7/2/19
Date

☐ Plans as submitted meet my agency's requirements.

☒ The following additional information and/or revisions are required.

	Informational Comment Only	Required before Approval	New Plans Required	Condition of Approval	As-Built Drawings Required
1. Water supply from Wt. Mtn. WdS District secured & authorized by the District	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The water purchase agreement require authorization by the JPWB.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Two supply feeds into the subdivision must be provided.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Meter/Backflow appurtenances must be reviewed by RS Water Department.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. A check valve / PRV station will be required between Phase II & Phase I	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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Date & Time of Utility Review: Tuesday, July 2, 2019 at **2:30** p.m. - City Hall Conference Room
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Sweetwater Station, Phase II
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Project Address & Legal: Federal Lot 4, NWNW, Section 16, T19N, R105W
Property Zoning: RE (Rural Estates)

I have reviewed the above referenced plans on behalf of my agency / department and noted my requirements below.

Nick SEALS CITY OF ROCK SPRINGS WRF
Printed Name of Reviewer & Agency
307-352-1465
Reviewer Phone
Nick - SEALS@RSWY.NET
Reviewer Email
7-2-19
Date

☒ Plans as submitted meet my agency's requirements.

☐ The following additional information and/or revisions are required.

Informational
Comment Only
Required before
Approval
New Plans
Required
Condition of
Approval
As-Built Drawings
Required

1.	MORE COMMENTS DURING CONSTRUCTION PLAN REVIEW	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



BRS, Inc.

1130 Major Ave.

Riverton, WY 82501

E-Mail: brs@brsengineering.com

307-857-3079 Fax: 307-857-3080

**City of Rock Springs, Wyoming
Utility Review
Wyoming Abandoned Mine Lands**

To: Utility Review Committee
From: Ryan Reed, BRS Inc., P.E.
Date: 7/1/2019
Project #: PZ-19-00196
Project Address: Federal Lot 4, NWNW, Section 16, T19N, R105W

I, Ryan Reed, have reviewed the Project location(s) in relation to potential for abandoned mine subsidence and determined:

- ☐ Property is undermined by abandoned mine workings at an approximate depth of _____
- ☐ Property is adjacent to abandoned mine workings at an approximate depth of _____
- ☒ Property is not impacted by any known abandoned mine workings.

Based upon potential for abandoned mine subsidence:

- ☐ It is Recommended that Remediation efforts be made at the Project location(s).
- ☐ It is Recommended that Exploratory Drilling be completed at the Project location(s).
- ☒ No Remediation Action is necessary at this time.

