



## **PLANNING AND ZONING COMMISSION MEETING AGENDA**

October 9, 2019

7:00 p.m.

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### **ROLL CALL**

### **APPROVAL OF MINUTES**

1. Review and approval of the September 11, 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 HEARINGS / UNFINISHED BUSINESS**

1. None

### **NEW BUSINESS**

1. Request for Conditional Use Permit approval for a detached garage exceeding 1,200 square feet and lot coverage exceeding 50% for property located at 1031 Adams Avenue, submitted by Gregory Buel (property owner). (Project PZ-19-00277)
2. Request for Sketch Plat review of the 1<sup>st</sup> Arrow Subdivision, submitted by Gerhard Tschabitzer (1<sup>st</sup> Arrow Corporation) and represented by Daniel Kennedy of JFC Engineers & Surveyors. (Project PZ-19-00265)

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

1. None

### **PETITIONS AND COMMUNICATIONS**

1. Written petitions and communications.
  - a. Update on City Council actions
2. Petitions and communications from the floor.

### **ADJOURNMENT**

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**PLANNING AND ZONING  
COMMISSION MINUTES**  
**September 11, 2019**  
**Wednesday, 7:00 p.m.**  
**City Hall, Rock Springs, Wyoming**

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Commissioners Present:	Vice-Chairman Matt Jackman Gary Collins Dan Kennedy	Sue Lozier Kevin Hardesty Ken Fortuna Blake Manus
Commissioners Absent:	Chairman Tim Sheehan Emily Lopez	
Staff Present:	Cathy Greene, Senior Administrative Assistant Paul D. Kauchich, Director of Engineering / Operations & Public Services	

**CALL TO ORDER**

Vice Chairman Jackman 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**

Vice Chairman Jackman asked the Commission for any corrections or additions to the Minutes from the July 10, 2019, Planning and Zoning Commission Meeting as there was no meeting in August.

Vice Chairman Jackman asked for a motion to accept the Minutes as presented.

Commissioner Kennedy: Motion to approve the Minutes as presented.

Commissioner Lozier: Second.

Vote: All in favor.

Commissioner Collins mentioned the incorrect addressing of Ms. vs. Mr., and asked for the spelling of an individual's name be double checked.

**ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE**

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

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

Commissioner Hardesty: Second.

Vote: All in favor.

## **CHANGES TO THE AGENDA**

None.

## **PUBLIC HEARINGS**

1. Petition for **Zoning Ordinance Language Amendment 13-814 – Wireless Telecommunications** to consider amending the setback requirements to allow for a 1:1 setback for the deployment of wireless facilities on rooftops in all zoning districts and amending the wireless code to conform to the FCC's Reports and Orders issued in 2009, October 2014, and September 2018, submitted by Melissa Reagan (Sherman & Howard L.L.C.) representing Verizon Wireless.  
(Project #: PZ-19-00239, Staff Representative: Paul D. Kauchich, Director of Engineering/Operations & Public Services)

### **Staff Report**

Mr. Kauchich presented the Staff Report dated September 11, 2019, to the Commission, he asked that three additional changes / corrections be made to the Ordinance, one was a typo on Page 9, correcting "lit" to "lot", the other two were on page 14, under Administrative Review, section iii, to replace "City Manager" with "Mayor", under 3 and 4. Mr. Kauchich stated that the City Attorney did review these changes along with the FCC Orders and recommends his approval.

### **Commissioner Questions for Staff**

None.

### **Commissioner Questions for Applicant**

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

Melissa Reagan with Sherman & Howard out of Denver, CO, representing Verizon Wireless. Ms. Reagan explained the changes and why they came about. Also, explained the 4 FCC Orders that needed to be addressed to bring us into compliance.

### **Public Hearing**

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

No public present.

Vice Chairman Jackman then asked for a staff recommendation.

### **Staff Recommendation**

Mr. Kauchich recommended: Approval with staff amendments.

### **Commission Vote**

Commissioner Collins: Motion to approve with staff recommendations.

Commissioner Fortuna: Second.

Vote: All in favor. Motion carried unanimously.

2. Petition for **Zoning Ordinance Language Amendment 13-906 – Administrative Procedures** to consider amending to correct numbering errors, submitted by Paul D. Kauchich (City of Rock Springs). (Project #: PZ-19-00249, Staff Representative: Paul D. Kauchich, Director of Engineering/Operations & Public Services)

#### Staff Report

Mr. Kauchich presented the Staff Report dated September 11, 2019, to the Commission.

#### Commissioner Questions for Staff

None.

#### Commissioner Questions for Applicant

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

#### Public Hearing

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

No public present.

Vice Chairman Jackman then asked for a staff recommendation.

#### Staff Recommendation

Mr. Kauchich recommended: Approval

#### Commission Vote

Commissioner Fortuna: Motion to approve with staff recommendations.

Commissioner Lozier: Second.

Vote: All in favor. Motion carried unanimously.

### **UNFINISHED BUSINESS**

None.

### **NEW BUSINESS**

None.

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

1. PZ-19-00216 Amended Site Plan Fire Station 3 – Minor Site Plan, replacement of deck and stairs.
2. PZ-19-00223 Doody Oversize Structure - Conditional Use Permit (Staff), detached structures at 1346 square feet.
3. PZ-19-00224 Special Purpose Fence – Conditional Use Permit (Staff), 6' cedar fence in front yard per site plan.
4. PZ-19-00227 Accessory Structure Exceeding Height of Principal Structure – Conditional Use Permit (Staff), detached garage 5 feet 3 inches taller than house.

5. PZ-19-00240 WyoLink Blairtown Tank Hill Site – Wireless Telecommunications Facility, WYDOT Communications Tower.
6. PZ-19-00243 Smooth Illusionz – Minor Site Plan, organic smoothies, wraps, merchandise art gallery.
7. PZ-19-00241 Bad Joker Brewing Company – Minor Site Plan, brewery / winery with tap room.

### **PETITIONS AND COMMUNICATIONS**

#### **1) Written petitions and communications.**

##### **a. Update on City Council Actions**

Date of Council Meeting	P&Z Item	Council Action
<b><i>July 16, 2019</i></b>	<i>3<sup>rd</sup> Reading:</i> An Ordinance Amending Articles 16-1, 16-3, 16-4, 16-5, 16-6 and 16-7, entitled “Subdivision Regulations” for the purposes of adding definitions and clarifying language with regard to subdivisions	<i>3<sup>rd</sup> Reading Approved</i>
<b><i>August 6, 2019</i></b>	A Resolution approving and accepting major changes to the Development Plan for Sweetwater Station Addition, Phase 2, a Planned Unit Development in the corporate limits of the City of Rock Springs, submitted by 4D Development, LLC	<i>Motion to Table Resolution 2019-119 Failed, vote: 5 no, 2 abstentions &amp; 2 yes. Resolution failed vote: 4 no, 2 abstentions &amp; 3 yes.</i>

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

None.

### **ADJOURNMENT**

With no further business, the meeting was adjourned at 7:12 p.m..

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

\_\_\_\_\_ day of \_\_\_\_\_ 2019.

Paul Kauchich, Secretary, Planning & Zoning Commission



## Planning & Zoning Commission Staff Report

**Project Name:** Buel Oversized Accessory Structure & Building Addition  
**Project Number:** PZ-19-00277  
**Report Date:** October 2, 2019  
**Meeting Date:** October 9, 2019

### Applicant

Gregory Buel  
 1031 Adams Avenue  
 Rock Springs, WY 82901

### Property Owners

Gregory Buel  
 1031 Adams Avenue  
 Rock Springs, WY 82901

### Engineer

Rob Gerrard, P.E.  
 Western Engineers & Geologists  
 1329 Ninth Street  
 Rock Springs, WY 82901

### Project Location

1031 Adams Avenue

### Zoning

R-2 (Low Density Residential)

### Public Notification

Adjacent Property Owners within  
 200' of property – 9/30/2019

### Ordinance References

- §13-815.E(4)
- §13-815.E(7)
- §13-815.S(1)

### Staff Representative

Laura Leigh, City Planner

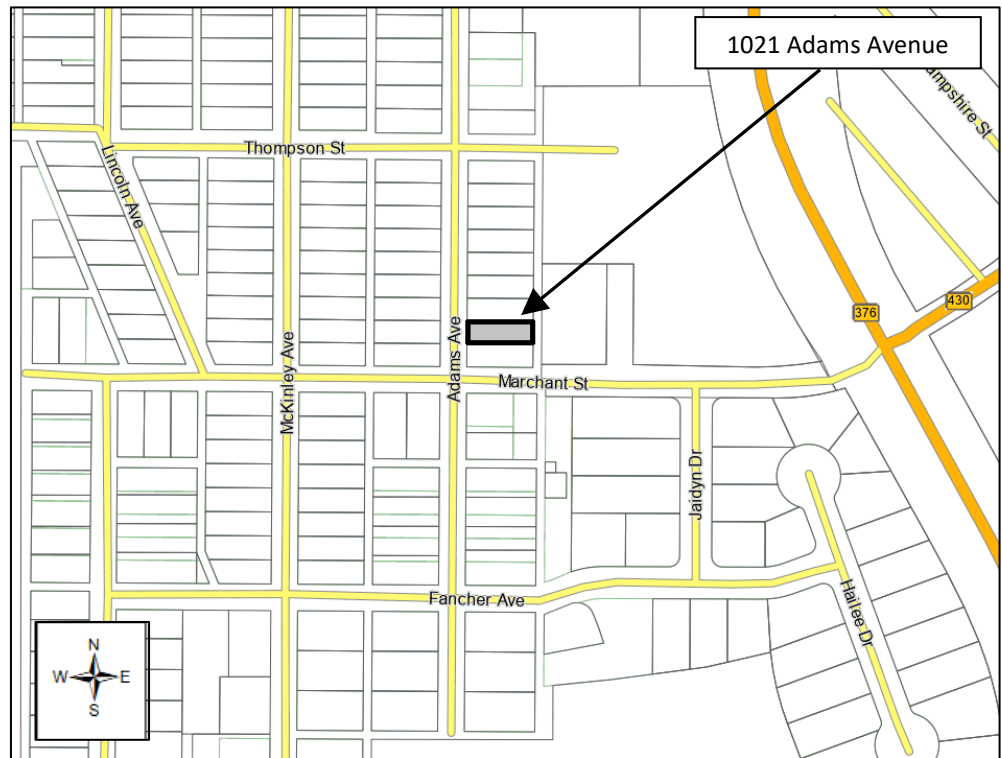
### Attachments

- Application
- Site Plan
- Elevation Drawings
- Colony Coal Co. Addition Plat
- Adjacent Property Notification / Owners

### Request

Conditional Use Permit approval for the construction of a 1,512 square foot detached accessory structure and 16' x 28' residential building addition to be located at 1031 Adams Avenue. The applicant is requesting Conditional Use Permit to be granted by the Planning & Zoning Commission to allow the size of the accessory structure to exceed 1,200 square feet and to allow the total lot coverage to exceed 50% of the lot.

[Note: A request for Conditional Use Permit approval for the height of the accessory structure to exceed the height of the principal structure (house) by approximately 2'9" is being reviewed at staff level and will be determined pending approval of the Conditional Use Permit for the size of the structure. §13-815.E(7)]



### Analysis

In accordance with §13-815.E(4) of the Rock Springs Zoning Ordinance, "No residential accessory building or garage shall exceed 1,200 square feet of floor area unless granted a Conditional Use Permit." Please refer to the attached Site Plan and Elevation Drawings.

Additionally, the applicant is requesting Conditional Use Permit approval to exceed 50% lot coverage. In accordance with §13-815.S(1) of the Rock Springs Zoning Ordinance, residential lots in a R-2 Zoning District "shall not exceed a lot coverage of fifty percent. Lot coverage of greater than 50% may be granted only by Conditional Use Permit approval". Based on the site plan provided by the applicant, the proposed lot coverage will be approximately 55%.

**Project Name:**  
Buel Oversized Accessory  
Structure & Building Addition

**Project Number:**  
PZ-19-00277

The property is legally described as Lot 8, Block 3 of the Colony Coal Co. Addition. The Colony Coal Co. Addition was platted in 1943. In regard to the requested Conditional Use Permit for lot coverage to exceed 50%, the subject property has a lot width of 43 feet and a lot depth of 124 feet. Total lot area is 5,332 square feet. Under the current Zoning Ordinance, a new lot within an R-2 Zoning District would require a lot width of 60 feet, a lot depth of 100 feet, a minimum lot area of 6,000 square feet. Therefore, this is a "grandfathered" non-conforming lot, as it was created prior to the Zoning Ordinance and does not meet the current lot size requirements.

Detached accessory structures have a required setback of 3 feet from side and rear property lines and a required 6 foot separation requirement between the principal structure and the accessory structure. The required 3' side and rear yard setback is measured from eaves, gutters, and awnings. Based on the submitted building elevation drawings, the two sides of the accessory structure adjacent to the side property lines will not have eaves, and therefore, will be in compliance with the side setback requirements. However, the submitted site plan shows a 4' setback from the rear property line and the elevation drawings show a 3' eave along the interior and rear roof line. Therefore, the applicant will either have to reduce the rear eave to 1 foot, or slide the building toward the house 2 feet to meet the 3' rear yard setback, measured from the eave.

Due to the size and use of the proposed structure, plans were also routed to the City's Utility Review Committee for review and comment. The deadline for comments by the Utility Review Committee is October 8, 2019. Comments will be presented by staff at the Planning & Zoning Commission meeting.

**Property Owner Notification**

Adjacent property owners were notified of this application on September 30, 2019 and were invited to comment. At the time this report was written, no written or verbal comments were received. Any comments received after the preparation of this report shall be submitted to the Planning and Zoning Commission at the time of the scheduled meeting.

**Staff Recommendation**

Staff will provide a formal recommendation after public comment at the Planning & Zoning Commission Meeting. At a minimum, staff recommends the following conditions of approval be attached:

1. All Utility Review conditions shall be met.
2. The site plan and elevation drawings shall be revised to reflect the required rear yard setback of 3 feet, measured from the eave and/or gutter.
3. Driveway paving shall conform to the approved Site Plan for location and size, shall be paved with concrete, asphalt, or asphaltic concrete up to the property line.
4. Planning approval does not constitute building permit approval. Contact the City of Rock Springs Building Department to obtain the required Building Permit(s).
5. Construction shall conform to the approved Site Plan; any modifications shall require submittal of a revised Site Plan for review and approval.
6. A Survey's Certificate is to be provided attesting to inspection of the property pins and setbacks conforming to the approved site plan prior to the footing inspection.
7. Applicant shall obtain a Building Permit for the project within one-year (1 year) of Site Plan approval. Failure to obtain a Building Permit within the one-year timeframe shall require re-submittal of a new Site Plan application for review/consideration/approval, including compliance with ordinances in effect at the time of re-submittal.



2019  
CITY OF ROCK SPRINGS  
CONDITIONAL USE PERMIT  
APPLICATION

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

City Use Only:

Date Received 9-18-19 File Number: P2-19-00277  
Payment Information:  
Amount Received: 100- Received by: cy  
Cash or Check Number: 2107 Receipt Number: \_\_\_\_\_  
Date Certified as Complete Application: 9-19-19 By: cy

A. PROPERTY ADDRESS: 1031 Adams Ave. Rock Springs, WY 82901

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

B. CONTACT INFORMATION:

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

Petitioner Information:

Petitioner Name: Gregory Buel  
Company Name: \_\_\_\_\_  
Street Address: 1031 Adams Ave S  
City: Rock Springs State: WY Zip Code: 82901  
Email Address: buel.greg@gmail.com  
Phone Number: 724 344 6552 Fax Number: \_\_\_\_\_  
(including area code) (including area code)

Property Owner Information:

Name: Same as above  
Company Name: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
(including area code) (including area code)

Engineer / Architect Information:

Name: Western Engineers & Geologists  
Company Name: Rob C. Gerrard, PE  
Street Address: 1329 Ninth Street  
City: RS State: WY Zip Code: 82901  
Email Address: rob.gerrard@westernegi.com  
Phone Number: 307 362 5180 Fax Number: 307 389 7995  
(including area code) (including area code)

For Foundation



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

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

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

C.U.P. Requiring  
Staff Level Approval

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

**D. PLEASE ANSWER THE FOLLOWING ON THE SPACES PROVIDED:**

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

The purpose of this oversized garage is to provide a personal work space and storage space at the residence. We have several vehicles and tons of tools. We also like the neighborhood and do not wish to move to an area with more space.

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

Currently there is a residence structure and a detached garage. The garage will need to be demolished to build the new garage. The current garage is a bit belapdeted. We are also planning to add to the back of the house to obtain a second bathroom and larger kitchen.

### **E. SUBMITTAL REQUIREMENTS:**

The following items are required for submitting a complete Conditional Use Permit / Site Plan Application and must be submitted in accordance with the submittal deadlines listed on Page 4 of this application. Applications submitted after the submittal deadlines as listed will be postponed until the following month. An incomplete application will not be reviewed and will be returned to the petitioner.

