



## PLANNING AND ZONING COMMISSION MEETING AGENDA

April 8, 2020  
7:00 p.m. (Via Conference Call)

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### ROLL CALL

### APPROVAL OF MINUTES

1. Review and approval of the March 11, 2020 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. None

### UNFINISHED BUSINESS

1. None

### NEW BUSINESS

1. Request for Final Plat approval for the College Estates subdivision, filed by Gerhard Tschabitzer of 1<sup>st</sup> Arrow Corporation. (Project # PZ-20-00090, Staff Representative: Laura Leigh, City Planner)

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

1. 3/11/2020 – PZ-20-00085 - South Belt Loop Water Tank Property (no address) – Amended Site Plan – Public Safety Wireless Telecommunication Facility, filed by WyoLink
2. 3/13/2020 – PZ-20-00083 – 1128 Tulip Drive - Model Home Sales Office, filed by Smart Dwellings
3. 4/1/2020 – PZ-20-00104 – 2001 Dewar Drive #160 – Change of Use, Minor Site Plan, Twenty20 Tattoo Parlor, filed by Jeffrey Morley

### PETITIONS AND COMMUNICATIONS

1. Written petitions and communications.
  - a. City Council Updates - None
2. Petitions and communications from the floor.

### ADJOURNMENT

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**PLANNING AND ZONING  
COMMISSION MINUTES**  
**March 11, 2020**  
**Wednesday, 7:00 p.m.**  
**City Hall, Rock Springs, Wyoming**

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Commissioners Present:	Vice Chair Sue Lozier Gary Collins Ken Fortuna	Justin Lemon Kevin Hardesty Emily Lopez
Staff Present:	Laura Leigh, City Planner Cathy Greene, Senior Administrative Planning Technician	

**CALL TO ORDER**

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

**ROLL CALL**

After roll call it was determined that a quorum was present to proceed.

**APPROVAL OF MINUTES**

Vice Chairman Lozier asked the Commission for any corrections or additions to the Minutes from the February 12, 2020, Planning and Zoning Commission Meeting.

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

Commissioner Lopez: Motion to approve the Minutes as presented.

Commissioner Collins: Second.

Vote: All in favor. Motion carried unanimously.

**ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE**

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

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

Commissioner Lopez: Second.

Vote: All in favor. Motion carried unanimously.

**CHANGES TO THE AGENDA**

None.

**UNFINISHED BUSINESS**

None.

## **PUBLIC HEARINGS**

1. Consideration of Language Amendments to the Rock Springs Subdivision Ordinance, filed by the Rock Springs Planning Department. (Staff Representative: Laura Leigh, City Planner)

### **Staff Report**

Ms. Leigh presented the Staff Report dated March 11, 2020, to the Commission.

### **Commissioner Questions for Staff**

Mayor Kaumo thanked the staff for cleaning this up and all their work; followed up by Commissioner Lopez thanking the staff for the additional explanation of what their roles are and what they are actually making decisions on and what falls in the Commissions rights and what goes to City Council.

### **Commissioner Questions for Applicant**

Vice Chairman Lozier asked the applicant, the City is the Applicant and there were no questions.

### **Public Comments**

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

There were no comments from the public, therefore Vice Chairman Lozier then asked for a staff recommendation.

### **Staff Recommendation**

Ms. Leigh recommended: approval

### **Commission Vote**

Commissioner Fortuna: Motion to approve with staff recommendations.

Commissioner Collins: Second.

Vote: All in favor. Motion carried unanimously.

## **NEW BUSINESS**

1. Request for Final Plat approval, including Subdivision Variances, for the Garnet Addition, filed by Justin Lemon of Smart Dwellings, LLC. (Project # PZ-20-00069 and PZ-20-00070, Staff Representative: Laura Leigh, City Planner)

Commissioner Lemon recused himself and stepped down, as he is the applicant.

### **Staff Report**

Ms. Leigh presented the Staff Report dated March 11, 2020, to the Commission.

### **Commissioner Questions for Staff**

Commissioner Fortuna asked about vacation; Ms. Leigh explained the history of the road/ROW vacation.

### **Commissioner Questions for Applicant**

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

Justin Lemon came forward and gave a more detailed explanation of his plans with this project.

Commissioner Fortuna asked about frontage being 40' and setbacks; Ms. Leigh explained the frontage and setback requirements and it being one of the subdivision variances and how it would prevent the request for a setback variance later on.

There was further discussion and explanation of the setbacks and the subdivision variance request.

A Commissioner asked if both lots will be accessed from Collins Street, Mr. Lemon said yes.

Vice Chairman Lozier also asked about the setbacks, Commissioner Lopez stated the view of others in the area; Ms. Leigh addressed both explaining the difficulty of these lots.

#### Public Comments

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

Ms. Leigh stated a phone call received from Loy Arnoldi at 206 Aspen Way, with a general inquiry as to what the request was for.

Ms. Leigh stated a phone call from Curt Weidel from 1948 Edgar Street, Ms. Leigh did explain there are some encroachments onto this property and that would be a civil matter between him and the applicant.

Ms. Leigh stated a visit from Ms. Kershisnick of 210 Aspen Way, her main concern was she uses the main driveway to access the back of her property instead of the alley, it was explained that driveway is on private property and for her to contact the applicant.

Lynnette Cukale from 217 Garnet Street came forward and stated she is the next door neighbor most to educate herself and never knew it was two lots, she stated her comments are selfish, but her concern is about her property value. Ms. Cukale stated the lot has been an eye soar, and then asked if Mr. Lemon will sell the other lot.

Karen Weidel from 1948 Edgar Street is the other neighbor and has been there for 18 years, the one with the encroachments, they knew they'd have to tear it down someday. Her other concerns were the property values, if they will have a path to the park, a shared driveway, and then asked about the easement that it couldn't change and couldn't dig it down paved driveway and retaining wall.

Mr. Lemon came forward and addressed some of the concerns:

Lot One he plans to build a home and it will have an approximate value of \$425,000. Lot Two will have at least a value of \$385,000, which is the lowest he can feasibly do.

He is proposing walkout basements do to the geography of the lots. The asphalt area will remain at grade, however will likely be torn up to place the electrical underground.

He doesn't intend to own Lot Two, but plans to build it and might put in an RV pad on the side.

Commissioner Fortuna asked about the greenhouse; it was stated it was a civil matter.

Commissioner Lopez explained she's sold several homes in the area and they are around mid \$200,000's or lower, so he is definitely in the area. Mr. Lemon explained the house cost verses the land cost.

Vice Chairman Lozier then asked for a staff recommendation.

Staff Recommendation

Ms. Leigh recommended: approval with a street frontage subdivision variance, reflective of a 60' lot with, as well as all utility review comments be met.

Commission Vote

Commissioner Lopez: Motion to approve with staff recommendations.

Commissioner Hardesty: Second.

Vote: All in favor. Motion carried unanimously.

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

- 1) 1/29/2020 – 1647 Blairtown Road – PZ-20-00030 – David Faigl, Sweetwater Creek Storage, Minor Site Plan approval for an additional storage building.
- 2) 2/13/2020 – 120 Winston Drive – PZ-20-00046 – Elements Integrative Wellness Center, Minor Site Plan approval for a new use.
- 3) 3/5/2020 – 2500 College Drive – PZ-20-00068 – WWCC, Minor Site Plan for the main parking lot and residence hall parking lot reconstruction project.
- 4) 3/5/2020 – 1641 Elk Street – PZ-20-00071 – Sweetwater County Travel & Tourism, Minor Site Plan approval for a change in use from a restaurant to an office.
- 5) 3/06/2020 – 425 Jonah Drive – PZ-20-00012 – Century Equipment, Minor Site Plan approval for a new heavy equipment sales and service facility.
- 6) 3/06/2020 – 425 Jonah Drive – PZ-20-00065 – Century Equipment, Staff Conditional Use Permit approval for unpaved equipment storage area.
- 7) 3/06/2020 – 425 Jonah Drive – PZ-20-00066 – Century Equipment, Staff Conditional Use Permit approval for land reclamation (depositing over 1,000 cubic yards of fill).

**PETITIONS AND COMMUNICATIONS**

- 1) Written petitions and communications.
  - a. Update on City Council Actions – there were none.
- 2) Petitions and communications from the floor.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 8:06 p.m.