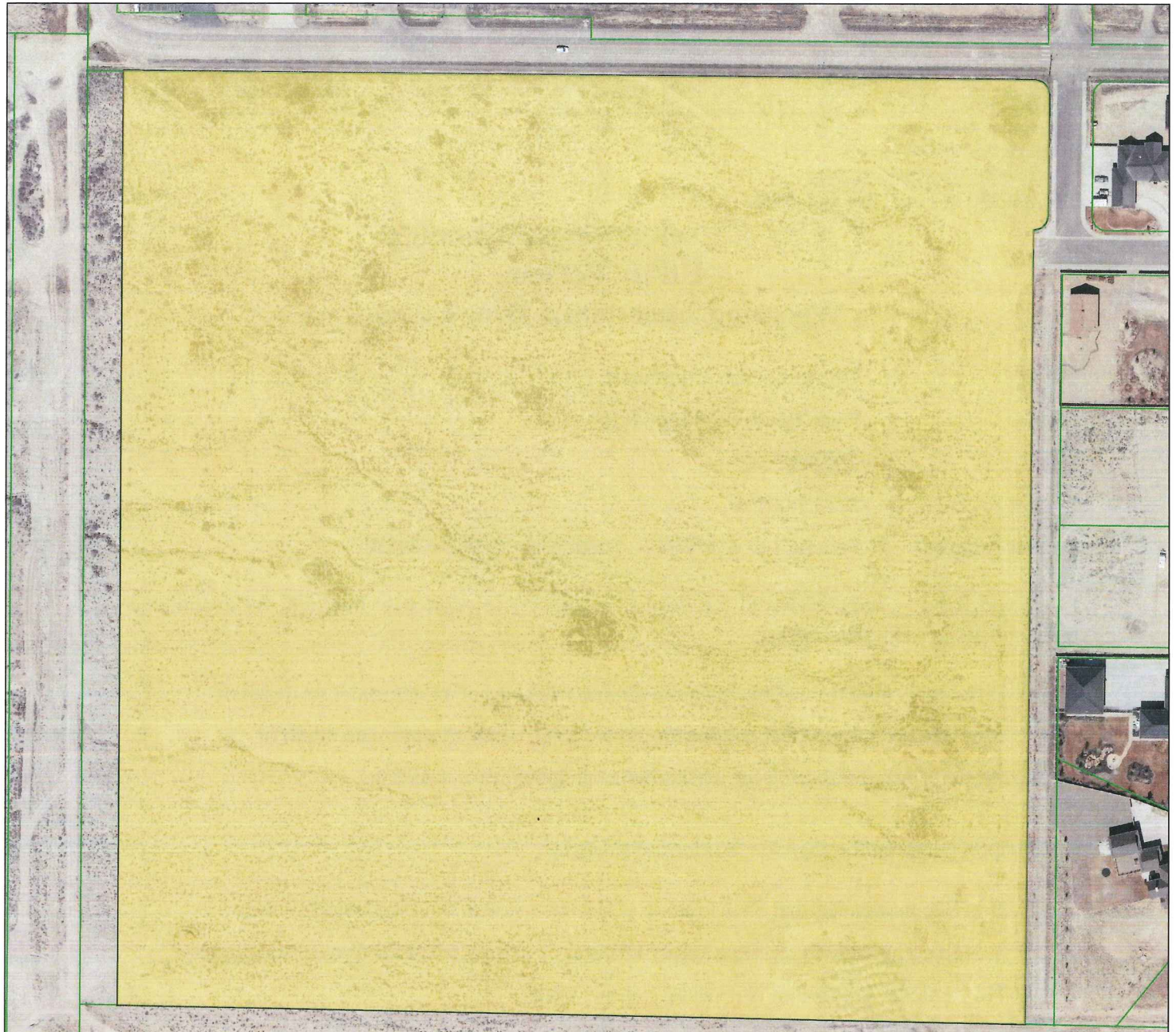
Other Comments/Issues:



Signature

7/1/19

Date



NOTES:
PROPERTY LINES AND MAP ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE USED FOR OTHER PURPOSES. LINES OBTAINED FROM THE COUNTY. NO SURVEY HAS BEEN DONE TO VERIFY ACCURACY. MINE MAPS MAY VARY SUBSTANTIALY OR ARE INCOMPLETE FROM ACTUAL UNDERGROUND WORKINGS AND CANNOT BE USED FOR THE TOTAL EXTENTS OF ALL WORKINGS.

LEGEND

PROPERTY BOUNDARY



KNOWN HISTORIC
UNDERGROUND MINE
MAPPING



GRAPHIC SCALE





Cindy Sheehan <cindy_sheehan@rswy.net>

July 2nd meeting notes

1 message

Austin, Christy <Christy.Austin@rockymountainpower.net> Tue, Jul 2, 2019 at 1:33 PM
To: "Sheehan, Cindy" <cindy_sheehan@rswy.net>

Hi Cindy-

RMP doesn't have any issues with either of these plans. When they are ready for power they just need to call us to figure out how to bring power in to each location.

