



PLANNING AND ZONING COMMISSION MEETING AGENDA

November 13, 2019

7:00 p.m.

ROLL CALL

APPROVAL OF MINUTES

1. [Review and approval of the October 9, 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

1. [Petition for Revised PUD Development Plan approval for the Sweetwater Station Planned Unit Development, submitted by Rob DeBernardi of 4D Development and represented by Dan Kennedy \(JFC Engineers and Surveyors\). \(Project #: PZ-19-00328, Staff Representative: Laura Leigh, City Planner\)](#)

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. [Request for Conditional Use Permit Approval, submitted by Rory Croft \(property owner\) and represented by Bart Amundsen \(Amundsen Construction\) for the construction of an oversized detached garage on property addressed as 3801 Clydesdale Drive. \(Project #: PZ-19-00313, Staff Representative: Laura Leigh, City Planner\)](#)
2. [Request for a Use Exemption to allow Recreational Vehicle Parking as a permitted use in the R-2 Zoning District, located in the Johnson Addition PUD, submitted by the City of Rock Springs. \(Project #: PZ-19-00322, Staff Representative: Laura Leigh, City Planner\)](#)

NOTIFICATION OF MINOR SITE PLANS AND STAFF APPROVED CONDITIONAL USE PERMITS

1. Approval of a six foot side yard fence Conditional Use Permit for a Special Purpose Fence to be located at 1607 Condor Drive, submitted by Smart Dwellings. (Project #: PZ-19-00303)
2. Approval of a new home with an attached garage containing more than three spaces located at 1231 Savage Blvd, submitted by Amundsen Construction. (Project #: PZ-19-00312)
3. Approval of a Minor Site Plan for an Accessory 6,000 SF Warehouse located at 550 Jonah Drive, submitted by Tony Tarufelli. (Project #: PZ-19-00330)
4. Approval of a Minor Site Plan to construct an A-Frame Style Gentry crane / hoist for un-decking trucks located at 685 Jonah Drive, submitted by Peterbuilt of Wyoming. (Project #: PZ-19-00325)
5. Approval of Minor Site Plan for a change of use from a salon to an entertainment business (axe throwing) located at 642 Pilot Butte, submitted by Aubrey Ashley for Huckers. (Project#: PZ-19-00294)

PETITIONS AND COMMUNICATIONS

1. Written petitions and communications.
 - a. [Update on City Council actions](#)
2. Petitions and communications from the floor.

ADJOURNMENT

**PLANNING AND ZONING
COMMISSION MINUTES**
October 9, 2019
Wednesday, 7:00 p.m.
City Hall, Rock Springs, Wyoming

Commissioners Present:	Vice-Chairman Matt Jackman Gary Collins Dan Kennedy Blake Manus	Sue Lozier Kevin Hardesty Emily Lopez Ken Fortuna
Staff Present:	Laura Leigh, City Planner Cathy Greene, Senior Administrative Planning Technician	

CALL TO ORDER

Vice Chairman Jackman called the meeting to order at 7:00 p.m.

ROLL CALL

Ms. Greene announced that Chairman Tim Sheehan resigned from the Commission on October 8, 2019, after roll call it was determined that a quorum was present to proceed.

APPROVAL OF MINUTES

Vice Chairman Jackman asked the Commission for a motion for the Amended Agenda.

Commissioner Lopez: Motion to approve the Minutes as presented.

Commissioner Lozier: Second.

Vote: All in favor.

Vice Chairman Jackman asked the Commission for any corrections or additions to the Minutes from the September 11, 2019, Planning and Zoning Commission Meeting.

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

Commissioner Kennedy: Motion to approve the Minutes as presented.

Commissioner Lopez: Second.

Vote: All in favor.

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 Collins: Second.

Vote: All in favor.

CHANGES TO THE AGENDA / PUBLIC HEARINGS / UNFINISHED BUSINESS

There are 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)**

Staff Report

Ms. Leigh presented the Staff Report dated October 2, 2019, to the Commission.

Commissioner Questions for Staff

Commissioner Fortuna asked about other conditional use permits in the City similar to this or would it be setting precedence with the 50% lot coverage; Ms. Leigh said Conditional Use Permits are common for garage sizes, height, doors, this one is a little unique being an older neighborhood and smaller lot.

Commissioner Lozier asked about a garage at 1007 Adams; staff didn't know details.

Commissioner Questions for Applicant

Vice Chairman asked the applicant or a representative for the project to come forward.
The homeowner/applicant, Gregory Buel came forward, there were no questions for him.

Public Comments

Vice Chairman Jackman asked for anyone who would like to comment on the project to come forward.
There were none.

Vice Chairman Jackman then asked for a staff recommendation.

Staff Recommendation

Ms. Leigh recommended: approval with recommendations listed in staff report.

Commission Vote

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

- 2. Request for Sketch Plat review of the 1st Arrow Subdivision, submitted by Gerhard Tschabitzer (1st Arrow Corporation) and represented by Daniel Kennedy of JFC Engineers & Surveyors. (Project PZ-19-00265)**

Staff Report

Ms. Leigh presented the Staff Report dated October 3, 2019, to the Commission, Dan Kennedy with JFC Engineers and Architects gave an update on the project.

Commissioner Questions for Staff

There was a little discussion about this project.

Public Comments

Vice Chairman Jackman asked for anyone who would like to comment on the project to come forward. Justin Lemon spoke in favor of this as it moves forward for availability of lots.

Vice Chairman Jackman then asked for a staff recommendation.

Staff Recommendation

No recommendation.

Commission Vote

No vote on this.

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

- 1) There were none.

PETITIONS AND COMMUNICATIONS

1) Written petitions and communications.

a. Update on City Council Actions

Wireless Telecommunications Ordinance Amendment – 1st Reading 10/1/2019

Numbering Corrections for the PUD– 1st Reading 10/1/2019

2) Petitions and communications from the floor.

Nomination committee Sue Lozier, Emily Lopez, and Gary Collins

Ms. Leigh gave a little background information on her planning experience.

ADJOURNMENT

With no further business, the meeting was adjourned at _____.

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

_____ day of _____ 2019.

Laura Leigh, Secretary, Planning & Zoning Commission



Planning & Zoning Commission Staff Report

Project Name: Sweetwater Station PUD – Amended Development Plan

Project Number: PZ-19-00328

Report Date: November 4, 2019

Meeting Date: November 13, 2019

Applicant

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

Property Owner

Tom Spicer
Sweetwater Station, LLC
1213 Sand Pointe Circle
Rock Springs WY 82901

Engineer

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

Zoning

R-E (Rural Estates)

Public Notification

- Adjacent Property Letter – 10/25/2019
- Public Hearing Notice – October 26, 2019

Ordinance References

- §13-801, §13-812, §13-906, §16-905(S)

Staff Representative

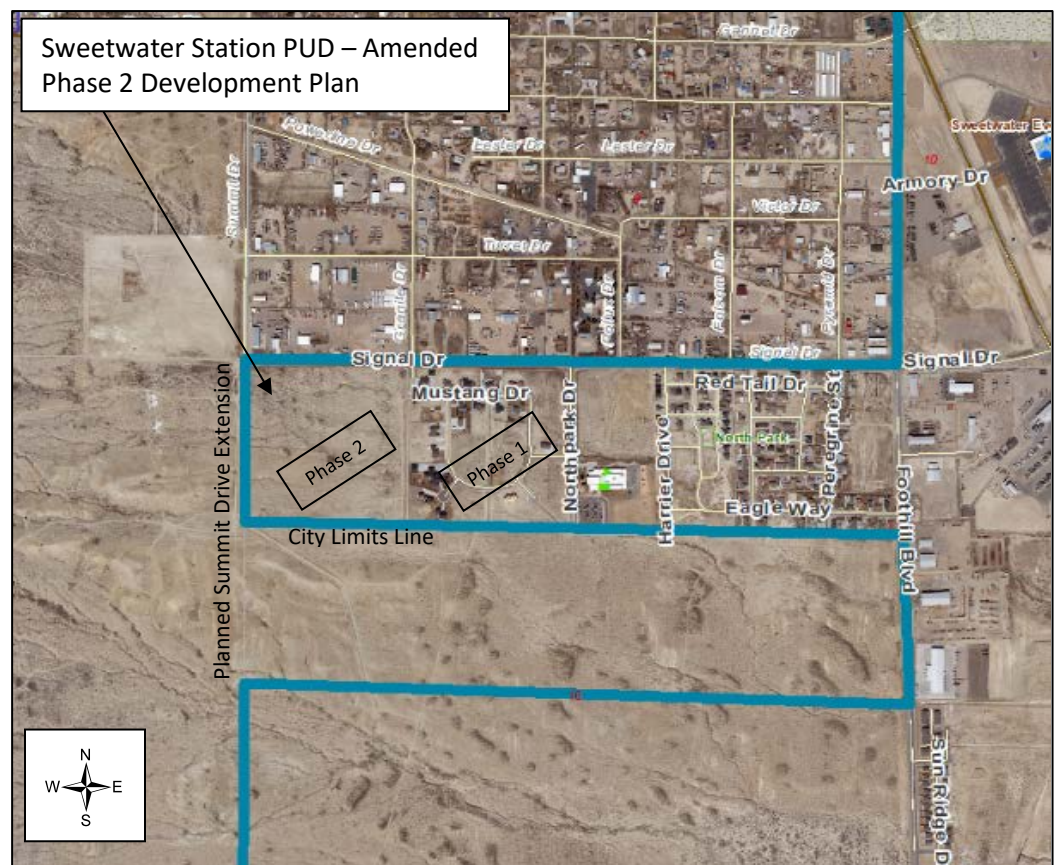
Laura Leigh, City Planner

Attachments

- Application
- Amended Sweetwater Station Development Plan
- Original Rural Estates Ordinance
- Approved Sweetwater Station PUD Development Plan and Final Plat, Phase 1
- Notes from Approved Development Plan
- Utility Review Comments
- Adjacent Property Letter
- Public Hearing Notice

Request

Request, filed by Rob DeBernardi of 4D Development, to Amend the PUD Development Plan for the Sweetwater Station Addition, a Planned Unit Development/Subdivision within the City of Rock Springs. The proposed change is to increase the number of planned lots within the undeveloped Sweetwater Station, Phase 2 area from 28 lots to 55 lots. The total lot increase of the overall Sweetwater Station Planned Unit Development (which includes Phase 1 and Phase 2) is an increase from 54 lots to 81 lots. Please refer to the attached Amended PUD Development Plan.



The City of Rock Springs previously reviewed a request from the applicant for a revised PUD Development Plan for this property. The previous request was for 73 residential lots in Phase 2. This request was recommended for approval by the Planning and Zoning Commission on July 10, 2019. On August 6, 2019, the City Council denied the request. In accordance with §13-906.H. of the Rock Springs Zoning Ordinance, "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." The applicant has met the 60 day requirement, filing the new application on October 21, 2019. Be advised that is to be considered as a NEW APPLICATION. Written comments will need to be re-submitted for consideration as they will not automatically become part of the record for this application submission.

Project Name:

Sweetwater Station PUD -
Amended Development Plan

Project Number:

PZ-19-00328

Background History of the Sweetwater Station PUD

When considering the request to amend the Sweetwater Station PUD Development, it is important to understand the history of the Rural Estates Zoning District, the PUD/Subdivision Process in general, and the development history of the Sweetwater Station PUD.

In 2000-2001, the Planning Department was approached by Dr. Tom Spicer to discuss his interest in creating a subdivision within the city that would allow for the keeping of limited horses on residential property. At the time, the City did not have any zoning district that would accommodate this request. It was not a matter of creating a zoning district to allow large acreage lots, as the city does not have maximum lot size requirements. Anyone could have developed an R-1 subdivision with acre sized lots. The concern was about the horses.

In March of 2002, the request was brought before the Planning and Zoning Commission. It was determined that this discussion would require the appointment of a subcommittee to research and formulate a recommendation to present to the Commission. Having served on this committee, I can easily state that the sticking point with the committee was the issue of having horses within the City. It was a fear of the committee to open the doors for horses and ending up with no controls over the care and upkeep of the properties. The committee was concerned about unregulated manure, odors, drainage, and having lots that would be too small to allow adequate exercise and care of the horses.

We as a committee researched multiple communities with similar ordinances already in place. We also looked at various lot sizes and what would best accommodate the use in the best managed way. To address the committee's concerns, it was determined that the Planned Unit Development process would be the best way for the City to maintain some type of control over the horse management, rather than having to rely solely on covenants that are often inadequately enforced by Home Owners Associations. Also as a Planned Unit Development, the development can be reviewed on a case by case basis to determine lot sizes, buffering, setbacks, common areas, etc.

The subcommittee met numerous times throughout the course of the year, and in October of 2002, they provided their recommended language to the Planning and Zoning Commission. In November 2002, the Planning and Zoning Commission held a formal public hearing to take action on the Committee's recommended language. At the November 13, 2002 public hearing, the Planning and Zoning Commission voted to recommend approval of the language.

The City Council then held a public hearing on the matter on December 17, 2002 and passed the language on final reading January 21, 2003. A copy of the approved original ordinance is attached. Note the following language in Section H of the Ordinance which states "All land zoned RE shall be developed and subdivided as a Planned Unit Development in accordance with Section 13-812 of the Rock Springs Zoning Ordinance." Again, this was to give the City the opportunity to review Rural Estates Developments on a case by case basis.

Between 2003 and 2004, the 80 acres owned by Dr. Spicer was annexed into the City and zoned as Rural Estates. It was also during this time that the development went through the Planned Unit Development and Subdivision Process. A copy of the approved Sweetwater Station PUD Development Plan and Sweetwater Station, Phase 1 Subdivision Plat is attached. The "Notes" are difficult to read so they are typed and attached separately.

It is necessary at this point to explain the Planned Unit Development process. First, what is a Planned Unit Development (PUD)? A PUD is a Zoning Overlay that is tied to a specific development. It is used as an alternative to conventional zoning where lot sizes, density

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requirements, setbacks, uses, common areas, and other development requirements may be allowed to be modified from the standard underlying zoning district requirements.

The caveat, however, is that the PUD must be consistent with the Comprehensive Plan. As stated in Section 13-812.4.(a) of the Zoning Ordinance, “the number of dwelling units allowed may be flexible relative 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 PUD 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 approved development requirements are documented in a PUD Development Plan. All development that occurs within the PUD becomes tied to that PUD Development Plan. One way to view it is to look at a PUD as a “mini” zoning district (or overlay zoning district) that is regulated by a Development Plan. The Development Plan becomes the regulatory document over the improvements within the PUD, rather than the underlying zone district requirements outlined in the Zoning Ordinance.

In regards to the Sweetwater Station PUD, as reflected in the approved PUD Development Plan, the subdivision was allowed to have lots that were under the 2 acre lot size requirement of the RE Zoning District (since changed to a .75 acre minimum lot size). Lots were allowed to be reduced in size due to the “Commons Area” that was planned to be developed as an HOA owned area to allow horses to run and be exercised. Please review the printed notes from the original Sweetwater Station PUD Development for further development requirements. As a PUD, if there is a conflict between these notes and the requirements of the RE Zoning District, the PUD Development Plan notes would take precedence. The PUD Development Plan becomes the overlay zoning district for the development.

PUD’s can come in two forms. A PUD can be a development plan for one parcel of ground under one common ownership. The second form, which is the case of Sweetwater Station PUD, is that the land is also subdivided for individual lot ownership, in addition to the Planned Unit Development. In this case, there are two documents that are recorded. There is the Development Plan that outlines the development requirements of which to regulate, then there is also a Subdivision Plat which divides the property into the sellable lots. Both documents are recorded.

It is also important to note that the two processes are similar in that they go through a Concept/Sketch Plan, Preliminary Development Plan/Plat, and then the Final Development Plan/Plat. Since the processes are similar, they are processed concurrently with each other.

The PUD Preliminary Development Plan would show all the phases of the development to ensure that infrastructure will be adequately served throughout the development. The Preliminary Development Plan is the overall big picture of the development. This coincides with the subdivision’s Preliminary Plat, which also shows all phases of development that are intended to be developed (typically within a five year period).

After the Preliminary Plat is approved by the City Council, the developer can then proceed to the Final Plat stage. The Final Plat must contain a vicinity map showing the location of the portion being submitted in relation to the overall area of the approved Preliminary Plat/Preliminary Development Plan.

The Final Plat must conform to the approved Preliminary Plat. If the Final Plat does not conform to the City Council approved Preliminary Plat, the developer must go back to the

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Preliminary Plat stage of the process and a revised Preliminary Plat must be resubmitted showing revisions.

The same is true for the PUD Final Development Plan. The Final Development Plan for the PUD would typically show only the phase that is moving forward with the Final Plat for the subdivision. As required by ordinance, the City Planner shall verify that the Final Development Plan conforms to the approved PUD Preliminary Development Plan (§13-906.E.(1)c.). If the Final Development Plan does not conform to the approved Preliminary Development Plan, and there are major changes, “such as alteration 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” in accordance with §13-906.G., a new Preliminary Development Plan must be reviewed by the Planning and Zoning Commission and City Council.

In the case of Sweetwater Station, only Phase 1 received Final Plat approval and was subdivided. The PUD Development Plan that was recorded with Phase 1 does show both Phase 1 and Phase 2, however, this was not required. Only the Phase 1 portion needed to be recorded since Phase 2 was not ready to be approved for construction. Regardless of whether or not the Sweetwater Station PUD Development Plan was recorded showing one or two phases, since the proposed changes do not conform to the City Council Approved PUD Preliminary Development Plan (approved on March 2, 2004), resubmittal of a revised Preliminary Development Plan is required.

Consideration of Planned Unit Developments

In considering approval of a PUD (or revisions to a PUD), keep in mind that the PUD itself is an overlay zoning district that establishes the zoning criteria of the development. It allows deviation from the underlying zoning district. Since a PUD is in essence a “mini” zoning district, the protocol for approval matches that of a zone change. Therefore, PUD Preliminary Development Plan review requires a public hearing before the Planning and Zoning Commission. This includes the requirement of publishing a public hearing notice as well as notifying those within 200 feet of the PUD property. The Sweetwater Station PUD Preliminary Development Plan is the overall PUD consisting of both phases. Therefore, notice was sent to property owners included within a 200 foot buffer surrounding Phase 1 and Phase 2.

The City Council is also required to hold a public hearing. Consistent with a zone change, as required by State Statute, “if there is a written protest against the Preliminary Development Plan signed by the owners of 20% or more of the property within 140 feet of the proposed PUD, the Preliminary Development Plan shall not be approved except upon the affirmative vote of $\frac{3}{4}$ 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.” (Section 13.906.D.(3)c.)

By ordinance, in consideration of a PUD (or amendments), the Planning and Zoning Commission and City Council can consider the following in making their decision:

- 1) Interrelationship with the plan elements to conditions both on and off the property;
- 2) Conformance to the City’s Comprehensive Plan;
- 3) The impact of the plan on the existing and anticipated traffic and parking conditions;
- 4) The adequacy of the plan with respect to land use;
- 5) Pedestrian and vehicular ingress and egress;
- 6) Building location and height;
- 7) Landscaping;

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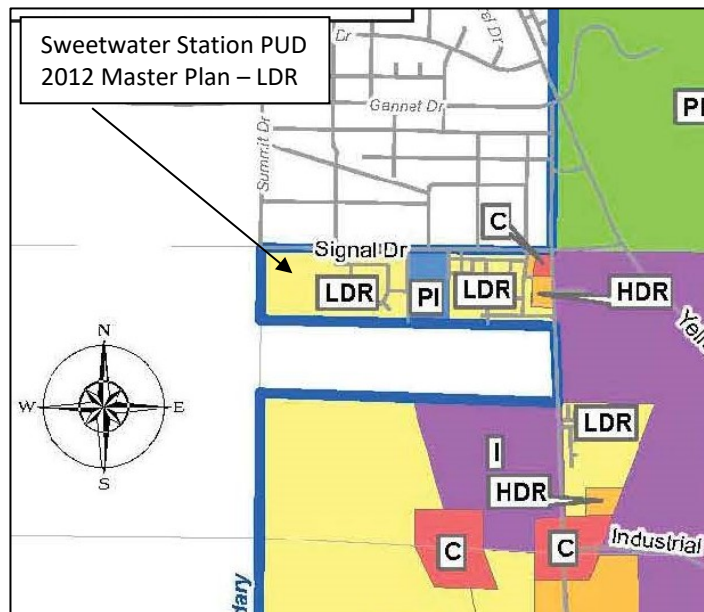
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- 8) Lighting;
- 9) Provisions for utilities;
- 10) Site drainage;
- 11) Open space;
- 12) Loading and unloading areas;
- 13) Grading;
- 14) Signage;
- 15) Screening;
- 16) Setbacks;
- 17) Other related matters.

Analysis

Understanding that there has been a history of recent submittals regarding the amendments to the Phase 2 portion of the Sweetwater Station PUD, I have analyzed the current proposal based on the comments and concerns that were previously submitted and weighted them to the criteria outlined in §13-812 (Planned Unit Development Overlay Zone) of the Rock Springs Zoning Ordinance and the items to consider when evaluating a PUD as listed above.

Density - As noted previously, lot density is allowed to exceed the underlying zoning district provided that "in no case shall the unit density be exceeded by more than 10% of that permitted by the Comprehensive Plan." The 2012 Master Plan designates this property as LDR – Low Density Residential. See below. As defined in Table 3.3 of the 2012 Master Plan, LDR is defined as "low intensity residential development at densities ranging from 0.5 to 7 dwelling units per acre."



The proposed 55 lots in Phase 2 will result in a Phase 2 density of 1.498 dwelling units per acre. The overall Sweetwater Station PUD density (Phase 1 and Phase 2) with the proposed changes will be 1.07 dwelling units per acre. The lot density will not exceed that which is permitted by the 2012 Master Plan and therefore meets this requirement of PUD review.

Traffic – As now proposed, there will no longer be through access from Phase 1 and Phase 2. Where the access would have been (on Mustang Drive), it will remain as a utility right-of-way. Lot 5 will be required to access off of Granite Drive. Therefore, this will be the only additional traffic generated into Phase 1 as a result of the amended Phase 2 Development Plan. The original approved Development Plan only had access into the Phase 2 area from the Granite/Mustang Drive intersection and one additional access point (Lipizzan Drive) onto

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Signal Drive. The Amended Development Plan, as proposed, adds an access point onto Signal Drive. Additionally, Summit Drive will be required to be extended from the Signal Drive intersection down to the proposed access point (to be named) between Lots 22 and 23. Based on these changes, traffic impact in Phase 1 will be decreased from the original approved PUD Development Plan.

Land Use – the proposed land use will remain as single family site built dwellings. The only difference in land use is that, as proposed, horses will not be permitted within Phase 2. After sitting through the subcommittee discussions when establishing a lot size requirement for the use of horses, if horses are no longer allowed, this further justifies the ability to reduce the lot sizes of Phase 2.

Pedestrian Ingress and Egress – As noted in the utility review comments, the proposed Pedestrian-Utility ROW will be relocated to line up with the ROW in Phase 1. This also matches how it was shown in the original approved Development Plan.

Open Space – The original PUD Development Plan provided a 2.35 acre Commons Area for the use of the residents of Sweetwater Station. The use of the area is addressed within the Sweetwater Station Covenants. The original PUD Development Plan was approved without an Open Space area within Phase 2. The revised plan is consistent with the original open space plan. However, being that no open space is proposed, with the filing of the Final Plat, fees-in-lieu of land dedication will be required in accordance with §16-905(S) of the Rock Springs Subdivision Ordinance, which requires the subdivider to pay a fee of 10% of the land value prior to it's subdivision.

Principle Structure Setbacks – Minimum setbacks for principal structures within an RE zoning district are as follows: Front: 30', Rear: 30', Side: 15', and Corner: 30'. The proposed setbacks for this development are shown on the Development Plan and are specific to the lot as shown here:

SETBACKS						
LOTS	TYPE	FRONT	BACK	SIDE	CORNER	SIDE
1-3	SFD	30'	30'	10'	20'	
4-11	SFD	30'	30'	15'	30'	
12-31	SFD	30'	30'	10'	20'	
32-35	SFD	30'	30'	15'	30'	
36-55	SFD	30'	30'	15'	30'	

EACH UNIT SHALL HAVE TWO OFF-STREET PARKING SPACES. IF A PAVED DRIVEWAY IS BEING USED THEN THE DRIVEWAY SHALL BE A MINIMUM OF 2-9'X20' IN LENGTH.

