



PLANNING AND ZONING COMMISSION MEETING AGENDA REVISED

June 10, 2020

7:00 p.m. (~~Via Video Meeting~~)

ROLL CALL

APPROVAL OF MINUTES

1. Review and approval of the May 13, 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 Conditional Use Permit approval for an oversized detached garage to be located at 313 I Street, filed by Jose Gonzalez. (Project PZ-20-00140, Staff Representative: Laura Leigh, City Planner)
2. Request for PUD Final Development Plan and Subdivision Final Plat approval for the Sweetwater Station, Phase 2 PUD Subdivision, filed by 4D Development. (Projects PZ-20-00150 (Final Development Plan) and PZ-20-00151 (Final Plat), Staff Representative: Laura Leigh, City Planner)

NOTIFICATION OF MINOR SITE PLANS AND STAFF APPROVED CONDITIONAL USE PERMITS

1. 5/20/2020 – PZ-20-00144 – 402 Broadway – Minor Site Plan for Change of Use, Staff Level – change of use from office to massage for Modern Massage - filed by Kacey Cummins.
2. 6/3/2020 – PZ-20-00148 – 1965 Blairtown Road – Wireless Communication Facility Administrative Review – 100' monopole for co-location, filed by Horizon Tower, LLC.

PETITIONS AND COMMUNICATIONS

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

ADJOURNMENT

**PLANNING AND ZONING
COMMISSION MINUTES**
May 13, 2020
Wednesday, 7:00 p.m.
City Hall, Rock Springs, Wyoming

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

CALL TO ORDER

Chairman Jackman called the meeting to order at 7:02 p.m.

ROLL CALL

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

APPROVAL OF MINUTES

Chairman Jackman asked the Commission for any corrections or additions to the Minutes from April 8, 2020, Covid-19 Conference Call, Planning and Zoning Commission Meeting.

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

Commissioner Lemon: Motion to approve the Minutes as presented.

Commissioner Lozier : Second.

Vote: All in favor. Motion carried unanimously

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

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 Lemon: Second.

Vote: All in favor. Motion carried unanimously.

CHANGES TO THE AGENDA

Chairman Jackman asked to switch the order of the agenda items as the applicant hadn't called in yet.

Commissioner Lopez: Motion to switch the order of New Business agenda items number one and two.

Commissioner Hardesty: Second

Vote: All in Favor.

NEW BUSINESS

- 1. Request for Conditional Use Permit approval for an oversized detached garage to be located at 3001 Mustang Drive, filed by Daniel and Rori Pedri. (Project # PZ-20-00133, Staff Representative: Laura Leigh, City Planner)**

Staff Report

Ms. Leigh presented the Staff Report dated May 13, 2020, to the Commission.

Commissioner Questions for Staff

There were none.

Commissioner Questions for Applicant

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

Mr. Daniel Pedri introduced himself and there were no questions.

Chairman Jackman then asked for a staff recommendation.

Staff Recommendation

Ms. Leigh recommended the following conditions of approval be attached if approved:

1. As required by the Sweetwater Station PUD Development Plan, prior to permit issuance, written approval shall be provided to the City from the Sweetwater County Homeowner's Association.
2. The garage shall only be used for personal residential garage use in accordance with the Sweetwater Station PUD Use Restrictions.
3. The applicant is responsible to comply with all comments/conditions of the Utility Review Committee.
4. Construction shall conform to the approved site plan and application, including required setbacks from property lines. Eaves, gutters and awnings shall not be located any closer than three (3) feet from the side and rear property line. Any changes to building location shall require submittal of a revised site plan.
5. A surveyor's certificate is to be provided attesting that an inspection of the property pins and setbacks conform to the approved site plan prior to footing inspection (measured from the footing forms).

6. All driveways leading to a detached garage shall be paved with asphalt or concrete up to the fence line separating the front yard from the back yard, or in the case where no fence is present, to the front building line of the principal structure.
7. Height of the garage shall not exceed the height of the principal structure.
8. Planning approval does not constitute building permit approval. Contact the City of Rock Springs Building Department to obtain a building permit for the garage.

Commission Vote

Commissioner Lopez: Motion to approve with staff recommendations.

Commissioner Lozier: Second.

Vote: All in favor. Motion carried unanimously.