Christy Austin

Journeyman Estimator

Rock Springs, Wy

307-352-5214



2 attachments

PZ-19-00196 - Sweetwater Station II UR Comment Form (002).pdf
158K

PZ-19-00185 - Southwest Counseling UR Comment Form 1.pdf
138K



Department of Engineering and Operations

Proposed Development: **Sweetwater Stations Phase II Final Plat – Major Amendment to PUD**

Date: 7/2/2019

The submitted plans are approved subject to the following conditions:

1. All public streets within the subdivision shall be designed and constructed to meet minimum **residential street standards** as follow: 60' ROW, 38 ft. edge of pvmt. to edge of pvmt. width, 3" of hot mix asphalt, 6" base, 4' sidewalk, 2 ½" of curb/gutter; must be poured monolithic.
2. Summit Drive ROW shall be dedicated to the City as a public ROW, from beginning to end of subdivision property.
3. Summit Drive shall be designed and constructed beginning at Buckskin Drive to Signal Drive, meet full width **collector street standards**, as follows: 80' ROW, 52 ft. edge of pvmt. to edge of pvmt. width, 4" of hot mix asphalt, 8" road base, 5' sidewalk, 2 ½' of curb/gutter; must be poured monolithic. On the west side of the road, only curb and gutter may be poured. Summit Drive shall extended beyond Signal Drive. SW County Engineer may comment on design.
4. All construction standards shall be in accordance with Chapter 16 Section 9. Please note additional testing requirements given in Chapter 16-904(B).
5. Submit drainage, soils report, grading plan, and construction drawings with final plat. Drainage plan will be further reviewed based on more information.
6. Twenty foot ROW shall be noted as pedestrian / utility ROW.
7. Twenty foot drainage easement / ROW shall be noted as well.
8. Install handicap ramps in accordance with the latest ADA requirements.
9. If adequate lighting does not exist, Developer shall install lights at their cost.
10. Obtain NPDES permit.
11. Design and construction in accordance with City of Rock Springs Ordinances.

Additional Comments:

✓

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

Meghan Jackson



Civil Engineer I

Department of Engineering and Operations

Thomas E. Spicer
1213 Sand Pointe Circle
Rock Springs, Wyoming 82901
307-389-3824

July 3, 2019

Cindy Sheehan
Rock Springs Planning and Zoning
cindy_sheehan@rswy.net
Via Email

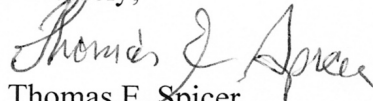
Cindy:

I'm writing in support of the amendment to the PUD being submitted for Phase 2 of Sweetwater Station.

Regardless of whether the P&Z thinks it's a good deal for me or not, this development is important to the growth and development of the City of Rock Springs. The PUD as amended would provide a number of larger lots that will support larger homes than what are available elsewhere in the city. In fact, the city is currently suffering from the unavailability of lots for new homes and amending the current PUD for Sweetwater Station will provide building opportunities for new families, for building contractors and for the City's Real Estate community. I would encourage the Planning and Zoning Commission to recommend to the city council approval of the amendment being proposed by JFC Engineers for 4D Development.

Cindy, I'd appreciate your acknowledging receipt of this by text (307-389-3824) or email (tspicer@sweetwater.net). THANKS.

Sincerely,



Thomas E. Spicer
For Sweetwater Station LLC.



Haden Construction, Inc.

Competitive Pricing for Custom Quality

July 5, 2019

Rock Springs City Council and Planning and Zoning Commission
212 D Street
Rock Springs, WY 82901

RE: Proposed Revision to Sweetwater Station Phase II

Dear Respected City Council and Planning and Zoning Commission Members,

Thank you for taking the time to review comments relating to the proposed revision to Sweetwater Station Phase II. Approval of the modification to this subdivision plan will meet both present and future needs to ensure a strong, vibrant, attractive community.