NO STRUCTURE OR FENCING IN EXCESS OF 30" TALL SHALL BE PERMITTED TO BE LOCATED INSIDE OF THE 40' CORNER VISION TRIANGLE AREA.

REAR AND SIDE SETBACKS FOR ACCESSORY STRUCTURE IS 3'.

All lots are proposed to meet the minimum 30' front and rear setback. All but Lots 1-3, and Lots 12-31 are proposed to meet the minimum 15' side setback. These lots are proposed to have a minimum setback of 10 feet, which although does not meet the RE setback requirements, the 10' setback exceeds the minimum setback in an R-1 zoning district.

All but Lots 1-3, and Lots 12-31 are proposed to meet the minimum 30' corner setback. These lots are proposed to have a minimum corner setback of 20 feet, which although does not meet the RE setback requirements, the 20' corner setback meets the minimum setback in an R-1 zoning district.

Accessory Structure Setbacks - In regard to accessory structures, there is a note on the Amended Development Plan (shown above) stating that "Rear and side setbacks for

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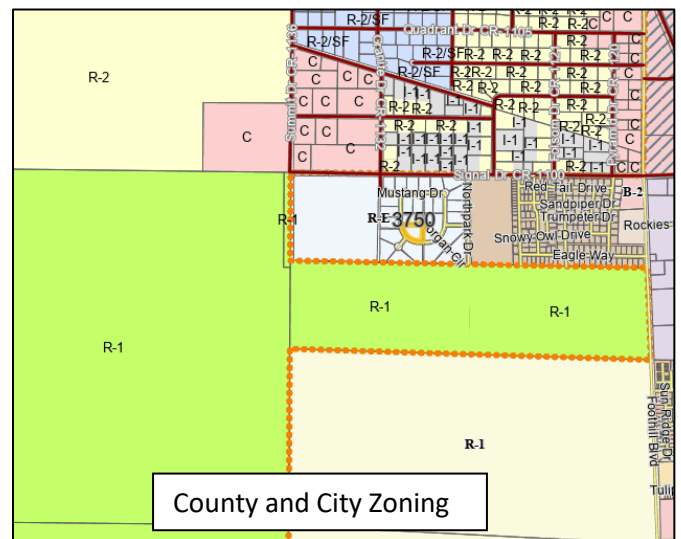
accessory structures is 3 feet". The required accessory structure setbacks within an RE zoning district is 30' front and corner, 15' interior side, and 15' rear setback. Allowing only a 3' setback is significantly different than the required setbacks of the RE district.

It would be staff's recommendation to leave the 15' side and rear accessory structure setback requirements on all lots except Lots 1-3, and Lots 12-31 (the lots that have lessor setbacks for the principle structure). On these lots, staff would recommend a 10 foot side and rear setback (less than the 15' RE setback but still greater than the R-1 accessory setbacks). The 10' setback also matches the 10' side setback for the principle structures on these lots. Corner setbacks for accessory structures should match the principle structure corner setback of 30' on all lots except for Lots 1-3, and Lots 12-31. Lots 1-3, and Lots 12-31 should have a corner setback for accessory structures of 20 feet to match the principle structure.

Lot Coverage – In accordance with §13-815.S.(1) of the Rock Springs Zoning Ordinance, residential lots in the R-1, R-2, R-3, R-4, R-5, R-6 and B-R Zoning Districts shall not exceed a lot coverage of fifty percent. Although this does not specify the lot coverage requirement in an R-E district, it is noted on the original Development Plan Use Restrictions, Section 7(e) that "total coverage of the lot by structures shall not exceed thirty percent (30%) of the lot's total square foot area unless a plan for adequate fire protection is prepared and approved by the Rock Springs Fire Department." To be consistent with the setbacks and the original Development Plan, staff would recommend the 30% lot coverage requirement on all lots except Lots 1-3, and Lots 12-31 (the lots that have lessor setbacks for the principle structure). On these lots, staff would recommend a 40% lot coverage requirement which exceeds the R-1 requirement but is less strict than the 30% coverage requirement.

Building Height and Views of White Mountain – buildings will be limited to the 28' height restriction of the R-E zoning district. It was discussed in previous meetings that the structures within Phase 2 will block views of White Mountain. Provided that the structures do not exceed the 28' height limit, the homes constructed under the Amended Development Plan would not exceed the homes that would be built in Phase 2 without the amendment. Nor will the homes constructed in Phase 2 block views any more than large homes with attached garages and oversized detached garages already found in Phase 1.

Additionally, the property to the west of Phase 2 is currently owned by Anadarko. This property is located outside of the City Limits and is zoned County R-1. Minimum lot size within a County R-1 zoning district is 8,500 square feet. There is no guarantee that this property would not be sold and developed at some point in the future. As has been noted during the previous round of meetings, without a recorded view shed easement, preventing construction due to reducing views is not recommended.



Utility Review Comments

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A Utility Review Meeting was held on October 29, 2019 to discuss the proposed Amended Development Plan. The submitted Utility Review Comments can be found in the attachments. All items noted by the Utility Review Committee shall be addressed on the Final Development Plan/Final Plat Submittal.

Property Owner Notification

Adjacent property owners were notified of this application on October 25, 2019 and were invited to comment. Additionally, the public hearing notice was published in the Rocket Minor on October 26, 2019. At the time this report was written, no written or verbal comments were received from adjacent property owners. 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. As noted previously, since the July 2019 application was denied by City Council on August 6, 2019, this is considered to be a new submittal. Therefore, written comments from adjacent property owners must be resubmitted.

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 if approved:

1. All comments from the October 29, 2019 Utility Review Meeting shall be addressed on the Final Plat and/or Final Development Plan where appropriate.
2. Adjust Accessory Structure setbacks as noted.
3. Provide lot coverage requirements for Phase 2 as noted.



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 _____ File Number: _____
Meeting Dates: Utility Review _____ P&Z _____ Council _____
Resolution # _____ Ordinance # _____
Date of Action: _____ By: _____

☐ \$200.00 Application Fee

PLANNED UNIT DEVELOPMENT NAME: Sweetwater Station (Phase 2)

PROPERTY INFORMATION

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

Property Owner: Name: Thomas Spicer 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 and 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 and 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>40 Development, P.O. Smith</u>	Date	<u>10/16/2019</u>
Signature of Owner	<u>Aurelia Station LLC by Thomas Agnew</u>	Date	<u>10/16/2019</u>
Signature of Engineer	<u>Daniel Chavez</u>	Date	<u>10/21/19</u>
Signature of Surveyor	<u>Dane D. Jensen</u>	Date	<u>10/21/19</u>

AMENDED P.U.D. DEVELOPMENT PLAN SWEETWATER STATION ADDITION, PHASE 2

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

LEGAL DESCRIPTION

A tract of land 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 being more particularly described as follows:

Commencing at the Northwest corner of said Section 16;

Thence South 0°19'26" West along the west line of said Section 16 for a distance of 50.00 feet;

Thence South 89°29'13" East along the southerly right-of-way line of Signal Drive for a distance of 49.12 feet to the TRUE POINT OF BEGINNING.

Thence continuing South 89°29'13" East along said southerly right-of-way line for a distance of 1,252.20 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°30'47" 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°30'47" West for a distance of 1,079.62 feet;

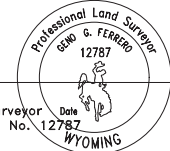
Thence North 88°51'27" West for a distance of 1,248.09 feet;

Thence North 00°19'26" East for a distance of 1,269.72 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 36.725 acres, more or less, and is subject to any easements and/or rights-of-way which have been legally acquired.

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 AMENDED P.U.D. FINAL DEVELOPMENT PLAN of the SWEETWATER STATION ADDITION, PHASE 2



Geno G. Ferrero
Professional Land Surveyor
Wyoming Registration No. 12787

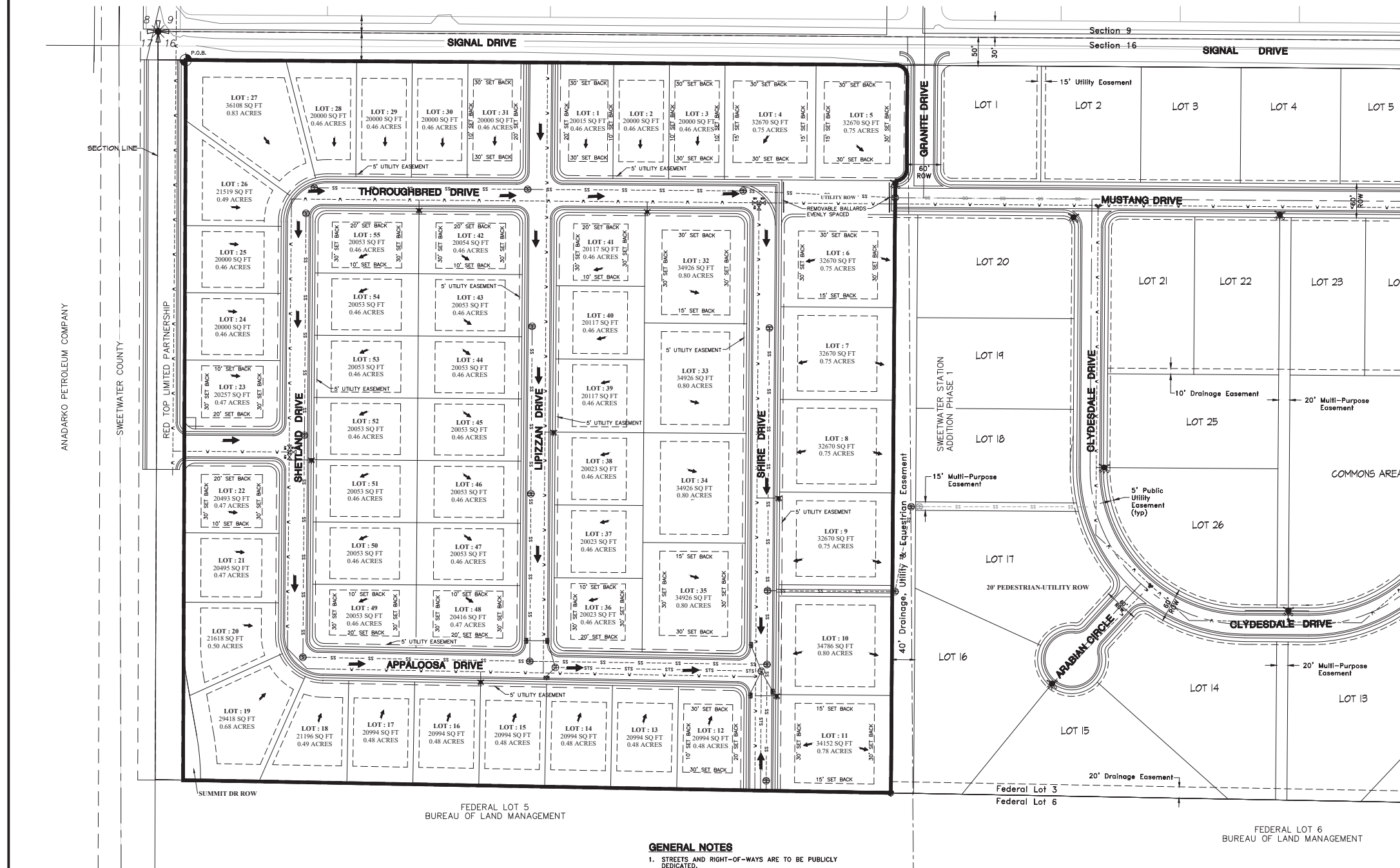
ZONING ADMINISTRATOR CERTIFICATION

Certified this _____ day of _____, 20____.

Laura Leigh, Zoning Administrator

LEGEND

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



GENERAL NOTES

- STREETS AND RIGHT-OF-WAYS ARE TO BE PUBLICLY DEDICATED.
- LOT 1&31 SHALL ACCESS FROM THOROUGHbred DRIVE, LOT 5 SHALL ACCESS FROM GRANITE DRIVE, LOTS 22&23 SHALL ACCESS FROM SHETLAND DRIVE.
- WATERLINES FOR PHASE 1 HAVE BEEN INSTALLED FOR THE SWEETWATER STATION ADDITION PHASE 1 SUBDIVISION.
- SEWER LINES FOR PHASE 1 HAVE BEEN INSTALLED FOR THE SWEETWATER STATION ADDITION PHASE 1 SUBDIVISION.
- ALL WATER MAINS ARE 8" DIAMETER. FIRE HYDRANT LATERALS ARE 6".
- UTILITY EASEMENTS ARE LOCATED ALONG RESIDENTIAL STREET RIGHT-OF-WAYS, 5 FEET WITHIN THE LOTS FROM THE PROPERTY LINE.
- WATER AND SEWER SHALL BE PUBLIC.
- PEDESTRIAN-UTILITY RIGHT-OF-WAYS WILL HAVE A 5' WIDE SIDEWALK CENTERED, THE REMAINDER OF THE PEDESTRIAN-UTILITY RIGHT-OF-WAYS WILL BE LANDSCAPED WITH 4" ROCK WITH WEED CHECK GEO-FABRIC. BOLLARDS WILL BE USED TO BLOCK VEHICLES FROM ENTERING THESE AREAS.
- UTILITY RIGHT-OF-WAYS WILL BE LANDSCAPED WITH 4" ROCK WITH WEED CHECK GEO-FABRIC. BOLLARDS WILL BE USED TO BLOCK VEHICLES FROM ENTERING THESE AREAS.
- HORSES ARE NOT PERMITTED

SETBACKS

LOTS	TYPE	FRONT	BACK	SIDE	CORNER SIDE
1-3	SFD	30'	30'	10'	20'
4-11	SFD	30'	30'	15'	20'
12-31	SFD	30'	30'	10'	20'
32-35	SFD	30'	30'	15'	30'
36-55	SFD	30'	30'	15'	30'

EACH UNIT SHALL HAVE TWO OFF-STREET PARKING SPACES. IF A PAVED DRIVEWAY IS BEING USED THEN THE DRIVEWAY SHALL BE A MINIMUM OF 2'-9"x20' IN LENGTH.

NO STRUCTURE OR FENCING IN EXCESS OF 30' TALL SHALL BE PERMITTED TO BE LOCATED INSIDE OF THE 40' CORNER VISION TRIANGLE AREA.

REAR AND SIDE SETBACKS FOR ACCESSORY STRUCTURE IS 3'.

LEGEND

- SET BACK
- PROPOSED STORM SEWER
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SANITARY SEWER MANHOLE
- STREET DRAINAGE
- LOT DRAINAGE

JFC ENGINEERS SURVEYORS

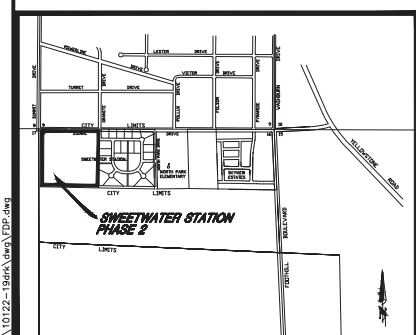
PO BOX 2026
ROCK SPRINGS, WY 82902
PHONE (307) 362-7519
FAX (307) 362-7569
http://www.jfc-wyo.com

GRAPHIC SCALE
25 0 25 50 100
1 inch = 100 ft.

DRAWN BY:
DRK

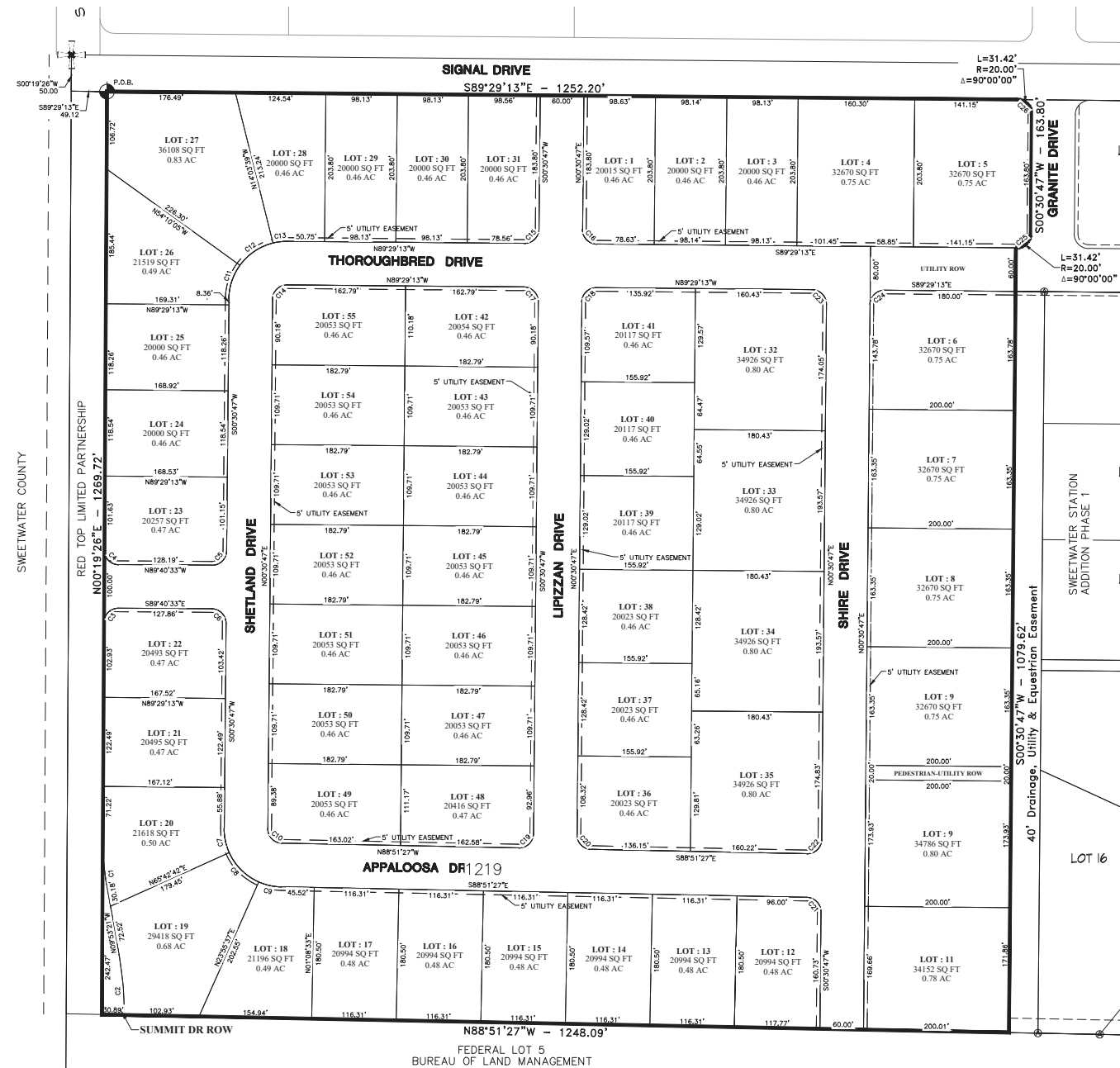
SWEETWATER STATION ADDITION, PHASE 2
AMENDED PUD DEVELOPMENT PLAN
4D DEVELOPMENT, LLC
514 G STREET
ROCK SPRINGS, WYOMING 82901
PHONE: 307-382-8043

DATE:
OCT. 2019
PROJECT NO:
10122-19E
SHEET NO:
1 OF 2

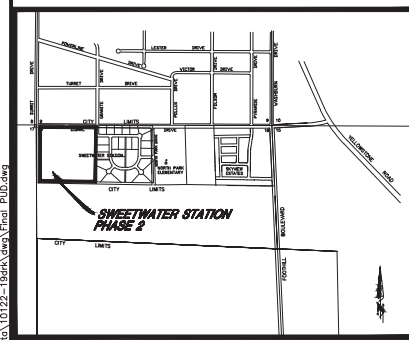


VICINITY MAP
SCALE: 1"=2000'

AMENDED P.U.D. DEVELOPMENT PLAN
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	64.17	360.00	010.2131	S4° 46' 58"E	64.09
C2	78.43	440.00	010.2132	N4° 46' 57"W	78.33
C3	31.42	20.00	090.0000	S45° 19' 27"W	28.28
C4	31.42	20.00	090.0000	S44° 40' 33"E	28.28
C5	31.35	20.00	089.8110	N45° 25' 07"E	28.24
C6	31.48	20.00	090.1890	N44° 34' 53"W	28.33
C7	34.63	80.00	024.8014	S11° 53' 15"E	34.36
C8	58.34	80.00	041.7838	S45° 10' 49"E	57.06
C9	31.81	80.00	022.7852	S77° 27' 53"E	31.60
C10	31.20	20.00	089.3706	N44° 10' 20"W	28.13
C11	49.31	80.00	035.3186	S18° 10' 22"W	48.54
C12	56.00	80.00	040.1070	S55° 53' 08"W	54.86
C13	20.35	80.00	014.5740	S83° 13' 34"W	20.29
C14	31.42	20.00	089.9999	N45° 30' 47"E	28.28
C15	31.42	20.00	089.9999	N45° 30' 47"E	28.28
C16	31.42	20.00	090.0001	S44° 29' 13"E	28.28
C17	31.42	20.00	090.0001	S44° 29' 13"E	28.28
C18	31.42	20.00	089.9999	S45° 30' 47"W	28.28
C19	31.64	20.00	090.6294	S45° 49' 40"W	28.44
C20	31.20	20.00	089.3706	S44° 10' 20"E	28.13
C21	31.20	20.00	089.3706	N44° 10' 20"W	28.13
C22	31.64	20.00	090.6294	S45° 49' 40"E	28.44
C23	31.42	20.00	090.0001	N44° 29' 13"W	28.28
C24	31.42	20.00	089.9999	N45° 30' 47"E	28.28
C25	31.42	20.00	090.0000	N45° 30' 47"E	28.28
C26	31.42	20.00	089.9997	N44° 29' 12"W	28.28



VICINITY MAP
SCALE: 1"=2000'

SCALE: 1"=100'

JFC ENGINEERS
SURVEYORS

PO BOX 2026
ROCK SPRINGS, WY 82902
PHONE (307) 362-7519
FAX (307) 362-7569
<http://www.jfc-wyo.com>

GRAPHIC SCALE
0 25 50 100
feet
1 inch = 100 ft.

DRAWN BY:
DRK

SWEETWATER STATION ADDITION, PHASE 2
AMENDED PUD DEVELOPMENT PLAN
4D DEVELOPMENT, LLC
514 G STREET
ROCK SPRINGS, WYOMING 82901
PHONE: 307-382-8043

DATE:
OCTOBER 1991
PROJECT NO:
10122-19E
SHEET NO:
2 OF 2

12/14/02
ORDINANCE NO. 02- 16

AN ORDINANCE AMENDING ARTICLE 13-8 OF THE ORDINANCES OF THE CITY OF ROCK SPRINGS, WYOMING, ENTITLED "ZONE DISTRICT REGULATIONS".

WHEREAS, after notice given in the manner and for the time required by law, the Planning and Zoning Commission of the City of Rock Springs held a public hearing on November 13, 2002, on the proposed amendment to Article 13-8 of the Ordinances of the City of Rock Springs; and,

WHEREAS, the Planning and Zoning Commission of the City of Rock Springs, Wyoming, voted to recommend approval of the proposed amendment to Article 13-8 of the Ordinances of the City of Rock Springs; and,

WHEREAS, notice of hearing before the governing body of the City of Rock Springs, Wyoming, has been given as required by law, and the governing body has determined that said amendment should be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROCK SPRINGS, STATE OF WYOMING:

Section 1. That Article 13-8 of the Ordinances of the City of Rock Springs be amended as follows:

1. Amend Article 13-8 by adding new Section 13-800.1 to read as follows:

13-800.1 Rural Estate Planned Unit Development Zone (R-E)

A. Purpose.

The purpose of the RE 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.

B. Principally Permitted Uses.

- (1) Detached single-family site-built dwellings.
- (2) Public Parks.