- ☐ Filing Fee - \$60.00
- ☐ 2 – Full-size Site Plan drawings drawn to scale (folded)
- ☐ 1 - 11x17 Site Plan drawing drawn to scale (if full-size drawing is larger than 11x17)
- ☐ 1 – PDF scanned at full-size of Site Plan drawing (submitted electronically to city\_planner@rswy.net)
- ☐ Building Elevations / Architectural Drawings (to scale)

### **F. SITE PLAN CHECKLIST**

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

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

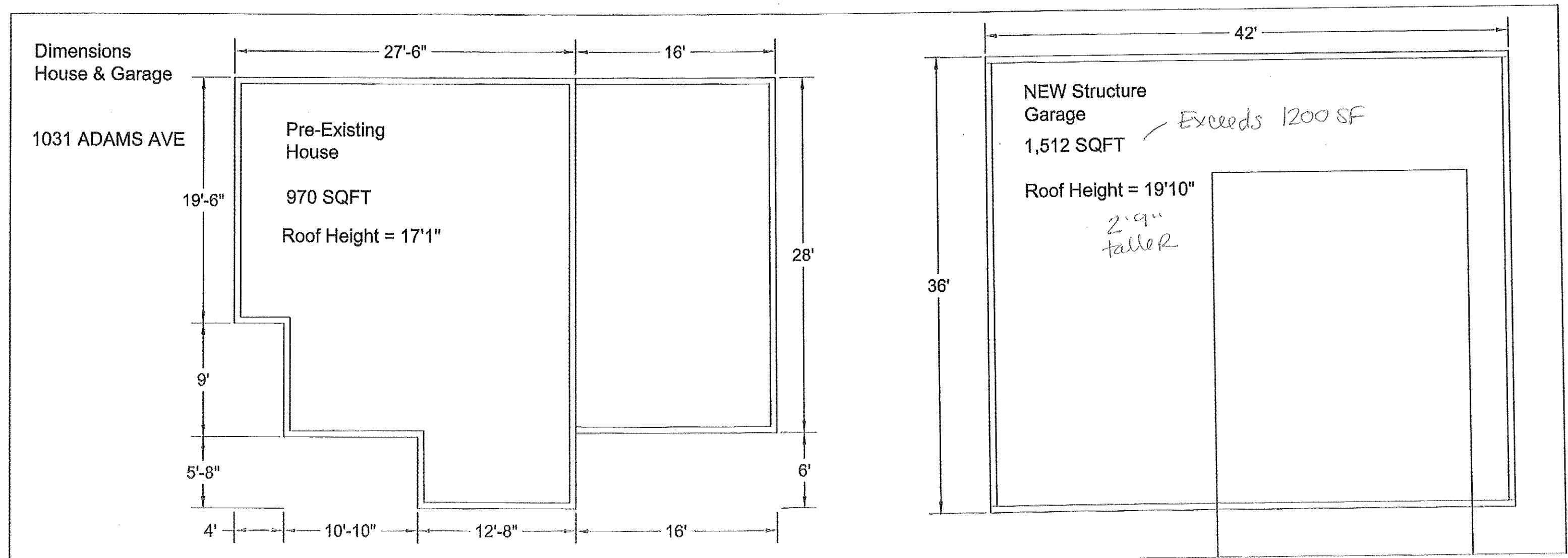
### **G. APPROVAL PROCESS AND SUBMITTAL DEADLINES**

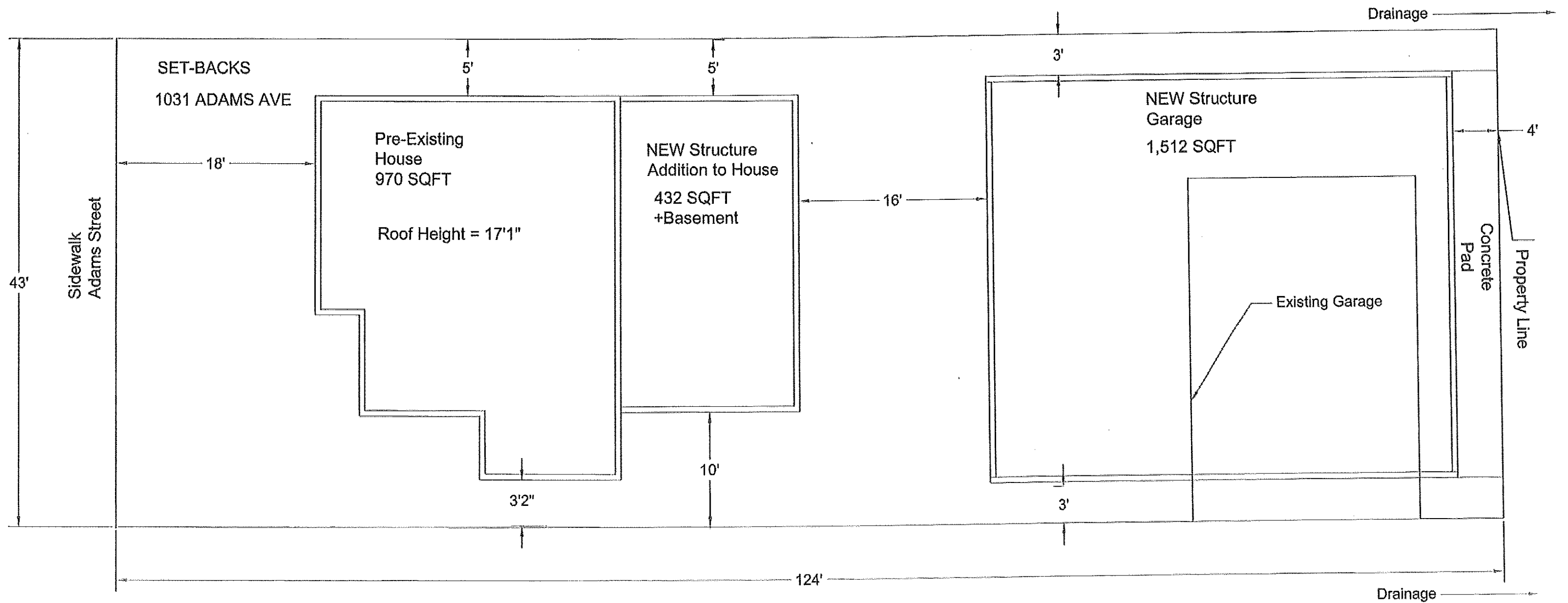
#### **CONDITIONAL USE PERMITS - STAFF LEVEL APPROVALS**

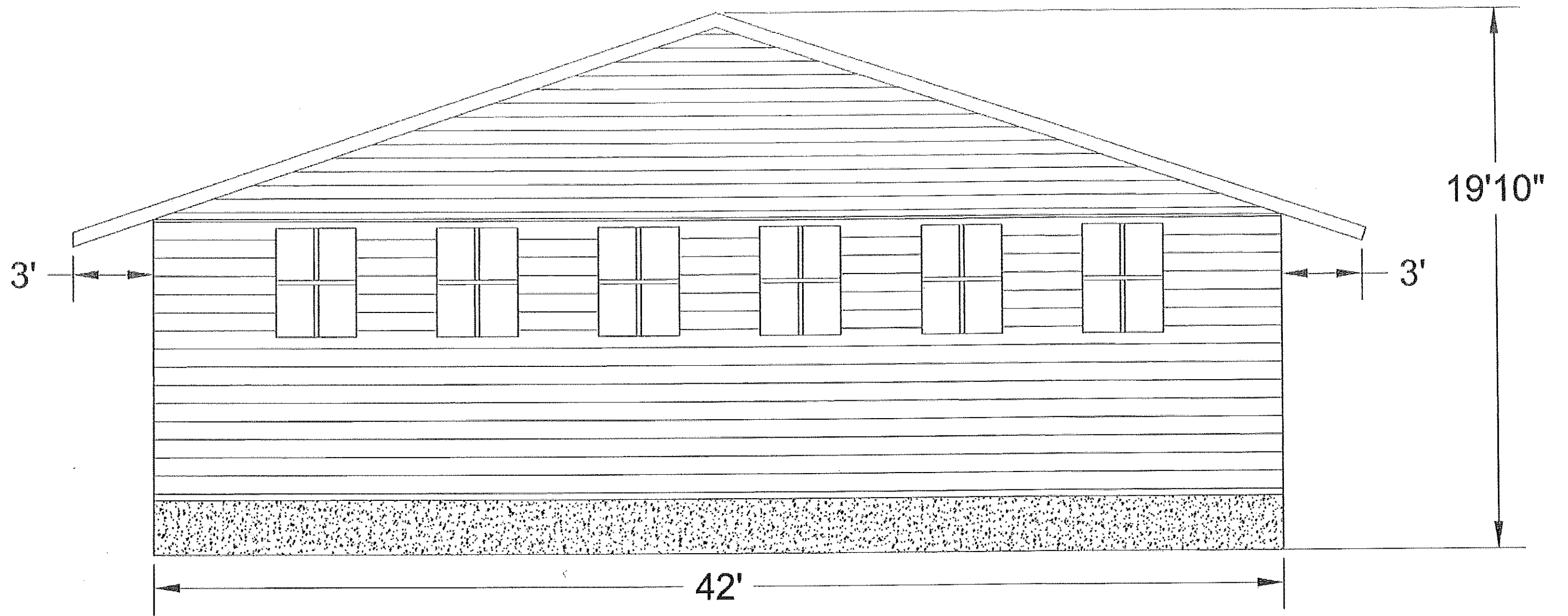
Application submittal...	will be considered complete per Section E of this application.
Within 5 working days after application submittal...	Planning staff will notify all neighboring properties located within 200 feet of request.
At least 6 calendar days after application submittal...	a Utility Review meeting may be scheduled, dependent upon the type of application submitted.
No sooner than 10 calendar days after neighbor notification...	a Permit Determination shall be made. Permit Determination shall include such conditions as are deemed necessary to protect the health, safety and welfare of the community and surrounding neighborhood.
Within 10 working days of Permit Determination...	the decision of the Zoning Administrator may be appealed to the Planning & Zoning Commission via written request.

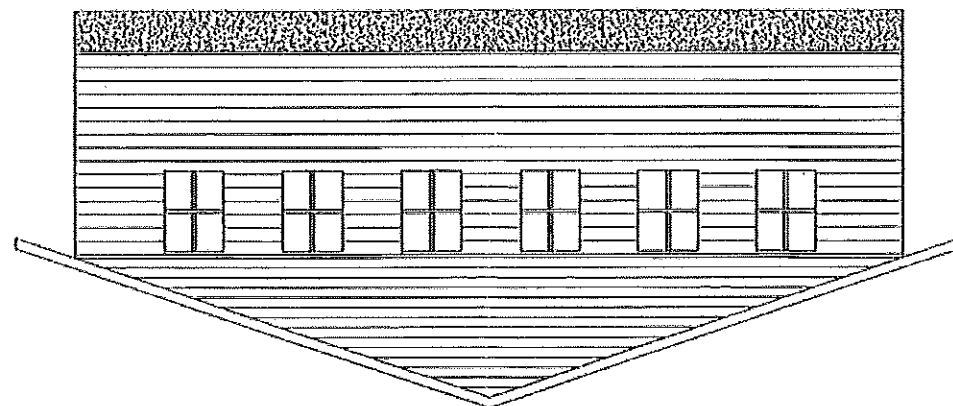
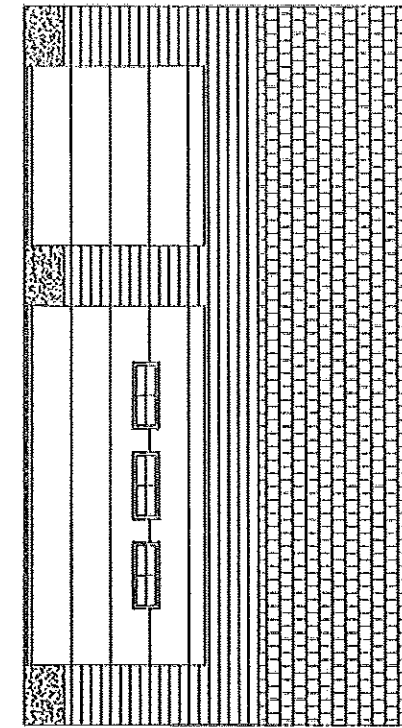
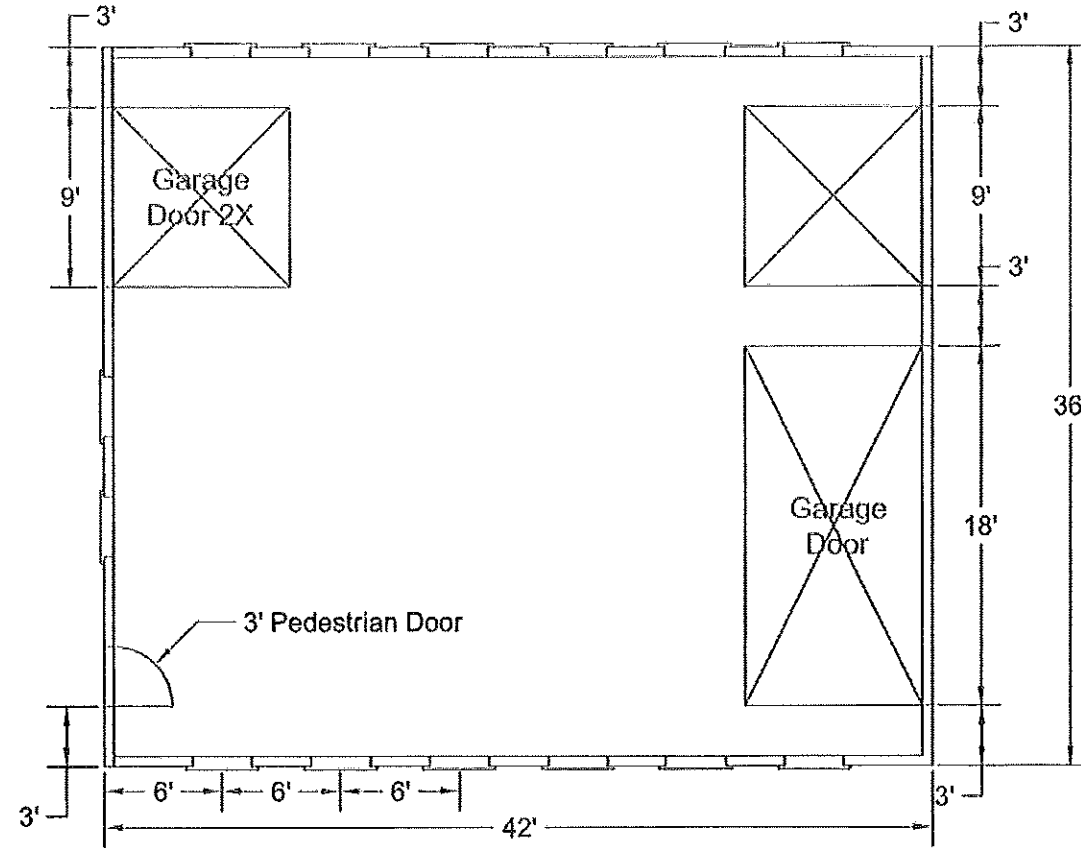
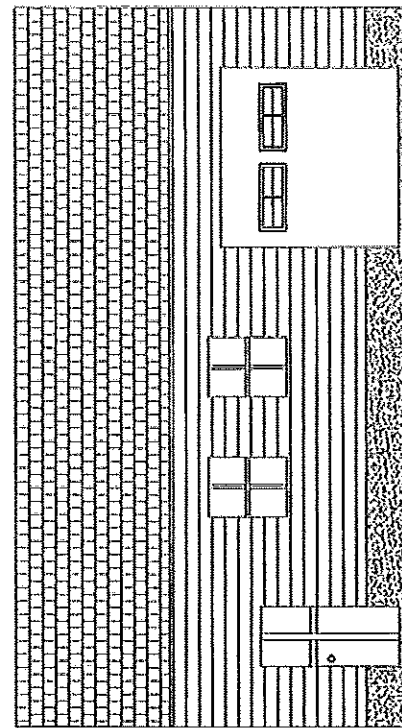
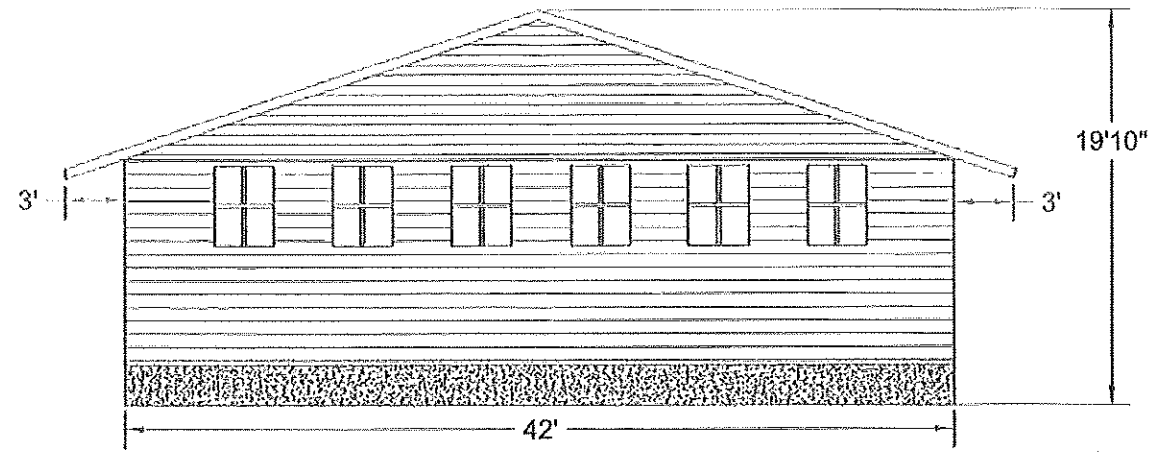
Lot = 5332 SF (5070 - 2666 SF)  
Proposed Lot Coverage = 2914 SF (2488 SF over)