In the last 15 years, there have been around 500 homes built in Rock Springs. The development of Sweetwater Station Phase II is vital for future building, as well as ensuring the availability of affordable lots in an upscale, quality subdivision. To emphasize- the revision in lot sizes in Sweetwater Station Phase II would be to dimensions well above the minimum 7,000 square feet allowed within the City. Most are sized to between 14,000 – 19,000 square feet, with one at 10,600 square feet, and 8 at around 30,000 square feet. These are larger than average on which large homes can be built. Smaller lots mean more affordable lots for future homeowners. Let's not forget- the precedent has already been set for changing to smaller lots when Gunsight Estates Phase 2 & 3 revision to smaller lots was passed. (The smallest there is only 7,004 square feet.) Also, currently, there are very few lots available to smaller homebuilders.

There is a remarkable benefit to the local economy and to the tax-base of both the City of Rock Springs and Sweetwater County if this subdivision revision is approved. Increased collection of property and sales taxes along with the \$4,700 building permit, advance the community as a whole. Local businesses positively impacted by the homebuilding industry is astounding. To name a few of the small businesses directly affected: Homebuilders, lumber yards and other supply houses, concrete suppliers and contractors, plumbers, electricians, HVAC contractors, insulators, tile and carpet layers, painters, roofers, rock layers, design professionals, furnishing and home finishing retailers, realtors, hometown banks and mortgage companies.

The developer of Sweetwater Station Phase II is a **very well-respected, local** company interested in ensuring the desirable goals and objectives of our community are achieved. The development of Sweetwater Station Phase II will expand affordable home ownership options available, helping to advance our community into the future.

Thank you for your consideration.

Best Regards,

Mike Haden
Haden Construction, Inc.


Wyoming MLS

Switch to Mobile View

Print

Agent Detail

Annika Smith
Main: 307-382-2995
Rock Springs Realty
annikalynnette@gmail.com



Views

Client Handout ▼

Listings

[MLS: 20191479](#)

Price: \$87,500

[MLS: 20190737](#)

Price: \$93,500

[MLS: 20186945](#)

Price: \$109,000

[MLS: 20181608](#)

Price: \$118,500

[MLS: 20184177](#)

Price: \$120,000

[MLS: 20152774](#)

Price: \$129,000

[MLS: 20192345](#)

Price: \$135,000

[MLS: 20152776](#)

Price: \$139,000

[MLS: 20152778](#)

Price: \$139,000

[MLS: 20190926](#)

Price: \$140,000

[MLS: 20152777](#)

Price: \$149,000

[MLS: 20190295](#)

Price: \$160,000

[MLS: 20183837](#)

Price: \$199,000


[MLS: 20180665](#)

Price: \$275,000

[MLS: 20071062](#)

Price: \$325,000

CLIP



© WYOMELISTINGS

Listing Office: Overman Realty, LLC

General Info:

Legal

**Sweetwater Station PH
1 Lot 08**

Subdivision

Other

Zoning

OTHER

Irrigation (Y/N)

Total # of Irrig Acr

0

Soil Report (Y/N)

Mineral Report (Y/N)

Horses (Y/N)

Yes

M
C
T
P
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M

Support For Sweetwater Station Phase 2 Inbox



Caleb Tygum <Caleb.Tygum@lewisandlewisinc.com>
to city_planner@rswy.net, me ▾

9:31 AM (46 minutes ago)

Hello,

As a Rock Springs native and local contractor, just wanted to send an email in support of 4D Development in their efforts to build this subdivision for the following reasons:

1. The growth of the community and community development for the local economy.
2. Work is scarce for many contractors like us in the private sector as of late, and other local contractors. A development like this could help bring work to all trades contractors.

Please feel free to contact me at any time to further discuss the support we at Lewis & Lewis have for this land and community development.

Thanks,

Caleb Tygum

Area Manager @ Lewis & Lewis, Inc.