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

\_\_\_\_\_ day of \_\_\_\_\_ 2020.

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Laura Leigh, Secretary, Planning & Zoning Commission



# Planning & Zoning Commission Staff Report

April 8, 2020

7:00 p.m. (Via Conference Call)

REPORT SUMMARY			
<b>Agenda Item:</b>	New Business #1	<b>Project Number:</b>	PZ-20-00090
<b>Project Name:</b>	College Estates Subdivision Final Plat		
<b>Project Location:</b>	9.072 acres southwest of the College/Stagecoach Intersection		
<b>Project Description:</b>	Consideration of Final Plat approval for the College Estates Subdivision, a proposed residential subdivision consisting of 27 lots.		
<b>Applicant:</b>	Gerhard Tschabitzer 1 <sup>st</sup> Arrow Corporation 6905 S 1300 E #277 Midvale, UT 84047-1817	<b>Property Owner:</b>	Gerhard Tschabitzer 1 <sup>st</sup> Arrow Corporation 6905 S 1300 E #277 Midvale, UT 84047-1817
<b>Engineer:</b>	Dan Kennedy, JFC 1682 Sunset Drive Rock Springs, WY 82901	<b>Surveyor:</b>	Kent Felderman, JFC 1682 Sunset Drive Rock Springs, WY 82901
<b>Public Notification:</b>	Adjacent Property Letters Mailed 3/25/2020; Public Hearing Notice : N/A		
<b>Current Master Plan Land Use Designation:</b>	LDR (Low Density Residential) – approved 1/7/2020	<b>Proposed Master Plan Land Use Designation:</b>	LDR (Low Density Residential)
<b>Current Zoning District</b>	R-1 (Low Density Residential) – approved 2/4/2020	<b>Proposed Zoning District</b>	R-1 (Low Density Residential)
<b>References:</b>	Rock Springs Subdivision Ordinance §16-503 Final Plat Rock Springs Subdivision Ordinance §16-8 Improvements Rock Springs Subdivision Ordinance §16-9 Design Criteria		
<b>Exhibits:</b>	A. College Estates Final Plat (Received 3/6/20) B. Final Plat Application C. Utility Review Comment Forms D. Adjacent Property Owner Letter		

Gerhard Tschabitzer of 1<sup>st</sup> Arrow Corporation, has submitted a request for Final Plat review of the College Estates Subdivision. The goal is to develop the property as a 27 lot single family residential subdivision. The Final Plat can be found in **Exhibit A**. Please refer to **Exhibit B** to review the submitted Final Plat Application.

As shown in **Figure 1**, the property is located southwest of the College Drive and Stagecoach Blvd intersection and north of Arthur Park. The property is undeveloped. Adjacent land uses are as follows:

South – One Single-Family Residence (3808 College Drive) and Arthur Park (City of Rock Springs)

## West – Child Development Center (Sweetwater County)



With the submission of the Preliminary Plat, the applicant applied for a Master Land Use Plan Map Amendment and Zone Change. On January 7, 2020 the Rock Springs City Council approved the request to amend the Official Land Use Plan Map from C (Commercial) to LDR (Low Density Residential). On February 4, 2020, the Rock Springs City Council approved the request to amend the Official Zoning Map from B-2/B-2(CD) (Community Business) to

R-1 (Low Density Residential). Single Family Site Built Dwellings (Detached) and public parks are the only permitted uses within the R-1 zoning designation.

#### **SUBDIVISION VARIANCES:**

Along with the submission of the Preliminary Plat, the applicant also requested the Governing Body to consider approving two subdivision variances. On January 7, 2020, the City Council approved a subdivision variance from §16-403 to allow for multiple lots within the College Estates subdivision to have a lot depth of less than the required 100 feet. Additionally, the City Council approved a subdivision variance from §16-905.(l). to allow more than 27 lots within the subdivision with only one primary access, provided that an emergency access road is constructed from Foothill Blvd.

The Final Plat drawing conforms to the Preliminary Plat with the approved subdivision variances.

#### **UTILITY REVIEW:**

The Utility Review Meeting that was scheduled for March 17, 2020 could not take place due to the Governor's order relating to gatherings. Regardless, written comments were still received and communication took place via email. All of the comment forms that were submitted can be found in **Exhibit C**. Several comments required revisions to the Final Plat. A revised Final Plat will be required with the corrections prior to scheduling the item for City Council consideration.

#### **PUBLIC NOTIFICATION:**

Adjacent Property Owner Notice letters were mailed to property owners located within 200 feet of the boundaries of the subject property on March 25, 2020. Refer to **Exhibit D**. It was noted in the letter that due to the Statewide Public Health Order #2 forbidding gatherings of ten people or more, that the meeting will be closed to the public, however, written comments would still be accepted up to 4:00 p.m. on April 8, 2020. The letter also advised anyone to contact the Rock Springs Planning Office if they would like to receive updates regarding the meeting. At the time this report was prepared, no written comments or meeting inquiries have been received.

Staff will advise the Commission of any comments received after the date of this report.

#### **PROCEDURE:**

The Planning and Zoning Commission's recommendation will be forwarded to the Rock Springs City Council for consideration. The City Council meeting will not be scheduled until all Final Plat items are addressed, financial guarantees and fees-in-lieu of parkland dedication are received, and the construction drawings and reports are approved by the Rock Springs Engineering Department.

#### **STAFF RECOMMENDATION:**

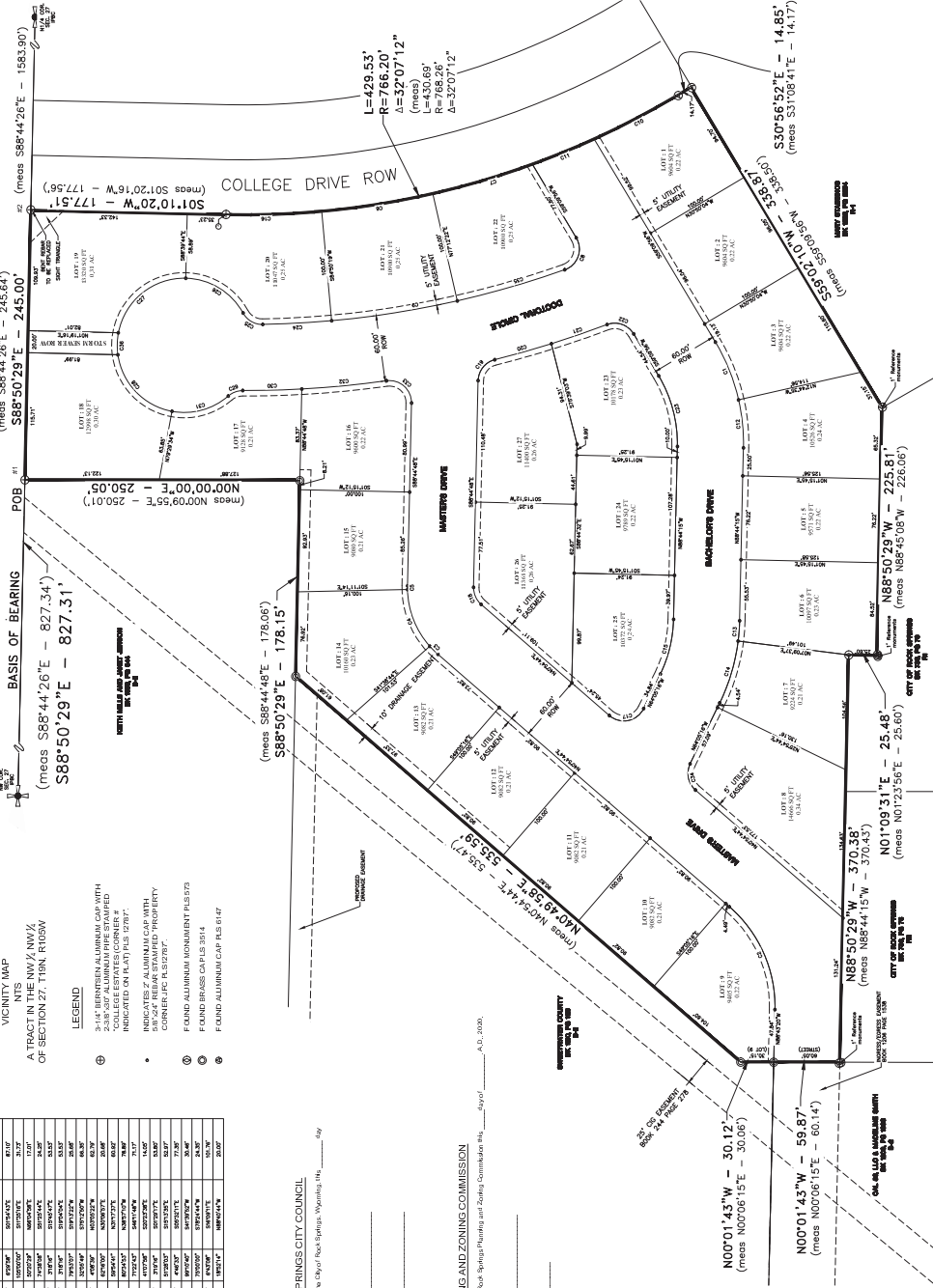
Staff will provide a formal recommendation at the meeting after hearing all comments.