C. Conditionally Permitted Uses.

- (1) Family day care home and group day care home.
- (2) Electrical sub-stations, gas regulating stations, water pump stations, water towers, lift stations.
- (3) Public Buildings.
- (4) Church, including a parsonage, convent or monastery and/or accessory living quarters for priests, nuns or ministers provided that these shall be appropriate to the zoning district in which they are to be located.
- (5) Schools.
- (6) Day care center conducted as an accessory use to a church, subject to the requirements of the State of Wyoming.
- (7) Bed and Breakfast Inn, subject to the following requirements:
 - (a) The structure must be owner occupied and not more than two guestrooms shall be permitted.
 - (b) The only meal to be provided to guests shall be breakfast.
 - (c) Guests may stay no more than six consecutive days. The establishment may not be operated as a boarding house, and weekly rates cannot be offered.
 - (d) The outside appearance of the structure shall not be altered from its single-family appearance.
 - (e) One off-street parking space per guestroom shall be provided.
 - (f) One advertising sign not to exceed six square feet may be permitted. The sign may be attached or freestanding and shall not exceed six feet in height. The sign shall not be a flashing sign, moving sign, or electronic changeable message panel.
- (8) Adult day care center conducted as an accessory use to a church, subject to the requirements of Section 13-807.C.(5).
- (9) Transmission Tower less than fifty (50) feet in height, with setbacks from property lines equal to the height of the tower.
- (10) Day care conducted as an accessory use to a school.

D. Permitted Accessory Uses.

- (1) Private garages.
- (2) Greenhouses.
- (3) Tool houses, sheds and other similar buildings for the storage of domestic supplies.
- (4) Privately or jointly owned swimming pools, tennis courts, and equestrian arenas (covered or uncovered) for the use and convenience of the residents.

- (5) Signs as regulated by Article 8, Section 13-815.M. of this Ordinance.
- (6) Home Occupations as regulated by Article 8, Section 13-815.N. of this Ordinance.
- (7) Animals Accessory to Residential Use:
 - (a) Each lot shall be permitted to have 1 horse (or mule in combination) per acre of property accessory to the permitted use but not to exceed two animals. Un-weaned offspring (six months old or less) will not be considered as part of the total number of animals.
 - (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.
 - (1) 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.
 - (2) 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.
 - (1) To prevent dust and drainage problems, corral areas shall be limited to 25% of the lot coverage.
 - (2) Grazing/corral area shall not create a dust or drainage condition beyond the property boundaries.
 - (g) Separation.
 - (1) Animals shall be kept a minimum distance of 100 feet from any residence.

E. Lot Area and Lot Dimensions.

(1) Required Lot Area:

<u>Use</u>	<u>Minimum Lot Area</u>
Single Family Dwelling	2 acres
Other Permitted Uses	Minimum area to be determined by building area, parking requirements, and required setbacks.

(2) Required Lot Dimensions

<u>Use</u>	<u>Minimum Lot Width</u>	<u>Minimum Lot Depth</u>
Single Family Dwelling	100 feet	200 feet
Other Uses	Lot dimensions to be determined by building area, parking requirements, and required setbacks	

F. Setbacks, Yards, and Heights.

(1) Minimum Setbacks from Property Line:

<u>Use</u>	<u>Front</u>	<u>Interior</u>	<u>Corner</u>	<u>Rear</u>
Single Family Dwelling	30'	15'	30'	30'
Schools, Civic Cultural and Religious institutions including accessory use structures)	30'	30'	30'	30'
Structures Accessory to Single Family Residences.	30'	15'	30'	15'

The above listed setback and yard requirements are subject to the following additional requirements:

Front Setback. Front setbacks shall be adjusted to a lesser amount than required by this ordinance. When more than 25 percent of the lots fronting one side of the street between intersections are occupied by structures having setbacks from the street right-of-way of lesser amounts than hereinafter required by this ordinance, the average setback of all existing buildings between the intersection shall be considered an established setback and shall be maintained by all new or relocated structures. When a building is to be built where there is an established setback less than that required by this ordinance, and there is an existing building on only one contiguous side,

the front setback for the new building shall be no greater than that of the existing building on the one side which is contiguous to and contains and building. If a building is to be built where there is an established setback less than that required by this ordinance, and there are existing buildings on both contiguous sides, the established setback shall be determined by connecting a straight line between the forward most portion of the buildings on the contiguous sides. An adjustable front setback under this section must be approved by the Planning and Zoning Commission.

(2) Maximum Building Height: 28 feet

G. Landscaping.

Except for single-family lots and their adjacent rights-of-way, all areas not designated for buildings, circulation, parking, or storage shall be landscaped in accordance with Article 8, Section 13-815.C. Landscaping of public parks shall be the responsibility of the City of Rock Springs. Landscaping of required buffer zone shall be the responsibility of the developer.

H. Development Requirements.

(1) All land zoned RE shall be developed and subdivided as a Planned Unit Development in accordance with Section 13-812 of the Rock Springs Zoning Ordinance.

I. Minimum District Size

(1) 80 acres with a minimum of two sides adjoining City Limits boundary line

PASSED AND APPROVED this 21st day of January, 2003.

David M. Tate
President of the Council

ATTEST:

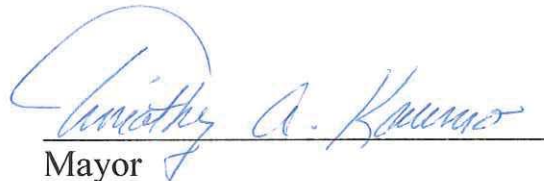
Calvin A. Tate
City Clerk

Timothy A. Hume
Mayor

1st Reading: 12/17/02
2nd Reading: 01/07/03
3rd Reading: 01/21/03

THE STATE OF WYOMING)
COUNTY OF SWEETWATER) ss.
CITY OF ROCK SPRINGS)

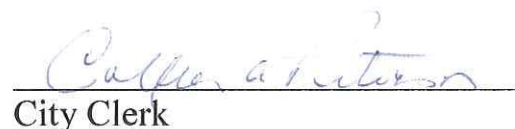
I, Timothy A. Kaumo, Mayor of the City of Rock Springs, Wyoming, do hereby proclaim that the above and foregoing Ordinance of the City of Rock Springs was, on the date thereof, duly and regularly passed and approved by the City Council of said City of Rock Springs, and attested by the Clerk of said City, and I do hereby proclaim the same to be in full force and effect from and after the date of its passage and approval.



Mayor

THE STATE OF WYOMING)
COUNTY OF SWEETWATER) ss.
CITY OF ROCK SPRINGS)

I, Colleen A. Peterson, City Clerk of the City of Rock Springs, Wyoming, do hereby certify that on this 21st day of January 2003 the foregoing Ordinance of the City of Rock Springs was proclaimed by the Mayor of the City to be in full force and effect from and after the passage thereof as set forth in said Ordinance, and that the same was posted by me in the office of the City Clerk as directed by the City Council on the 21st day of January 2003, at 9:00 p.m. on said day.



City Clerk

Data on this plat reviewed this 5TH day of MAY, A.D. 2004 by a licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

Paul Kauchich
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 14TH day of APRIL, A.D. 2004.

Rose M. Mosbey
ROSE M. MOSBEY, Chairman

Laura Randall
Attest:
LAURA RANDALL, Secretary

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 14TH day of MAY, A.D. 2004.

Timothy A. Kaumo
TIMOTHY A. KAUMO, Mayor
Colleen Peterson
Attest:
COLLEEN PETERSON, City Clerk



STATEMENT OF SURVEYOR

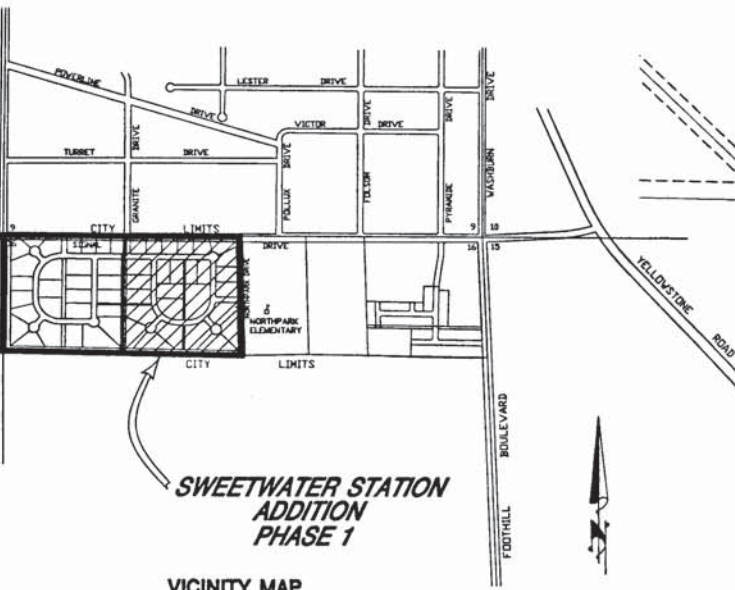
I, Craig A. Shavers do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the Sweetwater Station Addition, Phase I as laid out, plotted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are situated 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).

Craig A. Shavers
Craig A. Shavers
Professional Land Surveyor
Wyoming Registration No. 2428
Date 4/14/04
WYOMING

STATE OF WYOMING
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 14TH day of APRIL, 2004, by:

Craig A. Shavers
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 10-10-05
Tran Smalstig
Notary Public

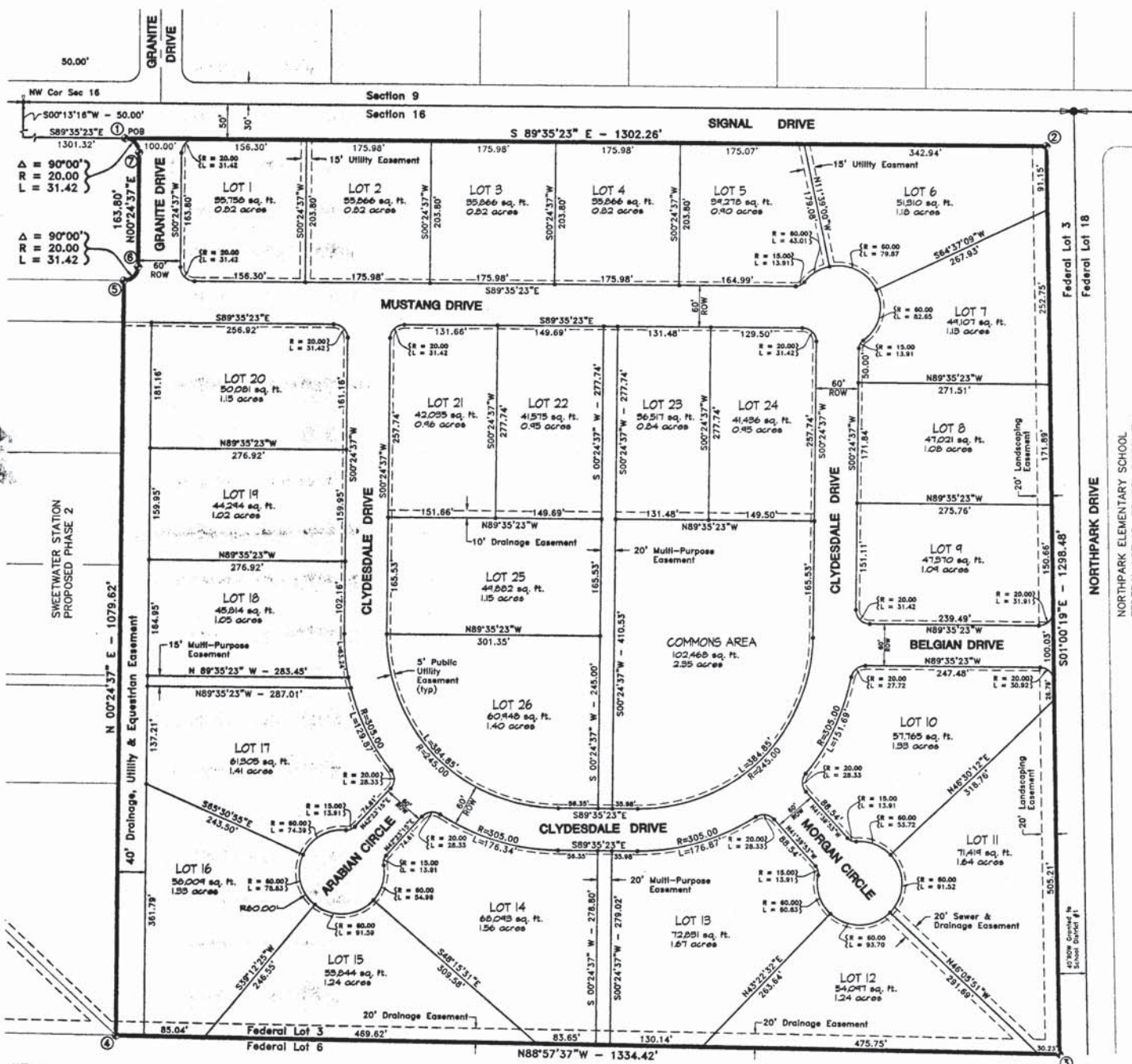


SWEETWATER STATION
ADDITION
PHASE I

VICINITY MAP

FINAL PLAT FOR SWEETWATER STATION ADDITION, PHASE 1

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



NOTE:

THIS SUBDIVISION INCLUDES A TOTAL OF 26 LOTS
AND CONTAINS A TOTAL OF 38,971 ACRES.

MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS
WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL
LOT OWNER. FENCES, WALLS OR FOOTINGS THAT
WOULD IMPED DRAINAGE FLOWS WITHIN THOSE
DRAINAGE EASEMENTS AND REGRADING OF DRAINAGE
EASEMENTS SHALL NOT BE PERMITTED.

DEVELOPER

RED TOP LIMITED PARTNERSHIP
2201 Skyview Drive
Rock Springs, WY 82901
Phone: (307) 362-7751
Contact: Thomas E. Spicer

FEDERAL LOT 6
BUREAU OF LAND MANAGEMENT
EXISTING ZONING OPEN

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 2928".
- INDICATES 2" ALUMINUM CAP WITH
5/8"x24" REBAR STAMPED "PROPERTY
CORNER JFC PLS 2928".

LEGAL DESCRIPTION

Know all men by these presents that the undersigned Red Top Limited Partnership, 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 I, is located in Federal Lots 3 and 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 1301.32 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 1,302.26 feet to a point located on the westerly right-of-way line of North Park Drive granted to School District No. 1 by BLM Permit No. 74854;

Thence South 01°00'19" East along said westerly right-of-way line for a distance of 1,298.48 feet to a point located on the southerly boundary of Federal Lot 3;

Thence North 88°57'37" West along the southerly boundary of Federal Lots 3 and 4 for a distance of 1,334.42 feet;

Thence North 00°24'37" East for a distance of 1,079.62 feet to a point which is the beginning of a non-tangent curve, concave northwesterly, having a radius of 20.00 feet the center of which bears North 00°24'37" East;

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

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

Thence northwesterly along said curve through a central angle of 90°00'00" for an arc distance of 31.42 feet to the TRUE POINT OF BEGINNING.

and contains an area of 38.971 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 22ND day of APRIL, 2004, by:

RED TOP LIMITED PARTNERSHIP

Shirley L. Spicer
Manager

STATE OF WYOMING
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 22ND day of APRIL, 2004, by:

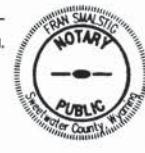
THOMAS E. SPICER

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-10-05

Tran Smalstig
Notary Public



RECORDING - PLANNED UNIT DEVELOPMENT CONFORMANCE

This plat conforms with Sweetwater Station Addition, Phase I, a Planned Unit Development, as approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this 14TH day of MAY, 2004, and may be used as the necessary recording instrument for said Planned Unit Development.

Timothy A. Kaumo
TIMOTHY A. KAUMO, Mayor

Colleen Peterson
COLLEEN PETERSON, City Clerk



CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 1:55:00 p.m.,

May 14, 2004, and is duly recorded in Book 144, Page No. 422

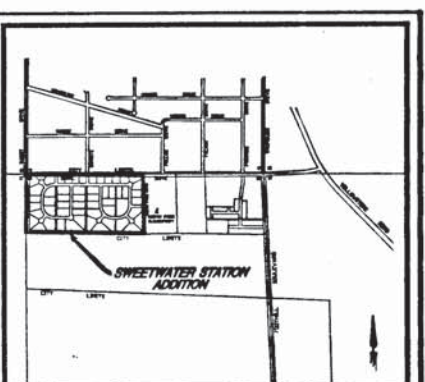
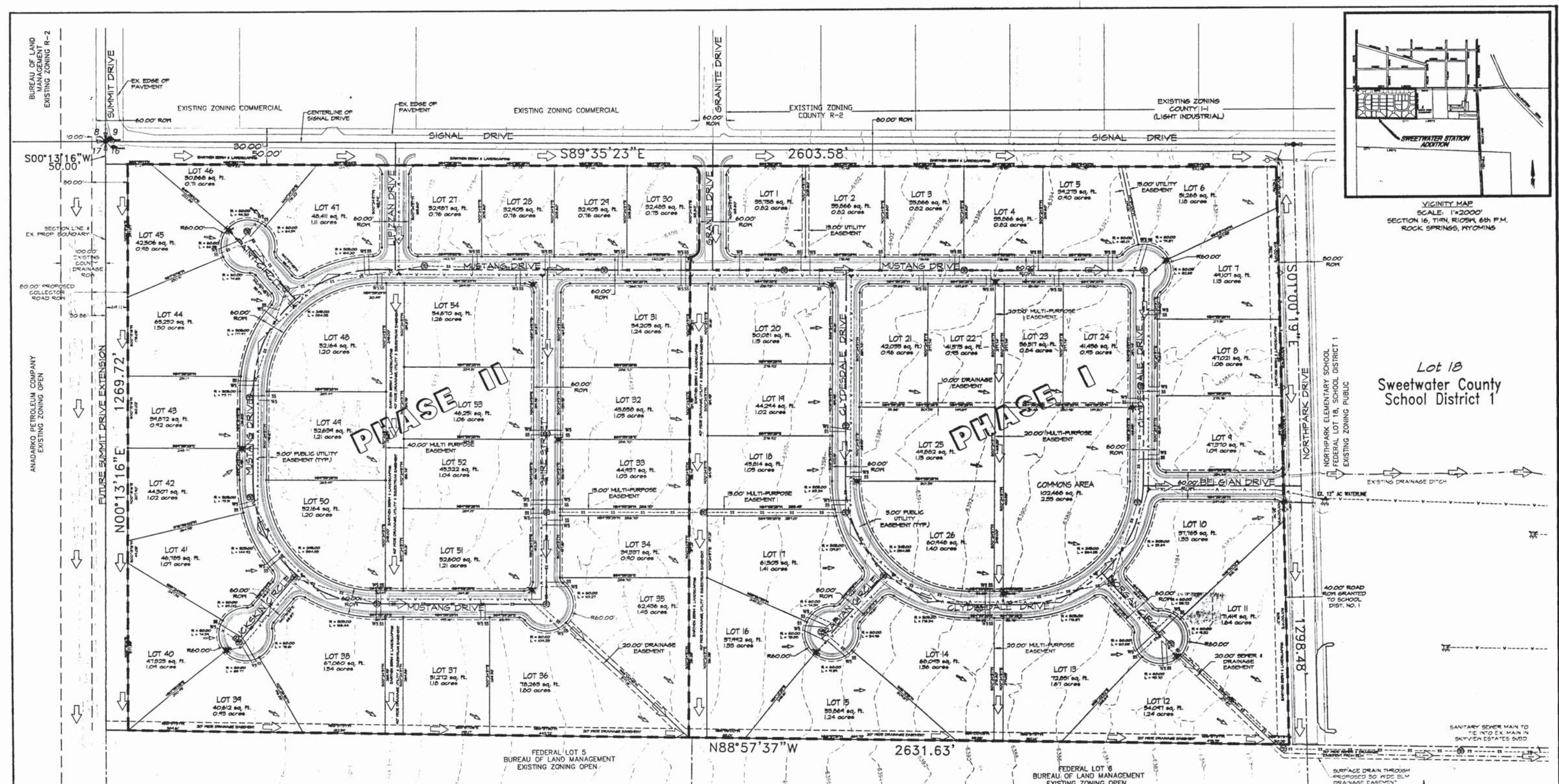
Debra Spiff
County Clerk

Debra Spiff
Deputy

RECORDED 5:14:00PM AT 40 15 PM REC'D 142811 DEB 0004 P04 0000
LORETTA BAILIFF, CLERK OF SWEETWATER COUNTY, WY Page 1 of 2

BASIS OF BEARING

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.



VICINITY MAP
SCALE: 1"=2000'
SECTION 16, T14N, R105W, 6th P.M.
ROCK SPRINGS, WYOMING

Lot 18
Sweetwater County
School District 1

ARTICLE II. USE RESTRICTIONS

- Section 1. The Common Areas and all Lots, whether or not the instruments of conveyance or assignment shall refer to this Declaration, shall be subject to the covenants, conditions, restrictions, easements, reservations and other provisions contained in this Declaration, as the same may be amended from time to time. The covenants, conditions, restrictions, easements, reservations and other provisions contained herein shall run with the land and shall be binding upon all persons purchasing, leasing, sub-leasing or occupying any lot or lots in the development and shall remain in full force and effect until a majority of the owners of all of the planned lots in the subdivision shall direct otherwise, as provided in Article VII, section 4.
- Section 2. All Lots shall be used primarily for residential purposes only. Permitted uses shall relate to those uses allowed in the applicable Rural Estates Zoning District of the Property as stated in the Zoning Ordinance of the City of Rock Springs, Wyoming, including requirements for setbacks.
- Section 3. Each lot shall have a single-family residence, site built. A statement of approval from the Design and Review Committee shall accompany all site plan and building submissions to the City of Rock Springs, and no construction shall take place without the approval of the Design and Review Committee.
- Section 4. Each single-family residence must contain a minimum habitable area of 2,000 square feet if a single level home. For multi-level homes, the footprint of the ground level habitable area, excluding porches and garage areas, must be at least 1800 square feet.
- Section 5. There shall be no more than a single residence on any single lot. If there is a need for servants' quarters or guest quarters, those quarters must be built as a part of the residence under a single roof and shall be available only for non-paying guests or actual servants of occupants of the single family residence.
- Section 6. Garages which are structurally part of the residence must have their garage door entrance not facing the front of the property.
- Section 7. The following provisions shall govern buildings adjacent to the main residence on a lot, so-called "Outbuildings."
- (a) There may be accessory or auxiliary garages, barns or back rooms incidental to the single-family residence, but all accessory buildings must maintain the same architectural "look and feel" as the residence (e.g., no stucco residence with a steel barn out back.)
- (b) No garage, barn or stable or similar accessory structure shall be erected on any lot with construction of the primary single-family residence shall have been commenced on said lot. No garage, barn or other accessory building may be occupied or used until the single-family residence is finished and occupied.
- (c) No garage, barn, stable, back room, trailer, guest house, mobile home, motor vehicle or any temporary structure of any nature may be used temporarily or permanently as a residence on any lot.
- (d) All structures on the lots must be site-built, no buildings or structures may be moved from another location onto the lots (other than custom designed manufactured structures.)
- (e) Total coverage of the lot by structures shall not exceed thirty percent (30%) of the lot's total square foot area unless a plan for adequate fire-protection is prepared and approved by the Rock Springs Fire Department.
- (f) Each Owner must maintain a route for fire protection vehicles from the front of the Lot to the rear of the Lot.
- Section 8. No Lot may be subsequently subdivided nor shall any conveyance be made or recognized for less than a whole lot except for necessary easements for public utilities.
- Section 9. No Owner may interfere with the established drainage pattern over his Lot to the detriment of adjacent lots or open areas.
- Section 10. No hotel, store, multi-family dwelling, boarding house, guest ranch, or any other place of business of any kind, and no hospital, sanitation, or other place for the care or treatment of the sick or disabled nor any facility for the care or treatment of sick or disabled animals shall ever be erected or permitted upon the premises.
- Section 11. No business of any kind or character whatsoever shall be conducted in or from any residence or building on any of said lots or tracts.
- Section 12. All Lots are subject to easements for public utilities, irrigation and bridle path purposes; no excavation, planting, fence, building structure, or other item may be placed or permitted to remain at any point on said bridle path easement.
- Section 13. No more than 2 (two) horses are allowed per lot. (A colt becomes a "horse" for the purposes of this definition when it has attained the age of 12 months). Each threshold pony, mare or donkey constitutes one horse. Other than household pets (dogs and cats) and horses noted above, no other animal (pigs, sheep, goats, rabbits, etc.) are allowed.
- Section 14. All garbage shall be kept in closed containers and must be concealed from view of the surrounding lots and streets.
- Section 15. No motorized vehicles of any kind shall be permitted to use the bridle paths or horse arena areas except for the limited necessary use of horse trailers and vehicles for supply, material delivery, or maintenance.
- Section 16. Dust Control. All surfaces used for vehicular traffic shall be covered with gravel or asphalt; no surface can remain a dirt surface that contributes to the dust.