From: Team Strattons <teamstrattons@allstarrealestatewy.com>
Sent: Wednesday, July 3, 2019 1:20 PM
To: city <planner@rswy.net>
Cc: cindy <sheehan@rswy.net>; Team Strattons <teamstrattons@allstarrealestatewy.com>
Subject: 4 D Development Residential Development

To Whom It May Concern:

We support this Development, in order, to give the public a competitive market and additional location choices when it comes to

New construction of homes.

Thanks

Kim & Colt Stratton

Colt Stratton

Broker/Owner

307.371.4967

Kim Stratton, CDPE

Associate Broker/Owner

307.389.1358



2620 Commercial Way Ste 160

Rock Springs, WY 82901

307.382.2217

307.382.2254 Fax



Cindy Sheehan <cindy_sheehan@rswy.net>

4D Development

1 message

Blake Manus <Bmanus1@outlook.com>

Wed, Jul 3, 2019 at 12:07 PM

To: "cindy_sheehan@rswy.net" <cindy_sheehan@rswy.net>, "city_planner@rswy.net" <city_planner@rswy.net>

To Whom it May Concern,

It is crucial that this development is approved for the growth of Rock Springs.

The population change of 82901 is up 6.30% from 2010-2018 and projected at a rate of 2.94% to 2023. There are currently only 8 residential lots listed on the MLS in the city of Rock Springs. This is a crisis. We will be out of developed land by next year. With no room for expansion, this will cause a housing shortage, and stunt the growth of Rock Springs. The proposed development will add 70 lots to be made available to everyone and sold at regular market value. This will keep the approximate 1,379 construction persons in work for a short time longer.

There is no other feasible land to be developed at this time. An additional 70 lots will give developers and planners time to become proactive to ensure that the growth of Rock Springs isn't hindered from lack of land.

1,379 families may be negatively affected, as well as countless more families, retail, suppliers, and vendors relying on the commerce if this development isn't approved.

Speaking for the Real Estate industry we look forward to an approved vote.

Please feel free to reach out with any questions, or for a copy of any statistical reports that I used. My sources; Wyoming MLS, Realtor Property Source (Market Activity Report, Trade Area Report).

Thanks!

Blake Manus
House to Home Real Estate
Broker, Owner
307-922-1104



Cindy Sheehan <cindy_sheehan@rswy.net>

Sweetwater Station Phase 2

1 message

mandyc@wyoming.com <mandyc@wyoming.com>

Wed, Jul 3, 2019 at 12:05 PM

To: city_planner@rswy.net, cindy_sheehan@rswy.net

Hello –

I am writing to you to let you all know that I am in favor of the second phase of Sweetwater station to be replotted and subdivided into smaller, more affordable lots. We are struggling to keep up with the demand for new construction currently. Many of my clients who are new to town and several existing members of Sweetwater county love the idea of being “out north”. They want the mountain views, less traffic on their street, the proximity to a school, larger lot sizes without having to compromise on the size of the home. New construction is a much desirable thing a majority of my clients. New construction keeps our town more appealing to those who are considering relocating here for work. The town seems to continue to expand north from Reagan Avenue towards Yellowstone Road and we need more spaces like Sweetwater Station to keep up with the demand. At this point it’s what’s in the best interest of the city and the public...It’s good business to allow this land to be developed in the way that it’s been proposed.

I do plan to attend the meeting but I just wanted to be able to have my opinion heard.

Best-

Mandy Camphouse Allred

Associate Broker



RE/MAX Mountain Realty

210 B Street, Suite 1

Rock Springs, WY 82901

307-371-5997 – cell

307-362-9990 – office

307-382-5635 - fax



[Why use an ELP? | DaveRamsey.com](http://DaveRamsey.com)