At a minimum, staff recommends the following conditions of approval be attached if approved:

- 1) All comments submitted by the Utility Review Committee shall be addressed.
- 2) The Final Plat will not be scheduled for City Council consideration until all remaining Final Plat items are submitted and approved.



NORTHWEST QUARTER NORTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 19 NORTH, RANGE 105 WEST SWEETWATER COUNTY, WYOMING



Curve #		Length		Radius	Delta	Chord Direction	Chord Length
C1	C4	56.434	186.000	3.000	168.872°/42.0°	56.607	56.607
C2	C5	56.434	186.000	3.000	132.872°/78.0°	56.607	56.607
C3	C6	56.434	186.000	3.000	96.872°/114.0°	56.607	56.607
C4	C7	56.434	186.000	4.000	60.872°/150.0°	56.607	56.607
C5	C8	56.434	186.000	5.000	24.872°/186.0°	56.607	56.607
C6	C9	56.434	186.000	6.000	-11.128°/222.0°	56.607	56.607
C7	C10	56.434	186.000	7.000	-47.128°/258.0°	56.607	56.607
C8	C11	56.434	186.000	8.000	-83.128°/294.0°	56.607	56.607
C9	C12	56.434	186.000	9.000	-119.128°/330.0°	56.607	56.607
C10	C13	56.434	186.000	10.000	-155.128°/366.0°	56.607	56.607
C11	C14	60.572	186.000	4.000	47.428°	60.507	60.507
C12	C15	60.572	186.000	4.000	113.428°	60.507	60.507
C13	C16	60.572	186.000	4.000	179.428°	60.507	60.507
C14	C17	58.841	186.000	3.000	135.872°/45.0°	59.007	59.007
C15	C18	58.841	186.000	3.000	99.872°/81.0°	59.007	59.007
C16	C19	58.841	186.000	3.000	63.872°/117.0°	59.007	59.007
C17	C20	58.841	186.000	3.000	27.872°/153.0°	59.007	59.007
C18	C21	58.841	186.000	3.000	-9.128°/189.0°	59.007	59.007
C19	C22	58.841	186.000	3.000	-45.128°/225.0°	59.007	59.007
C20	C23	58.841	186.000	3.000	-81.128°/261.0°	59.007	59.007
C21	C24	58.841	186.000	3.000	-117.128°/297.0°	59.007	59.007
C22	C25	58.841	186.000	3.000	-153.128°/333.0°	59.007	59.007
C23	C26	58.841	186.000	3.000	-189.128°/369.0°	59.007	59.007
C24	C27	58.841	186.000	3.000	-225.128°/405.0°	59.007	59.007
C25	C28	58.841	186.000	3.000	-261.128°/441.0°	59.007	59.007
C26	C29	58.841	186.000	3.000	-297.128°/477.0°	59.007	59.007
C27	C30	58.841	186.000	3.000	-333.128°/513.0°	59.007	59.007
C28	C31	58.841	186.000	3.000	-369.128°/549.0°	59.007	59.007
C29	C32	58.841	186.000	3.000	-405.128°/585.0°	59.007	59.007
C30	C33	58.841	186.000	3.000	-441.128°/621.0°	59.007	59.007
C31	C34	58.841	186.000	3.000	-477.128°/657.0°	59.007	59.007
C32	C35	58.841	186.000	3.000	-513.128°/693.0°	59.007	59.007
C33	C36	58.841	186.000	3.000	-549.128°/729.0°	59.007	59.007
C34	C37	58.841	186.000	3.000	-585.128°/765.0°	59.007	59.007
C35	C38	58.841	186.000	3.000	-621.128°/801.0°	59.007	59.007
C36	C39	58.841	186.000	3.000	-657.128°/837.0°	59.007	59.007
C37	C40	58.841	186.000	3.000	-693.128°/873.0°	59.007	59.007
C38	C41	58.841	186.000	3.000	-729.128°/909.0°	59.007	59.007
C39	C42	58.841	186.000	3.000	-765.128°/945.0°	59.007	59.007
C40	C43	58.841	186.000	3.000	-801.128°/981.0°	59.007	59.007
C41	C44	58.841	186.000	3.000	-837.128°/1017.0°	59.007	59.007
C42	C45	58.841	186.000	3.000	-873.128°/1053.0°	59.007	59.007
C43	C46	58.841	186.000	3.000	-909.128°/1089.0°	59.007	59.007
C44	C47	58.841	186.000	3.000	-945.128°/1125.0°	59.007	59.007
C45	C48	58.841	186.000	3.000	-981.128°/1161.0°	59.007	59.007
C46	C49	58.841	186.000	3.000	-1017.128°/1197.0°	59.007	59.007
C47	C50	58.841	186.000	3.000	-1053.128°/1233.0°	59.007	59.007
C48	C51	58.841	186.000	3.000	-1089.128°/1269.0°	59.007	59.007
C49	C52	58.841	186.000	3.000	-1125.128°/1305.0°	59.007	59.007
C50	C53	58.841	186.000	3.000	-1161.128°/1341.0°	59.007	59.007
C51	C54	58.841	186.000	3.000	-1197.128°/1377.0°	59.007	59.007
C52	C55	58.841	186.000	3.000	-1233.128°/1413.0°	59.007	59.007
C53	C56	58.841	186.000	3.000	-1269.128°/1449.0°	59.007	59.007
C54	C57	58.841	186.000	3.000	-1305.128°/1485.0°	59.007	59.007
C55	C58	58.841	186.000	3.000	-1341.128°/1521.0°	59.007	59.007
C56	C59	58.841	186.000	3.000	-1377.128°/1557.0°	59.007	59.007
C57	C60	58.841	186.000	3.000	-1413.128°/1593.0°	59.007	59.007
C58	C61	58.841	186.000	3.000	-1449.128°/1629.0°	59.007	59.007
C59	C62	58.841	186.000	3.000	-1485.128°/1665.0°	59.007	59.007
C60	C63	58.841	186.000	3.000	-1521.128°/1701.0°	59.007	59.007
C61	C64	58.841	186.000	3.000	-1557.128°/1737.0°	59.007	59.007
C62	C65	58.841	186.000	3.000	-1593.128°/1773.0°	59.007	59.007
C63	C66	58.841	186.000	3.000	-1629.128°/1809.0°	59.007	59.007
C64	C67	58.841	186.000	3.000	-1665.128°/1845.0°	59.007	59.007
C65	C68	58.841	186.000	3.000	-1701.128°/1881.0°	59.007	59.007
C66	C69	58.841	186.000	3.000	-1737.128°/1917.0°	59.007	59.007
C67	C70	58.841	186.000	3.000	-1773.128°/1953.0°	59.007	59.007
C68	C71	58.841	186.000	3.000	-1809.128°/1989.0°	59.007	59.007
C69	C72	58.841	186.000	3.000	-1845.128°/2025.0°	59.007	59.007
C70	C73	58.841	186.000	3.000	-1881.128°/2061.0°	59.007	59.007
C71	C74	58.841	186.000	3.000	-1917.128°/2097.0°	59.007	59.007
C72	C75	58.841	186.000	3.000	-1953.128°/2133.0°	59.007	59.007
C73	C76	58.841	186.000	3.000	-1989.128°/2169.0°	59.007	59.007
C74	C77	58.841	186.000	3.000	-2025.128°/2205.0°	59.007	59.007
C75	C78	58.841	186.000	3.000	-2061.128°/2241.0°	59.007	59.007
C76	C79	58.841	186.000	3.000	-2097.128°/2277.0°	59.007	59.007
C77	C80	58.841	186.000	3.000	-2133.128°/2313.0°	59.007	59.007
C78	C81	58.841	186.000	3.000	-2169.128°/2349.0°	59.007	59.007
C79	C82	58.841	186.000	3.000	-2205.128°/2385.0°	59.007	59.007
C80	C83	58.841	186.000	3.000	-2241.128°/2421.0°	59.007	59.007
C81	C84	58.841	186.000	3.000	-2277.128°/2457.0°	59.007	59.007
C82	C85	58.841	186.000	3.000	-2313.128°/2493.0°	59.007	59.007
C83	C86	58.841	186.000	3.000	-2349.128°/2529.0°	59.007	59.007
C84	C87	58.841	186.000	3.000	-2385.128°/2565.0°	59.007	59.007
C85	C88	58.841	186.000	3.000	-2421.128°/2601.0°	59.007	59.007
C86	C89	58.841	186.000	3.000	-2457.128°/2637.0°	59.007	59.007
C87	C90	58.841	186.000	3.000	-2493.128°/2673.0°	59.007	59.007
C88	C91	58.841	186.000	3.000	-2529.128°/2709.0°	59.007	59.007
C89	C92	58.841	186.000	3.000	-2565.128°/2745.0°	59.007	59.007
C90	C93	58.841	186.000	3.000	-2601.128°/2781.0°	59.007	59.007
C91	C94	58.841	186.000	3.000	-2637.128°/2817.0°	59.007	59.007
C92	C95	58.841	186.000	3.000	-2673.128°/2853.0°	59.007	59.007
C93	C96	58.841	186.000	3.000	-2709.128°/2889.0°	59.007	59.007
C94	C97	58.841	186.000	3.000	-2745.128°/2925.0°	59.007	59.007
C95	C98	58.841	186.000	3.000	-2781.128°/2961.0°	59.007	59.007
C96	C99	58.841	186.000	3.000	-2817.128°/2997.0°	59.007	59.007
C97	C100	58.841	186.000	3.000	-2853.128°/3033.0°	59.007	59.007
C98	C101	58.841	186.000	3.000	-2889.128°/3069.0°	59.007	59.007
C99	C102	58.841	186.000	3.000	-2925.128°/3105.0°	59.007	59.007
C100	C103	58.841	186.000	3.000	-2961.128°/3141.0°	59.007	59.007
C101	C104	58.841	186.000	3.000	-2997.128°/3177.0°	59.007	59.007
C102	C105	58.841	186.000	3.000	-3033.128°/3213.0°	59.007	59.007
C103	C106	58.841	186.000	3.000	-3069.128°/3249.0°	59.007	59.007
C104	C107	58.841	186.000	3.000	-3105.128°/3285.0°	59.007	59.007
C105	C108	58.841	186.000	3.000	-3141.128°/3321.0°	59.007	59.007
C106	C109	58.841	186.000	3.000	-3177.128°/3357.0°	59.007	59.007
C107	C110	58.841	186.000	3.000	-3213.128°/3393.0°	59.007	59.007
C108	C111	58.841	186.000	3.000	-3249.128°/3429.0°	59.007	59.007
C109	C112	58.841	186.000	3.000	-3285.128°/3465.0°	59.007	59.007
C110	C113	58.841	186.000	3.000	-3321.128°/3501.0°	59.007	59.007
C111	C114	58.841	186.000	3.000	-3357.128°/3537.0°	59.007	59.007
C112	C115	58.841	186.000	3.000	-3393.128°/3573.0°	59.007	59.007
C113	C116	58.841	186.000	3.000	-3429.128°/3609.0°	59.007	59.007
C114	C117	58.841	186.000	3.000	-3465.128°/3645.0°	59.007	59.007
C115	C118	58.841	186.000	3.000	-3501.128°/3681.0°	59.007	59.007
C116	C119	58.841	186.000	3.000	-3537.128°/3717.0°	59.007	59.007
C117	C120	58.841	186.000	3.000	-3573.128°/3753.0°	59.007	59.007
C118	C121	58.841	186.000	3.000	-3609.128°/3789.0°	59.007	59.007
C119	C122	58.841	186.000	3.000	-3645.128°/3825.0°	59.007	59.007
C120	C123	58.841	186.000	3.000	-3681.128°/3861.0°	59.007	59.007
C121	C124	58.841	186.000	3.000	-3717.128°/3897.0°	59.007	59.007
C122	C125	58.841	186.000	3.000	-3753.128°/3933.0°	59.007	59.007
C123	C126	58.841	186.000	3.000	-3789.128°/3969.0°	59.007	59.007
C124	C127	58.841	186.000	3.000	-3825.128°/4005.0°	59.007	59.007
C125	C128	58.841	186.000	3.000	-3861.128°/4041.0°	59.007	59.007
C126	C129	58.841	186.000	3.000	-3897.128°/4077.0°	59.007	59.007
C127	C130	58.841	186.000	3.000	-3933.128°/4113.0°	59.007	59.007
C128	C131	58.841	186.000	3.000	-3969.128°/4149.0°	59.007	59.007
C129	C132	58.841	186.000	3.000	-4005.128°/4185.0°	59.007	59.007
C130	C133	58.841	186.000	3.000	-4041.128°/4221.0°	59.007	59.007
C131	C134	58.841	186.000	3.000	-4		