RECEIVED  
9-27-19









KNOW ALL MEN BY THESE PRESENTS: That The Colony Coal Company, a corporation, duly organized and existing under and by virtue of the laws of the State of Colorado, does hereby certify that the above or foregoing "COLONY COAL COMPANY ADDITION TO ROCK SPRINGS," in the County of Sweetwater, in the State of Wyoming, is located in the Southwest quarter (SW 1/4) of Section Thirty-six (36) in Township Nineteen (19) North, Range One Hundred Five (105) West of the Sixth (6th) principal meridian, and more particularly described as follows, to wit: Beginning at the center of the Southwest quarter (SW 1/4) of Section Thirty-six (36) Township Nineteen (19) North, Range One Hundred Five (105) West of the Sixth (6th) principal meridian, said point being the Southeast corner of Prospect Heights Addition to the City of Rock Springs; thence North, No degrees Fourteen minutes West (N 0° 14' W), along the East line of the Prospect Heights Addition, a distance of Four hundred Sixty and five tenths (460.5) feet; thence South Eighty-nine degrees Fifty-two minutes East (S 89° 52' E), a distance of One hundred Eighty and six-fifths hundredths (180.65) feet; thence South No degrees Eight minutes West (S 0° 8' W), a distance of Three hundred Forty-nine and five tenths (349.5) feet; thence South Eighty-nine degrees Fifty-two minutes East (S 89° 52' E), a distance of One hundred Forty (140) feet; thence South No degrees Eight minutes West (S 0° 8' W), a distance of Five hundred Seventy-six and four-tenths (576.4) feet; thence North Eighty-nine degrees Fifty-two minutes West (N 89° 52' W), a distance of Three hundred Fourteen (314) feet; thence South No degrees Eight minutes West (S 0° 8' W), a distance of Four hundred Ten (410) feet; thence North Eighty-nine degrees Fifty-two minutes West (N 89° 52' W), a distance of Two hundred Eighty-four and seventy-seven hundredths (284.77) feet; thence North Twenty-two degrees Thirty-seven minutes West (N 22° 37' W), a distance of One hundred Sixteen and ninety-five hundredths (166.95) feet; thence North No degrees Eight minutes East (N 0° 8' E), a distance of Three hundred Two and five hundredths (302.15) feet; thence North Eighty-nine degrees Fifty-two minutes West (N 89° 52' W), a distance of One hundred Twenty-two and seven tenths (122.7) feet; thence North Twenty-two degrees Thirty-seven minutes West (N 22° 37' W), a distance of Five hundred Six and eighty-two hundredths (506.82) feet to a point in the South line of the Prospect Heights Addition; thence line of the Prospect Heights Addition, thence South Eighty-nine degrees Forty-two minutes East (S 89° 42' E), along the South line of the Prospect Heights Addition, a distance of Six hundred Forty-eight and ninety-nine hundredths (648.99) feet to the point of beginning; containing in all an area of 14.53 acres.

That said subdivision as appears on this plat is with the free consent, and in accordance with the desires of the undersigned owner and proprietor; that it is the owner for simple thereof; that the foregoing is a correct plat of said subdivision as surveyed and staked into lots, blocks, streets and alleys, and that the dimensions of the lots and blocks and the width of the streets and alleys are correctly shown on said plat by figures representing feet and decimals of a foot, and the courses of the streets and alleys are correctly shown thereon. And the undersigned hereby dedicates to public use all the streets and alleys shown upon the foregoing and annexed plat; but reserves to itself, its successors and assigns, all coal and other minerals underneath said subdivision and the streets and alleys therein, and the right to mine and remove the same by underground working, and this dedication is made subject to existing rights and easements for electric light, power, telephone and telegraph lines.

IN WITNESS WHEREOF said The Colony Coal Company has caused this certificate to be signed by its President and sealed with its corporate seal, and to be attested by its Secretary this 14th day of October, A.D. 1943.

ATTEST: [Signature] Secretary.  
By [Signature] Its President.

STATE OF COLORADO } SS.  
CITY AND COUNTY OF DENVER

On this 14th day of October, 1943, before me appeared W. J. THOMPSON, to me personally known, who, being by me duly sworn, did say that he is the President of THE COLONY COAL COMPANY, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors, and the said W. J. Thompson acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and official seal this 14th day of October, 1943.

My commission expires on the 14th day of October, 1943.

Notary Public.

STATE OF COLORADO }  
CITY AND COUNTY OF DENVER  
RECORDED  
INDEXED  
EXAMINED  
FILED  
OCT 16 1943  
CLERK OF DISTRICT COURT  
DISTRICT OF COLORADO

THE STATE OF WYOMING: } SS.  
COUNTY OF SWEETWATER

I, ELLIS HUDMAN, of Rock Springs, Wyoming hereby certify that I accurately surveyed The Colony Coal Company addition to Rock Springs, situated in Sweetwater County in the State of Wyoming, hereon shown, and that the lots and streets are accurately staked off, and that this plat is accurately constructed from the field notes of the aforesaid survey.

THE STATE OF WYOMING: } SS.  
COUNTY OF SWEETWATER

On this 14th day of October, A.D. 1943 before me, a Notary Public in and for said County personally appeared Ellis Hudman, who is personally known to me to be the identical person whose name is subscribed to the foregoing instrument and acknowledged the execution and sealing of said instrument to be his voluntary act and deed.

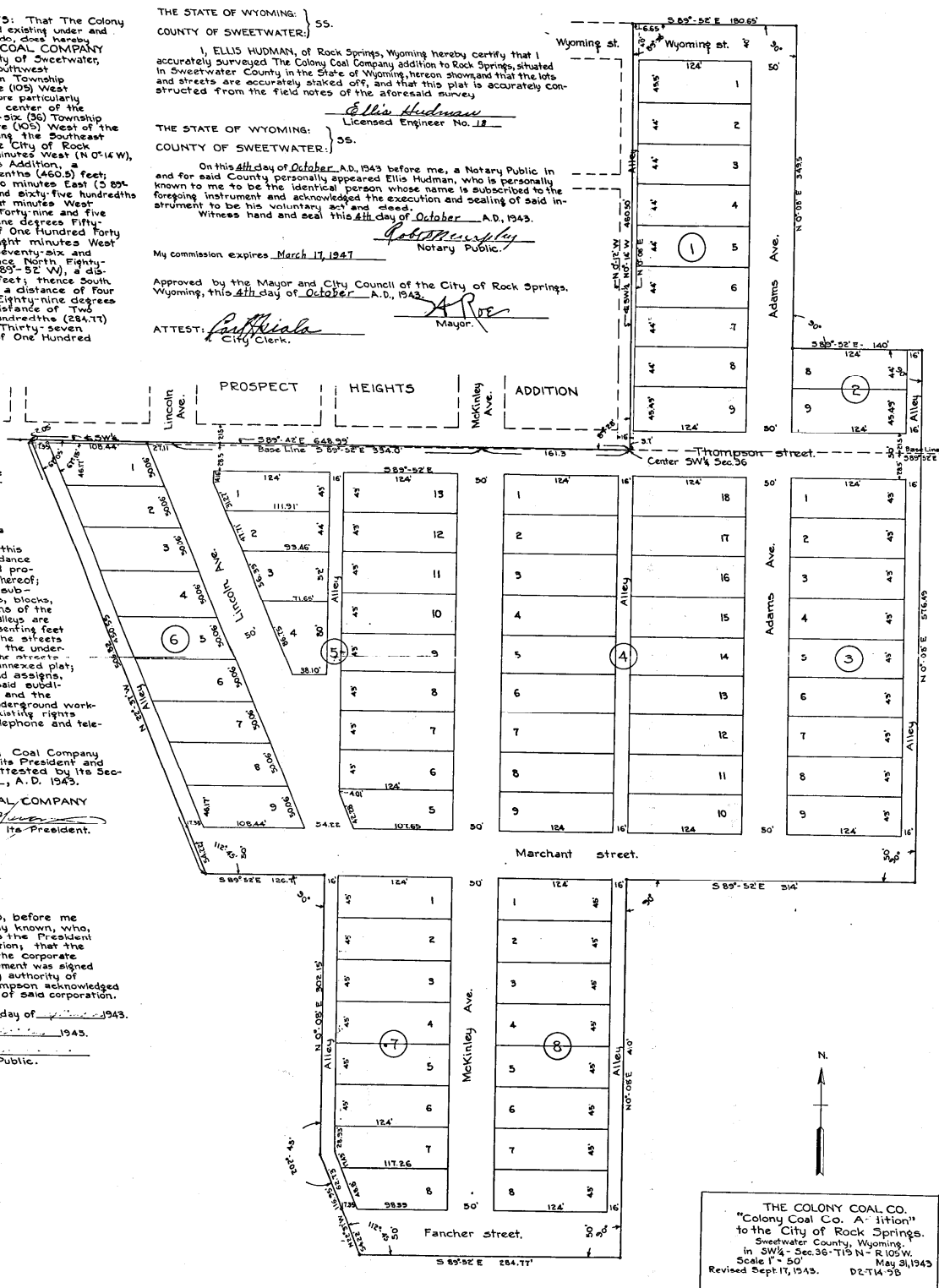
Witness hand and seal this 14th day of October, A.D. 1943.

My commission expires March 17, 1947

Approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this 14th day of October, A.D. 1943.

ATTEST: [Signature] Mayor.

ATTEST: [Signature] City Clerk.



THE COLONY COAL CO.  
"Colony Coal Co. Addition"  
to the City of Rock Springs.  
Sweetwater County, Wyoming.  
In SW 1/4 - Sec. 36 - T19 N - R105 W.  
Scale 1" = 50'  
Revised Sept 17, 1943. D2-TM 7B



**Department of Public Services**

212 D Street, Rock Springs, WY 82901

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

www.rswy.net

September 30, 2019

Dear Property Owner and/or Interested Party:

This letter is to inform you that property owner Gregory Buel has applied to the City of Rock Springs for the following Conditional Use Permits relative to the construction of a 42' x 36' detached accessory structure and a 16' x 28' building addition for property located at 1031 Adams Avenue, Rock Springs, Wyoming. Records show that this property is adjacent to or near property you own (see map below).

**REQUEST TO BE CONSIDERED BY THE ROCK SPRINGS ZONING ADMINISTRATOR  
(staff level approval):**

- 1) The applicant is requesting Conditional Use Permit approval to allow the proposed accessory structure height to exceed the principal structure height. The proposed accessory structure would have a peak roof height of 19'10". This height would exceed the peak roof height of the primary structure (house) by approximately 2'9" (see enclosed elevation drawing). In accordance with §13-815.E(7) of the Rock Springs Zoning Ordinance, "No accessory building in any District shall exceed the height of the principal building except by Conditional Use Permit."

If you have any objections to the staff level issuance of a Conditional Use Permit for the height of the accessory structure, please provide our office with a detailed written protest, including reasons for objecting to the issuance of the Conditional Use Permit, no later than Noon on Wednesday, October 9, 2019.

**REQUEST TO BE CONSIDERED BY THE ROCK SPRINGS PLANNING AND ZONING COMMISSION:**

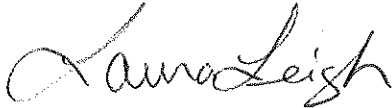
- 1) The applicant is requesting Conditional Use Permit approval for the construction of a 1,512 square foot detached accessory building (see enclosed site plan and floor plan). In accordance with §13-815.E(4) of the Rock Springs Zoning Ordinance, "No residential accessory building or garage shall exceed 1,200 square feet of floor area unless granted a Conditional Use Permit" by the Rock Springs Planning and Zoning Commission.
- 2) The applicant is requesting Conditional Use Permit approval to exceed 50% lot coverage. In accordance with §13-815.S(1) of the Rock Springs Zoning Ordinance, residential lots in a R-2 Zoning District "shall not exceed a lot coverage of fifty percent. Lot coverage of greater than 50% may be granted only by Conditional Use Permit approval". Based on the site plan provided by the applicant, the proposed lot coverage will be approximately 55%.



The Rock Springs Planning and Zoning Commission will consider these requests at a public meeting held on **Wednesday, October 9, 2019, at 7:00 p.m.** in the Rock Springs City Hall Council Chambers, 212 'D' Street, Rock Springs, Wyoming. Interested persons or parties are encouraged to attend the meeting or submit written comments. Written comments will be accepted no later than **Noon on Wednesday, October 9, 2019.**

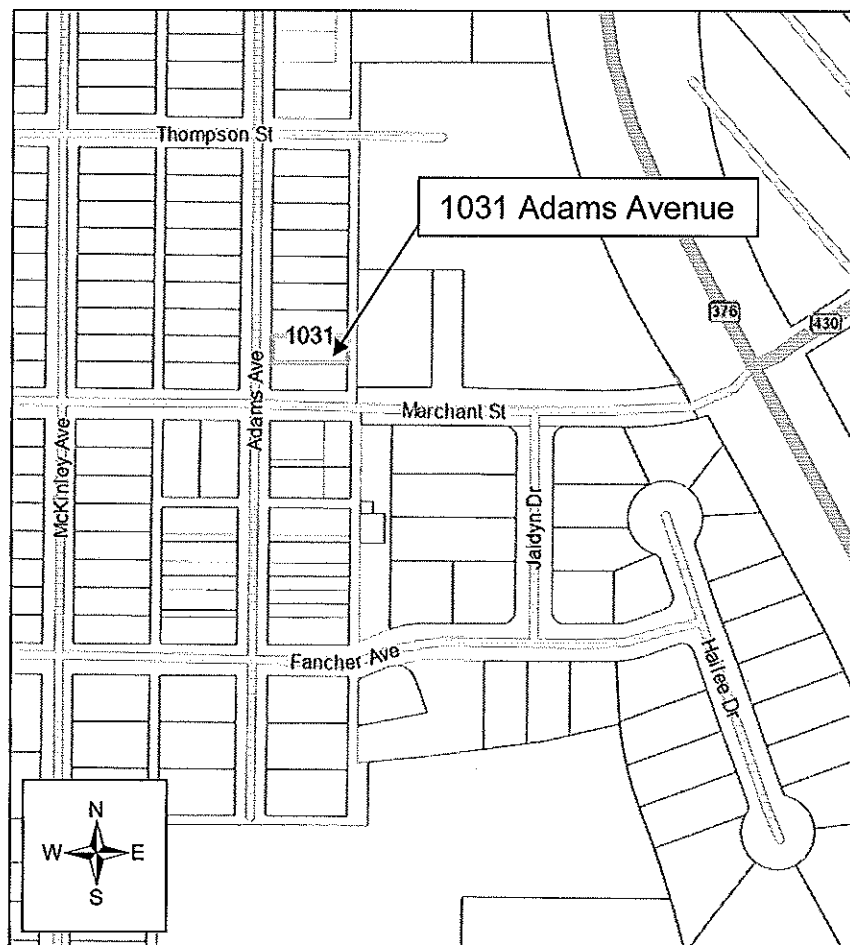
If you have any questions regarding this information, please contact the Planning and Zoning Division at (307) 352-1540.