TYPICAL EQUESTRIAN SETBACKS

- TYPICAL SETBACKS AS PROPOSED FOR THE RESIDENTIAL UNIT PLAN
- A. EQUESTRIAN USAGE RESTRICTED TO REAR PORTION OF THE LOT.
- B. MAXIMUM EQUESTRIAN AREA IS 3000 SQUARE FEET.
- C. MINIMUM REAR EQUESTRIAN SETBACK IS 8 FEET.
- D. MINIMUM SIDE EQUESTRIAN SETBACK IS 10 FEET; EXCEPT THAT EQUESTRIAN FENCES MAY BE PLACED ON A PROPERTY LINE IF USED IN COMMON WITH EQUESTRIAN FENCE ON ADJOINING LOT.
- E. MINIMUM STREET SIDE EQUESTRIAN SETBACK IS 15 FEET.

TABULATION

ZONING	RE (PUD)
TOTAL LAND AREA	75.64 AC
PROPOSED RIGHT-OF-WAY DEDICATION	9.63 AC (12% OF TOTAL AREA)
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS	54 (65% OF TOTAL AREA)
PHASE 1	26 LOTS (36.71 ACRES)
PHASE 2	28 LOTS (38.72 ACRES)
PROPOSED DENSITY	0.714 DU/AC
PROPOSED COMMONS AREA	2.35 AC (3% OF TOTAL AREA)

LEGEND

- 6312 EXISTING GRADE CONTOUR
- LOT DRAINAGE DIRECTION
- STREET/DITCH DRAINAGE DIRECTION
- NEW 8" SANITARY SEWER MAIN
- NEW 4" SAN. SEWER SERVICE
- NEW WATER MAIN
- WATER SERVICE
- GRAPHIC SCALE
1 inch = 100 feet

This Final Development Plan conforms with the approved Preliminary Development Plan.
Certified this 17th day of April 2004
Amanda Crandall
Zoning Administrator

JFC ENGINEERS SURVEYORS
1515 NINTH STREET
ROCK SPRINGS, WY 82901
PHONE (307) 362-7519
FAX (307) 362-7569
http://www.jfc-wyo.com

**SWEETWATER STATION ADDITION
PUD FINAL DEVELOPMENT PLAN**
PREPARED FOR
RED TOP LIMITED PARTNERSHIP/THOMAS E. SPICER
2201 SKYVIEW DRIVE
ROCK SPRINGS, WYOMING 362-7751

DATE: MAR. 26, 2004
PROJECT NO: 6188-03E
SHEET NO: 1 OF 1

SWEETWATER STATION FINAL DEVELOPMENT PLAN NOTES (Recorded 5/14/2004)

USE RESTRICTIONS

Section 1. The Common Areas and all Lots, whether or not the instruments of conveyance or assignment shall refer to this Declaration, shall be subject to the covenants, conditions, restrictions, easement, reservations and other provisions contained in this Declaration, as the same may be amended from time to time. The covenants, restrictions, reservations and conditions contained herein shall run with the land and shall be binding upon all persons purchasing, leasing sub-leasing or occupying any lot in the development and shall remain in full force and effect until a majority of the owners of all of the planned lots in the subdivision shall direct otherwise, as provided in Article VII, Section 4.

Section 2. All Lots shall be used primarily for residential purposes only. Permitted uses shall relate to those uses allowed in the applicable Rural Estates Zoning District of the Property as stated in the Zoning Ordinance of the City of Rock Springs, Wyoming including requirements for setbacks.

Section 3. Each lot shall have a single-family residence, site built. A statement of approval from the Design and Review Committee shall accompany all site plan and building submittals to the City of Rock Springs, and no construction shall take place without the approval of the Design and Review Committee.

Section 4. Each single-family residence must contain a minimum livable area of 2,000 square feet if a single level home. For multi-level homes, the footprint of the ground level livable area, excluding porches and garage areas, must be at least 1600 square feet.

Section 5. There shall be no more than a single residence on any single lot. If there is a need for servant's quarters or guest quarters, those quarters must be built as a part of the residence under a single roof and shall be available only for non-paying guests or actual servants of occupants of the single family residence.

Section 6. Garages which are structurally part of the residence must have their garage door entrance not facing the front of the property.

Section 7. The following provisions shall govern buildings adjacent to the main residence on a lot, so-called "Outbuildings."

- (a) There may be accessory or auxiliary garages, barns or tack rooms incidental to the single-family residence, but all accessory buildings must maintain the same architectural "look and feel" as the residence (e.g. no stucco residence with a steel barn out back);
- (b) No garage, barn or stable or similar accessory structure shall be erected on any lot until construction of the primary single-family residence shall have been commenced on said lot; No garage, barn or other accessory building may be occupied or used until the single-family residence is finalized and occupied;
- (c) No garage, barn, stable, tack room, trailer, guest house, mobile home, motor vehicle or any temporary structure of any nature may be used temporarily or permanently as a residence on any lot;
- (d) All structures on the lots must be site-built; no buildings or structures may be moved from another location onto the lots (other than custom designed manufactured structures);

- (e) Total coverage of the lot by structures shall not exceed thirty percent (30%) of the lot's total square foot area unless a plan for adequate fire-protection is prepared and approved by the Rock Springs Fire Department;
- (f) Each owner must maintain a route for fire protection vehicles from the front of the Lot to the rear of the Lot.

Section 8. No Lot may be subsequently subdivided nor shall any conveyance be made or recognized for less than a whole lot except for necessary easements for public utilities.

Section 9. No Owner may interfere with the established drainage pattern over his Lot to the detriment of adjacent lots or open areas.

Section 10. No hotel, store, multi-family dwelling, boarding house, guest ranch, or any other place of business of any kind, and no hospital, sanitarium or other place for the care or treatment of the sick or disabled nor any facility for the care or treatment of sick or disabled animals shall ever be erected or permitted upon the premises.

Section 11. No business of any kind or character whatsoever shall be conducted in or from any residence or building on any of said lots or tracts.

Section 12. All Lots are subject to easements for public utilities, irrigation and bridle path purposes; no excavation, planting, fence, building, structure, or other item may be placed or permitted to remain at any point on said bridle path easement.

Section 13. No more than 2 (two) horses are allotted per lot. (A colt 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 animal (pigs, sheep, goats, rabbits, etc.) are allowed.

Section 14. All garbage shall be kept in closed containers and must be concealed from view of the surrounding lots and streets.

Section 15. No motorized vehicles of any kind shall be permitted to use the bridle paths or horse arena areas except for the limited necessary use of horse trailers and vehicles for supply, material delivery, or maintenance.

Section 16. Dust control. All surfaces used for vehicular traffic shall be covered with gravel or asphalt; no surface can remain a dirt surface that contributes to the dust.

TYPICAL EQUESTRIAN SETBACKS

Typical setbacks as proposed for the residential unit plan:

- A. Equestrian usage restricted to rear portion of the lot.
- B. Maximum equestrian area is 3000 square feet.
- C. Minimum rear equestrian setback is 8 feet.
- D. Minimum side equestrian setback is 10 feet; except that equestrian fences may be placed on a property line if used in common with equestrian fence on adjoining lot.
- E. Minimum street side equestrian setback is 15 feet.



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: Laura Leigh, City Planner
Date: October 22, 2019
Project #: PZ-19-00328
Project Name: Sweetwater Station Amended PUD Plan
Location Description: Corner of Summit Drive and Signal Drive – RE Zoning
Project Description: Amendment of the Sweetwater Station PUD Development Plan – October 2019



Please submit this comment sheet no later than 2:00 p.m. on the due date referenced in your email notification.

I Laura Leigh (name) have reviewed the plans on behalf of Planning / Zoning
(Dept./Organization) for the above-referenced project.

Email: laura.leigh@rswy.net Phone #: 307-352-1540

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) The Amended Development Plan should show both phases, since it is serving as the Preliminary Plat for the subdivision. Since you are so far into the process and haven't been told this already, it can proceed as shown. However, at the Final Development Plan/Final Plat, I would like to see an amended Final Development Plan that will show both phases and clearly spell out which "notes" apply to Phase 1 and which "notes" apply to Phase 2. This has to be clear for the "notes" to be properly administered. Also, at the Final Development Plan/Final Plat, the Sweetwater Station PUD Covenants will have to be amended to clearly outline the differences in requirements between the phases as well. A copy of the HOA approved draft will need to be submitted with the Final Development Plan/Final Plat application.

Laura Leigh
Signature of Reviewer

10/30/19
Date

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



Department of Engineering and Operations

Proposed Development: **Sweetwater Stations Phase II Amended PUD**

Date: 10/29/2019

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 Shetland 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 pedestrian / utility ROW shall be aligned with the existing pedestrian / utility ROW in Phase I.
7. Install handicap ramps in accordance with the latest ADA requirements.
8. If adequate lighting does not exist, Developer shall install lights at their cost.
9. Obtain NPDES permit.
10. Design and construction in accordance with City of Rock Springs Ordinances.

Additional Comments:

GENERAL NOTES: #8: REMOVABLE BOLLARDS SHALL BE
NOTED.



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

Meghan Jackson

A handwritten signature in black ink, consisting of stylized initials 'MJ' followed by a long horizontal stroke.

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

To: Utility Review Committee
From: Laura Leigh, City Planner
Date: October 22, 2019
Project #: PZ-19-00328
Project Name: Sweetwater Station Amended PUD Plan
Location Description: Corner of Summit Drive and Signal Drive – RE Zoning
Project Description: Amendment of the Sweetwater Station PUD Development Plan – October 2019



Please submit this comment sheet no later than 2:00 p.m. on the due date referenced in your email notification.

I Bryan Seppie (name) have reviewed the plans on behalf of JPWB (Dept./Organization) for the above-referenced project.

Email: bseppie@jpwb.org Please check as Phone #: _____

applicable:

☐ No issues - plans approved as submitted.

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

(1) It is anticipated that the water supply will come from the White Mtn W & S District. The existing water purchase agreements (with City and Dist) require authorization by the JPWB.

(2) Dual feed into the subdivision will be necessary.

(3) Meter and backflow appurtenances will be reviewed by the RS Water Dept.

(4) Detailed review comments will be provided as construction plans are submitted.

☐ Other Comments/Issues:

(1) _____

—

(2) _____

—

Signature of ⁽³⁾Reviewer Bryan Seppie Date 10/29/19

☐ ⁽⁴⁾ 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: Laura Leigh, City Planner
Date: October 22, 2019
Project #: PZ-19-00328
Project Name: Sweetwater Station Amended PUD Plan
Location Description: Corner of Summit Drive and Signal Drive – RE Zoning
Project Description: Amendment of the Sweetwater Station PUD Development Plan – October 2019



Please submit this comment sheet no later than 2:00 p.m. on the due date referenced in your email notification.

I Gene Legerski (name) have reviewed the plans on behalf of Sweetwater County Public Works
(Dept./Organization) for the above-referenced project.

Email: legerski@sweet.wy.us

Phone #: 307-872-3921

Please check as applicable:

☐ No issues - plans approved as submitted.

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

(1) Sweetwater County would like to be able to provide input during the final plat stage of this project for the reasons listed below.

(2) _____

(3) _____

(4) _____

☒ Other Comments/Issues:

(1) Sweetwater County will need to be involved in the design of the alignment of the new Summit Drive and its connection into the intersection of Summit and Signal.

(2) Handicap ramps will need to be installed on the south side of the Signal Drive and Granite Drive intersection and tied into the walking path.

(3) How is the overall drainage going to be conveyed into the BLM land to the south of the project?

(4) No alterations will be allowed to the Summit Drive drainage channel, located to the west of this project, without prior approval of Sweetwater County.

Gene Legerski
Signature of Reviewer

October 29, 2019

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: Laura Leigh, City Planner
Date: October 22, 2019
Project #: PZ-19-00328
Project Name: Sweetwater Station Amended PUD Plan
Location Description: Corner of Summit Drive and Signal Drive - RE Zoning
Project Description: Amendment of the Sweetwater Station PUD Development Plan - October 2019



Please submit this comment sheet no later than 2:00 p.m. on the due date referenced in your email notification.

I Josh S. (name) have reviewed the plans on behalf of Dominion Energy
(Dept./Organization) for the above-referenced project.

Email: joshua.sargent@dominionenergy.com Phone #: 307-708-0860

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) Get in contact with me if you have questions
- (2) _____
- (3) _____
- (4) _____

[Signature]
Signature of Reviewer

10-29-2019
Date

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



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: 10/28/2019
Project #: PZ-19-00328
Project Address: Corner of Summit Drive and Signal Drive

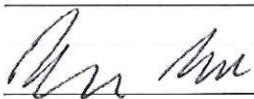
I, Ryan Reed, have reviewed the Project location(s) in relation to potential for abandoned mine subsidence and determined:

- ☐ 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.

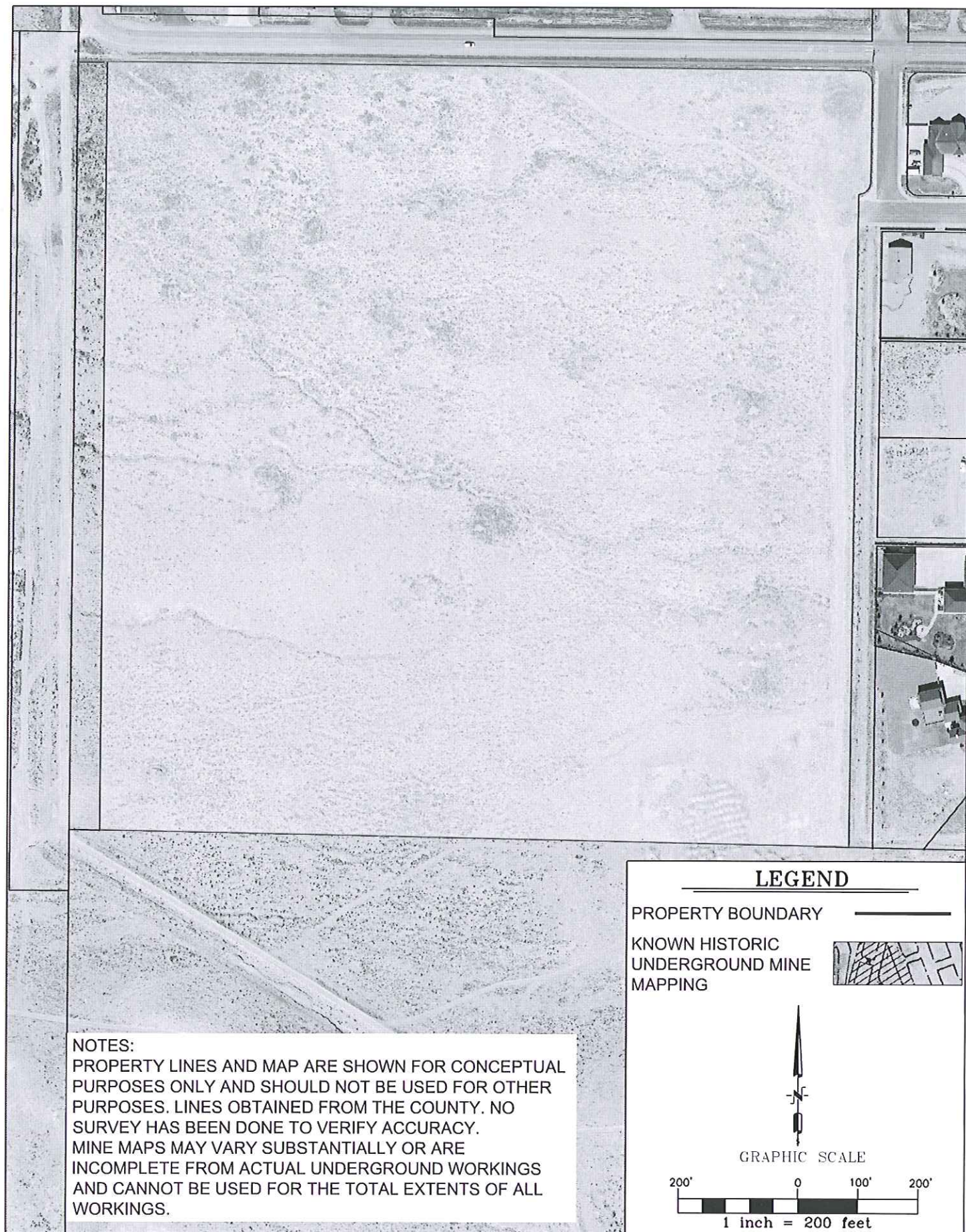
Other Comments/Issues:



Signature

10/28/19

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.



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: Laura Leigh, City Planner
Date: October 22, 2019
Project #: PZ-19-00328
Project Name: Sweetwater Station Amended PUD Plan
Location Description: Corner of Summit Drive and Signal Drive – RE Zoning
Project Description: Amendment of the Sweetwater Station PUD Development Plan – October 2019



Please submit this comment sheet no later than 2:00 p.m. on the due date referenced in your email notification.

I STEVEN KOUKBERG (name) have reviewed the plans on behalf of 28FD
(Dept./Organization) for the above-referenced project.

Email: steven.koukberg@rs.wy.net

Phone #: 307-352-1475

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) Contingent on water supply w/ whole mtn. water
- (2) _____
- (3) _____
- (4) _____

Signature of Reviewer

10-29-19
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: Laura Leigh, City Planner
Date: October 22, 2019
Project #: PZ-19-00328
Project Name: Sweetwater Station Amended PUD Plan
Location Description: Corner of Summit Drive and Signal Drive – RE Zoning
Project Description: Amendment of the Sweetwater Station PUD Development Plan – October 2019



Please submit this comment sheet no later than 2:00 p.m. on the due date referenced in your email notification.

I Justin Stewart (name) have reviewed the plans on behalf of WRF
(Dept./Organization) for the above-referenced project.

Email: justin_stewart@rswy.net Phone #: (307)352-1466

Please check as applicable:

☐ No issues - plans approved as submitted.

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

- (1) Must provide access to manholes in pedestrian utility ROW and drainage utility easment for
- (2) sewer maintenance
- (3) _____
- (4) _____

☒ Other Comments/Issues:

- (1) Constructions plans must meet city of Rock Springs and DEQ standards and be submitted for approval
- (2) _____
- (3) _____
- (4) _____

Justin B. Stewart
Signature of Reviewer

10/29/19
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: Laura Leigh, City Planner
Date: October 22, 2019
Project #: PZ-19-00328
Project Name: Sweetwater Station Amended PUD Plan
Location Description: Corner of Summit Drive and Signal Drive – RE Zoning
Project Description: Amendment of the Sweetwater Station PUD Development Plan – October 2019



Please submit this comment sheet no later than 2:00 p.m. on the due date referenced in your email notification.

I Clint Zambai (name) have reviewed the plans on behalf of CORS Water
(Dept./Organization) for the above-referenced project.

Email: _____

Phone #: 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) Comments from prior reviews apply to the new plan.
- (2) _____
- (3) _____
- (4) _____

Clint Zambai
Signature of Reviewer

10/29/19
Date

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



Original comments
as referenced

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.

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.

Chris Zamboni CORS Water Dept
Printed Name of Reviewer & Agency

Reviewer Phone _____
Chris Zamboni
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 Watered	<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 interconnection)	<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"/>



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: Laura Leigh, City Planner
Date: October 22, 2019
Project #: PZ-19-00328
Project Name: Sweetwater Station Amended PUD Plan
Location Description: Corner of Summit Drive and Signal Drive – RE Zoning
Project Description: Amendment of the Sweetwater Station PUD Development Plan – October 2019



Please submit this comment sheet no later than 2:00 p.m. on the due date referenced in your email notification.

I Christy Austin (name) have reviewed the plans on behalf of Rocky Mountain Power
(Dept./Organization) for the above-referenced project.

Email: Christy.austin@rockymountainpower.com

Phone #: 307-352-5214

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) _____

Christy Austin
Signature of Reviewer

10-29-19
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: Laura Leigh, City Planner
Date: October 22, 2019
Project #: PZ-19-00328
Project Name: Sweetwater Station Amended PUD Plan
Location Description: Corner of Summit Drive and Signal Drive – RE Zoning
Project Description: Amendment of the Sweetwater Station PUD Development Plan – October 2019



Please submit this comment sheet no later than 2:00 p.m. on the due date referenced in your email notification.

I Jeff Tuttle (name) have reviewed the plans on behalf of Building Dept
(Dept./Organization) for the above-referenced project.

Email: Jeff_Tuttle@rswy.net Phone #: 307-352-1540

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

10/23/19
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: Laura Leigh, City Planner
Date: October 22, 2019
Project #: PZ-19-00328
Project Name: Sweetwater Station Amended PUD Plan
Location Description: Corner of Summit Drive and Signal Drive – RE Zoning
Project Description: Amendment of the Sweetwater Station PUD Development Plan – October 2019



Please submit this comment sheet no later than 2:00 p.m. on the due date referenced in your email notification.

I Stephen Bacon (name) have reviewed the plans on behalf of Colorado Interstate Gas Company
(Dept./Organization) for the above-referenced project.

Email: steve_bacon@kindermorgan.com

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) _____
- (2) _____
- (3) _____
- (4) _____

Stephen Bacon
Signature of Reviewer

10/22/19
Date

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



Department of Public Services

212 D Street, Rock Springs, WY 82901

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

www.rswy.net

October 25, 2019

Dear Property Owner / Interested Party:

A request has been filed by Rob DeBernardi of 4D Development, for consideration of an Amended PUD Development Plan for the Sweetwater Station Addition, a Planned Unit Development/Subdivision within the City of Rock Springs.

The proposed change is to increase the number of planned lots within the undeveloped Sweetwater Station, Phase 2 area from 28 lots to 55 lots. The total lot increase of the overall Sweetwater Station Planned Unit Development (which includes Phase 1 and Phase 2) is an increase from 54 lots to 81 lots. Please refer to the attached Amended PUD Development Plan.

The Rock Springs Planning and Zoning Commission will be considering this request at a public hearing on Wednesday, November 13, 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 to the City of Rock Springs. Written comments will be accepted no later than 5:00 p.m. on November 13, 2019.

Sincerely,

Laura Leigh, AICP
City Planner

Enc

AMENDED P.U.D. DEVELOPMENT PLAN SWEETWATER STATION ADDITION, PHASE 2

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

LEGAL DESCRIPTION

A tract of land 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 being more particularly described as follows:

Commencing at the Northwest corner of said Section 16;

Thence South 0°19'26" West along the west line of said Section 16 for a distance of 50.00 feet;

Thence South 89°29'13" East along the southerly right-of-way line of Signal Drive for a distance of 49.12 feet to the TRUE POINT OF BEGINNING.

Thence continuing South 89°29'13" East along said southerly right-of-way line for a distance of 1,252.20 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°30'47" 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°30'47" West for a distance of 1,079.62 feet;

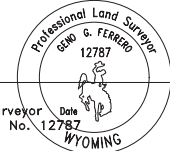
Thence North 88°51'27" West for a distance of 1,248.09 feet;

Thence North 00°19'26" East for a distance of 1,269.72 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains an area of 36.725 acres, more or less, and is subject to any easements and/or rights-of-way which have been legally acquired.