Approved by the City Council of the City of Rock Spings, Wyoming, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2020.

Matte McBurness, City Clerk

APPROVAL - PLANNING AND ZONING COMMISSION

This is a document by the City of Rock Springs Planning and Zoning Commission.

**Sincerity:** \_\_\_\_\_

RYAN SCHMIDT, City Engineer

STATEMENT OF SURVEYOR

I, Genio G. Ramero do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that the plot has been true, correct, and to comply with the College Edition as laid out, plotted, dedicated, and shown herein, that such plot was made from an accurate survey of said property by me and under my supervision and direct control, as the location and dimensions of the lake, measurements, and its mode of land subdivision, are the same as detailed upon the ground in compliance with the City of Rock Spout's regulations governing the subdivision of land for an acreage of one (1) tract in a 160-acre tract (160,000).



CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This column had for months the Office of the Clerk and Recorder at

It has just been found that the critical time for the onset of the criticality is about 100 years.

**DEVELOPER**  
1ST ARROW CORPORATION  
6905 S. 1300 E. # 277  
MIDVALE, UT 84047  
PHONE: 801-793-5573

TOTAL LAND AREA	9.087 AC
NUMBER OF LOTS	27
AREA OF LOTS	6.405 AC
AREA OF RIGHT OF WAY	2.644 AC
AREA OF STORM SEWER RIGHT OF WAY	0.038 AC

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

**BASIS OF BEARING:**  
THE BASIS OF BEARING FOR THIS SUBDIVISION IS  
SOUTH 88°50'29" EAST ALONG THE NORTH LINE OF THE  
NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19  
NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN.