2. Request for Conditional Use Permit approval for an oversized detached garage to be located at 1001 Arrowhead Circle, filed by John Case III. (Project # PZ-20-00115, Staff Representative: Laura Leigh, City Planner)

Staff Report

Ms. Leigh presented the Staff Report dated May 13, 2020, to the Commission.

Commissioner Questions for Staff

There were none.

Commissioner Questions for Applicant

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

Mr. John Case Jr. (father of the applicant) addressed how he'd install gutters on both sides of the garage and drain it down the driveway to the street.

Public Comments

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

Mr. Meats has had drainage issues from the houses above him on Arrowhead Circle, as he is the low point in the area. He has had to install french drains from other construction in the area and doesn't want to have to deal with more.

Chairman Jackman gave everyone time to review a letter received from Mr. Meats, then stated he would ask for a staff recommendation.

Staff Recommendation

Ms. Leigh recommends the following conditions of approval be attached if approved:

1. The applicant is responsible to comply with all comments/conditions of the Utility Review Committee, Engineering will make sure the drainage is going to the street as required.
2. The garage shall only be used for personal residential garage use.

3. Construction shall conform to the approved site plan and application, including required setbacks from property lines. Eaves, gutters and awnings shall not be located any closer than three (3) feet from the side and rear property line. Any changes to building location shall require submittal of a revised site plan.
4. A surveyor's certificate is to be provided attesting that an inspection of the property pins and setbacks conform to the approved site plan prior to footing inspection (measured from the footing forms).
5. All driveways leading to a detached garage shall be paved with asphalt or concrete up to the fence line separating the front yard from the back yard, or in the case where no fence is present, to the front building line of the principal structure.
6. Height of the garage shall not exceed the height of the principal structure.
7. Planning approval does not constitute building permit approval. Contact the City of Rock Springs Building Department to obtain a building permit for the garage.

Chairman Jackman asked for future information if the Commission can ask for gutters and downspouts; Ms. Leigh stated yes absolutely with an explanation.

Commissioner Lemon stated the Engineering Department will appropriately handle the drainage, if it's only mediocre they won't pass it.

Commissioner Fortuna asked about the downside to requiring a drainage certificate; Ms. Leigh stated the City hasn't required them for accessory structures, however the engineering department still goes out and inspects it. Commissioner Fortuna further asked why we wouldn't just get one on all detached structures; Ms. Leigh explained garages under 1200 SF don't require review, this one is a CUP which required review.

Commission Vote

Commissioner Lozier: 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) 4/9/2020 – PZ-20-00114 – 1208 Hilltop Drive – Wireless Communication Facility (rooftop) – filed by Powder River Development Services, LLC
- 2) 4/25/2020 – PZ-20-00127 – 3550 Foothill Blvd. – Wireless Communication – Eligible Facility Request, filed by Crafton Communications
- 3) 5/6/2020 – PZ-20-00129 – 2024 Fillmore Avenue – Conditional Use Permit, Staff Level – driveway access exceeding 65% - filed by Zachery Eaton

PETITIONS AND COMMUNICATIONS

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

Date of Council Meeting	P&Z Item	Council Action
May 4, 2020	<i>Ordinance 2020-04: An Ordinance amending Articles 16-3, 16-5, 16-6 & 16-7 of the Ordinances of the City of Rock Springs, to add definitions, clean up language, and to change or add procedures for subdivisions.</i>	<i>Approved at 3rd Reading</i>

2) Petitions and communications from the floor.

Ms. Leigh asked if the Commission would consider moving the July Meeting to the 15th instead of July 8th, Chairman Jackman asked for thoughts or a motion.

Commission Vote (I am not 100% on who made motion and seconded, I just have the Chairman thanking Gary), please confirm when you accept the minutes. *thanks*

Commissioner Lemon: Motion to approve with staff recommendations.

Commissioner Collins: Second.

Vote: All in favor. Motion carried unanimously.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:36 p.m.