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 AMENDED P.U.D. FINAL DEVELOPMENT PLAN of the SWEETWATER STATION ADDITION, PHASE 2



Geno G. Ferrero
Professional Land Surveyor
Wyoming Registration No. 12787

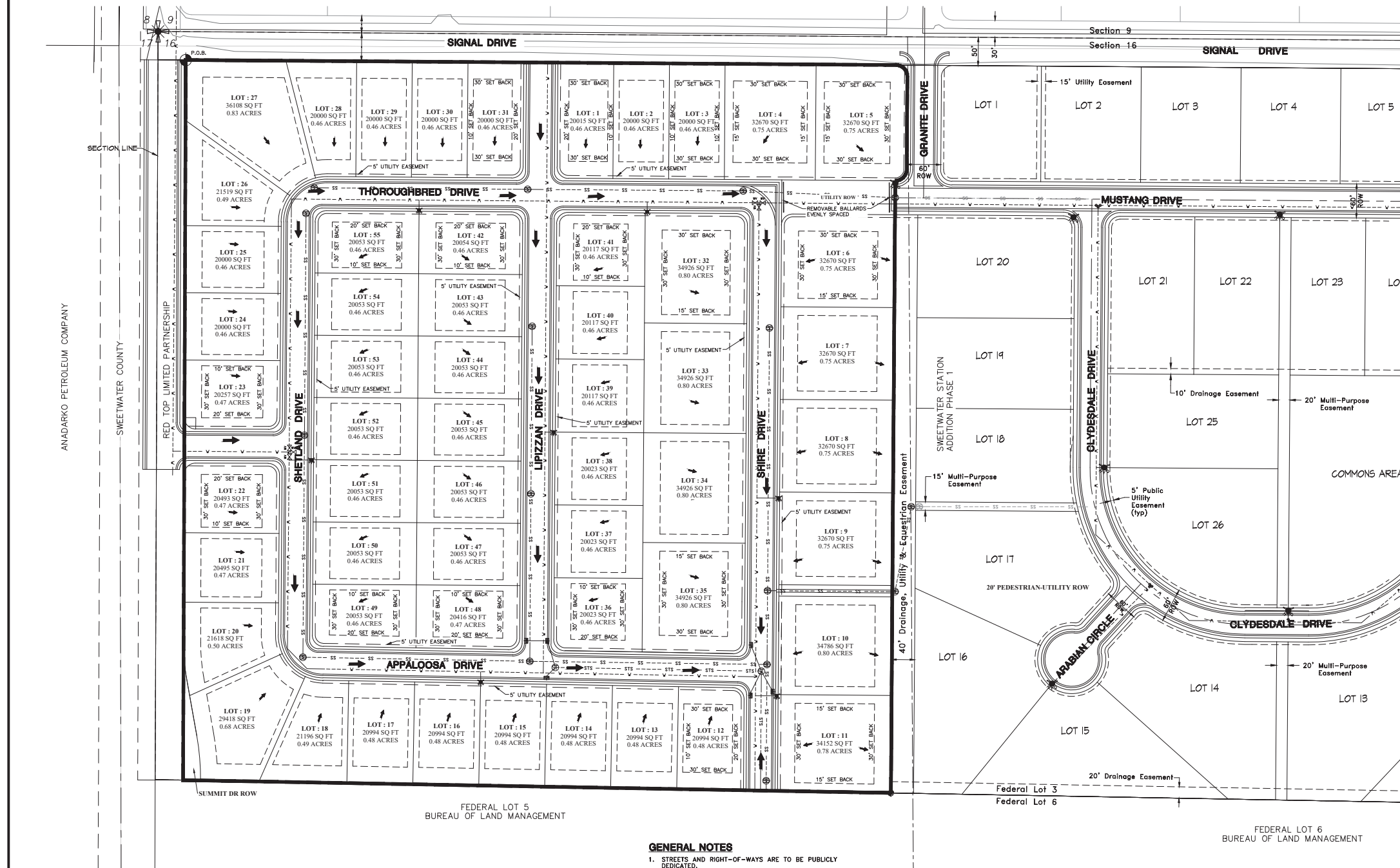
ZONING ADMINISTRATOR CERTIFICATION

Certified this _____ day of _____, 20____.

Laura Leigh, Zoning Administrator

LEGEND

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



GENERAL NOTES

- STREETS AND RIGHT-OF-WAYS ARE TO BE PUBLICLY DEDICATED.
- LOT 1&31 SHALL ACCESS FROM THOROUGHbred DRIVE, LOT 5 SHALL ACCESS FROM GRANITE DRIVE, LOTS 22&23 SHALL ACCESS FROM SHETLAND DRIVE.
- WATERLINES FOR PHASE 1 HAVE BEEN INSTALLED FOR THE SWEETWATER STATION ADDITION PHASE 1 SUBDIVISION.
- SEWER LINES FOR PHASE 1 HAVE BEEN INSTALLED FOR THE SWEETWATER STATION ADDITION PHASE 1 SUBDIVISION.
- ALL WATER MAINS ARE 8" DIAMETER. FIRE HYDRANT LATERALS ARE 6".
- UTILITY EASEMENTS ARE LOCATED ALONG RESIDENTIAL STREET RIGHT-OF-WAYS, 5 FEET WITHIN THE LOTS FROM THE PROPERTY LINE.
- WATER AND SEWER SHALL BE PUBLIC.
- PEDESTRIAN-UTILITY RIGHT-OF-WAYS WILL HAVE A 5' WIDE SIDEWALK CENTERED, THE REMAINDER OF THE PEDESTRIAN-UTILITY RIGHT-OF-WAYS WILL BE LANDSCAPED WITH 4" ROCK WITH WEED CHECK GEO-FABRIC. BOLLARDS WILL BE USED TO BLOCK VEHICLES FROM ENTERING THESE AREAS.
- UTILITY RIGHT-OF-WAYS WILL BE LANDSCAPED WITH 4" ROCK WITH WEED CHECK GEO-FABRIC. BOLLARDS WILL BE USED TO BLOCK VEHICLES FROM ENTERING THESE AREAS.
- HORSES ARE NOT PERMITTED

SETBACKS

LOTS	TYPE	FRONT	BACK	SIDE	CORNER SIDE
1-3	SFD	30'	30'	10'	20'
4-11	SFD	30'	30'	15'	20'
12-31	SFD	30'	30'	10'	20'
32-35	SFD	30'	30'	15'	30'
36-55	SFD	30'	30'	15'	30'

EACH UNIT SHALL HAVE TWO OFF-STREET PARKING SPACES. IF A PAVED DRIVEWAY IS BEING USED THEN THE DRIVEWAY SHALL BE A MINIMUM OF 2'-9"x20' IN LENGTH.

NO STRUCTURE OR FENCING IN EXCESS OF 30' TALL SHALL BE PERMITTED TO BE LOCATED INSIDE OF THE 40' CORNER VISION TRIANGLE AREA.

REAR AND SIDE SETBACKS FOR ACCESSORY STRUCTURE IS 3'.

LEGEND

- SET BACK
- PROPOSED STORM SEWER
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SANITARY SEWER MANHOLE
- STREET DRAINAGE
- LOT DRAINAGE

**JFC ENGINEERS
SURVEYORS**

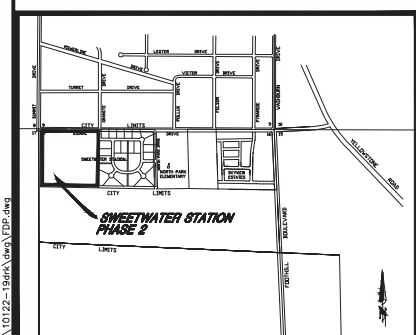
PO BOX 2026
ROCK SPRINGS, WY 82902
PHONE (307) 362-7519
FAX (307) 362-7569
http://www.jfc-wyo.com

GRAPHIC SCALE
25 0 25 50 100
1 inch = 100 ft.

DRAWN BY:
DRK

SWEETWATER STATION ADDITION, PHASE 2
AMENDED PUD DEVELOPMENT PLAN
4D DEVELOPMENT, LLC
514 G STREET
ROCK SPRINGS, WYOMING 82901
PHONE: 307-382-8043

DATE:
OCT. 2019
PROJECT NO:
10122-19E
SHEET NO:
1 OF 2



VICINITY MAP
SCALE: 1"=2000'



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Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5160

ANADARKO LAND CORP
PO BOX 1330
HOUSTON, TX 77251-1330

ANDERSON DEVIN & RACHEL
PO BOX 327
ROCK SPRINGS, WY 82902-0327

ANDERSON DIRK L & MELISSA
2940 MUSTANG DR
ROCK SPRINGS, WY 82901-7150

BLM
280 U.S. 191
Rock Springs, WY 82901

BUSTOS GABE E
2851 MUSTANG DR
ROCK SPRINGS, WY 82901-7147

CROFTS RORY M & BRIANNE M
3801 CLYDESDALE DR
ROCK SPRINGS, WY 82901-8126

CROSS ALLYSON
2831 MORGAN CIR
ROCK SPRINGS, WY 82901-8124

DOUBLE G CONSTRUCTION INC
809 BURR DR
ROCK SPRINGS, WY 82901

EGBERT CHELSEA
2951 MUSTANG DR
ROCK SPRINGS, WY 82901-7149

ELMORE GARY W JR LIVING TRUST
PO BOX 2865
ROCK SPRINGS, WY 82902-2865

FRERICKS JASON & JACKIE
4051 CLYDESDALE DR
ROCK SPRINGS, WY 82901-8129

FROMAN MARY B
350 SIGNAL DR
ROCK SPRINGS, WY 82901-3347

FUJA RANDY & JENNIFER
2901 MUSTANG DR
ROCK SPRINGS, WY 82901-7149

G & M ENTERPRISES LLC
1012 SPRUCEWOOD DR
ROCK SPRINGS, WY 82901-4485

GONZALEZ JOSE A
PO BOX 434
ROCK SPRINGS, WY 82902-0434

GREENE RICK A & RHONDA F
3751 CLYDESDALE DR
ROCK SPRINGS, WY 82901-8113

GREENE RYAN B
4000 CLYDESDALE DR
ROCK SPRINGS, WY 82901-8130

GRENIER JASON & KARA
2900 MUSTANG DR
ROCK SPRINGS, WY 82901-7150

H B & R INC C/O BASIC ENERGY-CTMI
TAX DEPT
6115 CAMP BOWIE BLVD STE 152
FORT WORTH, TX 76116-5500

HARMON STEVEN M & LINDSAY D
2861 MORGAN CIR
ROCK SPRINGS, WY 82901-8124

HAY JOHN E
3601 CLYDESDALE DR
ROCK SPRINGS, WY 82901-8106

INDUSTRIAL SERVICES INC
PO BOX 862
ROCK SPRINGS, WY 82902-0862

LEGERSKI GENE & REBECCA A
2961 ARABIAN CIR
ROCK SPRINGS, WY 82901-8109

M & S WAREHOUSING LLC
PO BOX 1028
ROCK SPRINGS, WY 82902-1028

MADSEN DANIEL & STEPHANIE
3701 CLYDESDALE DR
ROCK SPRINGS, WY 82901-8113

MJR RENTALS LLC
PO BOX 3240
ROCK SPRINGS, WY 82902-3240

NAME WITHHELD AT OWNER'S
REQUEST
2801 MUSTANG DR
ROCK SPRINGS, WY 82901-7147

OSBORNE KERRY E & JUDITH A TRUST
3851 CLYDESDALE DR
ROCK SPRINGS, WY 82901-8126

PEDRI DANIEL J & RORI S
3001 MUSTANG DR
ROCK SPRINGS, WY 82901-7152

PEDRI DANIEL L & LINDA J
PO BOX 1373
ROCK SPRINGS, WY 82902-1373

RALPHS DEVON & KRISTEN
2801 BELGIAN DR
ROCK SPRINGS, WY 82901-3203

SCHNEIDERS JAMES J & DOROTHY S
3651 CLYDESDALE DR
ROCK SPRINGS, WY 82901-8106

SWEETWATER CO SCHOOL DIST #1
PO BOX 1089
ROCK SPRINGS, WY 82902-1089

SWEETWATER COUNTY
80 W FLAMING GORGE WAY STE 109
GREEN RIVER, WY 82935-4252

SWEETWATER STATION
HOMEOWNERS ASSOCIATION
2931 ARABIAN CIR
ROCK SPRINGS, WY 82901-8109

SWEETWATER STATION LLC
1213 SAND POINTE CIR
ROCK SPRINGS, WY 82901-7904

VASA RICHARD & HELEN REVOCABLE
TRUST
109 POLLUX DR
ROCK SPRINGS, WY 82901-3328

VON AHRENS FRED & SUSAN
2931 ARABIAN CIR
ROCK SPRINGS, WY 82901-8109

WASHAM DENNIS G & JUDY C
PO BOX 2736
ROCK SPRINGS, WY 82902

WEST OWEN C & KATIE M
1405 EDGAR ST
ROCK SPRINGS, WY 82901-6510

YOUNGBERG WENDELL S & TAMMY
330 SIGNAL DR
ROCK SPRINGS, WY 82901-3347

CITY OF ROCK SPRINGS
212 D STREET
ROCK SPRINGS, WY 82901

RED TOP LTD PARTNERSHIP
P.O. BOX 1366
ROCK SPRINGS, WY 82902-1336

4D DEVELOPMENT
514 G GREET
ROCK SPRINGS, WY 82901

PUBLIC HEARING NOTICE

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

- 1) A request, filed by Rob DeBernardi of 4D Development, for consideration of an Amended PUD Development Plan for the Sweetwater Station Addition, a Planned Unit Development/Subdivision within the City of Rock Springs.

The proposed change is to increase the number of planned lots within the undeveloped Sweetwater Station, Phase 2 area from 28 lots to 55 lots. The total lot increase of the overall Sweetwater Station Planned Unit Development (which includes Phase 1 and Phase 2) is an increase from 54 lots to 81 lots. The proposed Amended PUD Development Plan is available for review at the Public Services Office located at the Rock Springs City Hall, 212 D Street, Rock Springs, Wyoming.

Dated this 26th day of October 2019.

(s) Laura Leigh, City Planner, Secretary to Planning and Zoning Commission

Publish: October 26, 2019

Bill To: City of Rock Springs



Planning & Zoning Commission Staff Report

Project Name: Croft Oversized Garage

Project Number: PZ-19-00313

Report Date: November 4, 2019

Meeting Date: November 13, 2019

Applicant

Bart Amundsen
Amundsen Construction
2501 Lacebark Lane
Rock Springs, WY 82901

Property Owner

Rory Croft
3801 Clydesdale Drive
Rock Springs WY 82901

Engineer/Architect

Dave Johnson, UESI
2838 Commercial Way
Rock Springs WY 82901

Project Location

3801 Clydesdale Drive
Lot 14 of the Sweetwater
Station Addition, Phase 1

Zoning

R-E (Rural Estates)

Public Notification

- Adjacent Property Owners within 200' of property – 10/16/2019

Ordinance References

- §13-815.E(4)

Staff Representative

Laura Leigh, City Planner

Attachments

- Application
- Site Plan
- Adjacent Property Owner Notification

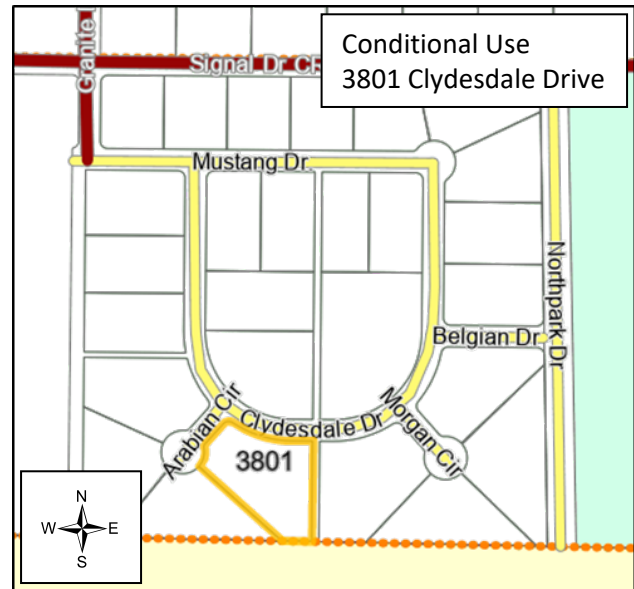
Request

Conditional Use Permit approval for the construction of a detached garage exceeding 1,200 square feet, to be located at 3801 Clydesdale Drive.

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."

The applicant, Bart Amundsen, representing Rory Croft (property owner), is requesting Conditional Use Permit approval for the construction of a 20' x 60' detached accessory garage with a 20' x 20' covered area (a total floor area of 1,600 square feet). Please refer to the attached Site Plan.



Property Owner Notification

Adjacent property owners were notified of this application on October 16, 2019 and were invited to comment. At the time this report was written, no written or verbal comments were received from adjacent property owners. 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.

Utility Review Comments

This project was not routed to the Utility Review Committee.

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. Construction shall conform to the approved site plan and application, including required setbacks from property lines.
2. Driveway from end of paving at front of house to the garage shall contain gravel, crushed asphalt, or other suitable material. Dirt is not considered a suitable material.

Project Name:
RV Parking Use Exemption

Project Number:
PZ-19-00322

3. Height of the garage shall not exceed the height of the principal structure. Maximum height in the R-E Zone is 28 feet.
4. Planning approval does not constitute building permit approval. Contact the City of Rock Springs Building Department to obtain a building permit for the garage.



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 10-14-19 File Number: PZ-19-00313
Payment Information:
Amount Received: 60 - Received by: cy
Cash or Check Number: 4283 Receipt Number: _____
Date Certified as Complete Application: 10-15-19 By: cy

A. PROPERTY ADDRESS: 3801 Clydesdale

(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: Pert Amundson
Company Name: Amundson Construction
Street Address: 7501 Larchbrook Ln
City: R.S. State: WY Zip Code: 82901
Email Address: hartaconstruction@icloud.com
Phone Number: 307-389-9138 Fax Number: _____
(including area code) (including area code)

Property Owner Information:

Name: Rory Croft
Company Name: _____
Street Address: 3801 Clydesdale
City: R.S. State: WY Zip Code: 82901
Email Address: _____
Phone Number: 307-350-1295 Fax Number: _____
(including area code) (including area code)

Engineer / Architect Information:

Name: Dave Johnson
Company Name: URSI
Street Address: _____
City: _____ State: _____ Zip Code: _____
Email Address: _____
Phone Number: _____ Fax Number: _____
(including area code) (including area code)

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
- ☐ 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.

Build a detached garage

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.

House, Detached garage

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.

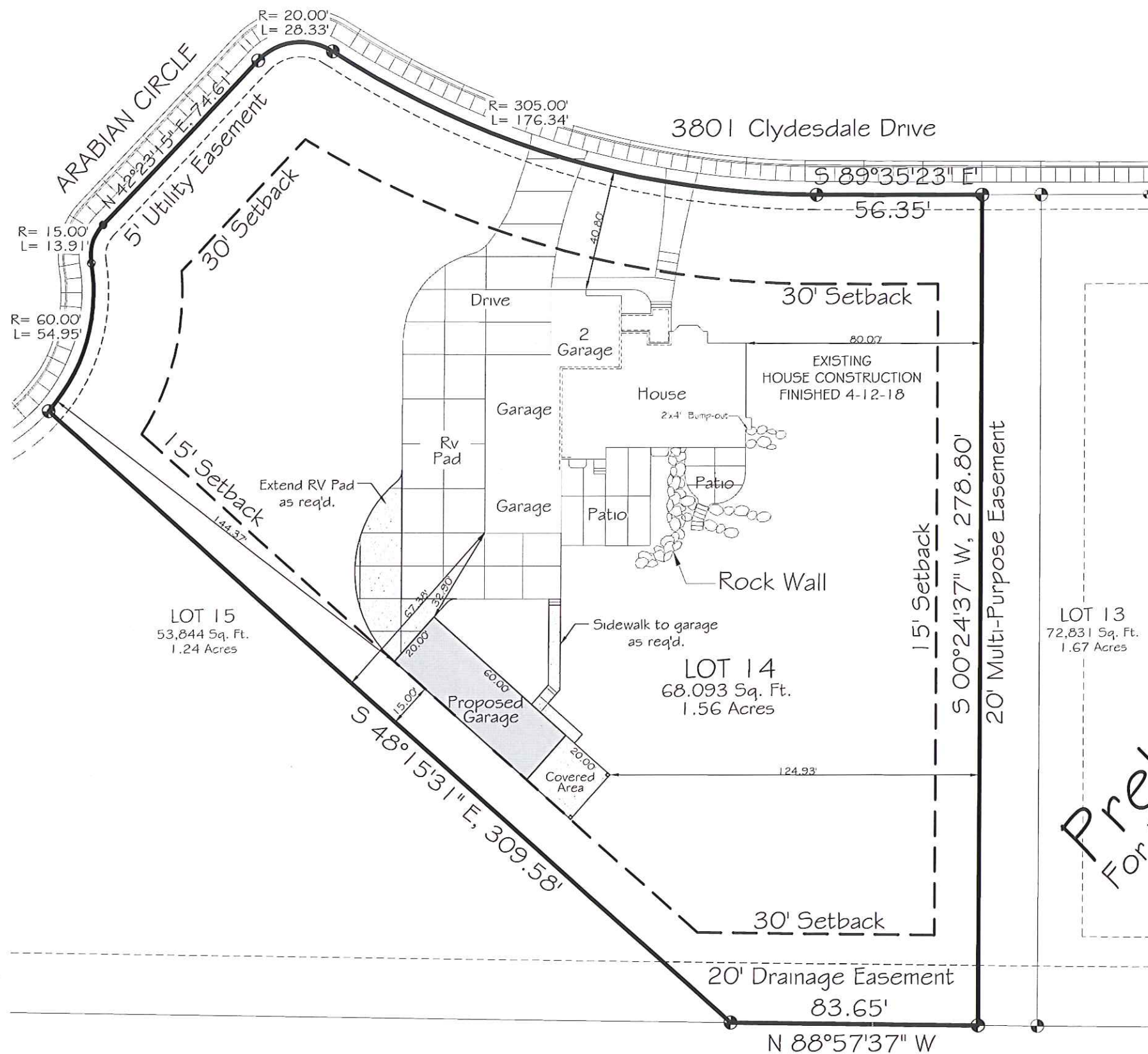
H. SIGNATURE(S) REQUIRED:

I acknowledge that I have read and understand this application and the pertinent Ordinances of the City of Rock Springs. I further agree if the permit is approved, I will comply with all pertinent regulations and conditions as set forth by the City of Rock Springs. I certify that the information provided with this application is true and correct and false or inaccurate information used by an applicant to secure compliance with the Zoning Ordinance shall be reason to deny or revoke any application or permit. I understand that it the responsibility of the developer and/or property owner to secure any and all required Local, Federal and State Permits (i.e. DEQ permits, County Permits, etc.) and I agree to contact those agencies accordingly.

Signature of Applicant  Date Oct 14 '19

Signature of Owner  Date Oct 14 '19

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



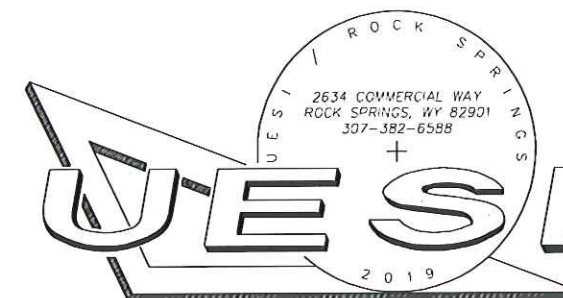
Legend:

- Property Bdry.
- Structure Footprint
- - - Setback Line
- - - Easement Line
- Platted Property Corner

Detached Garage Plot Plan

LOT 14 of the
SWEETWATER STATION, PHASE I
LOCATED IN SECTION 16,
RESURVEY OF T19N; R105W, 6th. P.M.
IN THE CITY OF ROCK SPRINGS
SWEETWATER COUNTY, WYOMING

*Preliminary
For Review Only*



DATE: 09/24/19 JOB #: 19-87-22 FILE: Garage Plot Plan.dwg
ENGINEER: Ken Walker, PE Drawn by: Dave Johnson



Department of Public Services

212 D Street, Rock Springs, WY 82901

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

www.rswy.net

October 16, 2019

Dear Property Owner and/or Interested Party:

This letter is to inform you that Rory Crofts (property owner), represented by Bart Amundsen of Amundsen Construction, has applied to the City of Rock Springs for the following Conditional Use Permit relative to the construction of a proposed detached accessory structure to be located on property addressed as **3801 Clydesdale Drive**, Rock Springs, Wyoming. Records show that this property is adjacent to or near property you own (see map below).

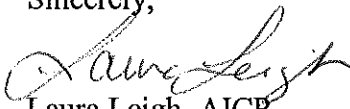
REQUEST TO BE CONSIDERED BY THE ROCK SPRINGS PLANNING AND ZONING COMMISSION:

- 1) The applicant is requesting Conditional Use Permit approval for the construction of a 20' x 60' detached accessory structure with a 20' x 20' covered area (a total floor area of 1,600 square feet). Please refer to the enclosed site 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.