**JFC** ENGINEERS SURVEYORS  
P.O. BOX 2005  
ROCK SPRING, TX 49682  
PHONE (507) 362-7525  
FAX (507) 362-7525  
www.jfc-engineers.com

PROJ.ECT:10189-199



**CITY OF ROCK SPRINGS  
FINAL PLAT  
APPLICATION**

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

**Staff Use Only:**

Date Received 3/9/2020 File Number: PZ-20-00090  
Payment Information:  
*little report* Amount Received: \$540.00 Received by: [Signature]  
Cash or Check Number:                      Receipt Number:                       
Date Certified as Complete Application:                      By:                     

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

**A. SUBDIVISION NAME AND PHASE: (Complete a separate application for each phase):**

College Estates

**B. CONTACT INFORMATION:**

Petitioner Information: Petitioner Name: Gerhard Tschabitzer  
Company Name: 1st Arrow Corporation  
Street Address: 6905 S1300 E #277  
City: Midvale State: UT Zip Code: 84047-1817  
Email Address: Gerhard@1starrowcorp.com  
Phone Number: (801) 505-8048 Fax Number:                       
(including area code) (including area code)

Property Owner Information: Name: Gerhard Tschabitzer  
Company Name: 1st Arrow Corporation  
Street Address: 6905 S1300 E #277  
City: Midvale State: UT Zip Code: 84047-1817  
Email Address: Gerhard@1starrowcorp.com  
Phone Number: (801) 505-8048 Fax Number:                       
(including area code) (including area code)

Engineer / Surveyor Information: Name: Dan Kennedy  
Company Name: JFC Engineers & Surveyors  
Street Address: 1682 Sunset Dr.  
City: Rock Springs State: WY Zip Code: 82901  
Email Address: dkennedy@jfc-wyo.com  
Phone Number: (307) 362-7519 Fax Number: (307) 362-7569  
(including area code) (including area code)

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

1. Acreage of property: 9.072 Acres
2. Present zoning of property (if multiple zoning districts are included in the proposed subdivision, provide the acreage of each zoning district and show the zoning boundary): Low Density Residential (R-1)
3. Number of lots in the subdivision: 27

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

This checklist must be completed and submitted as part of the Final Plat Application. All items as listed within this checklist shall be submitted with the application and/or shown on the Final Plat or supporting documentation. Items that need to appear on the plat are listed under "Plat Items". Any missing information shall constitute an INCOMPLETE application. INCOMPLETE applications will be returned and will NOT be reviewed by the City of Rock Springs until a COMPLETE application is submitted.

- ☐ Final Plat Application (including checklist) completed and signed. NOTE: It is mandatory that the property owner of record sign the application. Applications missing the property owner of record's signature shall be deemed as incomplete.
- ☐ Final Plat Filing Fee. (\$200.00 plus \$20.00 for each lot in excess of ten (10) lots up to a maximum fee of \$1,000.00)
- ☐ 20 full size copies of the Final Plat and all supporting documentation. In addition to the 20 full size copies, one reduced copy no larger than 11" x 17" must also be submitted.
- ☐ 1 – PDF scanned at full-size of Final Plat drawing (submitted electronically to city\_planner@rswy.net)
- ☐ Legal description for the property included in the Final Plat. The legal description shall be provided electronically in Word format or emailed to city\_planner@rswy.net. The Legal Description shall appear on the Final Plat and shall also be submitted on a separate sheet.
- ☐ The Final Plat and required supporting material shall conform to the design and engineering standards set forth in the Subdivision Ordinance and to any conditions of approval specified by the Planning and Zoning Commission and the City Council.
- ☐ The Final Plat shall conform to the Preliminary Plat.

**E. FINAL PLAT ITEMS:**

- ☐ The Final Plat shall be prepared and certified to its accuracy by a registered land surveyor licensed in the State of Wyoming.
- ☐ In addition to the required copies listed above, the mylar of the Final Plat must be submitted to the Planning Department as part of the application submittal.
- ☐ The Final Plat shall be clearly and legibly drawn in black, waterproof India ink upon tracing linen, mylar of .004 inch in thickness (minimum) or some similar stable base material.
- ☐ Required affidavits, certificates and acknowledgements shall be legibly printed on the Plat in opaque ink.
- ☐ Sheet size of all Final Plats shall be 24" high by 36" wide.
- ☐ Information on the Plat shall be so positioned that a 1 ½" margin remains on the left side and a ½" margin is left on the three remaining sides.

- ☐ Prepared at a scale of 1" = 100' or larger for subdivision where the majority of lots are less than five (5) acres in size. The scale may be reduced to 1" = 200' for subdivision in which the minimum lot size is five (5) acres or more.
- ☐ Each sheet of the Final Plat shall be numbered and the total number of sheets comprising the plat shall be stated on each sheet (for example: Sheet 2 of 4). The relationship of one sheet to the other shall be shown by key maps and by match lines.
- ☐ Final platting may be accomplished in stages covering reasonable portions of the area of an approved Preliminary Plat. When this is done, each sheet of the Final Plat shall contain a vicinity map showing the location of the portion being submitted in relationship to the area for which the Preliminary Plat was submitted. All Final Plats so submitted shall be of the same scale, shall have identical titles, legends and other information, and shall have match lines so that mosaics of the entire subdivision can be developed. Each stage of the subdivision shall be as nearly self-sustaining and complete as possible and shall itself, or in conjunction with previous stages, meet the design standards set forth in these regulations so that if development is interrupted or discontinued after one or more stages is completed, a viable development will result. The subdivision shall be constructed in the order in which phases are numbered. Altering phasing of the subdivision shall require re-submittal and approval of a new Preliminary Plat.
- ☐ The submitted Final Plat shall contain the notarized signatures of the owner or owners, mortgagees, or others with an equitable or legal interest in the land of whatever nature and the signature of the registered land surveyor. In addition, the mortgagees, if any, shall provide the City with a letter confirming that they are aware of the subdivision and concur with the subdivision filing.
- ☐ The name of the subdivision at the top center of each sheet.
- ☐ General location of the subdivision by section, township, range, county, and state, entered under the name of the subdivision.
- ☐ Date, scale and north arrow.
- ☐ Boundary lines of the subdivision in a heavy solid line.
- ☐ Legal description of the subdivision boundary based on an accurate traverse, giving bearing and linear dimensions that result in a maximum allowable error of closure on one (1) part in ten thousand (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 Plat, 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 and drainage detention areas, clearly labeled as such and a note indicating the ownership and maintenance responsibility of the drainage easements and drainage detention areas.
- ☐ The names of all streets.
- ☐ All lots logically and consecutively numbered in the center of the lot.
- ☐ All dimensions shown on irregularly shaped lots.

- ☐ Parcels completely or partially surrounded by the area being subdivided shall be clearly marked "EXCEPTED," and the common boundary with the subdivision shown in a heavy solid line with bearings and distances.
- ☐ A notation of the total acreage of the subdivision, the total number of lots, and a breakdown of total acreage for street right-of-ways, parkland, open space, drainage detention or other public areas.
- ☐ A notarized certificate by all parties having any titled interest in or lien upon the land, consenting to the recording of the plat and dedicating public ways, grounds, and easements. All signatures shall be in permanent, black ink. Certification shall read as stated in Section 16-503.(F).17. of the Rock Springs Subdivision Ordinance.
- ☐ Certificate of a registered land surveyor as stated in Section 16-503.(F).18. of the Rock Springs Subdivision Ordinance.
- ☐ Certificate of review of the Department of Engineering and Operations as stated in Section 16-503.(F).19. of the Rock Springs Subdivision Ordinance.
- ☐ Certificate of approval by the City of Rock Springs Planning and Zoning Commission as stated in Section 16-503.(F).20. of the Rock Springs Subdivision Ordinance.
- ☐ Certificate of acceptance and approval by the City Council of the City of Rock Springs as stated in Section 16-503.(F).21. of the Rock Springs Subdivision Ordinance.
- ☐ Certificate for recording by the County Clerk and Recorder as stated in Section 16-503.(F).22. of the Rock Springs Subdivision Ordinance.
- ☐ When the plat of a subdivision or resubdivision intends to vacate an existing easement, the location of the easement shall be shown on the plat with a notation that it is being vacated by the plat.
- ☐ In the case of a resubdivision of an existing subdivision or portion of a subdivision, a declaration statement as stated in Section 16-503.(F).23. of the Rock Springs Subdivision Ordinance shall appear above the Mayor's signature or below the title.
- ☐ Drainage Easement Statement – In a subdivision that has drainage easements, the following statement shall appear on the plat: "Maintenance and upkeep of drainage easements will be the responsibility of the individual lot owner. Fences, walls or footings that would impede drainage flows within those drainage easements and regrading of drainage easements shall not be permitted."
- ☐ Floodplain - If a subdivision lies within a one hundred (100) year floodplain, the following statement shall appear on the face of the final plat and all contracts and agreements relating to the subdivision: "THIS SUBDIVISION IS (OR THE FOLLOWING LOTS ARE) LOCATED IN THE ONE HUNDRED YEAR FLOOD PLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY."
- ☐ Mined Areas - If a subdivision lies over a known mined area, the following statement shall appear on the face of the final plat and all contracts and agreements relating to the subdivision: "THIS SUBDIVISION IS (OR THE FOLLOWING LOTS ARE) LOCATED OVER KNOWN MINED AREAS."