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

_____ day of _____ 2020.

Laura Leigh, Secretary, Planning & Zoning Commission



PLANNING & ZONING COMMISSION
STAFF REPORT
June 10, 2020
7:00 p.m., Rock Springs City Hall

REPORT SUMMARY			
Agenda Item:	New Business #1	Project Number:	PZ-20-00140
Project Name:	Gonzalez - Oversized Detached Garage		
Project Address:	313 I Street		
Property Legal Description:	Lot 4, Block 8, Central Coal & Coke Co's (CCCC) First Addition		
Project Description:	Consideration of a Conditional Use Permit Application to allow for the construction of a detached garage exceeding 1,200 square feet and to exceed 50% lot coverage.		
Applicant:	Jose A. Gonzalez P.O. Box 434 Rock Springs, WY 82902	Property Owner:	Jose A. Gonzalez P.O. Box 434 Rock Springs, WY 82902
Engineer:	N/A	Surveyor:	N/A
Public Notification:	Adjacent Property Letters Mailed 6/1/2020; Public Hearing Notice – Not Required for Conditional Use Permits		
Current Master Plan Land Use Designation:	LDR (Low Density Residential)	Proposed Master Plan Land Use Designation:	N/A
Current Zoning District	R-2 (Low Density Residential)	Proposed Zoning District	N/A
References:	<ul style="list-style-type: none"> • Rock Springs Zoning Ordinance §13-801 Residential Zoning Districts • Rock Springs Zoning Ordinance §13-815.E. Accessory Buildings, Uses and Equipment • Rock Springs Zoning Ordinance §13-905 Procedure for Conditional Use Permit Approval 		
Exhibits:	A. Application B. Site Plan and Elevation Drawings C. Adjacent Property Owner Letter		

REQUEST:

The applicant, Jose A. Gonzalez, is requesting Conditional Use Permit approval for the construction of a 4,000 square foot detached accessory garage (40' x 100') to be located at 313 I Street, Rock Springs, Wyoming. The application is included as **Exhibit A**. The applicant is requesting Conditional Use Permit to be granted by the Planning & Zoning Commission to allow the size of the accessory structure to exceed 1,200 square feet and to allow the total lot coverage to exceed 50% of the lot.

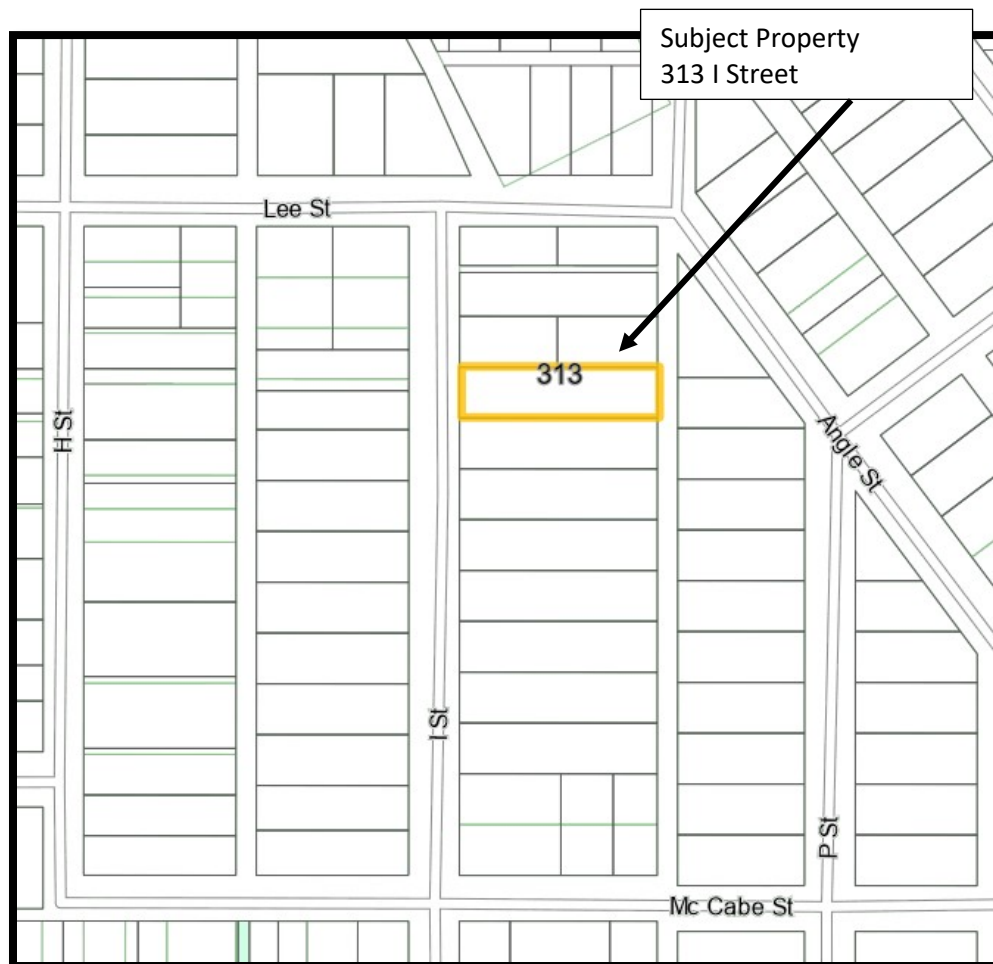


Figure 1: Location Map

ANALYSIS OF PETITION:

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 proposed 40' x 100' structure exceeds the maximum allowable square footage by 2,800 square feet. The site plan is included in **Exhibit B**.

Detached accessory structures have a required setback of 3 feet from side and rear property lines and a required 6 foot separation requirement between the principal structure and the accessory structure. The required 3' side and rear yard setback is measured from eaves, gutters, and awnings. As shown on the Site Plan (**Exhibit B**), the proposed structure will be located five (5) feet from the side property line and

fifteen (15) feet from the rear property line. The proposed structure will be located 27 feet from the principal structure.

Based on the submitted building elevation drawings, no eaves are shown. Based on the setbacks as shown, the structure cannot have eaves on the two interior sides that are greater than 24" to meet the required 3' setback.

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

The property is legally described as Lot 4, Block 8 of the Central Coal and Coke Co's First Addition. In regard to the requested Conditional Use Permit for lot coverage to exceed 50%, the subject property has a lot width of 50 feet and a lot depth of 194.9 feet. Total lot area is 9,745 square feet with an allowable lot coverage of 4,872.5 square feet. Based on the measurements provided on the site plan, the proposed lot coverage will be approximately 4,913.5 square feet, which is just slightly over the allowable 4,872.5 square feet.

As shown in the elevation drawings (**Exhibit B**), the existing house on the property has a height of 20 feet from the front grade to the top of the roof. The proposed garage will have a 4:12 roof pitch and a foundation to top of roof height of 18'8". However, please note that although the structure itself does not exceed the principal structure height, there is an upward slope to the property which will give the appearance that the garage will exceed the height of the principal structure.

As shown in the aerial photo in **Figure 2**, the property is located adjacent to an alley. The proposed garage will have an access door in the front and the rear of the structure. The property located to the south (317 I Street) contains one residential structure that sits toward the back of the property and appears to be

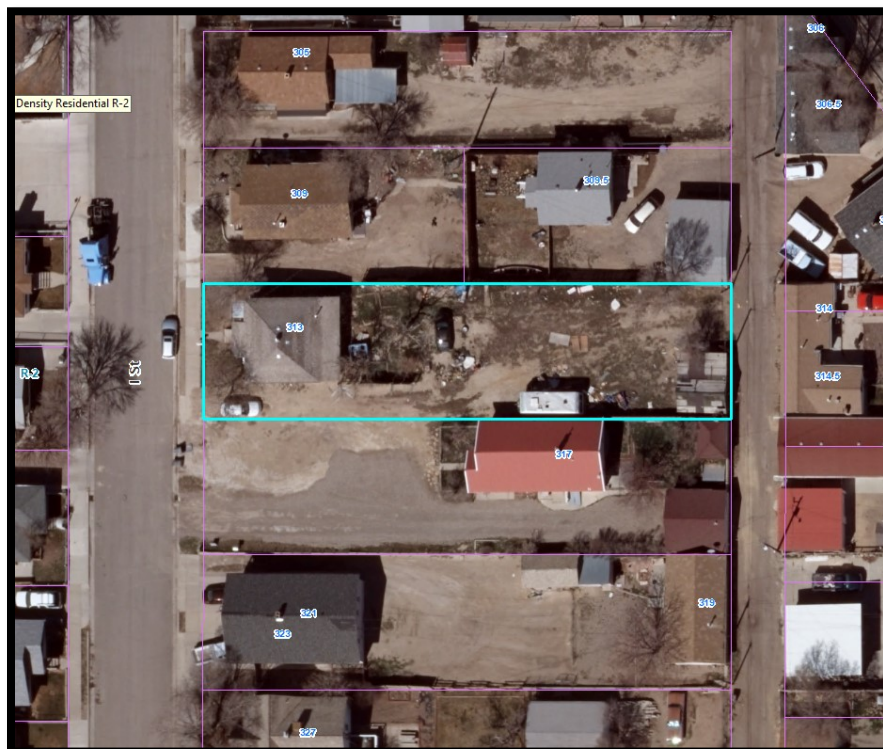


Figure 2: Aerial Photo of Property

located close to, or on, the property line. North of the subject property sits two smaller residential lots, 309 and 309.5 I Street. The residential structures on these two lots sit further away from the subject property, but the detached garage located at 309.5 I Street sits close, or on, the shared property line.