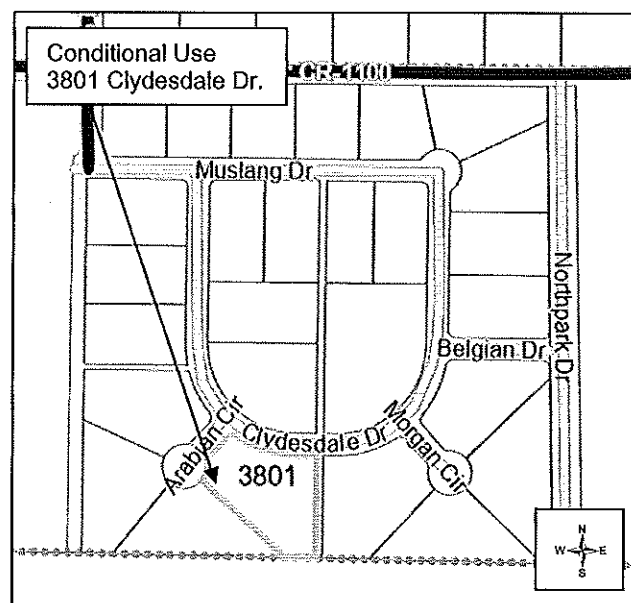
The Rock Springs Planning and Zoning Commission will consider this request at a public meeting held on **Wednesday, November 13, 2019, at 7:00 p.m.** in the Rock Springs City Hall Council Chambers, 212 'D' Street, Rock Springs, Wyoming. Interested persons or parties are encouraged to attend the meeting or submit written comments. Written comments will be accepted no later than **Noon on Wednesday, November 13, 2019.**

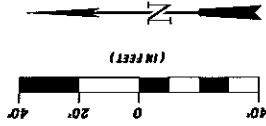
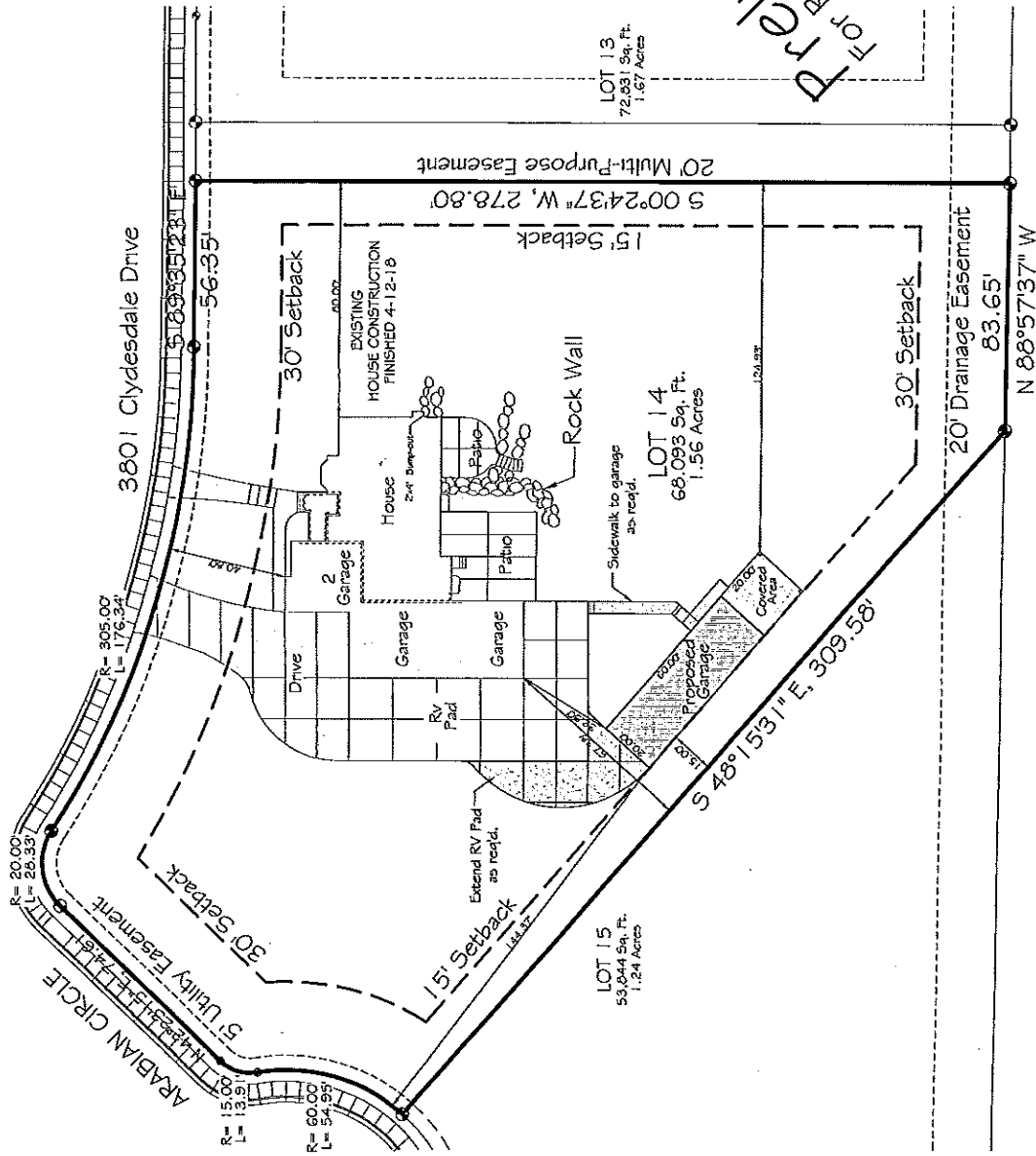
If you have any questions regarding this information, please contact the Planning and Zoning Division at (307) 352-1540.

Sincerely,


Laura Leigh, AICP
City Planner

Enc.





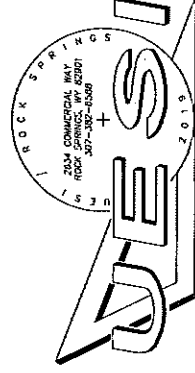
Legend:

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Detached Garage Plot Plan

LOT 14 of the
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IN THE CITY OF ROCK SPRINGS
SWEETWATER COUNTY, WYOMING

Preliminary
For Review Only



DATE: 09/24/19 JOB #: 19-07-22 FILE: Garage Plot Plan.dwg
ENGINEER: Ken Walker, P.E. Drawn by: Dave Johnson

ANDERSON DEVIN & RACHEL
PO BOX 327
ROCK SPRINGS, WY 82902-0327

BLM
280 U.S. 191
ROCK SPRINGS, WY 82901

CROFTS RORY M & BRIANNE M
3801 CLYDESDALE DR
ROCK SPRINGS, WY 82901-8126

GREENE RICK A & RHONDA F
3751 CLYDESDALE DR
ROCK SPRINGS, WY 82901-8113

HARMON STEVEN M & LINDSAY D
2861 MORGAN CIR
ROCK SPRINGS, WY 82901-8124

LEGERSKI GENE & REBECCA A
2961 ARABIAN CIR
ROCK SPRINGS, WY 82901-8109

OSBORNE KERRY E & JUDITH A TRUST
3851 CLYDESDALE DR
ROCK SPRINGS, WY 82901-8126

SWEETWATER STATION
HOMEOWNERS ASSOCIATION
2931 ARABIAN CIR
ROCK SPRINGS, WY 82901-8109

VON AHRENS FRED & SUSAN
2931 ARABIAN CIR
ROCK SPRINGS, WY 82901-8109

CITY OF ROCK SPRINGS
212 D STREET
ROCK SPRINGS, WY 82901

BART AMUNDSEN
AMUNDSEN CONSTRUCTION
2501 LACEBARK LANE
ROCK SPRINGS, WY 82901



Planning & Zoning Commission Staff Report

Project Name: Johnson PUD - RV Parking Area
Project Number: PZ-19-00322
Report Date: November 4, 2019
Meeting Date: November 13, 2019

Applicant

City of Rock Springs
212 D Street
Rock Springs WY 82901

Property Owner

Public - City of Rock Springs
212 D Street
Rock Springs WY 82901

Engineer/Surveyor

Paul Kauchich, Director of
Engineering

Project Location

Open Space Tract – Johnson
Addition PUD

To be assigned address –
801 Blue Sage Way

Zoning

R-2 PUD (Low Density
Residential/Planned Unit
Development)

Property Owner Notification

- Mailed to owners in 200' radius on 10/25/2019

Ordinance References

§13-107, §13-601, §13-801

Staff Representative

Laura Leigh, City Planner

Attachments

- Exemption Application
- Draft Lease
- Johnson Addition PUD
- Covenants
- Property Owner Notification
- §13-801 – Residential Permitted & Conditional Uses

Request

Request for an Exemption from the City of Rock Springs Zoning Ordinance requirements to allow for a recreational vehicle parking area as a permitted use within a R-2/Planned Unit Development Zoning District.

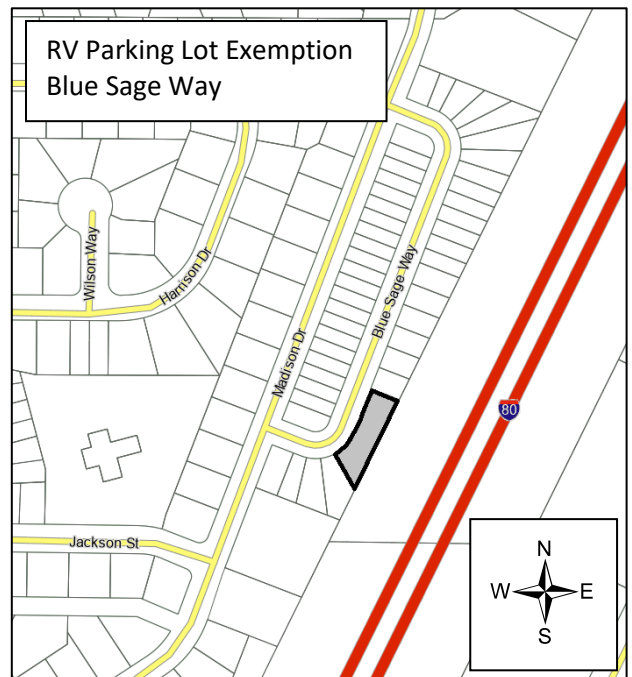
Background

The City of Rock Springs desires to enter into an Open Space Lease Agreement with a property owner of the Johnson Addition Planned Unit Development for the purpose of developing the Open Space tract as an area for recreational vehicle parking and storage. See the attached Draft Open Space Lease.

The Johnson Addition PUD was platted in 2007 for the development of 46 lots for attached single-family dwelling development (duplexes). The subject property was dedicated as public "Open Space" as a Zoning Ordinance requirement under the PUD procedures.

As early as 2009, as shown on aerial imagery, the property has been used as a recreational vehicle parking area by the residents of the development and not as open space. Based on this fact, a parking area appears to be more needed for the residents of this area than open space. The lots within the development have very limited parking areas (on street and off street). Covenants were recorded for this development but do not address parking of Recreation Vehicles, nor do they address the development of the Open Space parcel.

The property is presently unimproved, raw land. Through City enforcement, the recreational vehicles were required to be removed due to the designation of the property as open space and the unimproved surface not meeting the surfacing requirements for a parking lot. The proposed lease would require the lessee to improve the property to bring it into compliance with the City's Zoning Ordinance, including surfacing and drainage. If it is determined by the Planning and Zoning Commission that the proposed use is appropriate for this property, the lessee will need to submit a Minor Site Plan Application with the City of Rock Springs for review by the Utility Review Committee. It



Project Name:
RV Parking Area Exemption

Project Number:
PZ-19-00322

will be through this review process that it will determined what improvements will be necessary for the development of this property.

Definitions relating to this request are:

- Public Parking Areas: an open area, other than a street or alley designated for use or used for temporary parking of four (4) or more vehicles when available for public use, whether free or for compensation or as an accommodation for clients or customers.
- Recreational Vehicle: any vehicle designed primarily for use as a portable temporary dwelling unit for travel recreational, or camping purposes, either self-propelled or mounted on or towed by another powered vehicle.

The property is zoned R-2 with a PUD overlay. "Public Parking Areas" are not listed among the permitted or conditionally permitted uses in the R-2 Zoning District. Consequently, an Exemption is required. "Public Parking Areas" are not listed specifically as permitted or conditional uses within any zoning district.

§13-107 of the City's Zoning Ordinance provides: "Exclusiveness of Permitted & Conditionally Permitted Uses. In each zoning district established herein, any use not expressly permitted or conditionally permitted shall be deemed excluded unless said use can be shown to the satisfaction of the Planning & Zoning Commission to be consistent with the intent of the district, in which case the Commission shall grant an exemption for said use pursuant to this title." Section 13-912.E.(2) provides that the Commission shall review proposed exemptions and grant approval based upon a determination that the proposed use 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 the Ordinance, plan for the area and Comprehensive Plan.

Property Owner Notification

Adjacent property owners were notified of this application on October 25, 2019 and were invited to comment. At the time this report was written, no written or verbal comments were received from adjacent property owners. 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

In staff's opinion, within a community that has a strong emphasis in the outdoor lifestyle and a strong interest in recreational vehicles, parking and storage of these vehicles is something that needs to be a consideration when developing residential subdivision. As you can see here, this becomes even more important when developing higher density developments, and in particular those developed as a Planned Unit Development with smaller lots. A well-managed parking and storage area, with the necessary improvements, can be a benefit to the community and the nearby residents.

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

- 1) A Minor Site Plan Application shall be submitted by the lessee and reviewed by the Utility Review Committee prior to City Council's review of the lease.
- 2) Development conditions noted by the Utility Review Committee shall be forwarded to City Council as a recommendation to incorporate into the lease. This may include, but not limited to, surfacing, screening, grading, drainage, etc.



**2019-2020
CITY OF ROCK SPRINGS
ZONING ORDINANCE
USE EXEMPTION APPLICATION**

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

City Use Only:

Date Received October 17, 2019

File Number: PZ-19-00322

Payment Information:

Amount Received: N/A

Received by: LL

Cash or Check Number: N/A

Receipt Number: N/A

Date Certified as Complete Application: _____

By: _____

A. PROPERTY ADDRESS: Open Space Tract - Johnson Addition PUD (To be assigned 801 Blue Sage Way)

(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: Timothy Kaumo - Mayor

Company Name: City of Rock Springs

Street Address: 212 D Street

City: Rock Springs State: WY Zip Code: 82901

Email Address: tim_kaumo@rswy.net

Phone Number: 307-352-1510

Fax Number: _____
(including area code) (including area code)

Property Owner Information:

Name: Timothy Kaumo - Mayor

Company Name: City of Rock Springs

Street Address: 212 D Street

City: Rock Springs State: WY Zip Code: 82901

Email Address: tim_kaumo@rswy.net

Phone Number: 307-352-1510

Fax Number: _____
(including area code) (including area code)

Engineer / Surveyor Information: Name: Paul Kauchich

Company Name: City of Rock Springs

Street Address: 212 D Street

City: Rock Springs State: WY Zip Code: 82901

Email Address: paul_kauchich@rswy.net

Phone Number: 307-352-1540

Fax Number: _____
(including area code) (including area code)

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

1. Existing Master Plan Land Use Designation: LDR - Low Density Residential
2. Existing Zoning Map Designation: R-2 PUD
3. Current Use of Property: Designated as Open Space but has been used for un-permitted parking of vehicles.
4. Proposed Use of Property:

The City of Rock Springs desires to enter into an Open Space Lease agreement with a property owner of the Johnson Addition Planned Unit Development for the purpose of developing the Open Space Parcel as an improved area for recreational vehicle parking and storage. See attached Draft Open Space Lease.

D. EXEMPTION JUSTIFICATION:

In order to justify the request, the following **MUST** be addressed. Please do so with typewritten text.

1. In the space below, provide a detailed justification indicating how the proposed use is consistent with the zoning of the property. If additional space is needed, attach additional sheets.

The Johnson Addition PUD was platted in 2007 for the development of 46 lots for attached single-family dwelling development. The subject property was dedicated as public "Open Space" as a Zoning Ordinance requirement under the Planned Unit Development procedures. However, as early as aerial imagery from 2009, the property has been used as a recreational vehicle parking area by the residents of the development and not as open space. A parking area appears to be more needed for the residents of this area based on the historical use of the property.

2. In the space below, indicate reasons why the proposed use 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 of the Rock Springs Zoning Ordinance and the Rock Springs Comprehensive Plan. If additional space is needed, attach additional sheets.

The property is presently unimproved, and therefore, the vehicles are being parked on a dirt surface, contrary to the City's requirements for parking area surfacing. The proposed lease will require the lessee to improve the property to bring it into compliance with the City's zoning requirements for parking areas, including surfacing and drainage, which will be an improvement from the undeveloped dirt parking lot as it has been used previously. The lots within the development have very limited parking areas (on street and off street). Developing a parking area will meet the needs of the residents.

E. SUBMITTAL REQUIREMENTS:

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 (\$40.00)
- ☐ Complete Application Form, including Exemption Justification.

F. SUBMITTAL SCHEDULE:

NOTE: Applications that are not received by 5:00 p.m. on the Application Deadline will be postponed until the following month's meeting. If a deadline falls near a City holiday, please contact the Planning Department to verify the days City Hall will be closed to ensure that your application is submitted on time.

	November 2019 Mtg.	December 2019 Mtg.	January Meeting	February Meeting	March Meeting	April Meeting	May Meeting	June Meeting	July Meeting	August Meeting	September Meeting	October Meeting	November Meeting	December Meeting
Application Deadline	10/28/2019	11/25/2019	12/30/2019	1/27/2020	2/24/2020	3/23/2020	4/27/2020	5/22/2020*	6/22/2020	7/27/2020	8/24/2020	9/28/2020	10/26/2020	11/23/2020
Utility Review Meeting	Utility Review Meetings are held <u>at least</u> 6 days after application submittal. Utility Review Meetings are generally held on Tuesday afternoons and are scheduled in the order in which applications are submitted. A memo will <u>only</u> be sent to the parties listed on the application. <u>The petitioner or an assigned representative is required to attend the meeting.</u>													
Adjacent Owner Notice	Property Owner Notices are prepared by the City of Rock Springs and are mailed to property owners within 200' of the effected property a minimum of seven (7) days prior to the Planning and Zoning Commission Public Meeting.													
P&Z Public Meeting Date (7:00 p.m.)	11/13/2019	12/11/2019	1/8/2020	2/12/2020	3/11/2020	4/8/2020	5/13/2020	6/10/2020	7/8/2020	8/12/2020	9/9/2020	10/14/2020	11/11/2020	12/9/2020

G. SIGNATURE(S) REQUIRED:

I acknowledge that I have read and understand this application and the pertinent City of Rock Springs regulations. I further agree if the Exemption 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.

Signature of Applicant 

Date 10-23-19

Signature of Owner 

Date 10-23-19

Signature of Engineer/Surveyor _____

Date _____

OPEN SPACE LEASE

LEASE AGREEMENT MADE this ____ day of _____, 20____ by and between the City of Rock Springs, a Wyoming Municipal Corporation whose address is 212 D Street, Rock Springs, Wyoming (hereinafter *Lessor*), and X (hereinafter *Lessee*).

WHEREAS, Lessor is the owner of certain parcel of undescribed real property located within the City of Rock Springs, designated as "open space" and situated between Lot 20 and Lot 21 of the Johnson PUD Subdivision, as specifically depicted in "Exhibit A", attached hereto and by this reference made a part hereof; and,

WHEREAS, the real property is presently unimproved and is not presently suitable for any use; and,

WHEREAS, Lessee desires to lease the parcel from the City of Rock Springs for purposes of outdoor RV parking and storage for himself and neighborhood residents.

NOW, THEREFORE, In consideration of their mutual covenants and benefits, the parties hereby agree as follows:

A. Term.

The Lessor hereby leases to Lessee the vacant parcel described in the attached "Exhibit A" for a period of two (2) years commencing on or about the ____ day of _____, 2019. This lease will renew automatically thereafter from year to year with the right of either party at any time during the initial or any renewal period to cancel this lease upon 30 days' written notice of cancellation.

B. Rent.

Lessee shall pay to Lessor as and for the rent of the Premises, the sum of [text number of dollars and cents] Dollars (\$[dollar amount]) per year payable annually in advance. The rent for the first Lease Year shall be due and payable on the date of execution of this Lease. For subsequent Lease Years, the rent shall be due and payable on the first day of [name of month] of each year.

C. Use of premises.

The premises shall be used by Lessee for the exclusive purpose of parking recreational vehicles. Lessee agrees that it will not permit the parking of unlicensed or inoperable vehicles, or for storage of any kind. Furthermore, Lessee shall not use the Premises for any unlawful purpose. Lessee shall comply with all laws, ordinances, rules, regulations and orders of all duly constituted authorities, present or future, which apply to Lessee's use of the Premises. Lessee agrees to comply with reasonable rules and regulations issued by Lessor from time to time concerning the use of the parking area.

D. Maintenance of premises.

Lessee shall accept possession of the leased parcel in its present condition and if any surfacing, resurfacing, or surface repairs are required in order to use the parcel as a parking area, Lessee agrees at its sole expense to properly make such resurfacing and repairs and thereafter continue to maintain the entire parking area in good condition and repair. The Lessee guarantees that the parcel will not be used as a parking area until the Lessee has done all things necessary to bring the parcel into compliance with all zoning ordinances of the City of Rock Springs necessary for such use, including but not limited to, grading, draining, lighting, and surfacing the entire parking area. Following installation of all necessary improvements and resurfacing, and during the term or any extensions thereof, Lessee shall cause the parking area to be properly operated and maintained. All entrances, exits, driveways, and walkways shall be kept in first class condition and state of repair, the operation and maintenance to include without limitation, lighting, striping, traffic control, removal of snow, ice, rubbish, and debris and surfacing and resurfacing with a hard surface. All improvements shall become the property of the Lessor. Lessee further agrees, at its expense, to keep the entire parking area free from snow and ice, and at all times to remove snow and ice promptly in order that the parking lot shall be clear of any such obstacles and to maintain the area in a clean, safe and healthy condition.

E. Mechanics Liens

Lessee shall keep the Premises free and clear of any and all liens, including, without limitation, those arising out of work performed, materials furnished, or obligations incurred by Lessee. Lessee shall not allow, permit or cause any mechanic's or other liens to arise or attach to the parcel and Lessee shall indemnify, defend and hold Lessor harmless from any such lien should one arise. In that event any such lien is filed against the parcel and not discharged or bonded over in a manner acceptable to Lessor and thereafter contested in good faith, within ninety (90) days after Lessor is notified thereof, Lessee shall be deemed in default under this Lease.

F. Indemnification of Lessor.

Lessee shall defend, indemnify and hold harmless Lessor and Lessor's employees and agents, from and against any and all costs, losses and expenses, liability, damages, settlements and claims for damages (including reasonable attorney's fees and the costs of defending any action) suffered, incurred or arising from or as a result of injury to or death of persons, or damage to or destruction of property, occurring (a) on the leased premises during the term, or (b) as the result of the actual negligence or willful acts or omissions of Lessee or any subtenant of Lessee, regardless of where such negligence, acts or omissions occurred. Lessee shall defend, indemnify and hold harmless Lessor and its employees and agents, and any other parties required to be indemnified by Lessor and its employees and agents, from and against any and all costs, losses and expenses, liability, damages, settlements and claims for damages (including reasonable attorney's fees and the costs of defending any action) arising out of the breach by Lessee of any of its agreements or obligations contained in this Lease.

G. Insurance

During the term, Lessee shall have in place a general liability insurance policy covering the parcel and Lessee's use or occupancy of the parcel with limits of liability per occurrence of not less than *One Million* Dollars (\$1,000,000.00) for injury to or death of persons and *One Million* Dollars for loss of or damage to property, or *One Million* Dollars combined single limit for injury to or death of persons and loss of or damage to property, which insurance shall provide contractual coverage of Lessee's liability to Lessor for the indemnity contained in Paragraph F.

H. Quiet enjoyment.

Lessor agrees that if Lessee shall perform all agreements to be performed on Lessee's part, Lessee shall at all times during the term of this lease have the peaceful and quiet enjoyment and possession of the said premises without hindrance from Lessor or any person or persons lawfully claiming said premises.

I. Default

Each of the following events shall be deemed to be a default by Lessee under this Lease:

1. Failure to pay rent
2. Failure to abide by any other term of this lease, including a failure to abide by city ordinances.

If Lessee fails to perform any of its obligations hereunder and such failure shall persist for a period of *thirty (30)* days after Lessor shall have given Lessee written notice of such failure, Lessor shall have an unfettered right to reenter the parcel. Furthermore, Lessee shall immediately surrender possession of said parcel to Lessor and any improvements installed upon the parcel shall become the property of Lessor.