**F. FINAL PLAT SUPPORTING DOCUMENTATION TO BE SUBMITTED WITH APPLICATION:**

- ☐ **Four (4)** copies of the Drainage Report meeting the criteria as specified in Section 16-503.G.(2) of the Rock Springs Subdivision Ordinance.
- ☐ **Four (4)** copies of the Soils Report meeting the criteria as specified in Section 16-503.G.(3) of the Rock Springs Subdivision Ordinance.
- ☐ **Four (4)** copies of the Grading, Drainage and Development Plan meeting the criteria as specified in Section 16-503.G.(4) of the Rock Springs Subdivision Ordinance.
- ☐ **Six (6)** copies of the Construction Plans and Details meeting the criteria as specified in Section 16-503.G.(5) of the Rock Springs Subdivision Ordinance.
- ☐ **Dust Control Plan** - A dust control plan must be submitted to the City Engineer for approval before any construction begins.
- ☐ **Title Opinion** - Evidence satisfactory to the City must be submitted showing all taxes and assessments due on the property to be subdivided have been paid in full, showing title or control of the property to be subdivided and showing the property to be subdivided as free and clear of any liens. An attorney's title opinion or ownership and encumbrance report from a land title company shall be considered satisfactory evidence. Such an opinion or report shall also note any reservation for mineral rights and the existence of any mineral or oil and gas leases.
- ☐ **Deeds** - When required by the City, assurance that a warranty deed or other acceptable instrument conveying to the city or other appropriate public agency any public lands other than streets, alleys or easements shown on the Final Plat and title insurance if required by the City on the subject parcel, shall be presented to the City upon approval of the Final Plat. The method of assurance will be approved by the City Attorney.
- ☐ **Fees in Lieu of Park Land** - Payment of any fees in lieu of public land dedication or any initial payment and a payment schedule keyed to subdivision development.
- ☐ **Recording Fee** - \$75.00 in the form of a check made out to Sweetwater County.
- ☐ **Financial Guarantee** - A contractor's performance bond, an irrevocable letter of credit, funds in escrow or other appropriate commitment to guarantee the complete and timely development of any facilities or improvements which are the subdivider's responsibility. The bond shall be in an amount of 125% of the Engineer's Cost Estimate, as approved by the City Engineer. The Engineer's Cost Estimate shall be submitted as part of the Final Plat submittal.
- ☐ **Easements**: If the subdivider proposes to utilize adjoining property for water lines, drainage, sewer lines, power lines, or other utilities, the subdivider shall provide copies of the recorded binding easements of not less than twenty (20) feet in width for the proposed facilities from each property owner over whose land such services shall extend. The Final plat shall show the Book and Page number as recorded in the Office of the County Clerk and Recorder for all recorded easements.

#### **H. CONSTRUCTION / IMPROVEMENT CHECKLIST:**

The following checklist is provided to make the property owner / developer / engineer aware of the City's Subdivision Ordinance pertaining to subdivision improvements and the process for acceptance of such improvements:

- ☐ Release of Financial Guarantee - As improvements are completed, inspected and approved by the City Engineer, the subdivider may apply to the City for a release of a proportionate part of any collateral deposited with the City.
- ☐ Design by Professional Engineer - All public improvements must be designed by a professional engineer, licensed to do such work in the State of Wyoming.
- ☐ On Site Representative - The developer shall designate, in writing, the name of the agent who shall be available at all times during construction progress and who shall not be replaced without a written notice to the City Engineer. The agent will be the developer's representative at the site and shall have the authority to act on the developer's behalf.
- ☐ Installation of Improvements - The subdivider shall install the following improvements in a timely manner and in accordance with plans, specifications, and data as approved by the City Engineer. Refer to Section 16-805 of the Rock Springs Subdivision Ordinance for installation criteria of the water main system, fire hydrants, storm drainage system, sanitary sewer system, streets (including transportation plan streets), street grading and surfacing, street lights, streets name signs and traffic control signs, utilities and other facilities and improvements.
- ☐ Monuments:
  - The owner and subdivider shall, at his expense, install monuments at all subdivision boundary corners which shall be marked with two (2) inch diameter brass caps. These caps may be set in concrete or be affixed to thirty (30) inch lengths of galvanized pipe and shall be properly marked for identification as to location, shall carry the true elevation, shall be referenced if subject to destruction, and again shall show the proper identification and license of the certifying surveyor.
  - Perimeter ties shall be shown to all Section, Quarter Section and Sixteenth Section Lines.
  - Block and lot corners, Points of Tangency and Points of Curve of all curves shall be marked by a distinctive survey corner marker. Where section lines and quarter section lines intersect the center line of any street, reference shall be given to the nearest section corner or quarter corner.
  - The placement of all monuments shall be under the supervision of the Director of Engineering and Operations, and the owner may be required to pay a reasonable charge for the inspection service.
- ☐ As-Built Plans –  
Prior to the approval and acceptance of any completed improvements, as-built plans must be submitted to the City Engineer in accordance with Section 16-806 of the Rock Springs Subdivision Ordinance.
- ☐ Acceptance of Improvements - At any time after the completion of construction of public streets and their inspection by the Director of Engineering and Operations, the subdivider may request that the City accept maintenance of the streets. The City Council may accept maintenance of streets, sewers, and rights-of-way if all work is in compliance with City specifications and requirements at the time of acceptance providing the developer presents to the City a one year warranty on the construction. (This requires a resolution by the City Council)
- ☐ Issuance of Building Permits - Building Permits may be issued for lots within a subdivision only after final plat approval is granted by the City Council and water and sewer service is stubbed to the lots. Occupancy permits for buildings shall not be issued until the installation of subdivision improvements is completed (including acceptance of the improvements as outlined above), which shall include curb, gutter, sidewalk and paving. NOTE: Building Permits will not be issued for any structure within a subdivision following the Alternate Approval Procedure.
- ☐ Compliance with Drainage Plans - Subdivision drainage plans, and individual lot drainage plans, must be complied with. Upon completion of final subdivision grading and prior to building permits being issued, a certified topographic survey verifying final grades with proposed grades shall be submitted. Spot elevations shall be given for all inverts, low points and flowing entry and exit points. Plot plans for Building Permits must show, and be consistent with, the drainage plan approved for the lot. Individual lot drainage plans included on the Preliminary Plat shall also be included on the Final Plat Construction Plans. Occupancy Permits for buildings shall not be issued until a certified survey showing final grading has been submitted and approved by the City. (See Section 16-808 for additional requirements.) Lot drainage must remain consistent with the drainage plan approved for the lot.

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

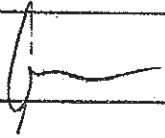
I acknowledge that I have read and understand this application and the pertinent regulations. I further agree if the application is approved, I will comply with all pertinent regulations and conditions as set forth by the City of Rock Springs. I certify that the information provided with this application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

Signature of Petitioner  Date 28 Feb. 2020

*Gerhard Tschabitzon V.P.  
1st Arrow Corp.*

Signature of Mortgagee \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner\* \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner\*  Date 28. Feb. 2020

Signature of Owner\* \_\_\_\_\_ Date \_\_\_\_\_

Signature of Engineer  Date 3/4/2020

\* Please note: All property owners of record and mortgagees must sign the subdivision application, as well as the mylar for the Final Plat. Attach additional pages, if necessary.



**Department of Public Services/Planning**

212 'D' Street, Rock Springs, WY 82901

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

Laura Leigh, City Planner

Email: laura\_leigh@rswy.net

**UTILITY REVIEW - COMMENT SHEET**

To:	Utility Review Committee
From:	Laura Leigh, City Planner
Date:	March 10, 2020
Project #:	PZ-20-00090
Project Name:	College Estates Final Plat
Address/Location:	Southwest Corner of Stagecoach Blvd. and College Drive
Description:	Final Plat Application - 27 single family residential lots



**If you cannot attend the meeting, please submit this comment sheet prior to the scheduled meeting time. If you attend the meeting, please finalize your comments and submit your comment sheet by 5:00 p.m. on the day of the meeting. Thank you!**

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 (attach separate sheet if necessary):

**\*\*See attached marked up copy\*\***

-Capitalize "north" and "east" in last bearing of legal description.