Due to the unusually large size of the requested garage, staff looked back through the history of approved oversized garage Conditional Use Permits. It was found that the largest oversized residential detached garage approved within the City of Rock Springs was 50' x 60' (3,000 square feet) located in the Sweetwater Station PUD. It was further found that all approved detached garages exceeding 2,000 square feet in size are only located within the Sweetwater Station PUD. The approved Conditional Use Permits within all other residential areas of Rock Springs range between 1,200 square feet and 1,920 square feet.

PROPERTY PHOTOS:

The following photos (**Figures 3 - 5**) show the project site:



Figure 3: Taken from front/side – circled area is the approximate location



Figure 4: Property View from Alley



Figure 5: Property View from Alley

UTILITY REVIEW:

Due to the size of the proposed structure, the site plan was forwarded to the Utility Review Committee for comment. Written comments are due back from the Utility Review Committee by Tuesday, June 9, 2020. Staff will update the Planning and Zoning Commission at the meeting of any comments that are received by the committee.

PUBLIC NOTIFICATION:

Adjacent Property Owner Notice letters were mailed to property owners located within 200 feet of the boundaries of the subject property on June 1, 2020. Refer to Exhibit C. Adjacent property owners were advised if they had comments regarding this request, that written comments may be submitted up to 4:00 p.m. on Wednesday, June 10, 2020 and all comments that are received prior to the scheduled meeting will be presented to the Planning and Zoning Commission.

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

PROCEDURE:

Conditional Use Permits are reviewed in accordance with §13-905. The Planning and Zoning Commission grants the final determination of the Conditional Use Permit. They are not forwarded to the City Council for review. As noted in §13-905.D., the Commission “shall consider the effect of the proposed use upon the health, safety, and general welfare of occupants of surrounding lands, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the Comprehensive Plan. The Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application.”

STAFF RECOMMENDATION:

As noted earlier in this report, outside of the larger lot Sweetwater Station, there isn't a history of granting Conditional Use Permit approval for accessory structures that exceed 1,920 square feet in size. In a subdivision with larger lots and larger principal structure, a garage ranging from 2,000 to 3,000 square feet would not take away from the residential character of the neighborhood. However, in a neighborhood with small to average size lots and structures, a garage of this size would take away from the main residential character. Therefore, staff cannot recommend approval of this application as requested.

If the applicant is interested in requesting smaller garage (preferably not exceeding 1,920 square feet in size), either this request will need to be tabled until a new site plan is submitted and adjacent property owners are re-notified of the amended request, or the applicant can withdraw this request and submit a new application.

EXHIBIT A

APPLICATION



2020
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 5/8/2020 File Number: PZ-20-00140

Payment Information:

Amount Received: 60.00 Received by: SA

Date Certified as Complete Application: _____ By: _____

A. PROPERTY ADDRESS: 313 I Street

(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:

Same as property owner

Petitioner Name: _____

Company Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Email Address: _____

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

Property Owner Information:

Name: Jose A Gonzalez

Company Name: N/A

Street Address: 313 I Street

City: Rock Springs State: WY Zip Code: 82902

Email Address: JAGZ49@Yahoo.com

Phone Number: 307-389-9658 Fax Number: _____
(including area code) (including area code)

Engineer / Architect Information: Name: _____

Company Name: _____

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
- ☐ Unpaved Parking Area (B-2 Zoning District)
- ☐ Use of Explosives
- ☐ Other, please specify: Bathroom / toilet sink

C.U.P. Requiring
Staff Level Approval

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

not exceeding house 20' to peak garage 18' 8"

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.

40' X 100' personal use garage

4:12 roof pitch per email (total height 18' 8")

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.

Front House

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 in Section G 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 (drawn 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. Appeals to the Planning & Zoning Commission will following the Planning and Zoning Commission review process listed below.