Attest:

CITY OF ROCK SPRINGS, WYOMING, LESSOR,

CITY CLERK

MAYOR

(SEAL)

LESSEE

LESSEE SIGNATURE

State of Wyoming)
 : ss.
County of Sweetwater)

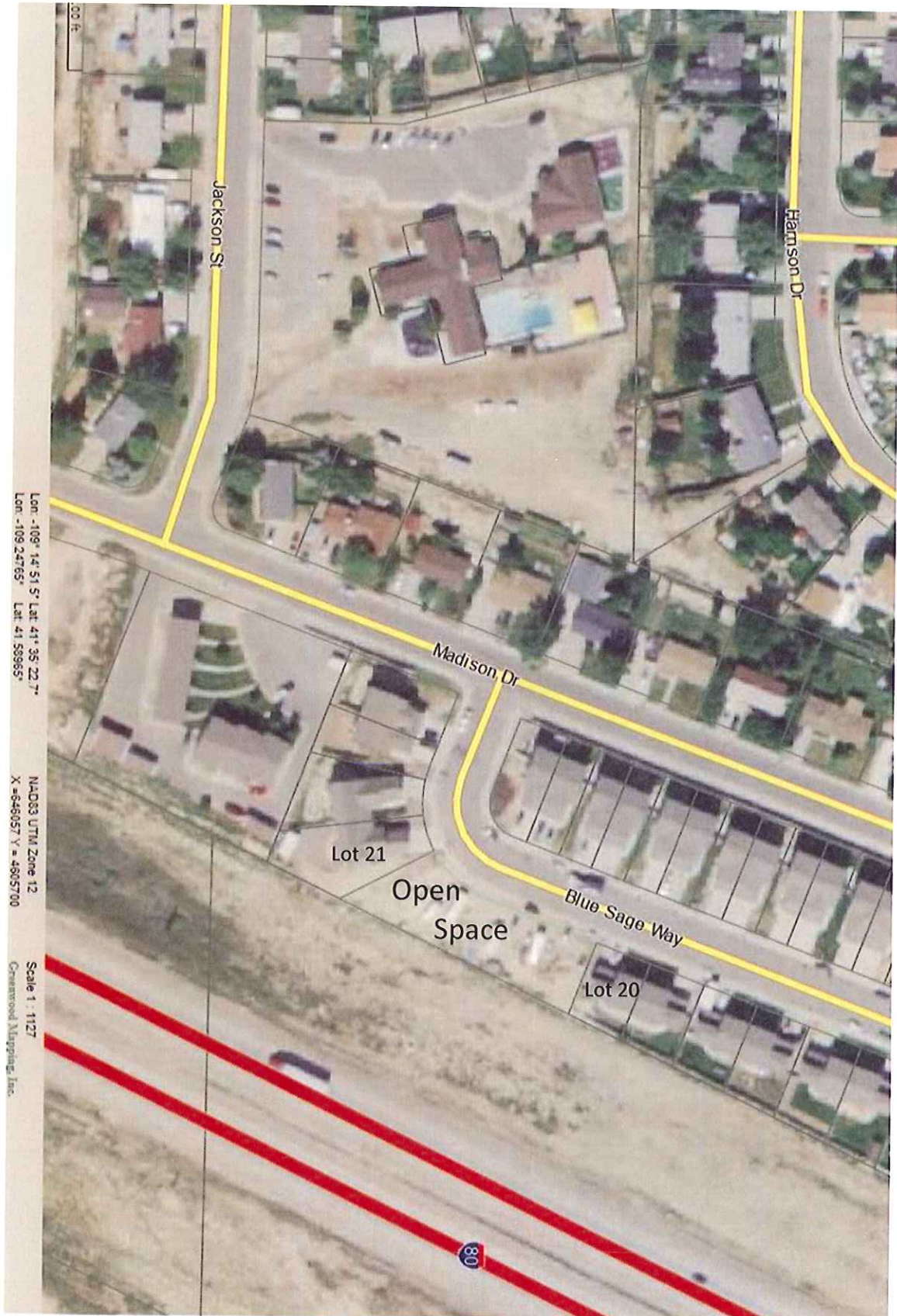
The foregoing instrument was subscribed, acknowledged and sworn to before me this _____ day of _____, 2019 by LESSEE, in the City of Rock Springs, Sweetwater County, Wyoming.

Witness my hand and official seal,

Notary Public

My Commission Expires _____

EXHIBIT A



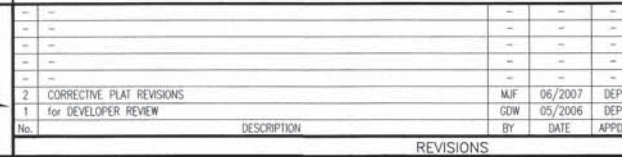


Note: Original Plat was filed in the Office of the Clerk and Recorder at 9:00 o'clock A m.
June 29, 2006, and is duly recorded in Book of Plats Page No. 466.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	8.90	91.01	5°36'02"	N65°29'32"E	8.89
C2	32.57	91.01	20°30'32"	N52°26'13"E	32.40
C3	23.46	91.01	14°46'15"	N34°47'49"E	23.39
C4	20.55	91.01	12°56'20"	N20°56'32"E	20.51
C5	25.21	91.01	15°52'19"	N06°32'12"E	25.13
C6	25.23	91.01	15°53'15"	N09°20'35"E	25.15
C7	5.61	91.01	3°32'03"	N19°03'14"E	5.61
C8	65.27	91.01	40°50'50"	N41°22'10"E	63.88
C9	33.06	91.01	28°48'55"	N72°19'33"E	32.79
C10	31.56	91.01	19°55'18"	N77°17'51"E	31.40
C11	3.05	91.01	0°48'58"	N87°17'51"E	3.04
C12	48.69	31.01	90°00'00"	N65°49'15"E	43.84
C13	48.21	31.01	89°06'46"	N23°44'08"E	43.50

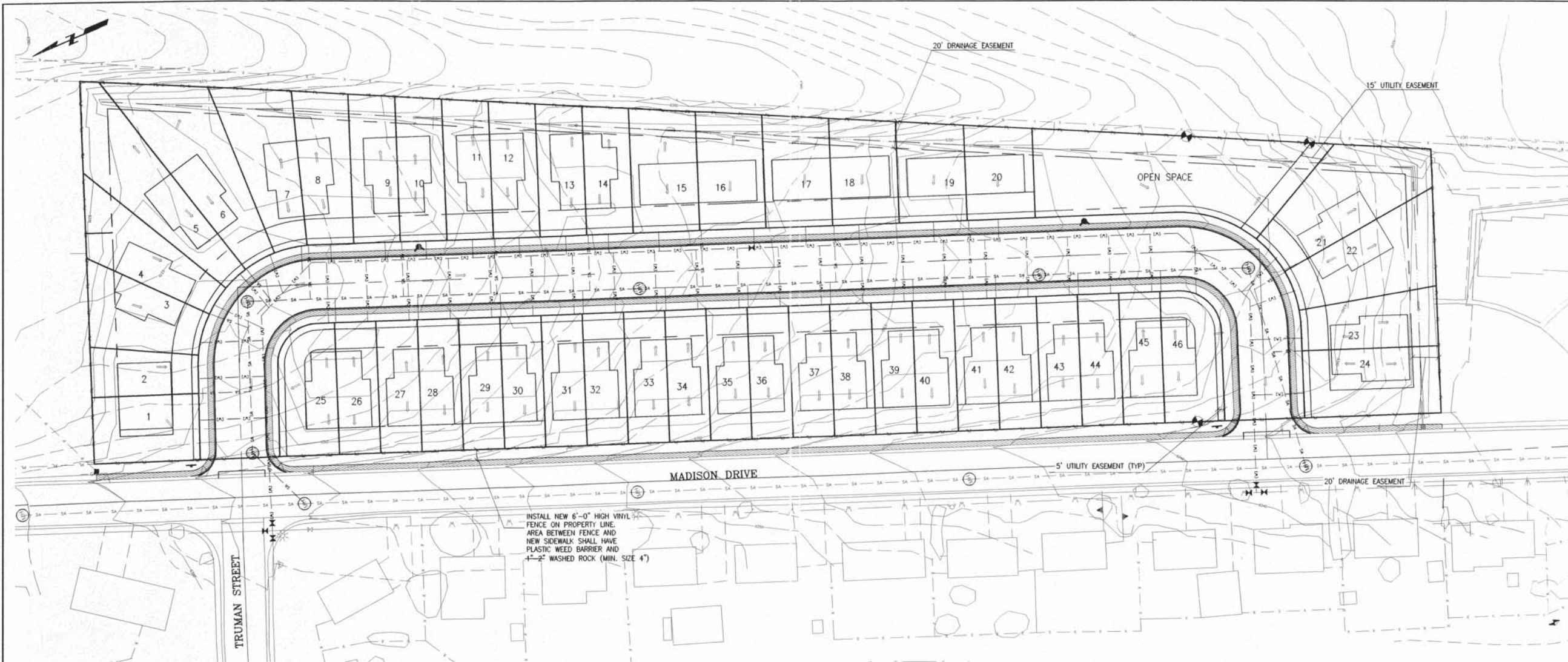
PRINTED: 06/11/07 FOR DATE

☐ PRELIMINARY
☐ DESIGN DEVELOPMENT
☐ BIDDING
☐ CONSTRUCTION
☒ APPROVAL
☐ AS BUILT
☒ REVISION



RECORDED 6/25/2007 AT 11:40 AM REC# 1587267 BK# 0000 PG# 0000
STEVEN DALE SAITS, CLERK of SUFFOLK COUNTY, NYPage 1 of 2

wn. By: GDW	Date 05/18/06	ENGR. DEP	Date _	DRAWING No.	REVISION
d. By: DEP	Date 05/19/06	APPD. XX	Date _		
ect No. 06-04-128		SCALE AS NOTED			
				1 of 2	2



ZONING - R-2 PRESENT, R-3 (PUD) INTENDED			
5.73 TOTAL ACRES			
STREET RIGHT OF WAY	1.34 ACRES	23.39%	
46 LOTS	4.10 ACRES	71.55%	
OPEN SPACE	0.29 ACRES	5.06%	
5.73 TOTAL ACRES		100.00%	

LOT SIZE			
LOT	AREA (sq. ft.)	LOT	AREA (sq. ft.)
1	3,996	24	5,226
2	2,739	25	4,124
3	4,347	26	3,100
4	4,560	27	3,100
5	6,588	28	3,100
6	7,321	29	3,100
7	5,371	30	3,100
8	4,504	31	3,100
9	3,940	32	3,100
10	3,830	33	3,100
11	3,721	34	3,100
12	3,611	35	3,100
13	3,501	36	3,100
14	3,392	37	3,100
15	4,655	38	3,100
16	4,431	39	3,100
17	4,207	40	3,100
18	3,983	41	3,100
19	3,832	42	3,100
20	3,602	43	3,100
21	6,737	44	3,100
22	5,843	45	3,100
23	3,952	46	4,394

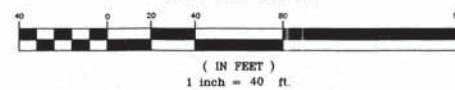
DECREASED LOT SIZE
100 sq. ft.

INCREASED LOT SIZE
100 sq. ft.

CORRECTIVE FINAL DEVELOPMENT PLAN

SCALE: 1"=40'-0"

GRAPHIC SCALE



LEGAL DESCRIPTION

A PART OF TRACT "A" OF THE SPRINGLAND ADDITION TO THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A", A 2" ALUMINUM CAP INSCRIBED "JFC PLS 2928",

RUNNING THENCE N 20°49'14"E, 1012.00 FEET ALONG THE WEST LINE THEREOF;
A 1 1/2" ALUMINUM CAP INSCRIBED CLOEY WALL, PLS 482

THENCE S 69°10'46"E, 292.17 FEET TO A POINT ON THE EAST LINE THEREOF; A 1 1/2" ALUMINUM CAP INSCRIBED CLOEY WALL, PLS 482

THENCE S 25°56'23"W, 1016.00 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID TRACT "A", A 1 1/2" ALUMINUM CAP INSCRIBED "B-C & A PE-LS 2533";

THENCE N 69°11'41"W, 201.52 FEET ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING.
CONTAINS 5.735 ACRES, MORE OR LESS

AND THAT THIS PLANNED UNIT DEVELOPMENT, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED IN THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL 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 12 DAY OF June A.D., 2007.

BY: *David Johnson*
JOHNBOR, LLC
DAVID JOHNSON, PRESIDENT

RECORDED 6/25/2007 AT 11:48 AM REC# 1507267 BOOK 0000 PAGE 0000
STEVEN DALE DAVIS, CLERK OF SWEETWATER COUNTY, WYOMING 2 OF 2

CERTIFICATE OF APPROVAL CITY OF ROCK SPRINGS PLANNING AND ZONING

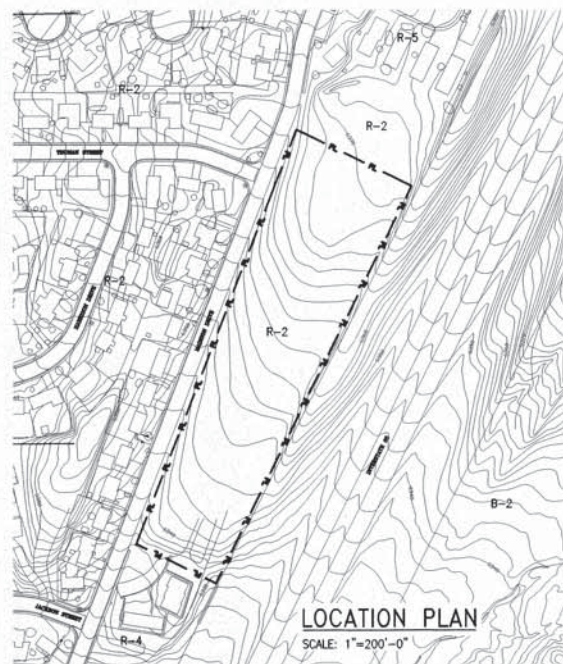
THIS FINAL DEVELOPMENT PLAN CONFORMS TO THE APPROVED PRELIMINARY DEVELOPMENT PLAN CERTIFIED THIS 19 DAY OF June, 2007.

Laura Crandall
ZONING ADMINISTRATOR

CERTIFICATE OF APPROVAL ROCK SPRINGS CITY COUNCIL

FINAL DEVELOPMENT PLAN APPROVED BY MAYOR AND CITY COUNCIL OF THE CITY OF ROCK SPRINGS THIS 19 DAY OF June, 2007.

Timothy A. Hanna
MAYOR
Brian M. Jarupelin
CITY CLERK



DRAWING NO.	TITLE	REV	DATE	DESCRIPTION	DRN	CHK	APP
REFERENCE DRAWINGS							
		C	06/11/07	ADJUSTED ADJOINING LOT LINE LOCATIONS, LOTS 25-46	KEB	RAF	
		B	06/15/06	CHANGED SIZE OF WASHED ROCK	CKM	CM	
		A	06/15/06	ISSUED FOR APPROVAL	CKM	CM	
REVISIONS							



PROJECT NAME		DAVID JOHNSON	
DRAWN	C. MOORE	JOHNSON SUBDIVISION CORRECTIVE FINAL DEVELOPMENT PLOT PLAN AND LOCATION PLAN	
DESIGNED			
CHECKED			
APPROVED			
DRAWING NUMBER	DJ01CA002	SHEET	2 of 2
REV	C		

October 25, 2019

Dear Property Owner / Interested Party:

The City of Rock Springs is requesting an Exemption from the City's Zoning Ordinance for the "open space" tract located in the Johnson Addition PUD, Rock Springs, Wyoming. Records show that this property is adjacent to or near property you own. Please refer to the map below. The following summarizes the application:

The applicant is requesting an Exemption from the City of Rock Springs Zoning Ordinance requirements to allow for Recreational Vehicle Parking as a Permitted Use in the R-2 Zoning District. In accordance with Section 13-912 of the Rock Springs Zoning Ordinance, requests for Exemptions for uses not listed in the Permitted or Conditional Uses of a Zoning District require approval by the Rock Springs Planning and Zoning Commission.

Please refer to the attached Exemption Application for more details.

The Rock Springs Planning and Zoning Commission will be considering this request at a public meeting on Wednesday, November 13, 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 to the City of Rock Springs. Written comments will be accepted no later than 5:00 p.m. on November 13, 2019.

Sincerely,



Laura Leigh
City Planner





**2019-2020
CITY OF ROCK SPRINGS
ZONING ORDINANCE
USE EXEMPTION APPLICATION**

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

City Use Only:

Date Received October 17, 2019

File Number: PZ-19-00322

Payment Information:

Amount Received: N/A

Received by: LL

Cash or Check Number: N/A

Receipt Number: N/A

Date Certified as Complete Application: _____

By: _____

A. PROPERTY ADDRESS: Open Space Tract - Johnson Addition PUD (To be assigned 801 Blue Sage Way)

(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: Timothy Kaumo - Mayor

Company Name: City of Rock Springs

Street Address: 212 D Street

City: Rock Springs State: WY Zip Code: 82901

Email Address: tim_kaumo@rswy.net

Phone Number: 307-352-1510

Fax Number: _____

(including area code)

(including area code)

Property Owner Information:

Name: Timothy Kaumo - Mayor

Company Name: City of Rock Springs

Street Address: 212 D Street

City: Rock Springs State: WY Zip Code: 82901

Email Address: tim_kaumo@rswy.net

Phone Number: 307-352-1510

Fax Number: _____

(including area code)

(including area code)

Engineer / Surveyor Information: Name: Paul Kauchich

Company Name: City of Rock Springs

Street Address: 212 D Street

City: Rock Springs State: WY Zip Code: 82901

Email Address: paul_kauchich@rswy.net

Phone Number: 307-352-1540

Fax Number: _____

(including area code)

(including area code)

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

1. Existing Master Plan Land Use Designation: LDR - Low Density Residential
2. Existing Zoning Map Designation: R-2 PUD
3. Current Use of Property: Designated as Open Space but has been used for un-permitted parking of vehicles.
4. Proposed Use of Property:

The City of Rock Springs desires to enter into an Open Space Lease agreement with a property owner of the Johnson Addition Planned Unit Development for the purpose of developing the Open Space Parcel as an improved area for recreational vehicle parking and storage. See attached Draft Open Space Lease.

D. EXEMPTION JUSTIFICATION:

In order to justify the request, the following **MUST** be addressed. Please do so with typewritten text.

1. In the space below, provide a detailed justification indicating how the proposed use is consistent with the zoning of the property. If additional space is needed, attach additional sheets.

The Johnson Addition PUD was platted in 2007 for the development of 46 lots for attached single-family dwelling development. The subject property was dedicated as public "Open Space" as a Zoning Ordinance requirement under the Planned Unit Development procedures. However, as early as aerial imagery from 2009, the property has been used as a recreational vehicle parking area by the residents of the development and not as open space. A parking area appears to be more needed for the residents of this area based on the historical use of the property.

2. In the space below, indicate reasons why the proposed use 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 of the Rock Springs Zoning Ordinance and the Rock Springs Comprehensive Plan. If additional space is needed, attach additional sheets.

The property is presently unimproved, and therefore, the vehicles are being parked on a dirt surface, contrary to the City's requirements for parking area surfacing. The proposed lease will require the lessee to improve the property to bring it into compliance with the City's zoning requirements for parking areas, including surfacing and drainage, which will be an improvement from the undeveloped dirt parking lot as it has been used previously. The lots within the development have very limited parking areas (on street and off street). Developing a parking area will meet the needs of the residents.

E. SUBMITTAL REQUIREMENTS:

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 (\$40.00)
- ☐ Complete Application Form, including Exemption Justification.

F. SUBMITTAL SCHEDULE:

NOTE: Applications that are not received by **5:00 p.m.** on the Application Deadline will be postponed until the following month's meeting. If a deadline falls near a City holiday, please contact the Planning Department to verify the days City Hall will be closed to ensure that your application is submitted on time.

	November 2019 Mtg.	December 2019 Mtg.	January Meeting	February Meeting	March Meeting	April Meeting	May Meeting	June Meeting	July Meeting	August Meeting	September Meeting	October Meeting	November Meeting	December Meeting
Application Deadline	10/28/2019	11/25/2019	12/30/2019	1/27/2020	2/24/2020	3/23/2020	4/27/2020	5/22/2020*	6/22/2020	7/27/2020	8/24/2020	9/28/2020	10/26/2020	11/23/2020
Utility Review Meeting	Utility Review Meetings are held <u>at least</u> 6 days after application submittal. Utility Review Meetings are generally held on Tuesday afternoons and are scheduled in the order in which applications are submitted. A memo will <u>only</u> be sent to the parties listed on the application. The petitioner or an assigned representative is required to attend the meeting.													
Adjacent Owner Notice	Property Owner Notices are prepared by the City of Rock Springs and are mailed to property owners within 200' of the effected property a minimum of seven (7) days prior to the Planning and Zoning Commission Public Meeting.													
P&Z Public Meeting Date (7:00 p.m.)	11/13/2019	12/11/2019	1/8/2020	2/12/2020	3/11/2020	4/8/2020	5/13/2020	6/10/2020	7/8/2020	8/12/2020	9/9/2020	10/14/2020	11/11/2020	12/9/2020

G. SIGNATURE(S) REQUIRED:

I acknowledge that I have read and understand this application and the pertinent City of Rock Springs regulations. I further agree if the Exemption 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.

Signature of Applicant 

Date 10-23-19

Signature of Owner 

Date 10-23-19

Signature of Engineer/Surveyor _____

Date _____



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867 BSW TRUST RAFAEL J CHAVEZ JR
TRUSTEE
267 E EAGLE RIDGE DR
NORTH SALT LAKE, UT 84054-2584

887 BSW TRUST RAFAEL J CHAVEZ JR
TRUSTEE
267 E EAGLE RIDGE DR
NORTH SALT LAKE, UT 84054-2584

AGOSTINI STACY J
249 DOUGLAS DR
ROCK SPRINGS, WY 82901-3148

ANDIKOETXEA INAKI J & MILLER KAYLA M
840 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

ARELLIN DAMARA
899 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

ARGYLE RILEY & TLYNCIA S
848 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

ATKINSON JAMES
872 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

BOYLEN JOHNNIE C & YOUNG MCKET
829 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

BROWN KELSEY
817 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

BROWN KEVIN J
832 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

BURNHAM STUART S & STEPHANIE A
864 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

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

CRUICKSHANKS BRADLEY H
3135 DELTA DR
ANCHORAGE, AK 99502-4449

DENNIS TRISTA N
820 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

EVANS CHRISTOPHER R & JAMIE A
789 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6779

FAIGL THOMAS A
2004 PARKVIEW AVE
ROCK SPRINGS, WY 82901-6728

FILLER KYLE
816 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

FOSSEN JANNEL
808 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

GALE ANTHONY R
875 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

GATTI COLTON
824 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

GREAVES JOHNATHAN T
847 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

GUILD JAKE & YOHANA
907 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6783

HADEN TY D
891 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

HAMM JERON
871 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

HARSHA KENNETH A JR
793 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6779

HAUTALA BERNARD M III
800 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

JAMES TOM E
823 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

JOHNSON SARAH L
879 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

K & B MANAGEMENT LLC
3502 MADISON DR
ROCK SPRINGS, WY 82901-4934

KARAJANIS DILLON & FORSTER BROOKE
852 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781



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NAME WITHHELD AT OWNER'S
REQUEST
895 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

PARKER KATHLEEN X
856 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

PENDLETON ZACHARY R & LACEY
KALISTA K
785 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6779

PORTER JOSEPH A & TIFFANY C
804 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

RUIZ DANIELA A & SCARLETT A
828 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

SCOTT DANIEL G & JULIE A
863 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

SCOTT ROBERT H & L LAMAR
904 APPLEWOOD DR
ROCK SPRINGS, WY 82901-4498

SEEVERS ERIC & TRACIE L
812 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

SHAMO RICHARD J & JANAE C
4739 S WANDER LN
SALT LAKE CITY, UT 84117-5459

SMITH JESUS P
835 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

TEEPLES DONNA R LIVING TRUST
1113 RUGER BLVD
ROCK SPRINGS, WY 82901-6188

TYRRELL DAVID & TAMARA G
883 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6780

WARD JOSHUA & MADORI
844 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

WATSON SHANE M
860 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

WEILEP LYLE & KELSEY
880 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

WIENS-CARLSON TERESA L
884 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

WILKINS JUSTIN L
876 BLUE SAGE WAY
ROCK SPRINGS, WY 82901-6781

WILLIAMSON CALEB A & AMY K
6604 CIRCLE VIEW DR
ROANOKE, VA 24014-6602

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.

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

The purpose of the R-4 Medium Density Residential Zone is to provide for medium density housing in multiple-family structures and directly related complementary uses. The R-4 Zone is designed to allow highly economical use of land while creating an attractive, functional, and safe residential environment.

(6) R-5 Zoning District (High Density Residential).