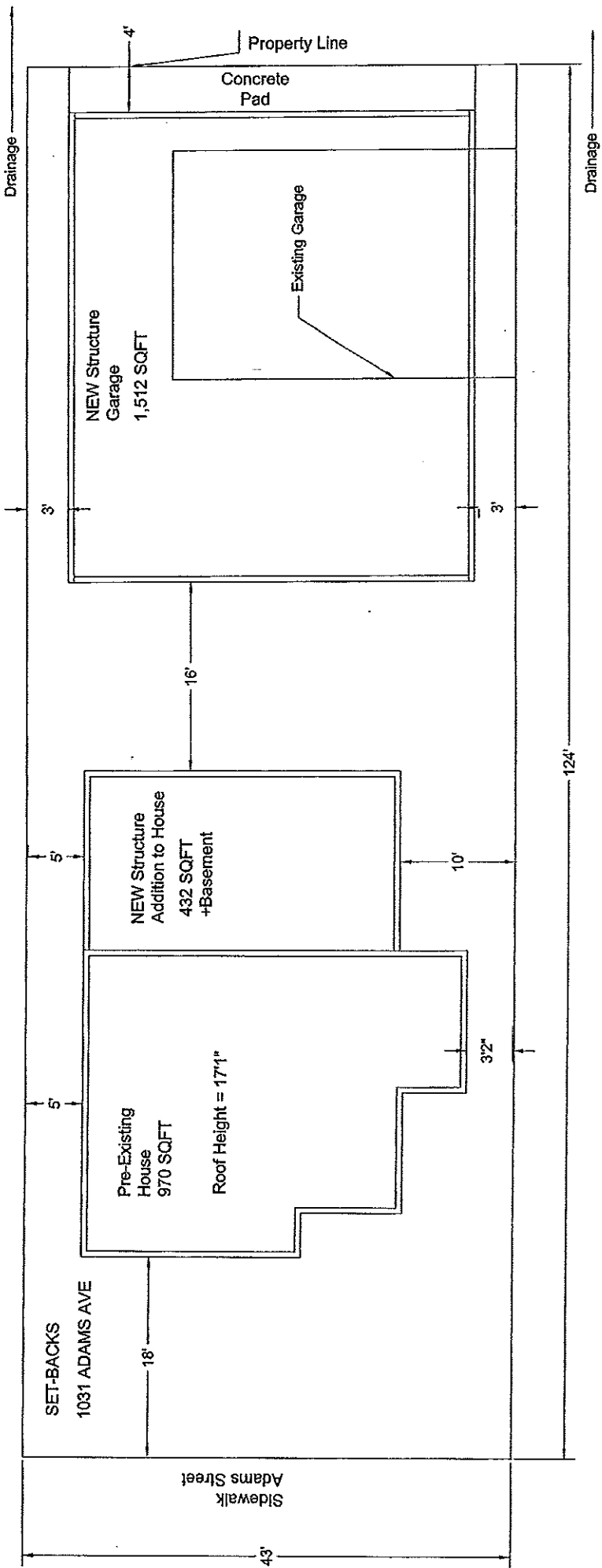
Sincerely,

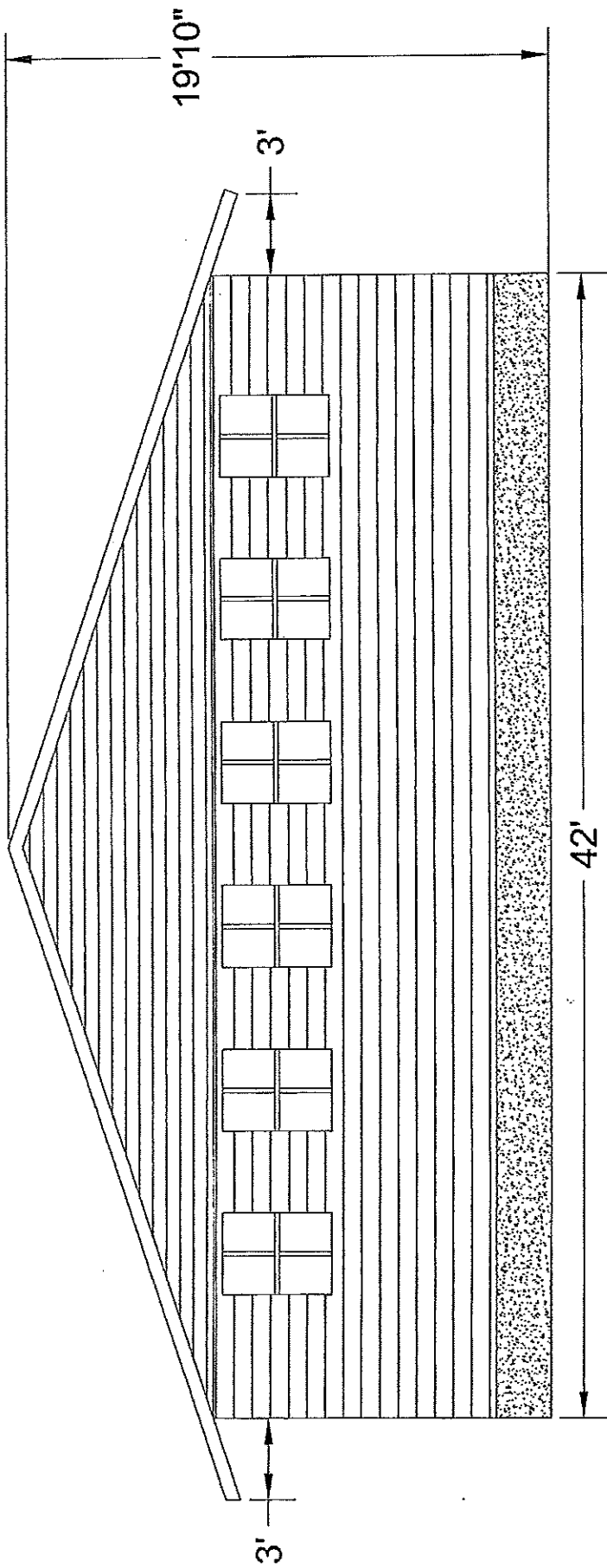


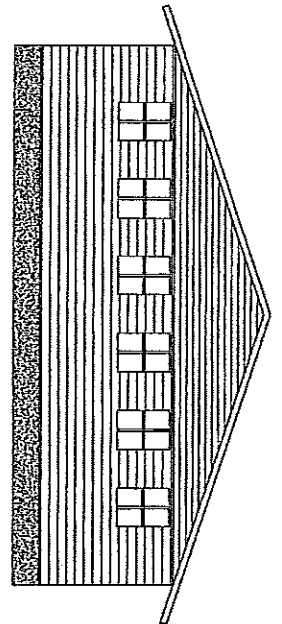
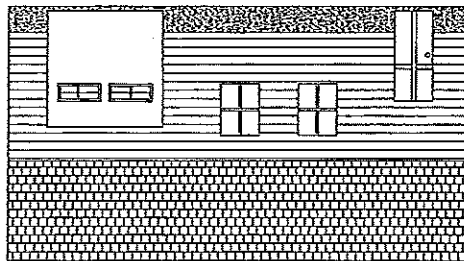
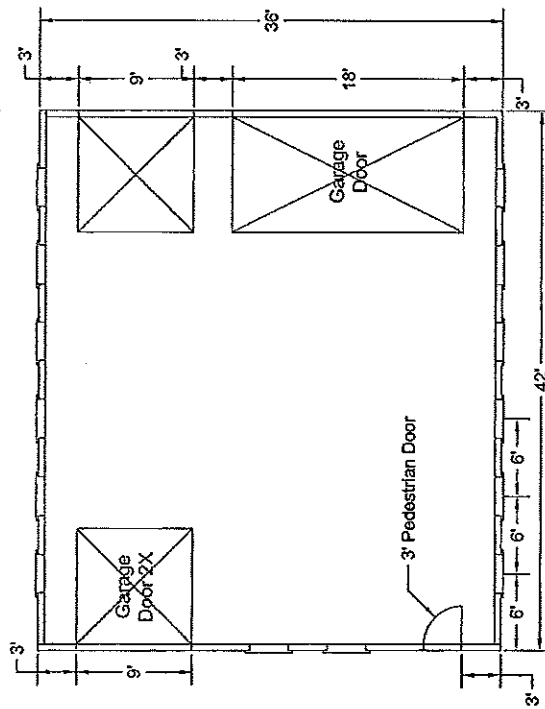
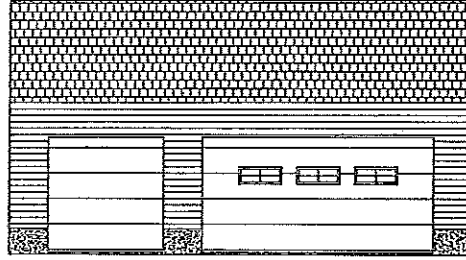
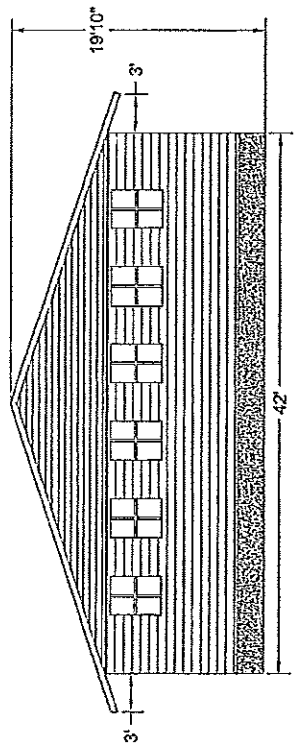
Laura Leigh, AICP  
City Planner

Enc.









ALLEN JOAN  
1020 ADAMS AVE  
ROCK SPRINGS, WY 82901-7406

BALL GORDON L  
137 WILD ROSE LN  
ROCK SPRINGS, WY 82901-5678

BUEL GREGORY A  
1031 ADAMS AVE  
ROCK SPRINGS, WY 82901-7405

CARNAHAN KEITH A & LINDA M  
1100 JAIDYN DR  
ROCK SPRINGS, WY 82901-7707

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

COVINGTON DEBORAH  
1019 ADAMS AVE  
ROCK SPRINGS, WY 82901-7405

DAVIS SEAN & MANDY  
1220 MARCHANT ST  
ROCK SPRINGS, WY 82901-7416

FOWLER RONALD E & JOAN H  
1027 ADAMS ST  
ROCK SPRINGS, WY 82901-7405

GIBBS RICHARD B  
6242 MOUNTAIN VIEW DR  
CHEYENNE, WY 82009-2697

GIORGIS JOSEPH  
1028 ADAMS AVE  
ROCK SPRINGS, WY 82901-7406

JOHNSON SARAH E  
1035 ADAMS AVE  
ROCK SPRINGS, WY 82901-7405

JORDAN MITCHELL T  
1032 ADAMS AVE  
ROCK SPRINGS, WY 82901-7406

KENDALL MARVIN & BARBARA J  
1023 ADAMS AVE  
ROCK SPRINGS, WY 82901-7405

KNUDSEN CRAIG A  
265 CHARDONNAY LN  
ROCK SPRINGS, WY 82901-5894

LARSEN ERNEST G & DAWN M  
1027 MCKINLEY AVE  
ROCK SPRINGS, WY 82901-7418

MALONEY WILLIAM M & MIKKELSEN  
MATTHEW  
1324 PRONGHORN DR  
ROCK SPRINGS, WY 82901-6892

MANN MICHAEL J  
1304 MARCHANT ST  
ROCK SPRINGS, WY 82901-7417

MCCREARY GERALD D & SANDRA L  
ETAL  
1024 ADAMS AVE  
ROCK SPRINGS, WY 82901-7406

PORTILLO JESSE J & SUSAN E ETAL  
1109 ADAMS AVE  
ROCK SPRINGS, WY 82901-7407

RICHARDSON MICHELLE J  
1035 MCKINLEY AVE  
ROCK SPRINGS, WY 82901-7418

ROCK SPRINGS HOUSING  
AUTHORITY  
212 D ST  
ROCK SPRINGS, WY 82901

STENGER HILARY M  
1012 ADAMS AVE  
ROCK SPRINGS, WY 82901-7406

STONE KIRK & KARLY  
1210 MARCHANT ST  
ROCK SPRINGS, WY 82901-7416

VESSELS MASON  
1023 MCKINLEY AVE  
ROCK SPRINGS, WY 82901-7418

WONNACOTT SALLY J  
2220 MOUNTAIN RD  
ROCK SPRINGS, WY 82901-4854

ZABLOTSKAYA ANASTASIA  
477.5 GENTLE WINDS CT  
CLIFTON, CO 81520-6707

ZUBATCH JENNY  
14777 S EVENING SIDE DR  
HERRIMAN, UT 84096-3416



## Planning & Zoning Commission Staff Report

**Project Name:** 1<sup>st</sup> Arrow Subdivision Sketch Plat  
**Project Number:** PZ-19-00265  
**Report Date:** October 3, 2019  
**Meeting Date:** October 9, 2019

### Applicant/Property Owner

Gerard Tschabitzer  
 1<sup>st</sup> Arrow Corporation  
 6905 S 1300 E #277  
 Midvale, UT 84047-1817

### Engineer

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

### Project Location

Intersection of College Drive and Stagecoach (west of the intersection)

### Existing Zoning

B-2 - Community Business  
 B-2 (CD) – Community Business with Conditional Overlay

### Property Owner Notification

N/A

### Previous P&Z Action

None

### Ordinance References

§16-501

### Staff Representative

Laura Leigh, AICP, City Planner

### Attachments

- Application
- Sketch Plat
- Master Land Use Plan Map
- Zoning Map
- Utility Review Comments

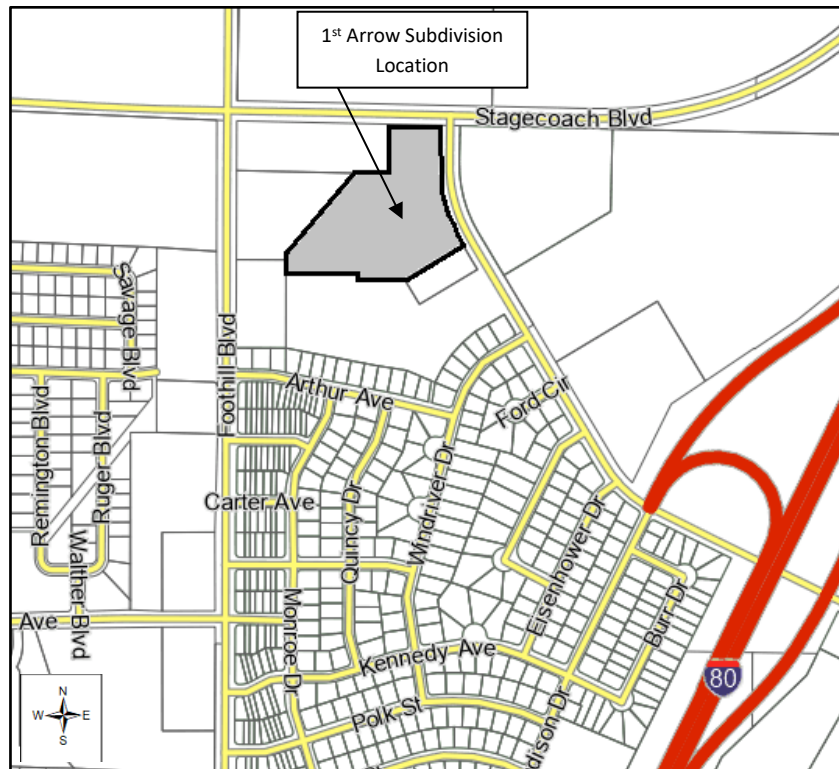
### 1. Request

Request for Sketch Plat review of the 1<sup>st</sup> Arrow Subdivision, a new residential and commercial subdivision totaling 9.07 acres.

### 2. Background

The proposed subdivision encompasses 9.07 acres located at the southwest corner of the College Drive and Stagecoach intersection. The submitted Sketch Plat shows a total of 25 lots, 24 of which are planned to be residential and one lot remaining as commercial. Be advised that since this is only Sketch Plat review, these numbers are subject to minor changes as the project moves forward through the subdivision review progresses.

Please refer to the attached Sketch Plat and the location diagram below.



### 3. Proposed Land Use and Zoning

The property is currently designated on the 2012 Master Plan – Official Land Use Map as C – Commercial. Compatible zoning districts within this designation include the B-2 and R-5 zoning districts.

Current zoning on this property is B-2 Community Business and B-2(CD) Community Business with Conditional Overlay (allowing all B-2 uses except cigar and tobacco store, lumber yard, package liquor, sexually oriented businesses, tattoo parlor, taverns/bars/lounge, and tire recapping/retreading).

**Project Name:**1<sup>st</sup> Arrow Subdivision Sketch Plat**Project Number:**

PZ-19-00265

Please refer to the Master Plan Land Use Map and Zoning Map attachments. To accommodate low density residential lots, the property owner will have to apply for and have approved a Land Use Plan Map Amendment and Zone Change. This is typically processed at the same time as the Preliminary Plat review.

**4. Surrounding Land Use and Zoning (See Zoning Map Attachment)**

North – R-5 (High Density Residential)    Vacant Property

South – R-1 & R-2 (Low Density Residential)    Single Family Home (3808 College Drive),  
Arthur Park, and  
Vacant Property

West - B-2 (General Commercial)    Sweetwater County Child Development Center  
& Vacant Property

East - B-2 (General Commercial)    Aspen Mountain Medical Center

**5. Analysis**

A Utility Review Meeting was held on September 17, 2019 to discuss the proposed Sketch Plat. Because the Sketch Plat stage of the platting process is a comment-gathering stage only, no modifications shall be required of the plat until the Preliminary Plat application is filed. The submitted Utility Review Comments can be found in the attachments.

**6. Sketch Plat Review**

Section 16-501(F) of the Rock Springs Subdivision Ordinance states the following regarding Sketch Plats:

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

**7. Next Steps**

After the meeting, staff will forward any new comments received from the public, agencies, staff, and the Commission to the applicant. The Sketch Plat comments are then incorporated into the Preliminary Plat drawings for future submission.