CONDITIONAL USES REQUIRING PLANNING & ZONING COMMISSION REVIEW

NOTE: Applications that are not RECEIVED by **Noon** 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.

The Rock Springs Planning & Zoning Commission reserves the right to table an application. The meeting dates provided below are for reference only and are subject to change.

	January P&Z Meeting	February P&Z Meeting	March P&Z Meeting	April P&Z Meeting	May P&Z Meeting	June P&Z Meeting	July P&Z Meeting	August P&Z Meeting	September P&Z Meeting	October P&Z Meeting	November P&Z Meeting	December P&Z Meeting
Application Deadline	12/23/2019	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 Committee Meeting (if required)	Utility Review Meetings are held at least 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 only 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 will be prepared by the City of Rock Springs and mailed to property owners within 200' of the effected property a minimum of ten (10) days prior to the Planning and Zoning Commission Public Hearing.											
P&Z Meeting**	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 * Date TBD	12/9/2020

*Dates may be changed due to Holiday/City Hall Closures.

**It is necessary that the applicant or assigned representative attend the Planning & Zoning Commission meeting. Failure to attend may result in your application being tabled or denied.

H. SIGNATURE(S) REQUIRED:

I acknowledge that I have read and understand this application and the pertinent regulations. I further 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 is the responsibility of the applicant 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 5-8-20

Signature of Owner  Date 5-8-20

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

EXHIBIT B

SITE PLAN AND ELEVATION DRAWINGS

Away

↑
15'
↓

313 I. Street

Jose Gonzalez

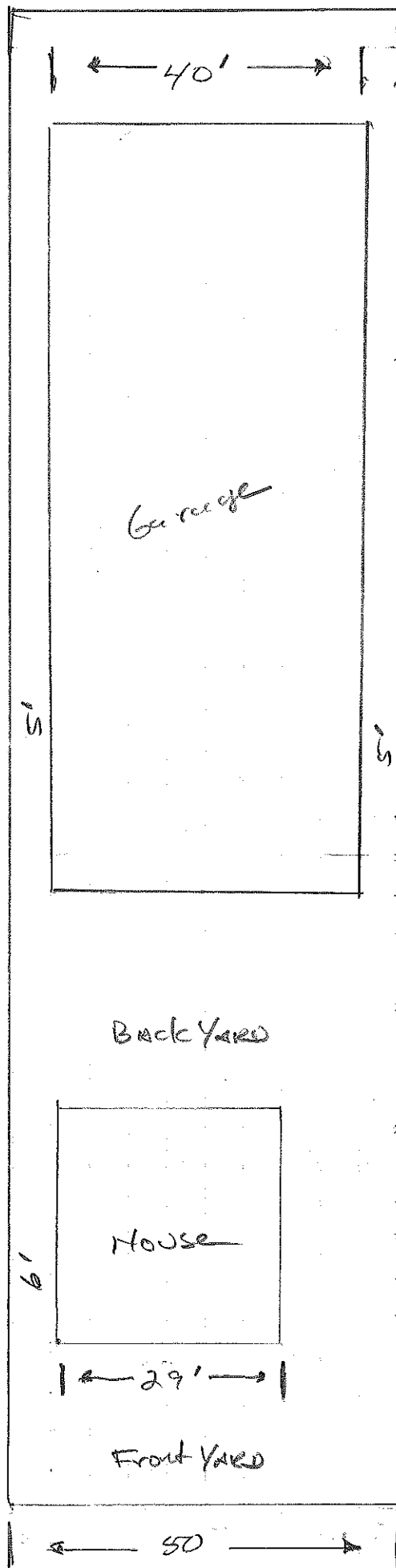
307-389-9658

100'

↑
27'
↓

↑
31.5'
↓

↑
21.5'
↓



195'