The purpose of the R-5 High Density Residential Zone is to provide for high density housing in multiple-family structures and directly related complementary uses. The R-5 Zone is designed to allow highly economical use of land while creating an attractive, functional and safe residential environment.

(7) R-6 Zoning District (Manufactured Home Residential).

The purpose of the R-6 Manufactured Home Residential Zone is to provide for the development of properly located and planned facilities for Manufactured and Mobile Homes. For use in this section, the term Manufactured Home shall include Mobile Homes as well. The R-6 Zoning District is established primarily for Manufactured Home Subdivisions and Manufactured Home Parks. Manufactured Home Subdivisions shall be designed with individual platted lots and public streets, and shall be processed through the Subdivision platting requirements of Chapter 16 of the Rock Springs Municipal Ordinances. Manufactured Home Parks shall be designed with a general layout for manufactured home spaces with private streets, and shall be processed as a Major Site Plan through the requirements listed in Section 13-904.B of the Rock Springs Municipal Ordinances.

(8) B-R Zoning District (Business Residential).

The purpose of the B-R Business Residential Zone is to provide a mixed use district allowing both business and residential land uses. The B-R Zone is designed for commercial arterial streets which historically developed with a mixed land use pattern including some residential properties.

B. Table of Uses.

Uses By Type	Zoning District							
	R-E	R-1	R-2	R-3	R-4	R-5	R-6	B-R
Residential Dwelling Types								
Single-Family Site-Built Dwelling (Detached)	P	P	P	P				
Single-Family Dwelling (Detached)			P	P			P(1)	
Single-Family Dwelling (Attached or Detached)				P				P
Two-Family Dwelling				P				P
Two-Family Dwellings					P			
Three-Family Dwellings					P			
Four-Family Dwellings					P			
Townhouse Clusters (6 Dwelling Unit Maximum or 160' in Length Maximum, whichever is attained first)					P			
Townhouse Clusters (4 Dwelling Unit Minimum and 200' in Length Maximum)						P		
Apartment Buildings (5 Dwelling Unit Minimum)						P		
Manufactured Home			P(2)	P(2)			P	P(2)
Mobile Home							P	
Modular Home			P	P			P(1)	P
Residential Accessory Uses								
Accessory Dwelling			P(13)					
Equestrian arena (covered or uncovered)	A							
Horses	A(6)							
Garage, Private	A	A	A	A	A	A	A(1)	A
Greenhouse, Private	A	A	A	A	A	A	A	A
Residential Storage Shed (excludes Portable Storage Containers)	A	A	A	A	A	A	A	A
Swimming Pool, Private or Jointly Owned	A	A	A	A	A	A	A	A
Tennis Court, Private or Jointly Owned	A	A	A	A	A	A	A	A
Signs	A(3)	A(3)	A(3)	A(3)	A(3)	A(3)	A(3)	A(4)
Home Occupation	A(5)	A(5)	A(5)	A(5)	A(5)	A(5)	A(5)	A(5)
Wind Energy Conversion System (WECS)	A(7)	A(7)	A(7)	A(7)	A(7)	A(7)	A(7)	A(7)
Other Uses								
Adult Day Care Center Conducted as an Accessory Use to a Church	C	C	C	C	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	C			C
Assisted Living Facility				C	C	C		C
Bed & Breakfast Inn	C(8)	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	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)	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)	C(9)	C(9)	C(9)	C(9)
Family Child Care Home (FCCH)	C(9)	C(9)	C(9)	C(9)	C(9)		C(9)	C(9)
Model Home		P	P	P	P			P

Model Home Sales Office		C(10)	C(10)	C(10)	C(10)			C(10)
Nursing Home				C	C	C		C
Public Building	C	C	C	C	C	C	C	C
Public Park	P	P	P	P	P	P	P	P
Residential Storage Warehouse						C(11)	C(12)	
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	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	C	C	C	C
Wireless Telecommunications		P	P	P	P	P	P	P

P – Principally Permitted Use

C – Conditionally Permitted Use

A – Permitted Accessory Use

- (1) Only permitted within a Manufactured Home Subdivision.
- (2) If placed on a permanent foundation.
- (3) In accordance with the requirements of Section 13-818.
- (4) In accordance with the requirements of Section 13-818: Commercial uses shall comply with the sign requirements of the B-2 Zone, and Residential uses shall comply with the sign requirements for the R-1 Zone.
- (5) In accordance with the requirements of Section 13-815.N.
- (6) In accordance with the requirements of Section 13-801.D(1)
- (7) In accordance with the requirements of Section 13-817.
- (8) In accordance with the requirements of Section 13-801.D(2).
- (9) In accordance with the requirements of Section 13-816.
- (10) In accordance with the requirements of Section 13-801.D(3).
- (11) In accordance with the requirements of Section 13-801.D(4).
- (12) In accordance with the requirements of Section 13-801.D(5).
- (13) All accessory dwellings shall meet the following requirements:
 - (a) General: All accessory dwellings shall meet the requirements of Section 13-815.E entitled, “Accessory Buildings, Uses, and Equipment”.
 - (b) Size: The square footage of any newly constructed or newly converted accessory dwelling shall be no more than 75 percent of the square footage of the principal building or 800 square feet, whichever is less. In no case shall the square footage of any accessory dwelling be less than 300 square feet.
 - (c) Design: Any newly constructed accessory dwelling shall have a roof pitch, siding, and exterior finish that matches, and shall thereafter be maintained to match, the principal building in style and type of material. Existing structures built prior to the adoption of this Ordinance are exempt from design requirements for accessory dwellings.
 - (d) Parking: At least one off-street parking space shall be provided solely for use by the accessory dwelling occupants and in addition to off-street parking for the principal building. Off-street parking for use by the accessory dwelling occupants may be provided within the accessory dwelling structure, provided that the non-parking area of the accessory dwelling is a minimum of 300 square feet.
 - (e) Owner Occupancy: Either the principal building or the accessory dwelling shall be owner-occupied.
 - (f) Number: A maximum of one accessory dwelling is allowed per parcel or lot.
 - (g) Prohibited: Mobile Homes, Recreational Vehicles, Motor Vehicles, Boats, etc. shall not be considered as accessory dwellings.

C. Table of Development Standards.

Uses by Zoning District	Lot Requirements			Setbacks				Max. Mean Building Height
	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback (1)	Min. Interior Side Setback	Min. Corner Side Setback	Min. 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

Table continued on next page...

Uses by Zoning District	Lot Requirements			Setbacks				Max. Mean Building Height	Outdoor Living Area (5)
	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback (1)	Min. Interior Side Setback	Min. Corner Side Setback	Min. Rear Setback		
R-2 (Low Density Residential)									
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	-

R-3 (Medium Density Residential)									
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	-
R-4 (Medium Density Residential)									
Two-Family Dwellings (6)	3,500sf per unit (7)	70'	90'	20'	10'	20'	20'	28'	600sf per d.u.
Three-Family Dwellings (6)	3,000sf per unit (7)	90'	90'	20'	10'	20'	20'	28'	500sf per d.u.
Four-Family Dwellings (6)	2,500sf per unit (7)	90'	90'	20'	15'	20'	20'	28'	400sf per d.u.
Townhouse Clusters (6 Dwelling Unit Maximum or 160' in Length Maximum, whichever is attained first) (6)	2,000sf per unit (7)	120'	90'	20'	15'	20'	20'	28'	400sf per d.u.
Structures Accessory to Two-Family, Three-Family, Four-Family, and Townhouse Cluster Residences (8)	-	-	-	20'	3'	20'(3)	3'	≤ Primary Structure	-
Other Permitted Uses as listed in	varies	varies	varies	30'	30'	30'	30'	28'	-

Section 13-801.B.									
Structures Accessory to Other Permitted Uses as listed in Section 13-801.B (8)	-	-	-	30'	30'	30'	30'	≤ Primary Structure	-

Uses by Zoning District	Lot Requirements			Setbacks				Max. Mean Building Height	Outdoor Living Area (5)
	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback (1)	Min. Interior Side Setback	Min. Corner Side Setback	Min. Rear Setback		
R-5 (High Density Residential)									
Townhouse Clusters (4 Dwelling Unit Minimum and 200' in Length Maximum) (6) (9)	200sf per unit (7)	120'	90'	25'	15'	20'	20'	35'	400sf
Apartment Buildings (5 Dwelling Unit Minimum) (6) (9) (10)	#Bedrooms Per Unit (7) 0:1,500sf 1:1,500sf 2:2,000sf 3:2,000sf	90'	90'	30'	20'	20'	25'	35'	300sf per unit
Structures Accessory to Townhouse Clusters (8) (9)	-	-	-	25'	3'	20'(3)	3'	≤ Primary Structure	-
Structures Accessory to Apartment Buildings (8) (9)	-	-	-	30'	3'	20'(3)	3'	≤ Primary Structure	-
Other Permitted Uses as listed in Section 13-801.B. (9)	varies	varies	varies	30'	30'	30'	30'	35'	-
Structures Accessory to Other Permitted Uses as listed in Section 13-801.B (8) (9)	-	-	-	30'	30'	30'	30'	≤ Primary Structure	-
R-6 (Manufactured Home Residential): Manufactured Home Subdivision (12)									
Single-Family Dwelling (Detached)	5,000sf	50'	100'	20'	10'⁄6'(2)	20'	20'	28'	-
Modular Home	5,000sf	50'	100'	20'	10'⁄6'(2)	20'	20'	28'	-
Manufactured Home ≤18' Width	4,400sf	40'	110'	20'	10'	10'	10'	28'	-
Manufactured Home >18' Width	5,500sf	50'	110'	20'	10'	10'	10'	28'	-
Mobile Home ≤18' Width	4,400sf	40'	110'	20'	10'	10'	10'	28'	-
Mobile Home	5,500sf	50'	110'	20'	10'	10'	10'	28'	-

>18' Width									
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	-
R-6 (Manufactured Home Residential): Manufactured Home Park - see note (15) for specific design requirements.									
Manufactured Home ≤18' Width	4,000sf	40'	-	See note (13)	See note (13)	See note (13)	See note (13)	28'	-
Manufactured Home >18' Width	5,000sf	50'	-	See note (13)	See note (13)	See note (13)	See note (13)	28'	-
Mobile Home ≤18' Width	4,000sf	40'	-	See note (13)	See note (13)	See note (13)	See note (13)	28'	-
Mobile Home >18' Width	5,000sf	50'	-	See note (13)	See note (13)	See note (13)	See note (13)	28'	-
Structures Accessory to Manufactured or Mobile Homes	-	-	-	See note (14)	See note (14)	See note (14)	See note (14)	≤ 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	-
Uses by Zoning District	Lot Requirements			Setbacks				Max. Mean Building Height	Outdoor Living Area (5)
	Min. Space or Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback (1)	Min. Interior Side Setback	Min. Corner Side Setback	Min. Rear Setback		
B-R (Business Residential): Residential Uses									
Single-Family Dwelling (Attached or Detached) (11)	5,000sf	50'	90'	20'	10'/6'(2)	20'	20'	28'	-
Two-Family Dwelling (11)	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'	-

(11)									
Modular Home (11)	5,000sf	50'	90'	20'	10'6"(2)	20'	20'	28'	-
Structures Accessory to Single-Family and Two-Family Residences (all types) (11)	-	-	-	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	-

- (1) Front setbacks may be adjusted to a lesser amount than required by this Ordinance as follows: when more than 25 percent of the lots fronting one side of the street between intersections are occupied by structures having setbacks from the street right-of-way of lesser amounts than hereinafter required by this Ordinance, the average setback of all existing buildings between the intersection shall be considered an established setback and shall be maintained by all new or relocated structures. When a building is to be built where there is an established setback less than that required by this Ordinance, and there is an existing building on only one contiguous side, the front setback for the new building shall be no greater than that of the existing building on the one side which is contiguous to and contains a building. If a building is to be built where there is an established setback less than that required by this Ordinance, and there are existing buildings on both contiguous sides, the established setback shall be determined by connecting a straight line between the forward most portion of the buildings on the contiguous sides. An adjustable front setback under this section must be approved by the Planning and Zoning Commission.
- (2) 16' total both sides; one side shall have a minimum setback of 10' and one side shall have a minimum setback of 6'.
- (3) Corner yard setbacks may be reduced to 3' for accessory structures not exceeding 200 square feet on corner lots in which a 6 foot fence is installed and permitted in accordance with Section 13-815.F(4)(e) of this Ordinance, or in which a legally non-conforming fence is established within the corner yard.
- (4) 4,000 square foot per lot if each dwelling unit of a duplex is on a separate lot.
- (5) Outdoor Living Area in the minimum amount specified above must be provided on any lot occupied by the multiple residence, townhouse cluster, or apartment building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than 20 feet), and required side or front yards shall not be considered as Outdoor Living Area, except in the case of interior townhouse units where said unit is less than 20 feet in width, in which case the minimum width of the outdoor living area shall be the width of the lot.
- (6) When two (2) or more principal buildings are located on one (1) lot, the minimum separation between any two (2) adjacent principal buildings shall be a distance not less than an amount equal to the height of the taller of the two buildings or twenty (20) feet, whichever is greater when developed as a Planned Unit Development. For major and minor site plans, building separation shall be the sum of two interior side yard setbacks.

- (7) The minimum lot area may be adjusted according to the following: For each parking stall in or under the residence or otherwise completely underground, subtract 400 sq. ft. from the total minimum lot area. For each unit with a balcony or patio of not less than 40 sq. ft., subtract 100 sq. ft. from the Outdoor Living Area.
- (8) The City may require common walls for accessory structures on the same lot where common walls will eliminate unsightly and hazardous areas. Exteriors of accessory structures shall have an exterior finish compatible to the main structure. Compatibility shall be determined by the City based on type and use of building materials.
- (9) All Principally Permitted, Conditionally Permitted, and Accessory Uses shall be screened from adjacent Residential Zones (except R-5 zones) as described in Article 8, Section 13815.B.(1).
- (10) For apartment buildings, parking of motor vehicles shall not be allowed within the front or corner side setbacks.
- (11) Access for residential uses shall comply with the requirements of Section 13-815.I.(2).(e) through (j).
- (12) Manufactured Home Subdivision Streets: All Manufactured Home Subdivision streets shall be public and shall meet all design requirements of Section 16-9 of the Subdivision Ordinance of the City of Rock Springs, unless approved as private as part of a Planned Unit Development. The Director of Engineering and Operations shall review and approve the design of all streets within a Manufactured Home Subdivision.
- (13) Each manufactured or mobile home shall be setback a minimum of 15 feet from the private street. Each manufactured or mobile home shall be separated by a distance of 20 feet from all adjacent manufactured or mobile homes. For purposes of measuring separation, all attached porches and decks that have a roof covering shall be considered part of the manufactured or mobile home and shall observe a 20 foot separation from adjacent manufactured or mobile homes. Each manufactured or mobile home shall be setback a minimum of 10 feet from exterior property lines of the Manufactured Home Park and 3 feet from all interior space lines.
- (14) Structures accessory to manufactured or mobile homes shall meet all requirements listed in Section 13-815.E and in addition be a minimum of 3 feet from all interior space lines.
- (15) The following provisions shall apply to all Manufactured Home Parks:
 - (a) Manufactured Home Park Streets: Private streets shall be permitted within a Manufactured Home Park and may be permitted to have a residential street right-of-way minimum width of fifty (50) feet. All other design criteria shall meet the requirements of Section 16-9 of the Subdivision Ordinance of the City of Rock Springs. The Director of Engineering and Operations shall review and approve the design of all streets within a Manufactured Home Park.
 - (b) Recreational Area. Recreation areas shall be provided to meet the anticipated needs of the residents of the Manufactured Home Park. Not less than 7 percent of the gross site area shall be devoted to recreational uses. Recreation areas shall include space for community use facilities, picnic and play areas. The design of recreation areas shall be appropriate for the intended use and location of the activity.
 - (c) Review and Approval of a Manufactured Home Park. In evaluating a Major Site Plan application for an R-6 Manufactured Home Park, the Commission shall consider the following:
 - (d) -That the proposed site and development plan provide for adequate access to the public street system without causing undue congestion or placing excessive traffic loads on local streets.
 - (e) -That the size and shape of the site is adaptable to good mobile home park design and that development of the site for mobile home uses will not unduly obstruct development of adjoining property.

- (f) **Parking.** There shall be a minimum of two (2) paved, off-street parking spaces per dwelling unit. Each space shall be at least 9' wide and 20' deep in size. Each off-street parking space shall have direct access to a public or private street. No direct access shall be allowed to arterial roadways. Direct access to collector roadways shall be discouraged.
- (g) **Utilities.** All utilities, including water, sanitary sewer, storm sewer (and/or surface water drainage), electrical lines, gas lines, telephone lines, and street lights shall be designed and constructed according to such regulations as prescribed in the Subdivision Ordinance.
- (h) **Landscaping.** The front setback area of each manufactured or mobile home shall be landscaped using sod and/or decorative stone. All private, commonly owned recreation areas not devoted to buildings, structures, surfaced courts, sandboxes, etc shall be sodded and irrigated. Landscaping of public parks shall be the responsibility of the City of Rock Springs.
- (i) **Screening.** All principal and accessory uses shall be screened from adjacent residential uses (except R-6) as described in Article 8, Sec. 13-815.B.(1).
- (j) **Maintenance:**
 - i. A permit, issued by the Building Inspection Department, shall be required for every manufactured or mobile home installation.
 - ii. No manufactured or mobile home may be parked on a roadway for more than 24 hours.
 - iii. Within an R-6 Zoning District, a burned or wrecked manufactured or mobile home which is damaged beyond repair or which poses a hazard to the public health, safety or welfare, shall be removed.
 - iv. Standard manufactured or mobile home skirting must be provided around the entire perimeter of the manufactured or mobile home between the bottom of the body and the manufactured or mobile home and the ground.
 - v. Each manufactured or mobile home must be stabilized from beneath using a concrete masonry, and/or metal support system acceptable to the City of Rock Springs Building Inspector.
 - vi. There shall be no outdoor storage of furniture (except lawn furniture), household goods, tools, equipment, or building materials or supplies.
 - vii. Each manufactured or mobile home must bear a label certifying that it is built in compliance with the Federal Manufactured Home and Safety Standards. Manufactured or mobile homes built prior to June 15, 1976, must bear a label certifying compliance to the Standard for Mobile Homes. NFPA 501, ANSI 119.1, in effect at the time of manufacture.
- (k) **Inspections.** The City of Rock Springs Zoning Administrator or agent is hereby authorized to make such inspections as are necessary to determine satisfactory compliance with this Ordinance and shall have the authority to enter at reasonable times upon any private or public real property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance. It shall be the duty of the owners of Manufactured Home Parks or persons in charge thereof, or owners or occupants of a lot in a Manufactured Home Subdivision, to allow the City of Rock Springs Zoning Administrator or his agent free access to such premises at reasonable times for the purpose of such inspections. It shall be the duty of every occupant of a Manufactured Home Park to allow the owner thereof, or his agents or employees, access to any part of such Manufactured Home Park at reasonable times for the purpose of making such repairs or alterations as may be necessary to effect compliance with this Ordinance or with any lawful order issued pursuant to the provisions of this Ordinance.
- (l) **Replacement of Existing Manufactured or Mobile Homes.** Manufactured or mobile homes as principal residential buildings on individual lots, or in Manufactured Home

Parks or Manufactured Home Subdivisions in operation at the time of the adoption of this Ordinance may be improved by the replacement of the manufactured or mobile home with another manufactured or mobile home, even though it may not be designated as a permitted use in the district in which it is located and provided that the replacing manufactured or mobile home will not create nonconforming yards or separation distances or will not increase existing nonconforming yards or separation distances.

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)

(2) Bed and Breakfast Inn:

- (a) The structure must be owner occupied and not more than two guestrooms shall be permitted.
- (b) The only meal to be provided to guests shall be breakfast.
- (c) Guests may stay no more than six consecutive days. The establishment may not be operated as a boarding house, and weekly rates cannot be offered.
- (d) The outside appearance of the structure shall not be altered from its single-family appearance.
- (e) One off-street parking space per guestroom shall be provided.
- (f) One advertising sign not to exceed six square feet may be permitted. The sign may be attached or freestanding and shall not exceed six feet in height. The sign shall not be a flashing sign, moving sign, or electronic message board.

(3) Model Home Sales Office:

- (a) Model Homes Sales Office shall be located entirely within a Model Home and shall not disrupt nor detract from the residential character of the subdivision.
- (b) Model Home Sales Office shall be located within, and offer for sale only, lots/homes

within the subdivision where the Model Home Sales Office is located. No off-subdivision sales shall be permitted.

- (c) Model Home Sales Office use shall not commence until such time as the Model Home containing the Model Home Sales Office has received an Occupancy Permit from the City of Rock Springs.
 - (d) Model Home Sales Office use shall not commence until such time as conditional use approval is obtained from the Zoning Administrator. To apply for a Model Home Sales Office Conditional Use Permit, the developer shall submit the following:
 - i. Application for Model Home Sales Office;
 - ii. Vicinity map showing the location of the Model Home Sales Office, location of model homes and related parking, and the entire development served by the Model Home Sales Office;
 - iii. Proposed timeline for development and duration of Model Home Sales Office use; and
 - iv. Application fee.
 - (e) Model Home Sales Office use shall cease upon issuance of the final building permit for a subdivision, or when all lots within a subdivision have been sold, whichever comes first, provided, that Model Home Sales Offices shall be permitted only in subdivisions actively under construction. The Model Home Sales Office conditional use permit shall be revoked should there be no subdivision activity, as indicated by issuance of a building permit for new residential construction, within any six (6) month timeframe.
 - (f) Model Home Sales Offices shall have minimal impacts on the surrounding neighborhood. Model Home Sales Office hours shall be limited to the following hours of operation:
 - i. Winter (October 1 to April 30): 8 a.m. – 6 p.m.
 - ii. Summer (May 1 to September 30): 8 a.m. – 7 p.m.
 - (g) No more than one (1) Model Home Sales Office shall be permitted per subdivision at any given time.
- (4) Residential Storage Warehouse in a R-5 Zoning District:
- (a) The warehouses must be within one-half mile of existing Apartment, Townhouse, or Condominium development.
 - (b) Minimum site size shall be a lot depth of 100 feet and lot width of 100 feet.
 - (c) Maximum site size shall be three (3) acres except that the 3 acre maximum may be exceeded provided that the number of warehouse units shall not exceed three-fourths (3/4) the number of apartment, townhouse, and condominium units within a one-half (1/2) mile radius.
 - (d) For purpose of this Ordinance each outdoor recreational vehicle storage shall be counted as one storage unit.
 - (e) Warehouse development shall be subject to all design standards specified in Section 13-808.C.(7).
- (5) Residential Storage Warehouse in a R-6 Zoning District:
- (a) The warehouses must be within one half mile of an existing manufactured home park.
 - (b) Minimum site size shall be a lot depth of 100 feet and lot width of 100 feet.
 - (c) Maximum site size shall be three (3) acres except that the 3 acre maximum may be exceeded provided that the number of warehouse units shall not exceed three-fourths (3/4) the number of manufactured home spaces within a one-half (1/2) mile radius. (Ord. No. 09-03, 2-3-2009; Ord. No. 09-16, 10-6-2009).
 - (d) For purpose of this Ordinance each outdoor recreational vehicle storage shall be

counted as one storage unit.

- (e) Warehouse development shall be subject to all design standards specified in Section 113-808.C.(7).

13-802 Reserved.

13-803 Reserved.

13-804 Reserved.

13-805 Reserved.

13-806 Reserved.



Department of Public Services

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November 13, 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
Nov 5, 2019	2019-15 3 rd Reading: An Ordinance amending Article 13-8 of the Zone District Regulations of the Ordinances of the City of Rock Springs, entitled "Wireless Communications"	3rd Reading Approved
Nov 5, 2019	2019-16 3 rd Reading: An Ordinance amending Article 13-9 of the Zone District Regulations of the Ordinances of the City of Rock Springs, entitled "Administrative Procedures", to correct numbering and clerical errors. At 2 nd reading Ordinance 2019-16 was amended; to remove language from Section 13-906D(2), entitled "Preliminary Development Plan;" adding it to Section 13-906E(2), entitled "Final Development Plan," pursuant to recommendations made by Laura Leigh, City Planner. In addition, striking the reference in 13-906 G stating "Requirements of Section 13-906 D 3 shall apply to requests for Major Changes," pursuant to recommendations made by Rick Beckwith, City Attorney.	3rd Reading Approved

Sincerely,

Laura Leigh, AICP
City Planner

Cg/cg