# CITY OF ROCK SPRINGS SKETCH PLAT APPLICATION

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

## Staff Use Only:

Date Received

9-6-19

File Number:

Payment Information:

Amount Received:

\$50

Received by:

cg

Cash or Check Number:

44252

Receipt Number:

09-10-00710

Date Certified as Complete Application:

By:

*\*Note: Applications will be scheduled for any utility review meeting or public hearing after the application is considered complete and meets the requirements of City Ordinances.*

A. SUBDIVISION NAME: 1st Arrow

## B. CONTACT INFORMATION:

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

### Petitioner Information:

Petitioner Name: Gerhard Tschabitzer

Company Name: 1st Arrow Corporation

Street Address: 6905 S 1300 E #277

City: Midvale State: UT Zip Code: 84047-1817

Email Address: Gerhard@1starrowcorp.com

Phone Number: (801) 793-5573

Fax Number:

(Including area code)

(Including area code)

### Property Owner Information:

Name: Gerhard Tschabitzer

Company Name: 1st Arrow Corporation

Street Address: 6905 S 1300 E #277

City: Midvale State: UT Zip Code: 84047-1817

Email Address: Gerhard@1starrowcorp.com

Phone Number: (801) 793-5573

Fax Number:

(Including area code)

(Including area code)

Engineer / Surveyor Information: Name: Daniel Kennedy

Company Name: JFC Engineers & Surveyors

Street Address: 1682 Sunset Drive

City: Rock Springs State: WY Zip Code: 82901

Email Address: dkennedy@jfc-wyo.com

Phone Number: (307) 362-7519

Fax Number:

(Including area code)

(Including area code)



**C. PLEASE ANSWER THE FOLLOWING ON THE SPACE PROVIDED (if applicable):**

1. Acreage of property: 9.07 acres
2. Present zoning of property (if multiple zoning districts are included in the proposed subdivision, provide the acreage of each zoning district and show the zoning boundary): B-2
3. Number of phases and number of lots in each phase of the subdivision: 1 phase, 25 Lots

**D. INSTRUCTIONS FOR FILING / SUBMITTAL CHECKLIST:**

This checklist must be completed and submitted as part of the Sketch Plat Application. All items as listed within this checklist shall be submitted and/or addressed with the Sketch Plat Application. Any missing items shall constitute an INCOMPLETE application. INCOMPLETE applications will be returned and will NOT be reviewed by the City of Rock Springs until a COMPLETE application is submitted.

- ☐ Prior to the submission of a Sketch Plat, the subdivider shall contact the Director of Public Services, City Planner, and Director of Engineering and Operations to discuss and determine the procedures and requirements for filing the Sketch, Preliminary and Final Plats.
- ☐ Sketch Plat Filing Fee. (\$50.00)
- ☐ Application (including checklist) completed and signed. NOTE: It is mandatory that the property owner of record sign the application. Applications missing the property owner of record's signature shall be deemed as incomplete.
- ☐ 20 full size copies of the Sketch Plat and all supporting documentation. If the full size scaled drawing is on a size larger than 11" x 17", then in addition to the 20 full size copies, one reduced copy no larger than 11" x 17" must also be submitted.
- ☐ 1 - PDF scanned at full-size of Sketch Plat drawing (submitted electronically to city\_planner@rswy.net)
- ☐ The Sketch Plat shall include property which the developer owns or intends to own and intends to develop within a reasonable time period of five (5) years or less.
- ☐ The Sketch Plat shall indicate the layout of streets and lots, street connections, and the phasing of the development.
- ☐ A drainage plan shall be submitted which adequately illustrates how the 25-year flow will be handled in the subdivision.
- ☐ The drainage plan must indicate how drainage within the Sketch Plat will match up with drainage of adjacent properties.
- ☐ The manner in which each lot will drain must be shown. Subdivision drainage may be managed with such measures as retaining walls, alleys or easements.
- ☐ The Sketch Plat shall provide a statement on the availability of public water and sewer. A plan indicating the proposed location and sizing of water and sewer lines shall be provided.
- ☐ Zoning requirements of the property must be shown.
- ☐ The Sketch Plat shall address the requirements of the Comprehensive Plan for land use, arterial and collector streets, schools, parks, and other public open spaces.
- ☐ The Sketch Plat shall show the location and extent of any floodplains (and floodways) - as designated on the Rock Springs Flood Insurance Rate Map.

**E. SIGNATURE(S) REQUIRED:**

I acknowledge that I have read and understand this application and the pertinent regulations of the City of Rock Springs. I certify that the information provided with this application is true and correct. I further certify that I understand that any missing items shall constitute an INCOMPLETE application and that INCOMPLETE applications will be returned and will NOT be reviewed by the City of Rock Springs until a complete application is submitted.

Signature of Petitioner Gerhard Wachbitzer

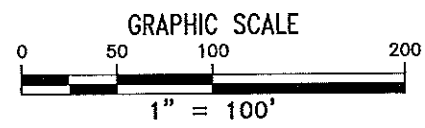
Date 5 Sept. 2019

Signature of Owner V. P. 1st Arrow Corporation

Date \_\_\_\_\_

Signature of Engineer David Murray

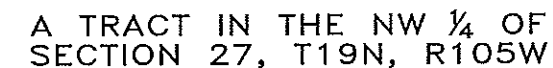
Date 9/5/19



LOT DRAINAGE DIRECTION

STREET/DITCH DRAINAGE DIRECTION

1ST ARROW CORPORATION  
69055 S. 1300 E. # 277  
MIDVALE, UT 94047



ZONING AS SHOWN CONFORMS TO THE CITY OF ROCK SPRINGS' COMPREHENSIVE PLAN. THE ROCK SPRINGS FLOOD INSURANCE RATE MAP INDICATES THAT THE PROPOSED ADDITION IS NOT WITHIN THE 100-YEAR OR 500-YEAR FLOOD PLAIN.

A SOILS REPORT PROVIDED BY THE LOCAL SOIL CONSERVATION SERVICE INDICATES THAT THE SOILS ENCOUNTERED WITHIN THE PROPERTY WILL BE PREDOMINANTLY SILTY CLAYS AND SANDY SILTS, AREAS OF EXPANSIVE CLAYS MAY BE FOUND WHICH WOULD REQUIRE AN ENGINEERED FOUNDATION TO BE CONSTRUCTED. FOUNDATIONS SHOULD BE A MINIMUM OF 42 INCHES DEEP TO BE BELOW NORMAL FROST DEPTH. EROSION CONTROL MEASURES TO BE IMPLEMENTED DURING AND AFTER CONSTRUCTION.

ALL ROADWAYS AT INTERSECTIONS ARE ARE ROUNDED WITH 20 FOOT RADIUS CURVES.

ALL PROPOSED SANITARY SEWER MANHOLES ARE 48" I.D.

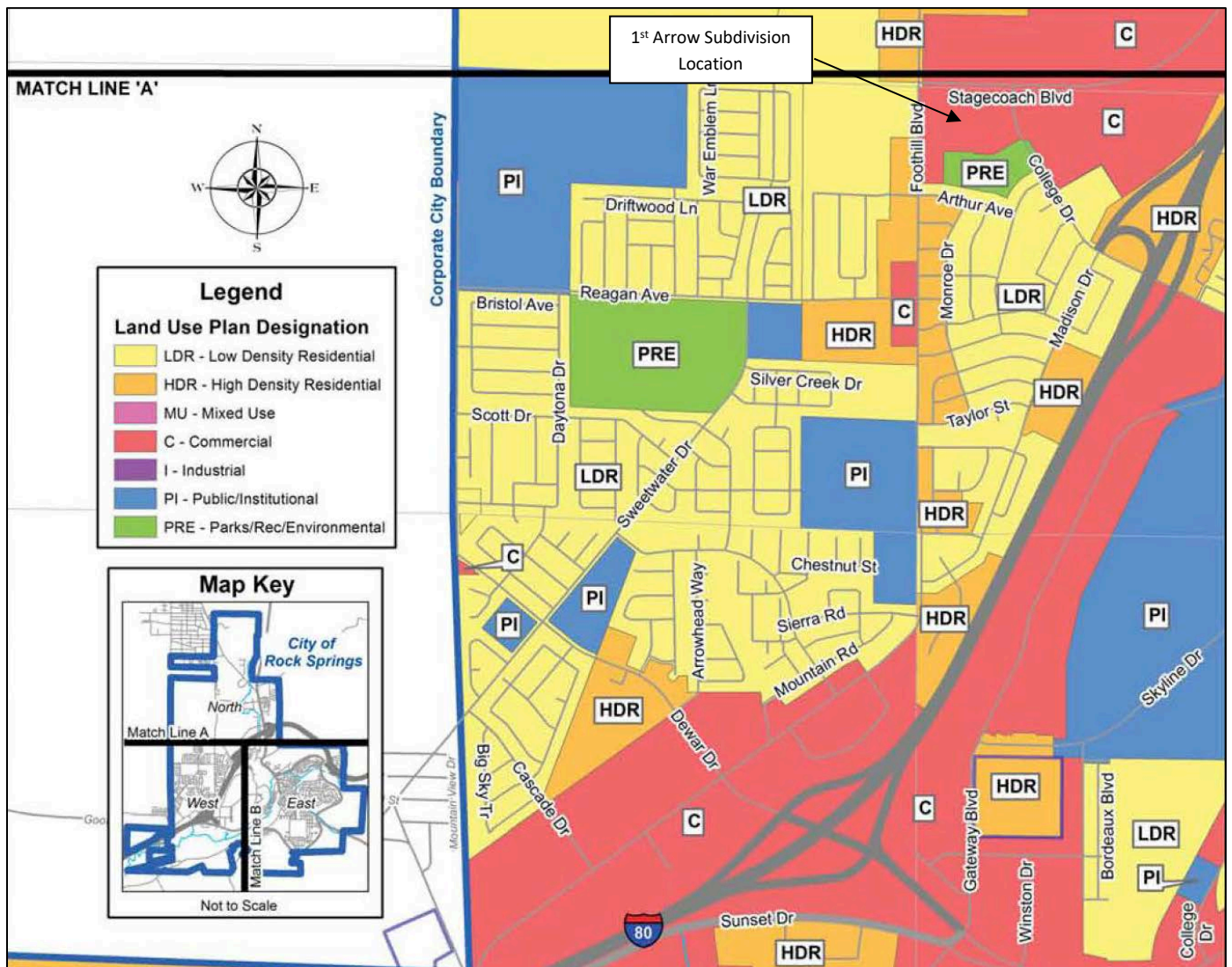
ALL FIRE HYDRANT LATERALS ARE 6" DIAMETER.

ALL PROPOSED SANITARY SEWER COLLECTION LINES ARE 8" DIA.  
ALONG THE RESIDENTIAL STREETS AND 12" DIA. ALONG THE STREET  
ALL PROPOSED WATER DISTRIBUTION LINES ARE 8" DIA. IN THE  
RESIDENTIAL STREETS.

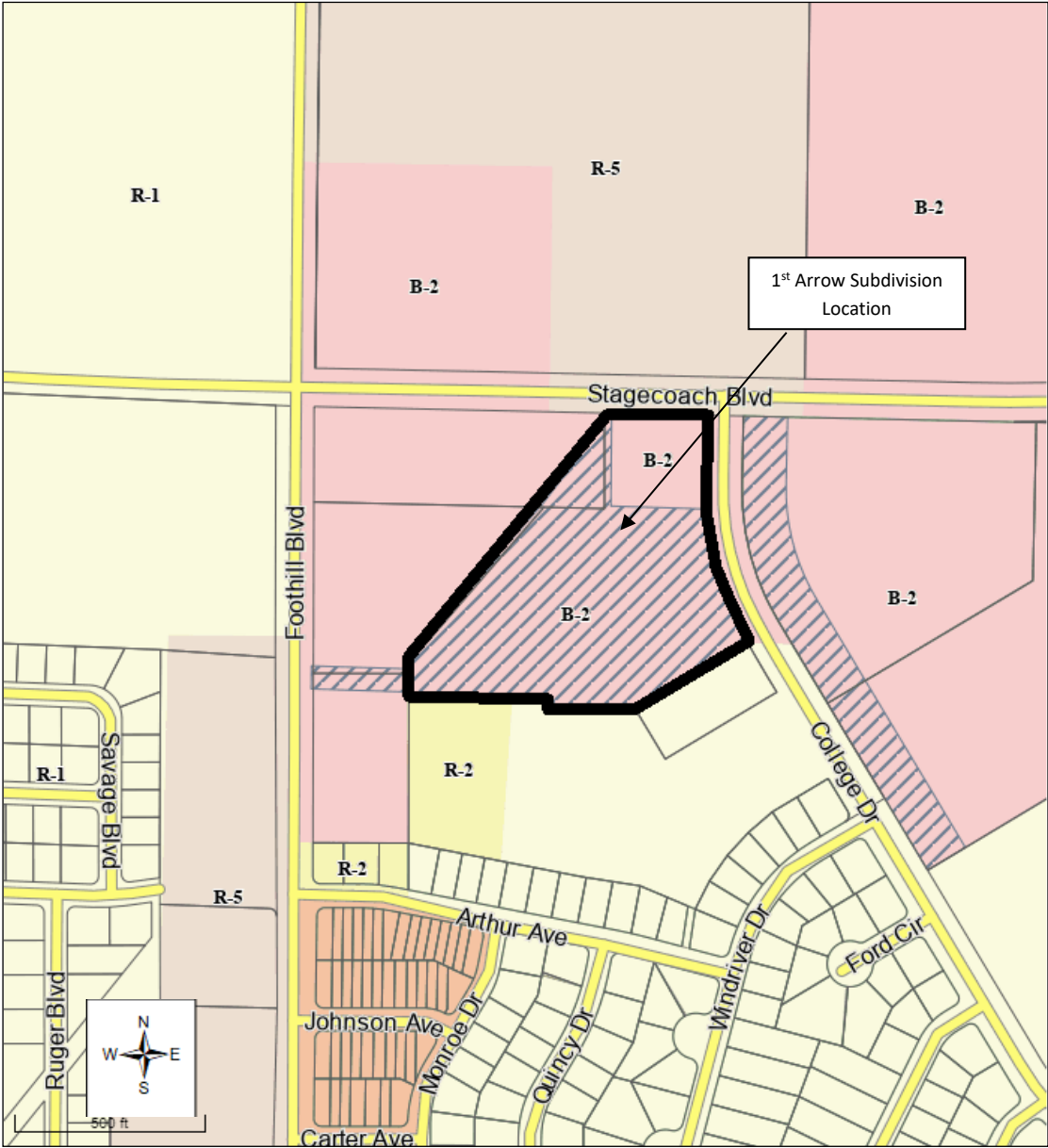
TABULATION  
ZONING-----B-2  
TOTAL LAND AREA-----9.07 AC  
PROPOSED LOTS  
R-3-----24  
B-2-----1

POTABLE WATER AND SANITARY SEWER ARE AVAILABLE FROM THE CITY OF ROCK SPRINGS, IN COLLEGE DRIVE, AND STAGECOACH BOULEVARD.

## 2012 MASTER PLAN – LAND USE MAP



ZONING MAP





## UTILITY REVIEW - COMMENT SHEET

To: Utility Review Committee  
From: Cathy Greene  
Date: September 11, 2019  
Project #: PZ-19-00265  
Project Name: 1<sup>st</sup> Arrow Subdivision & Rezone  
Project Address: Stagecoach Blvd & College Drive  
Location Description/Zoning: B-2 w/ parallel conditional zoning  
Project Description: Request for Sketch Plat review of "1st Arrow Subdivision", a new subdivision consisting of 25 lots and totaling 9.07 acres, with 7.67 acres proposed to be rezoned, submitted by Dan Kennedy representing JFC Engineers & Surveyors



**Please submit this comment sheet no later than 2:00 p.m. on the due date referenced above.**

I have reviewed the plans on behalf of (Dept. or Org:) \_\_\_\_\_ for the above-referenced project.

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Please check as applicable:

☐ No issues - plans approved as submitted.