-Specify who is signing the plat (must match County records) i.e. President, 1st Arrow Corp

- Are there any other parties of interest that must sign the plat (such as Mortgagees) - provide Title Report prior to P&Z Commission Meeting to verify

- Add statement to plat that there shall be no direct vehicular access from individual lots to College and Stagecoach

- Add "Attest" to City Council and P&Z Commission signature blocks

- Add recorded easement book and page for drainage easement across county property.

☒ Other Comments/Issues (attach separate sheet if necessary):

Required items for Council:

- Legal description in Word Format

- Copies of recorded easement from County

- Mylar with required margins (1 1/2" left, 1/2" remaining sides)

- Engineer's Estimate - approved by City Engineer

- Memo from Engineering approving the Construction Drawings & Supporting Documentation

- Financial Guarantee at 125% approved Engineer's Estimate

- Fees-in-lieu of parkland in the amount of \$11,340.00 (see attached calculation)

- Dust control plan must be submitted and approved by the City Engineer prior to construction

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

Laura Leigh, City Planner

Signature of Reviewer

Digitally signed by Laura Leigh, City Planner  
DN: cn=Laura Leigh, City Planner, o=City of Rock Springs, ou=www@laura\_leigh@rswy.net, c=US  
Date: 2020.03.10 15:39:06 -0800

3/17/2020

Date





## Market Value Calculator - M&R Property

### Agricultural, Commercial & Residential Properties

Assessment Rate

9.5

Assessed Value

\$ 10,773.00

Market/Appraised Value

\$ 113,400.00

Fee in Lieu of Parkland

\$ 11,340.00

\* Full 46.22 acres  
assessed value = \$54,886  
or \$1187.49/acre  
\* 9.072 acres = \$10,773  
assessed value

### Industrial Properties

Assessment Rate

11.5

Assessed Value

\$ -

Market/Appraised Value

\$ -

Fee in Lieu of Parkland

\$ -

### Mineral Development Properties

Assessment Rate

100

Assessed Value

\$ -

Market/Appraised Value

\$ -

Fee in Lieu of Parkland

\$ -

## Detail of R0119362

**Parcel**

PIDN: 1905-27-2-00-010-00

Tax District: 0151

Property Owner(s): 1ST ARROW CORP

Mailing Address: 6905 S 1300 E # 277

MIDVALE, UT 84047-1817

Deed: 1001 CONV 1370, 06/04/2004

Location: T19N R105W SEC 27 NW4 TR

2019 Market Value: \$ 577,750 (\$ 577,750 Land + \$ 0 Improvements)

2019 Assessed Value: \$ 54,886



Department of Engineering and Operations

Proposed Development: **College Estates Subdivision – Final Plat**

**Date: 3/17/2020**

The submitted plans are approved subject to the following conditions:

1. Design report, grading plan, and construction drawings are being reviewed. Comments will follow.
2. All easements shall be noted on the plat.
3. Easements shall be recorded at the time of filing.
4. Water and sewer utilities that cross through lot 9, as shown in the construction drawings, shall be noted as “water and sanitary sewer” easement only.
5. Design and construction in accordance with City of Rock Springs Ordinances.

Additional Comments:

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

Meghan Jackson

A handwritten signature in black ink, appearing to read "MJ", is written over the printed name.

Civil Engineer I

Department of Engineering and Operations



**Department of Public Services/Planning**

212 'D' Street, Rock Springs, WY 82901

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

Laura Leigh, City Planner

Email: laura\_leigh@rswy.net

**UTILITY REVIEW - COMMENT SHEET**

To:	Utility Review Committee
From:	Laura Leigh, City Planner
Date:	March 10, 2020
Project #:	PZ-20-00090
Project Name:	College Estates Final Plat
Address/Location:	Southwest Corner of Stagecoach Blvd. and College Drive
Description:	Final Plat Application - 27 single family residential lots

**MEETING**  
**2:00 p.m.**  
**March 17, 2020**

**If you cannot attend the meeting, please submit this comment sheet prior to the scheduled meeting time. If you attend the meeting, please finalize your comments and submit your comment sheet by 5:00 p.m. on the day of the meeting. Thank you!**

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

Email: legerskig@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 (attach separate sheet if necessary):

- 1: The proposed drainage easement that traverses the Sweetwater County property hasn't been accepted or even seen by the Commissioners.
- 2: How is the drainage going to affect the Sweetwater County Land and also the CDC? Need to see a drainage report.
- 3: The portion of Master's Drive that isn't dedicated as a roadway on the west side of the plat. How does the drainage affect Foothill (ie storm runoff, mud etc)? Will this be graded so that no water enters onto the Sweetwater County property?

☒ Other Comments/Issues (attach separate sheet if necessary):

- 1: I will need to review the drainage plan
- 2: The drainage easement will need to be approved and filed before the final plat is recorded so that it can be recorded on the Final Plat.

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

Gene Legerski, P.E.

Digitally signed by Gene Legerski, P.E.  
Date: 2020.03.10 15:16:12 -06'00'

Signature of Reviewer

Date



**Department of Public Services/Planning**

212 'D' Street, Rock Springs, WY 82901

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

Laura Leigh, City Planner

Email: laura\_leigh@rswy.net

**UTILITY REVIEW - COMMENT SHEET**

To:	Utility Review Committee
From:	Laura Leigh, City Planner
Date:	March 10, 2020
Project #:	PZ-20-00090
Project Name:	College Estates Final Plat
Address/Location:	Southwest Corner of Stagecoach Blvd. and College Drive
Description:	Final Plat Application - 27 single family residential lots



**If you cannot attend the meeting, please submit this comment sheet prior to the scheduled meeting time. If you attend the meeting, please finalize your comments and submit your comment sheet by 5:00 p.m. on the day of the meeting. Thank you!**

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

Email: \_\_\_\_\_ Phone #: 307-352-1405

Please check as applicable:

☐ No issues - plans approved as submitted.

☒ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

Remove the jog in the line in front of lot 9.

Install one fitting and run the line straight to the 12 inch at Foothill.

The easement will need to be an exclusive water and sewer easement from the edge of asphalt through lot 9.

☐ Other Comments/Issues (attach separate sheet if necessary):

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

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

3/17/2020

\_\_\_\_\_  
Date





Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

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

Laura Leigh, City Planner

Email: laura\_leigh@rswy.net

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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 (attach separate sheet if necessary):

☐ Other Comments/Issues (attach separate sheet if necessary):

Construction plans need to be approved

Sewer must meet DEQ and City of Rock Springs standards

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

Justin B. Stewart  
Signature of Reviewer

3/17/20  
Date





Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

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

Laura Leigh, City Planner

Email: laura\_leigh@rswy.net

UTILITY REVIEW - COMMENT SHEET

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I Steven Kourbelas (name) have reviewed the plans on behalf of Rock Springs Fire Department (Dept./Organization) for the above-referenced project.

Email: steven\_kourbelas@rswy.net Phone #: 307-352-1484

Please check as applicable:

- ☒ No issues - plans approved as submitted.  
☐ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

☒ Other Comments/Issues (attach separate sheet if necessary):

Water Supply and FD access required prior to combustible materials arriving on site: note IFC 2018 sections below  
3310.1 Required access. Approved vehicle access for fire fighting shall be provided to all construction or demolition sites. ,, Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available

3312.1 Where Required. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on site.

Reference Attached Fire Code Appendix D for Fire Lane Sign requirements. D103.5 & D103.6-103.6.1

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

Signature of Reviewer

3-16-2020

Date

**D103.3 Turning radius.** The minimum turning radius shall be determined by the *fire code official*.

**D103.4 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4**  
**REQUIREMENTS FOR DEAD-END**  
**FIRE APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

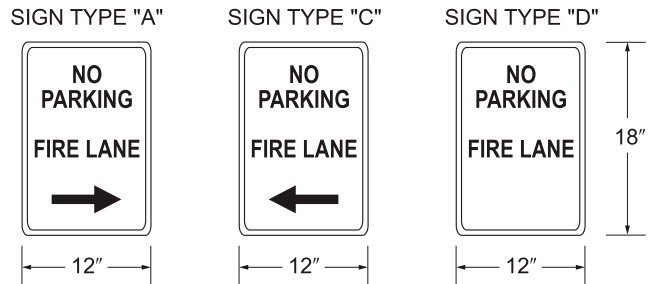
For SI: 1 foot = 304.8 mm.