Back Yard

House

Front Yard

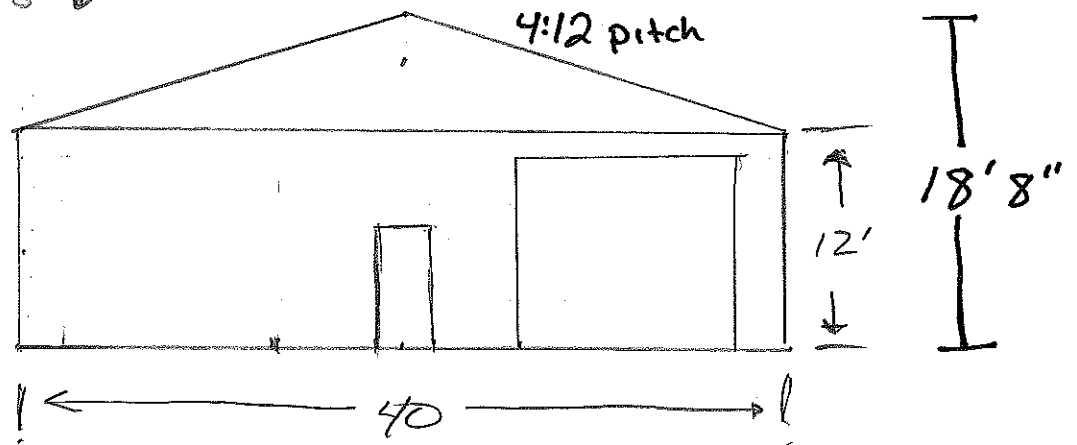
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313 E Street