☐ Revisions required to the Site Plan/Plat/Drawing:

(1) \_\_\_\_\_

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(4) \_\_\_\_\_

☐ Other Comments/Issues:

(1) \_\_\_\_\_

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(4) \_\_\_\_\_

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

\_\_\_\_\_  
Date

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

# Rock Springs Utility Review Meeting

Date September 17, 2019

**PLEASE PRINT** your name, department/company, and phone number below.

Name	Department/Company	Phone
Gerhard Tschabitzer	1st Arrow Corp	801 505 8048
Don Kennedy	JFC	(307) 362-7519
Josh Sargent	Dominion Energy	307-768-0860
Lance Garcia	Dominion Energy	307-350-0421
LATANYA FORD	Dominion Energy	307-444-4511
Bryan Seppie	JPWB	875-4317
Clint Zambas	CORS	352-1405
Meghan JACKSON	ENGINEERING	752-1540



**Department of Public Services / Planning**

212 'D' Street  
Rock Springs, WY 82901  
Phone: 307-352-1540  
Fax: 307-352-1545  
Email: City\_planner@rswy.net

**Planning Department Comments: 1<sup>st</sup> Arrow Corporation – Sketch Plat Application**  
**Utility Review Meeting Date: 09/17/19**

- ☐ The submitted plans are not approved.
- ☐ Please hold until the following issues are resolved:
- ☐ The submitted plans are approved subject to the following conditions:

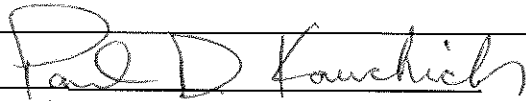
- 1) All subdivisions shall conform to the Zoning Ordinance and its map, per 16-403.
- 2) All subdivisions shall conform to the adopted Official Map and be in harmony with the Comprehensive Plan, per 16-401.
- 3) The sketch plat is satisfactory for the R-3 requirements, however it cannot move forward until the Zoning and Master Plan Amendment process is complete.
  - a. Master Plan Land Use Map & Zoning Map Amendment Application – provided
  - b. Procedures for Rezoning 13-902 – provided
- 4) Master Plan Land Use is currently "C", Commercial and will need to be amended to "LDR" – Low Density Residential.

Additional Comments:

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Signature

9/17/19  
Date

## Article 16-4

### GENERAL REQUIREMENTS

#### Sections:

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

#### **16-400        General Requirements.**

The following general requirements shall be met by the subdivider unless granted a variance in accordance with the provisions of this Ordinance.

#### **16-401        Conformity With Official Map and Comprehensive Plan.**

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

#### **16-402        Delayed Approval of Subdivisions.**

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

#### **16-403        Conformity to Zoning Ordinance.**

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

#### **16-404        Character of the Land.**

(A) The land to be subdivided shall be of such character that it can be used safely for the development proposed without danger to health or peril from fire, flood, mine subsidence, or other menaces.

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

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

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

#### **16-405        Established Monuments.**

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

#### **16-406        Preventive Measures.**

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

(Ord. 2019-14, 7/16/2019)





**2019**  
**CITY OF ROCK SPRINGS**  
**MASTER PLAN LAND USE MAP**  
**AND**  
**ZONING MAP**  
**AMENDMENT APPLICATION**

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

**City Use Only:**

Date Received \_\_\_\_\_ File Number: \_\_\_\_\_

**Payment Information:**

Amount Received: \_\_\_\_\_ Received by: \_\_\_\_\_

Cash or Check Number: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

Date Certified as Complete Application: \_\_\_\_\_ By: \_\_\_\_\_

**A. PROPERTY ADDRESS:** \_\_\_\_\_

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

**B. CONTACT INFORMATION:**

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

**Petitioner Information:**

Petitioner Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
(including area code) (including area code)

**Property Owner Information:**

Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
(including area code) (including area code)

**Engineer / Surveyor Information:** Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
(including area code) (including area code)

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

1. Existing *Master Plan* Land Use Map Designation: \_\_\_\_\_
2. Requested *Master Plan* Land Use Map Designation: \_\_\_\_\_
3. Existing Zoning Map Designation: \_\_\_\_\_
4. Requested Zoning Map Designation: \_\_\_\_\_
5. Square footage and/or acreage of property to be rezoned: \_\_\_\_\_  
(if rezoning to multiple zoning districts, provide acreage of each proposed new zoning district)
6. Current Use of Land: \_\_\_\_\_
7. Proposed Use of Land: \_\_\_\_\_
8. Reason for requested *Master Plan* Land Use Map and Zoning Map Amendment:  
\_\_\_\_\_  
\_\_\_\_\_

**D. AMENDMENT JUSTIFICATION:**

In order to justify the request, the following statements **MUST** be addressed. Please do so with typewritten text and submit separately as an attachment to this application. The current Rock Springs *Master Plan* Land Use Map and Zoning Map are available on the Rock Springs website at [www.rswy.net](http://www.rswy.net).

1. The proposed amendment represents an overall improvement to the character of the community and meets the general intent of the plan; and
2. The proposed amendment benefits the community at large and not an individual party or parties; and
3. The proposed amendment will not cause adverse impacts on the general health, safety and welfare of the community, nor of neighboring residents; and
4. The proposed amendment is in keeping with the plan's vision, mission and goals; and
5. The proposed amendment is the minimum amendment necessary and is not of such a scope that an extensive update of the plan is required.

**E. SUBMITTAL REQUIREMENTS:**

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

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

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

**F. SAMPLE PROPERTY POSTING NOTICE**

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

**NOTICE OF PROPOSED MASTER PLAN LAND USE MAP AND ZONING MAP AMENDMENT**

Please take notice that this property owned by \_\_\_\_\_ and totaling \_\_\_\_\_ acres is proposed for *Master Plan* Land Use Map Amendment from \_\_\_\_\_ to \_\_\_\_\_ and Zoning Map Amendment from \_\_\_\_\_ to \_\_\_\_\_ and that a Public Hearing will be held before the City of Rock Springs Planning & Zoning Commission on \_\_\_\_\_ at 7 p.m. in the City Council Chambers to consider said action. Interested parties may obtain more information by attending the meeting or

**\*\* BE ADVISED: Ordinances amending the Rock Springs Zoning Map must be read at three consecutive meetings of City Council prior to being accepted. The above-listed dates represent the anticipated first reading only. Master Plan amendments are approved by Resolution during the third reading of the Zoning Map amendment. \*\***

**G. SIGNATURE(S) REQUIRED:**

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

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

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

Signature of Engineer/Surveyor \_\_\_\_\_

Date \_\_\_\_\_

petitioner, the public, City staff members, and its own members. The Council may approve the request by Ordinance, deny the request, or table the request.

### 13-902 Procedure for Rezoning.

#### A. Generally.

In accordance with the provisions of Wyoming State Statutes, the City Council may from time to time change the zoning of parcels of land within the municipality. These changes in zoning classification are for the purpose of meeting the land use needs of the residents of the City in conformance with the City's Land Use Plan. Rezoning may be initiated by the City Council, the Planning and Zoning Commission, or by petition of the person whose property would be affected by the rezoning.

#### B. Application for Rezoning.

An application for rezoning shall be made on a form provided by the Zoning Administrator. The application shall include the legal description of the property, the present zoning classification, and the land use designation of the property, as depicted on the Master Land Use Plan Map. The applicant shall present evidence to the Zoning Administrator of ownership or type of controlling interest in the property (e.g., option to purchase). If the application is not signed by the property owner(s) of record, a  $\frac{3}{4}$  majority affirmative vote of the City Council shall be required, in accordance with the provisions of §13-902.F. This application shall be completed and submitted along with the established fee to the Zoning Administrator at least twenty-three (23) days prior to the public hearing by the Planning and Zoning Commission. (Ord. 2012-02, 3/20/12)

#### C. Notice of Hearing.

No rezoning may be adopted until public hearings have been held on the matter by the Planning and Zoning Commission and by the City Council.

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

date of the first hearing and at least fifteen (15) days prior to the date of any subsequent hearing.

A similar notice shall be mailed at least ten (10) days before the day of the first hearing to each owner of property situated wholly or partly within two hundred (200) feet of the property to which the rezoning relates. The Zoning Administrator shall be responsible for placing and mailing such notices. For the purpose of giving mailed notice, the Zoning Administrator shall require the owner of the property affected to furnish the names and addresses of all 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. The failure to receive notice by individual property owners shall not invalidate the proceedings.

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

#### D. Hearing and Recommendation by the Planning and Zoning Commission.

A rezoning not initiated by the Planning and Zoning Commission shall be referred to the Commission for study and public hearing. In its deliberations on the matter, the Commission shall consider oral or written statements from the applicant, the public, City staff, and its own members. The Commission may recommend approval or disapproval, or it may table the rezoning application. The application may not be tabled more than two (2) meetings in succession. The Planning and Zoning Commission shall notify the City Council in writing of its recommendation.

E. Hearing and Decision by the City Council. The City Council shall, at its next regular meeting after receipt of the report and recommendation of the Planning and Zoning Commission, set a date for a public hearing on the rezoning request. In its deliberations on the matter, the Council shall

consider oral or written statements from the applicant, City staff, the public, and its own members. The Council may approve the request for rezoning by Ordinance, deny the request, or table the request. The application may not be tabled more than two meetings. If approved, the City Planner shall revise the Official City Zoning Map accordingly.

**F. Public Protest Against Amendment.**

If there is a written protest against a change in the zoning classification of a parcel of land, signed by the owners of twenty (20) percent or more of the area of lots included in the proposed change, or of those within a distance of one hundred forty (140) feet, the change shall not be approved except upon the affirmative vote of three-fourths (3/4) of all of the members of the City Council.

**G. Minimum Size of Area.**

(1) Intent. It is the intent of this Ordinance that all zoning districts be of such size as to function effectively when developed to the use for which the district was intended and to be of substantial benefit to significant segments of the populace of the City of Rock Springs. For that reason, no amendment to this ordinance shall be adopted, whereby a zoning classification is established for any land area, unless the area to be zoned meets the following minimum size requirements for the zoning districts as noted:

- (a) O, Open Space/Unclassified Zone (0-1) - 20 acres
- (b) R-E, Rural Estate Zone - 80 acres
- (c) R-1, Low Density Residential Zone - 5 acres
- (d) R-2, Low Density Residential Zone - 5 acres
- (e) R-3, Medium Density Residential Zone - 7 acres
- (f) R-4, Medium Density Residential Zone - 7 acres
- (h) R-5, High Density Residential Zone - 9 acres
- (h) R-6, Manufactured Home Residential Zone - 9 acres
- (i) B-1, Neighborhood Business Zone - 3 acres

(j) B-2, Community Business Zone - 10 acres

(k) B-R, Business Residential Zone - 5 acres

(l) B-3, Central Business Zone - 10 acres

(m) I-1, Light Industrial - 10 acres

(n) I-2, Heavy Industrial - 10 acres (Ord. No. 09-06, 2-3-2009).

(2) How Measured. For the purpose of computing the size of an area for compliance with Section 13-902.G.(1) above, there shall be included:

(a) one-half (1/2) of the area of abutting rights-of-way;

(b) all of the area of public rights-of-way interior to the area being changed;

(c) adjacent and contiguous land within the City already zoned in zoning classification being sought for the new area; and

(d) adjacent and contiguous land in the surrounding county that is zoned in a similar category or is used substantially for uses similar to those being sought by the applicant. (Ord. No. 2002-13, 8-6-2002).

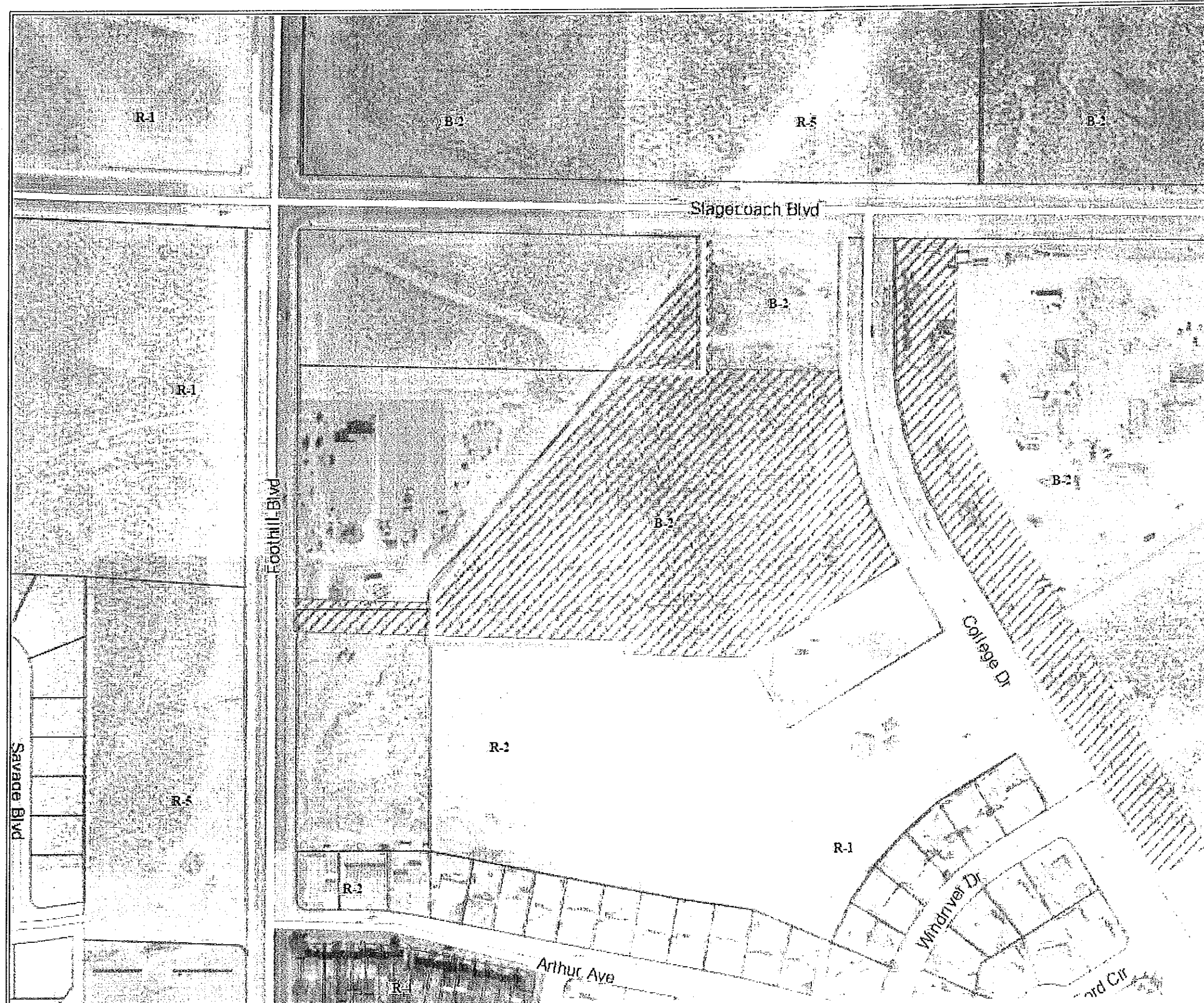
**13-903 Procedure for Variances to the Ordinance.**

**A. Generally.**

The Board of Adjustment may allow a departure from the terms of the zoning regulations pertaining to height or width of structures or the size of yard and open spaces where such departure will not be contrary to the public interest, and where, owing to conditions peculiar to the property because of its size, shape or topography, and not as a result of the action of the applicant, the literal enforcement of this Ordinance would deprive the owner of the reasonable use of the land and/or building involved.