Planning Activity – Completed/Approved June 2019

Type of Activity	Description	Address
Occupation Tax	<i>Uinta Bank</i> <i>Amber Kramer Agency / State Farm</i> <i>In Motion Physical Therapy / Relocation</i> <i>Wing It, LLC / Mobile Food Truck</i> <i>CommNet Cellular / Verizon</i> <i>Professional Security Consultants</i> <i>Randall's Holistics</i> <i>Native Sun / Mobile Food Truck (Business Only)</i> <i>Floyd's Truck Center, Inc. (Jack's Trucks)</i> <i>Imagine Preschool (Yellowstone School)</i>	<i>301 2nd Street</i> <i>906 Dewar Drive</i> <i>617 Broadway Street</i> <i>Escape Day Spa Lot</i> <i>925 Stagecoach Blvd.</i> <i>2441 Foothill Boulevard</i> <i>137 C St. (402 S Main)</i> <i>198 Pierce Way</i> <i>925 Stagecoach Blvd.</i> <i>725 C Street</i>
(Home Occupation)	<i>HR Collaborative</i>	<i>2220 Arthur Avenue</i>
Residential Site Plans	<i>New Residence / Mainline Construction</i> <i>New Residence / New Peak Construction</i> <i>New Residence / Smart Dwellings, LLC</i> <i>New Residence / Hartman Construction</i> <i>New Residence / Modular</i> <i>New Residence / Amundsen Construction</i> <i>New Residence / Amundsen Construction</i> <i>New Residence / Amundsen Construction</i> <i>New Residence / Smart Dwellings, LLC</i> <i>Accessory Structure / Detached Garage</i> <i>Accessory Structure / Shed over 200ft²</i> <i>Accessory Structure / Attached Carport</i> <i>Addition / Covered Porches</i>	<i>1518 Eagle Way</i> <i>5700 Sunridge Drive</i> <i>821 Woodruff Avenue</i> <i>1004 Whitewater Drive</i> <i>1309 Lowell Avenue</i> <i>1225 Savage Boulevard</i> <i>2201 Browning Avenue</i> <i>2246 Weatherby Avenue</i> <i>1607 Condor Drive</i> <i>1411 Palisades Way</i> <i>805 Thorpe Street</i> <i>106 Reed Street</i> <i>937 McKinley Street</i>
Sign Permits	<i>Randall's Holistics</i> <i>Pilot Butte Business Center</i> <i>Les Schwab Tires</i>	<i>137 C St. (402 S Main)</i> <i>538 Pilot Butte</i> <i>1755 Sunset Drive</i>
Minor/CUP (Staff)	<i>Fits of Laughter Child Care / Child Care Center CUP</i> <i>Young at Heart Senior Center / Minor Amendment</i> <i>Special Purpose Fence / Taller than 6'</i> <i>Special Purpose Fence / Taller than 6'</i> <i>Site Plan Amendment / Accessory Parking</i> <i>Site Plan Amendment / Parking Lot Reconstruction</i> <i>Imagine Preschool / Child Care Center CUP</i> <i>Site Plan Amendment / AutoSpa / Relocate vacuums</i> <i>Special Purpose Fence / Taller than 6'</i>	<i>538 Pilot Butte Avenue</i> <i>2400 Reagan Avenue</i> <i>1113 Winchester Blvd</i> <i>1518 Kari Lane</i> <i>912 Garfield Lane</i> <i>2500 College Drive</i> <i>725 C Street</i> <i>1275 Dewar Drive</i> <i>3311 Clyman Drive</i>



Department of Public Services

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

July 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
June 18, 2019	1) Doak Subdivision – Final Plat Approval 2) Language Amendments to the Subdivision Regulations (Articles 16-1,16-3,16-4,16-5,16-6,16-7)	1) <i>Approved Res.2019-96</i> 2) <i>Passed 1st Reading Ord. 2019-14</i>
July 2, 2019	1) Language Amendments to the Subdivision Regulations (Articles 16-1,16-3,16-4,16-5,16-6,16-7)	1) <i>Passed 2nd Reading Ord. 2019-14</i>

Sincerely,
Cindy Sheehan
Planning Technician