**D103.5 Fire apparatus access road gates.** Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved by the fire code official*.
6. Methods of locking shall be submitted for approval by the *fire code official*.
7. Electric gate operators, where provided, shall be *listed* in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

**D103.6 Signs.** Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted

on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.



**FIGURE D103.6**  
**FIRE LANE SIGNS**

**D103.6.1 Roads 20 to 26 feet in width.** *Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).*

**D103.6.2 Roads more than 26 feet in width.** *Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).*

## **SECTION D104** **COMMERCIAL AND INDUSTRIAL DEVELOPMENTS**

**D104.1 Buildings exceeding three stories or 30 feet in height.** Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

**D104.2 Buildings exceeding 62,000 square feet in area.** Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m<sup>2</sup>) shall be provided with two separate and *approved* fire apparatus access roads.

**Exception:** Projects having a gross *building area* of up to 124,000 square feet (11 520 m<sup>2</sup>) that have a single *approved* fire apparatus access road where all buildings are equipped throughout with *approved automatic sprinkler systems*.

**D104.3 Remoteness.** Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

## **SECTION D105** **AERIAL FIRE APPARATUS ACCESS ROADS**

**D105.1 Where required.** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.



**Department of Public Services/Planning**

212 'D' Street, Rock Springs, WY 82901

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

Laura Leigh, City Planner

Email: laura\_leigh@rswy.net

**UTILITY REVIEW - COMMENT SHEET**

To:	Utility Review Committee
From:	Laura Leigh, City Planner
Date:	March 10, 2020
Project #:	PZ-20-00090
Project Name:	College Estates Final Plat
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Description:	Final Plat Application - 27 single family residential lots



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I COLIN JAHNKE (name) have reviewed the plans on behalf of CENTURYLINK  
(Dept./Organization) for the above-referenced project.

Email: COLIN.JAHNKE@CENTURYLINK.COM Phone #: 307-382-4880

Please check as applicable:

- ☒ No issues - plans approved as submitted.  
☐ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

☐ Other Comments/Issues (attach separate sheet if necessary):

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

COLIN JAHNKE

Signature of Reviewer

Digitally signed by COLIN JAHNKE  
Date: 2020.03.10 13:41:17 -06'00'

3/10/2020

Date





Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

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

Laura Leigh, City Planner

Email: laura\_leigh@rswy.net

UTILITY REVIEW - COMMENT SHEET

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From:	Laura Leigh, City Planner
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**March 17, 2020**

If you cannot attend the meeting, please submit this comment sheet prior to the scheduled meeting time. If you attend the meeting, please finalize your comments and submit your comment sheet by 5:00 p.m. on the day of the meeting. Thank you!

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

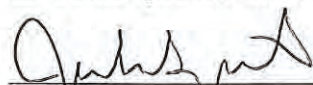
Email: joshua.sargent@dominionenergy.com Phone #: 307-708-0860

Please check as applicable:

- ☒ No issues - plans approved as submitted.
- ☐ Revisions required to the Site Plan/Plat/Drawing (attach separate sheet if necessary):

☐ Other Comments/Issues (attach separate sheet if necessary):

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

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

3-17-20  
\_\_\_\_\_  
Date



**BRS, Inc.**

1130 Major Ave.

Riverton, WY 82501

E-Mail: [brs@brsengineering.com](mailto: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: 3/17/2020  
Project #: PZ-20-00090  
Project Address: Southwest Corner of Stagecoach Blvd. and College 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:

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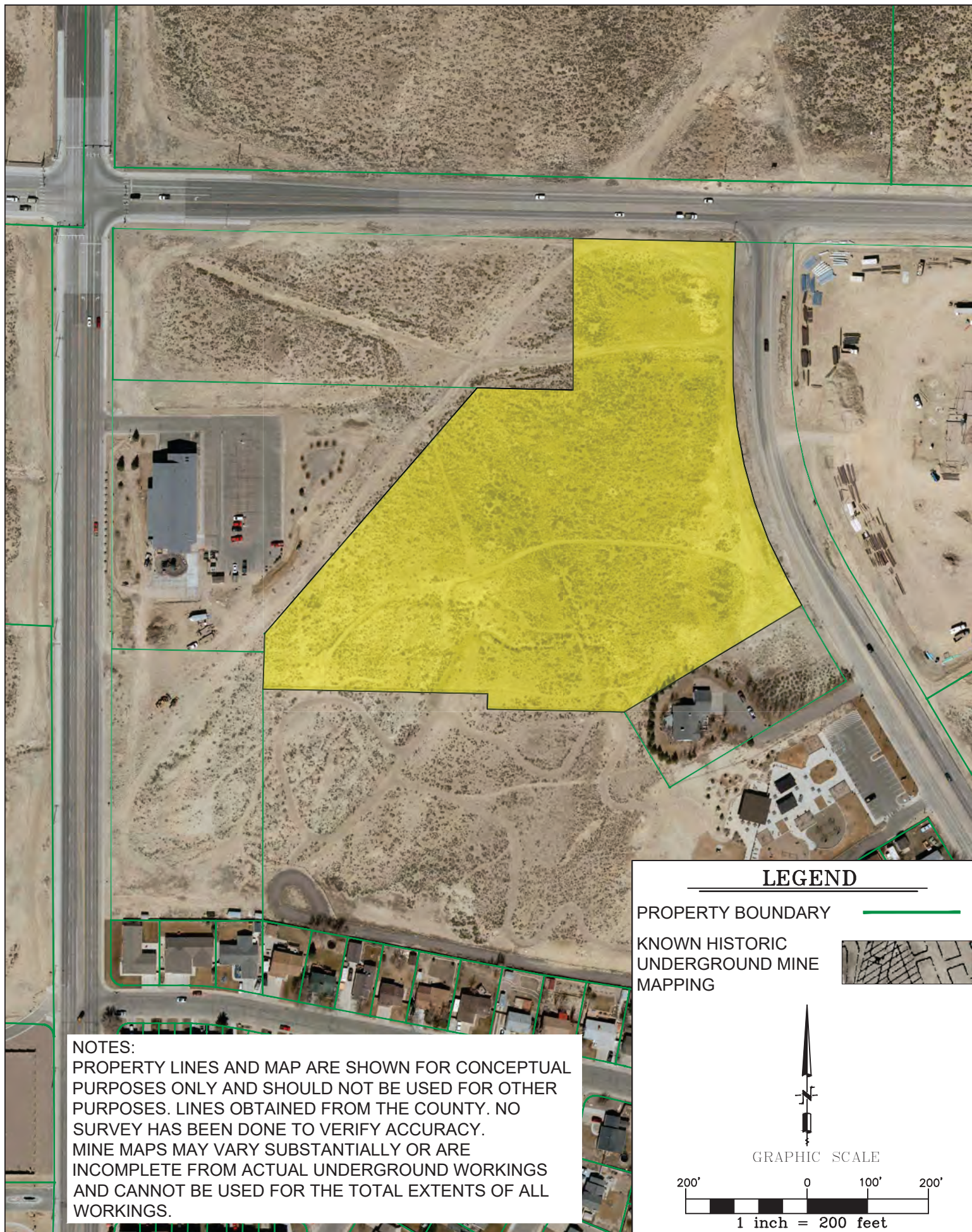
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\_\_\_\_\_  
Signature

3/17/20  
\_\_\_\_\_  
Date









1ST ARROW CORP  
6905 S 1300 E # 277  
MIDVALE, UT 84047-1817

ASPEN MOUNTAIN REAL ESTATE LLC  
11221 ROE AVE STE 300  
LEAWOOD, KS 66211-1941

CAL56 LLC & SMITH MADELINE L C/O  
LEFOR MANAGEMENT INC  
200 PARK RD  
BURLINGAME, CA 94010-4206

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

MILLS KEITH R & JENSON JANET I  
4410 J CROSS AVE  
GILLETTE, WY 82718-4168

RLX INC  
6905 S 1300 E #277  
MIDVALE, UT 84047-1817

STASSINOS MARY  
3808 COLLEGE DR  
ROCK SPRINGS, WY 82901-3503

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