**B. Application for Variance.**

A request for variance shall be made by filing at least ten (10) days prior to the Board meeting an application with the Zoning Administrator; such application shall be accompanied by a development plan showing such information as the Zoning Administrator may reasonably require for purposes of this Ordinance. The plans shall



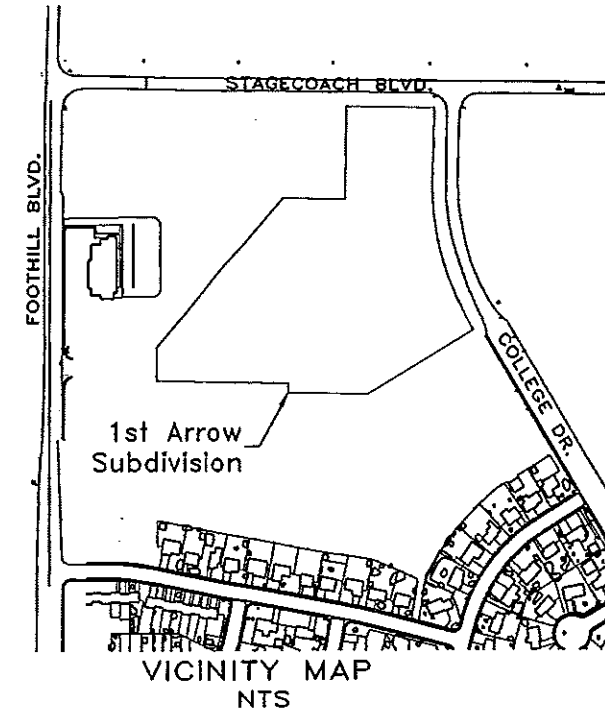
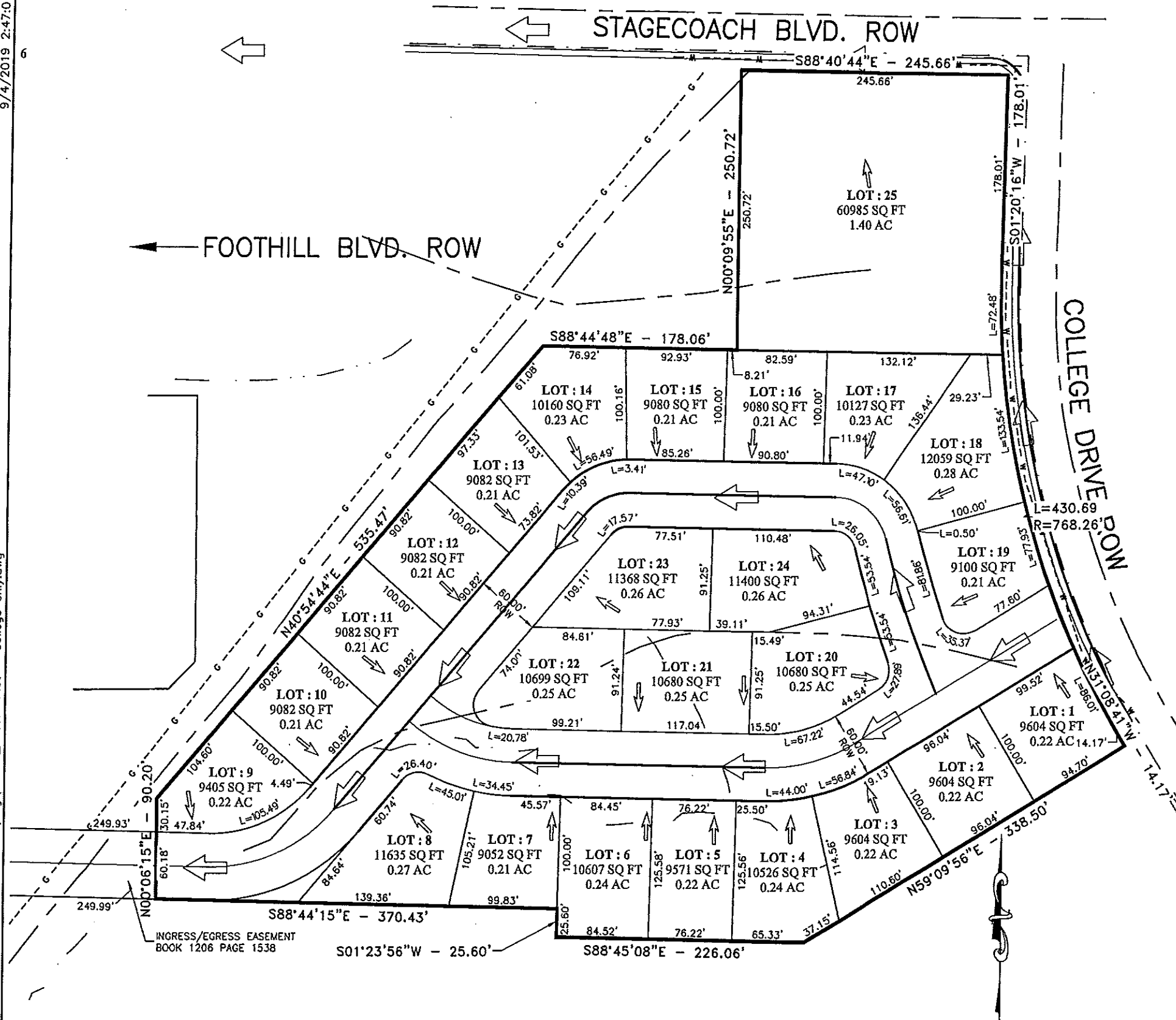
## Sweetwater County Wyoming MapServer

- Forest Service Roads
- BLM Roads
- County Road
- State Highway
- U.S. Highway
- I-88
- Railroad
- Zoning Overlay
- Tax Parcel
- B-1 Neighborhood Bus.
- B-2 Community Business
- B-3 Central Business
- B-R Business - Residential
- I-1 Light Industrial
- I-2 Light Industrial
- O-1 Open Space
- R-1 Low Density Res.
- R-2 Low Density Res.
- R-3 Med. Density Res.
- R-4 Med. Density Res.
- R-5 High Density Res.
- R-6 Manufactured Homes
- R-E Rural Estates
- B.L.M.
- Bureau of Reclamation
- Wyoming Game & Fish
- Local Government
- Rock Springs Grazing Assoc
- State of Wyoming
- Uinta Dev
- Anadarko
- U.S.F.S.
- 2015 Rock Springs Aerial Photo

**NORTH**

Sweetwater County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.

printed 9/17/2019



A TRACT IN THE NW 1/4 OF SECTION 27, T19N, R105W

### GENERAL NOTES:

ZONING AS SHOWN CONFORMS TO THE CITY OF ROCK SPRINGS' COMPREHENSIVE PLAN. THE ROCK SPRINGS FLOOD INSURANCE RATE MAP INDICATES THAT THE PROPOSED ADDITION IS NOT WITHIN THE 100-YEAR OR 500-YEAR FLOOD PLAIN.

A SOILS REPORT PROVIDED BY THE LOCAL SOIL CONSERVATION SERVICE INDICATES THAT THE SOILS ENCOUNTERED WITHIN THE PROPERTY WILL BE PREDOMINANTLY SILTY CLAYS AND SANDY SILTS, AREAS OF EXPANSIVE CLAYS MAY BE FOUND WHICH WOULD REQUIRE AN ENGINEERED FOUNDATION TO BE CONSTRUCTED. FOUNDATIONS SHOULD BE A MINIMUM OF 42 INCHES DEEP TO BE BELOW NORMAL FROST DEPTH. EROSION CONTROL MEASURES TO BE IMPLEMENTED DURING AND AFTER CONSTRUCTION.

ALL ROADWAYS AT INTERSECTIONS ARE ARE ROUNDED WITH 20 FOOT RADIUS CURVES.

ALL PROPOSED SANITARY SEWER MANHOLES ARE 48" I.D.

ALL FIRE HYDRANT LATERALS ARE 6" DIAMETER.  
ALL PROPOSED SANITARY SEWER COLLECTION LINES ARE 8" DIA. ALONG THE RESIDENTIAL STREETS AND 12" DIA. ALONG THE STREET  
ALL PROPOSED WATER DISTRIBUTION LINES ARE 8" DIA. IN THE RESIDENTIAL STREETS.

### TABULATION

ZONING	B-2
TOTAL LAND AREA	9.07 AC
PROPOSED LOTS	
R-3	24
B-2	1

POTABLE WATER AND SANITARY SEWER ARE AVAILABLE FROM THE CITY OF ROCK SPRINGS, IN COLLEGE DRIVE, AND STAGECOACH BOULEVARD.

### LEGEND

- LOT DRAINAGE DIRECTION
- STREET/DITCH DRAINAGE DIRECTION

### DEVELOPER

1ST ARROW CORPORATION  
69055 S. 1300 E. # 277  
MIDVALE, UT 84047

**JFC ENGINEERS SURVEYORS**  
PO BOX 3026  
ROCK SPRINGS, WY 82502  
PHONE (307) 362-7519  
FAX (307) 362-7559  
http://www.jfc-wyo.com

**PROJECT TITLE:**  
SKETCH PLAT  
1ST ARROW CORPORATION  
1ST ARROW SUBDIVISION  
ROCK SPRINGS, WYOMING  
Copyright © by JFC. Reproduction or other use of this drawing is prohibited unless authorized by JFC.

**DRAWING TITLE:**  
SKETCH PLAT

**DRAWN BY:**  
JEK

**SCALE:**  
AS NOTED

**DATE:**  
9/4/19

**PROJECT NO:**  
10189-19E

**SHEET NO:**  
10F1





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

## UTILITY REVIEW - COMMENT SHEET

To: Utility Review Committee  
From: Cathy Greene  
Date: September 11, 2019  
Project #: PZ-19-00265  
Project Name: 1<sup>st</sup> Arrow Subdivision & Rezone  
Project Address: Stagecoach Blvd & College Drive  
Location Description/Zoning: B-2 w/ parallel conditional zoning  
Project Description: Request for Sketch Plat review of "1st Arrow Subdivision", a new subdivision consisting of 25 lots and totaling 9.07 acres, with 7.67 acres proposed to be rezoned, submitted by Dan Kennedy representing JFC Engineers & Surveyors



**Please submit this comment sheet no later than 2:00 p.m. on the due date referenced above.**

I have reviewed the plans on behalf of (Dept. or Org:) WRF for the above-referenced project.

Name: Justin Stewart Phone #: (307) 352-1466

Please check as applicable:

☒ No issues - plans approved as submitted.

☐ Revisions required to the Site Plan/Plat/Drawing:

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

☒ Other Comments/Issues:

- (1) 8" sewer is available on College dr + Foothill BLVD
- (2) Explore options to sewer lot 25
- (3) Construction plans must meet city and IDFQ
- (4) standards and be submitted for approval

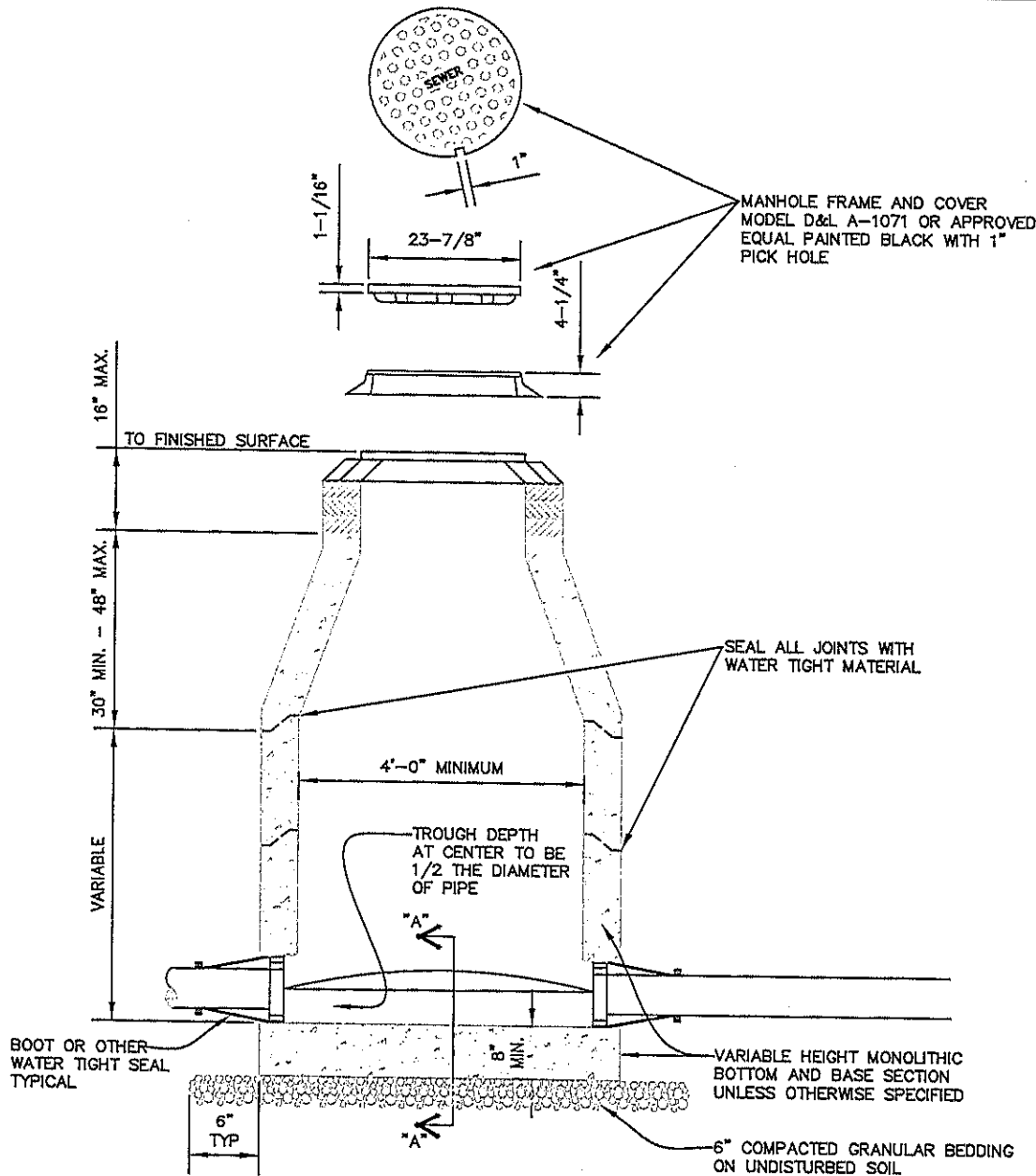
Justin B Stewart  
Signature of Reviewer

9/16/19  
Date

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

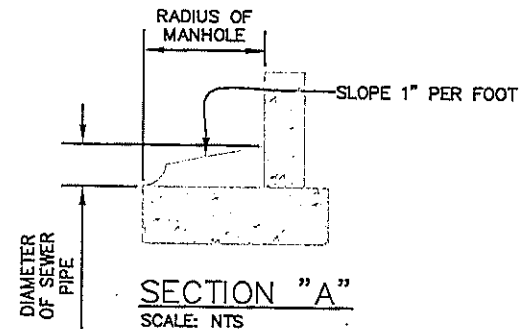






#### GENERAL NOTES:

1. ALL MANHOLES SHALL HAVE CONCENTRIC CONES UNLESS OTHERWISE APPROVED.
2. DROP ACROSS INVERT SHALL BE GREATER THAN OR EQUAL TO SLOPE OF ADJACENT SEWER.
3. BASES SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER EXCEEDS 15'. REINFORCEMENT TO BE APPROVED BY ENGINEER.
4. MANHOLES OUTSIDE R.O.W. SHALL HAVE LOCKING COVERS.
5. REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478
6. C.I. FRAME AND COVER SHALL MEET AASHTO HS-20-44 LOAD RATING. SHOULD ALTERNATE BE PROPOSED, RING SHALL HAVE A MINIMUM HEIGHT OF 4".



**CONCENTRIC(STANDARD) CONE SANITARY SEWER MANHOLE**  
SCALE: NTS

PROJECT TITLE:

Concentric Cone Manhole

DRAWN BY: RJS

SCALE: NTS

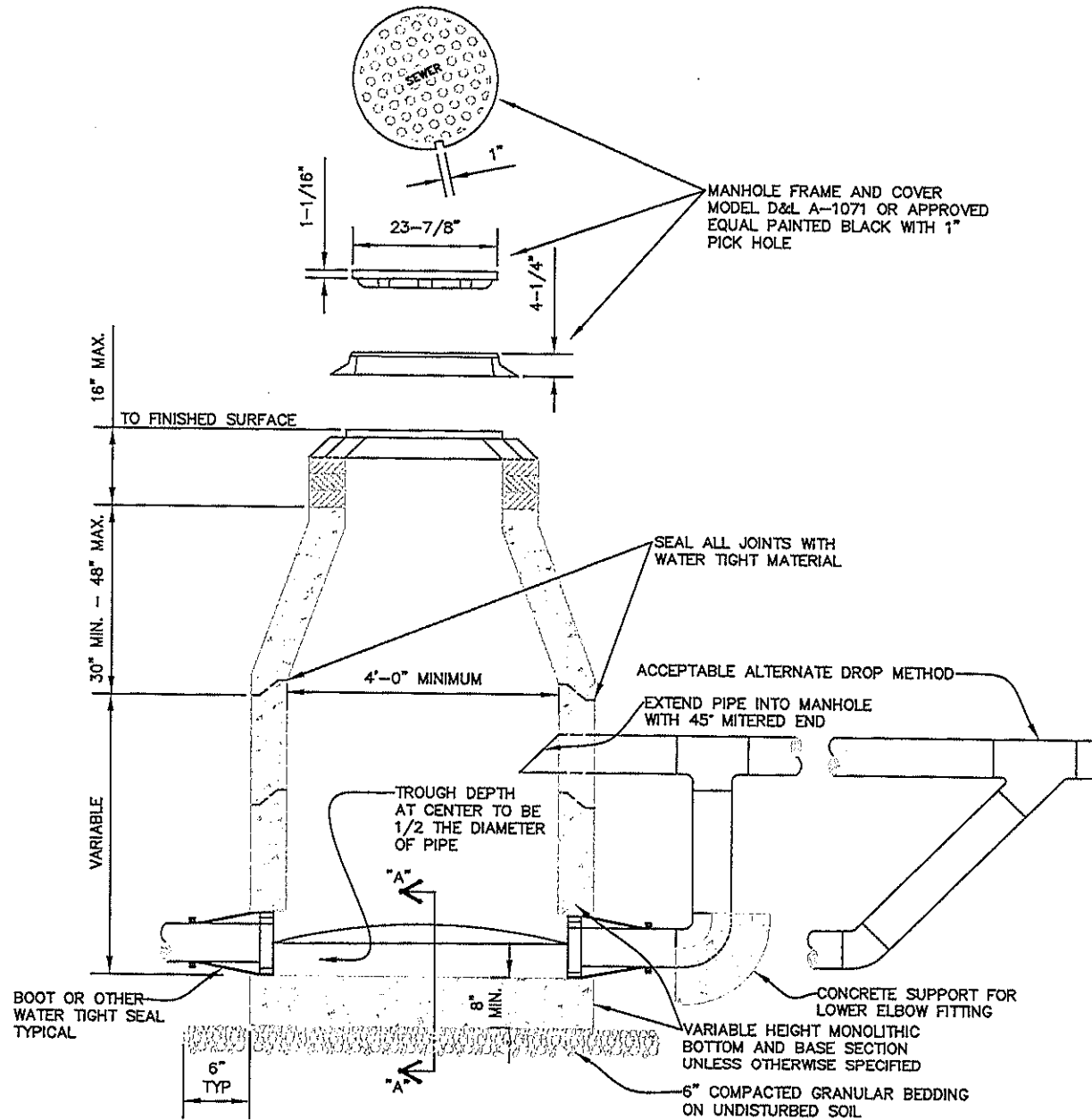
DATE:  
11-06-2013

PROJECT NO: N/A

SHEET NO: 1 of 6

LEGEND:





**SANITARY SEWER DROP MANHOLE**  
SCALE: NTS

PROJECT TITLE:

Drop Manhole

LEGEND:



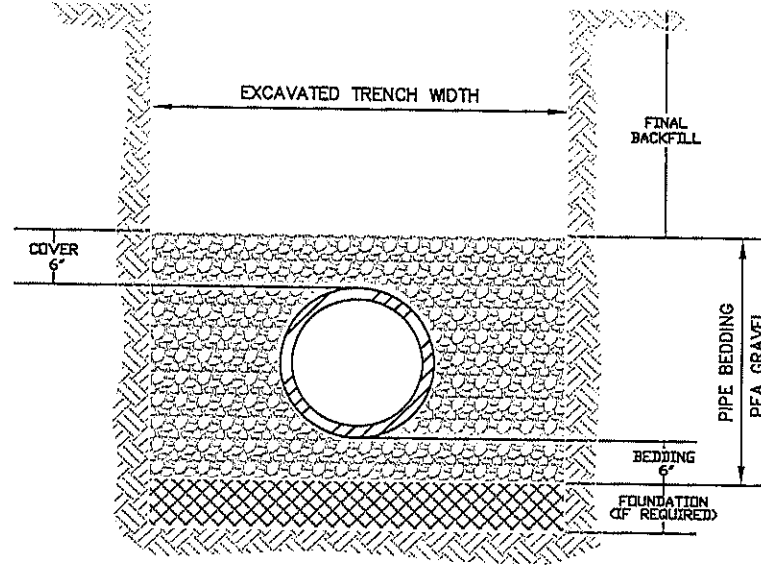
SCALE: NTS

DRAWN BY: RJS

PROJECT NO: N/A

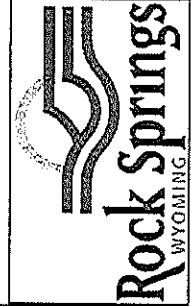
DATE: 11-06-2013

SHEET NO: 2 of 6



TYPICAL PIPE BEDDING DETAIL  
SCALE: NTS

LEGEND:



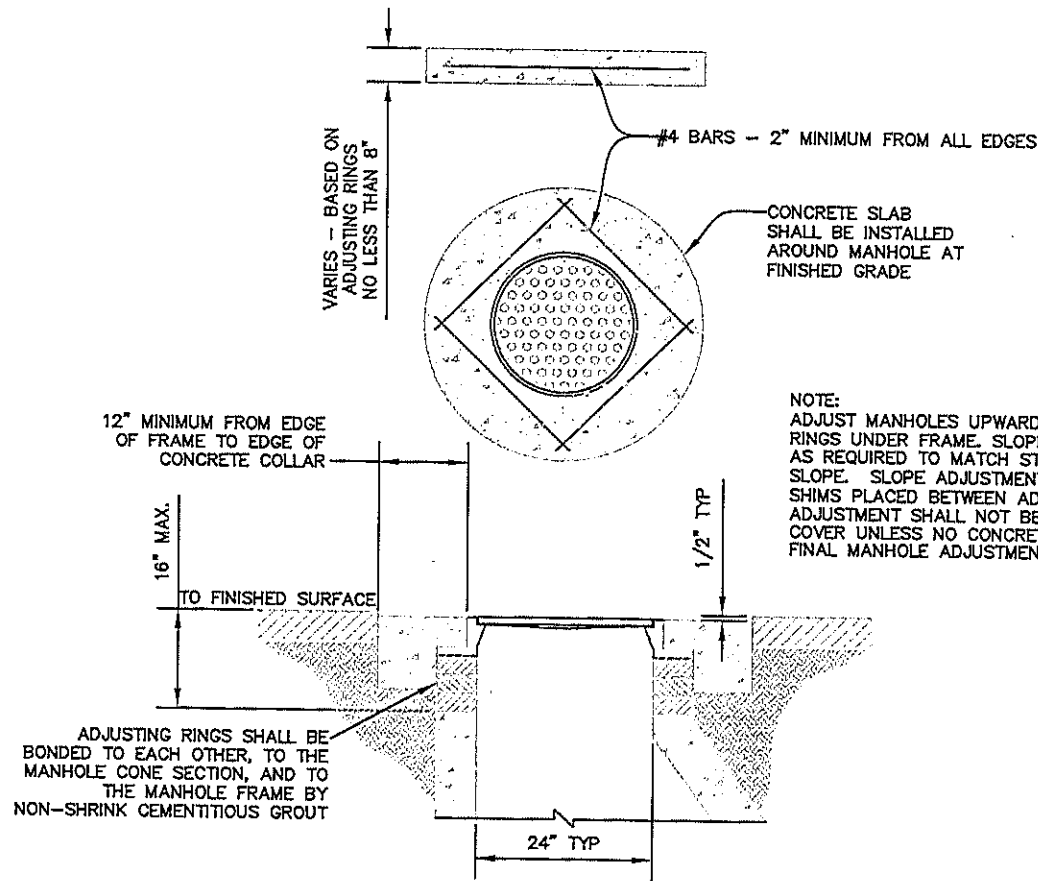
PROJECT TITLE:

## Pipe Bedding Detail

DRAWN BY: RJS SCALE: NTS

DATE: 11-06-2013 PROJECT NO: N/A

SHEET NO: 6 of 6



TYPICAL MANHOLE COLLAR DETAIL  
SCALE: NTS

PROJECT TITLE:

Manhole Concrete Collar

DRAWN BY: RJS

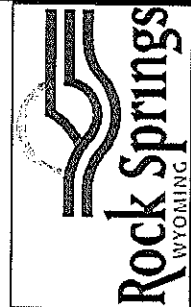
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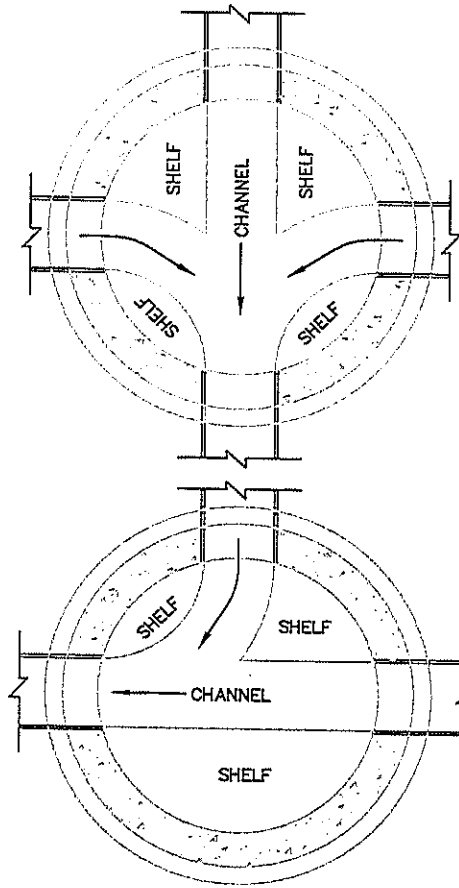
DATE:  
01-03-2018

PROJECT NO: N/A

SHEET NO: 5 of 6

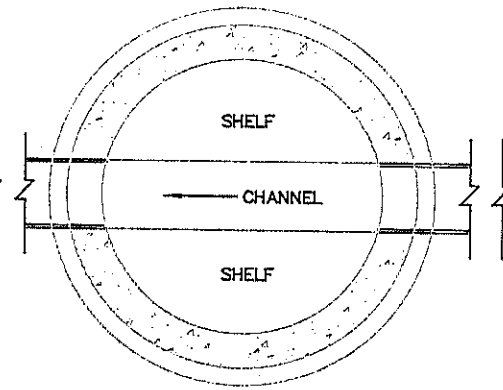
LEGEND:



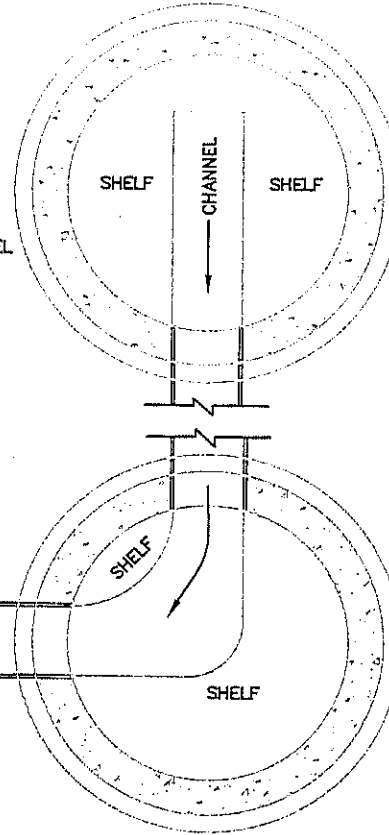


NOTES:

1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT
2. END MANHOLES SHALL HAVE A CHANNEL AS SHOWN
3. SEE PLAN & PROFILE SHEETS FOR SLOPE OF CHANNEL



END MANHOLE



TYPICAL MANHOLE CHANNEL DETAILS  
SCALE: NTS

PROJECT TITLE:

Typical Manhole Channel

LEGEND:



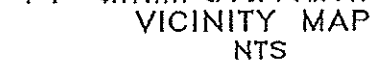
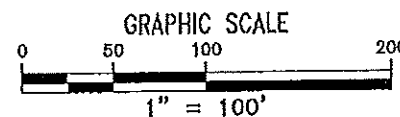
DRAWN BY: RJS

SCALE: NTS

DATE:  
05-26-2015

PROJECT NO: N/A

SHEET NO: 4 of 6



1 OF 1



## UTILITY REVIEW - COMMENT SHEET

To: Utility Review Committee  
From: Cathy Greene  
Date: September 11, 2019  
Project #: PZ-19-00265  
Project Name: 1<sup>st</sup> Arrow Subdivision & Rezone  
Project Address: Stagecoach Blvd & College Drive  
Location Description/Zoning: B-2 w/ parallel conditional zoning  
Project Description: Request for Sketch Plat review of "1st Arrow Subdivision", a new subdivision consisting of 25 lots and totaling 9.07 acres, with 7.67 acres proposed to be rezoned, submitted by Dan Kennedy representing JFC Engineers & Surveyors



**Please submit this comment sheet no later than 2:00 p.m. on the due date referenced above.**

I have reviewed the plans on behalf of (Dept. or Org.) RSFD, for the above-referenced project.

Name: Richard. Cozad. Phone #: (307) 522-8000

**Please check as applicable:**

- ☒ No issues - plans approved as submitted.  
☐ Revisions required to the Site Plan/Plat/Drawing:

- (1) \_\_\_\_\_  
(2) \_\_\_\_\_  
(3) \_\_\_\_\_  
(4) \_\_\_\_\_

☒ Other Comments/Issues:

- (1) Hydrant locations meeting NFPA Standards.  
(2) Adequate water available.  
(3) \_\_\_\_\_  
(4) \_\_\_\_\_

Signature of Reviewer

Date

9/16/19

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





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

## UTILITY REVIEW - COMMENT SHEET

To: Utility Review Committee  
From: Cathy Greene  
Date: September 11, 2019  
Project #: PZ-19-00265  
Project Name: 1<sup>st</sup> Arrow Subdivision & Rezone  
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**Please submit this comment sheet no later than 2:00 p.m. on the due date referenced above.**

I have reviewed the plans on behalf of (Dept. or Org.): Building Inspection for the above-referenced project.

Name: Jeff Tuttle Phone #: 352-1540

Please check as applicable:

☒ No issues - plans approved as submitted.

☐ Revisions required to the Site Plan/Plat/Drawing:

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

☐ Other Comments/Issues:

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

Signature of Reviewer

Date

9/17/19

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



Department of Engineering and Operations

Proposed Development: 1<sup>st</sup> Arrow Subdivision & Rezone – Sketch Plat

Date: 9/17/2019

The submitted plans are approved subject to the following conditions:

1. All Public streets 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., 2-1/2 in. asphalt, 6" base course, 6" sub grade prep., 4' sidewalk, 2-1/2 ft. curb/gutter.
2. Install handicap ramps in accordance with the latest ADA requirements.
3. All construction standards shall be in accordance with Chapter 16 Section 9. Please note additional testing requirements given in Chapter 16-904(B).
4. Submit drainage and soils report, grading plan, and construction drawings by final plat. Drainage plan will be further reviewed based on more information.
5. If adequate lighting does not exist, Developer shall install lights at their cost.
6. Requirements/comments for Lot 25 will come with site plan/development of that lot.
7. Obtain NPDES permit.
8. Design and construction in accordance with City of Rock Springs Ordinances.

Additional Comments:

Access from Lot 25 - min. 330' per WYDOT Access Manual



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

Meghan Jackson

Civil Engineer I

Department of Engineering and Operations



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

## UTILITY REVIEW - COMMENT SHEET

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MEETING  
Sept. 17<sup>th</sup>  
2 p.m.

Please submit this comment sheet no later than 2:00 p.m. on the due date referenced above.

I have reviewed the plans on behalf of (Dept. or Org.) Joint Powers Utility Board for the above-referenced project.

Name: Bryan Seppie Phone #: 845-4317

Please check as applicable:

☐ No issues - plans approved as submitted.

☒ Revisions required to the Site Plan/Plat/Drawing:

(1) All work & materials must be in accordance w/ JPWB Rules & Regs including DEQ Permit, continuous inspection, etc..

(3) Loop waterline between College & Footehill so that dual supply is available

(4) Off-site portions of loop must be within an easement & surface grading must be within 1/4" of finished grade.

☐ Other Comments/Issues:

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

Bryan Seppie  
Signature of Reviewer

9/17/19  
Date

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



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

## UTILITY REVIEW - COMMENT SHEET

To: Utility Review Committee  
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Project Name: 1<sup>st</sup> Arrow Subdivision & Rezone  
Project Address: Stagecoach Blvd & College Drive  
Location Description/Zoning: B-2 w/ parallel conditional zoning  
Project Description: Request for Sketch Plat review of "1st Arrow Subdivision", a new subdivision consisting of 25 lots and totaling 9.07 acres, with 7.67 acres proposed to be rezoned, submitted by Dan Kennedy representing JFC Engineers & Surveyors



**Please submit this comment sheet no later than 2:00 p.m. on the due date referenced above.**

I have reviewed the plans on behalf of (Dept. or Org:) RS Water for the above-referenced project.

Name: Clint Zambai Phone #: 307-352-1405

Please check as applicable:

- ☐ No issues - plans approved as submitted.  
☐ Revisions required to the Site Plan/Plat/Drawing:

- (1) \_\_\_\_\_  
(2) \_\_\_\_\_  
(3) \_\_\_\_\_  
(4) \_\_\_\_\_

☒ Other Comments/Issues:

- (1) Threeway valve set to be installed at College Dr  
(2) Stub out at Foothill is unknown in size will need to be exposed  
(3) service will need to be installed to commercial lot  
(4) All instal & materials must meet City of Rock Springs & IPWB specs

Clint Zambai  
Signature of Reviewer

9/17/19  
Date

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



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

## UTILITY REVIEW - COMMENT SHEET

To: Utility Review Committee  
From: Cathy Greene  
Date: September 11, 2019  
Project #: PZ-19-00265  
Project Name: 1<sup>st</sup> Arrow Subdivision & Rezone  
Project Address: Stagecoach Blvd & College Drive  
Location Description/Zoning: B-2 w/ parallel conditional zoning  
Project Description: Request for Sketch Plat review of "1st Arrow Subdivision", a new subdivision consisting of 25 lots and totaling 9.07 acres, with 7.67 acres proposed to be rezoned, submitted by Dan Kennedy representing JFC Engineers & Surveyors

MEETING  
Sept. 17<sup>th</sup>  
2 p.m.

**Please submit this comment sheet no later than 2:00 p.m. on the due date referenced above.**

I have reviewed the plans on behalf of (Dept. or Org.): Colorado Interstate Gas Company for the above-referenced project.

Name: Stephen Bacon Phone #: 719-520-4713

Please check as applicable:

☐ No issues - plans approved as submitted.

☐ Revisions required to the Site Plan/Plat/Drawing:

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_
- (4) \_\_\_\_\_

☒ Other Comments/Issues:

- (1) A proposed access road will cross our 22" diameter pipe on SW corner.
- (2) Will need to review street/utility plans 30 days prior to construction.
- (3) Will any equipment cross our pipeline?
- (4) \_\_\_\_\_

Stephen Bacon  
Signature of Reviewer

9/17/19  
Date

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