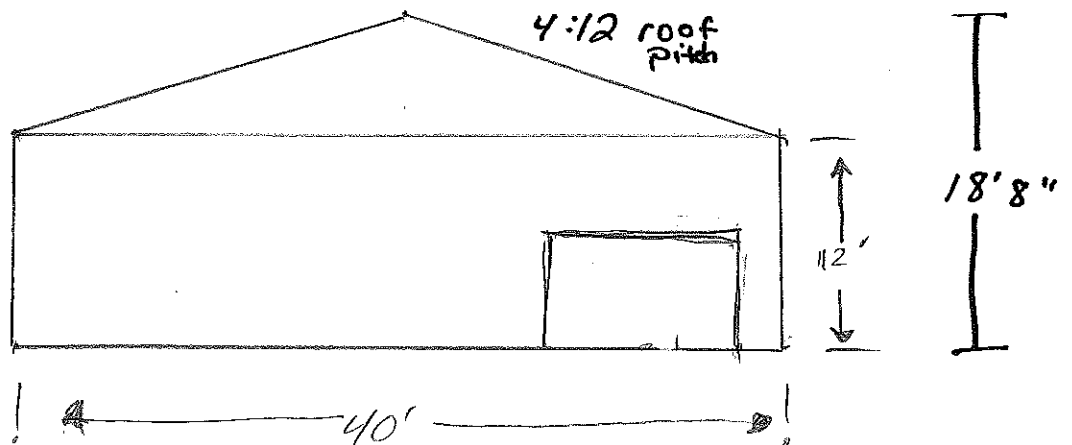
Jose Gonzalez

307-389-4658

Alley View



House View



313 I Street
Jose Gonzalez
389-9688

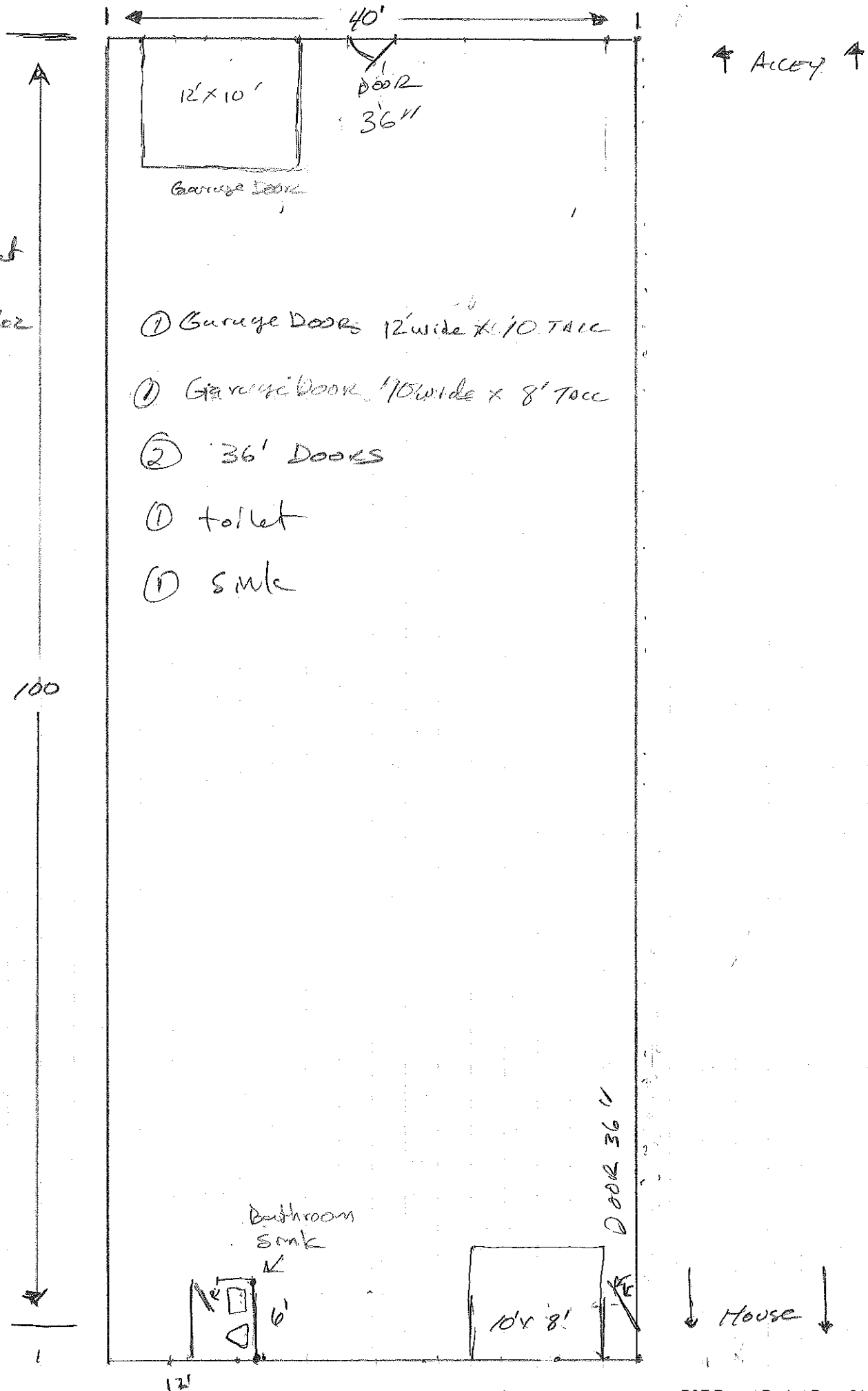


EXHIBIT C

ADJACENT PROPERTY OWNER LETTER



Department of Public Services

212 D Street, Rock Springs, WY 82901

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

www.rswy.net

June 1, 2020

Dear Property Owner and/or Interested Party:

This letter is to inform you that property owner Jose Gonzalez has applied to the City of Rock Springs for the following Conditional Use Permits relative to the construction of a 40' x 100' detached accessory structure for property located at **313 I Street**, Rock Springs, Wyoming. Records show that this property is adjacent to or near property you own (see map below). The following summarizes the Conditional Use Permit request(s):

- 1) The applicant is requesting Conditional Use Permit approval for the construction of a 4,000 square foot detached accessory building (see enclosed site plan and floor plan). In accordance with §13-815.E(4) of the Rock Springs Zoning Ordinance, "No residential accessory building or garage shall exceed 1,200 square feet of floor area unless granted a Conditional Use Permit" by the Rock Springs Planning and Zoning Commission.
- 2) The applicant is requesting Conditional Use Permit approval to exceed 50% lot coverage. In accordance with §13-815.S(1) of the Rock Springs Zoning Ordinance, residential lots in a R-2 Zoning District "shall not exceed a lot coverage of fifty percent. Lot coverage of greater than 50% may be granted only by Conditional Use Permit approval". In the case of this property, the allowable 50% lot coverage would be 4,872.5 square feet. If approved, the lot coverage would be 4,913.5 square feet which is just slightly over the allowable 50%.

The Rock Springs Planning and Zoning Commission will consider the application for the above requests at a public meeting held on **Wednesday, June 10, 2020, 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 may be submitted up to 4:00 p.m. on Wednesday, June 10, 2020. Please address all written comments to the Rock Springs Planning and Zoning Commission. Comments may be mailed or delivered to: City of Rock Springs, Attn: Planning & Zoning, 212 D Street, Rock Springs, WY 82901. Comments may also be emailed to the Rock Springs City Planner at laura_leigh@rswy.net.

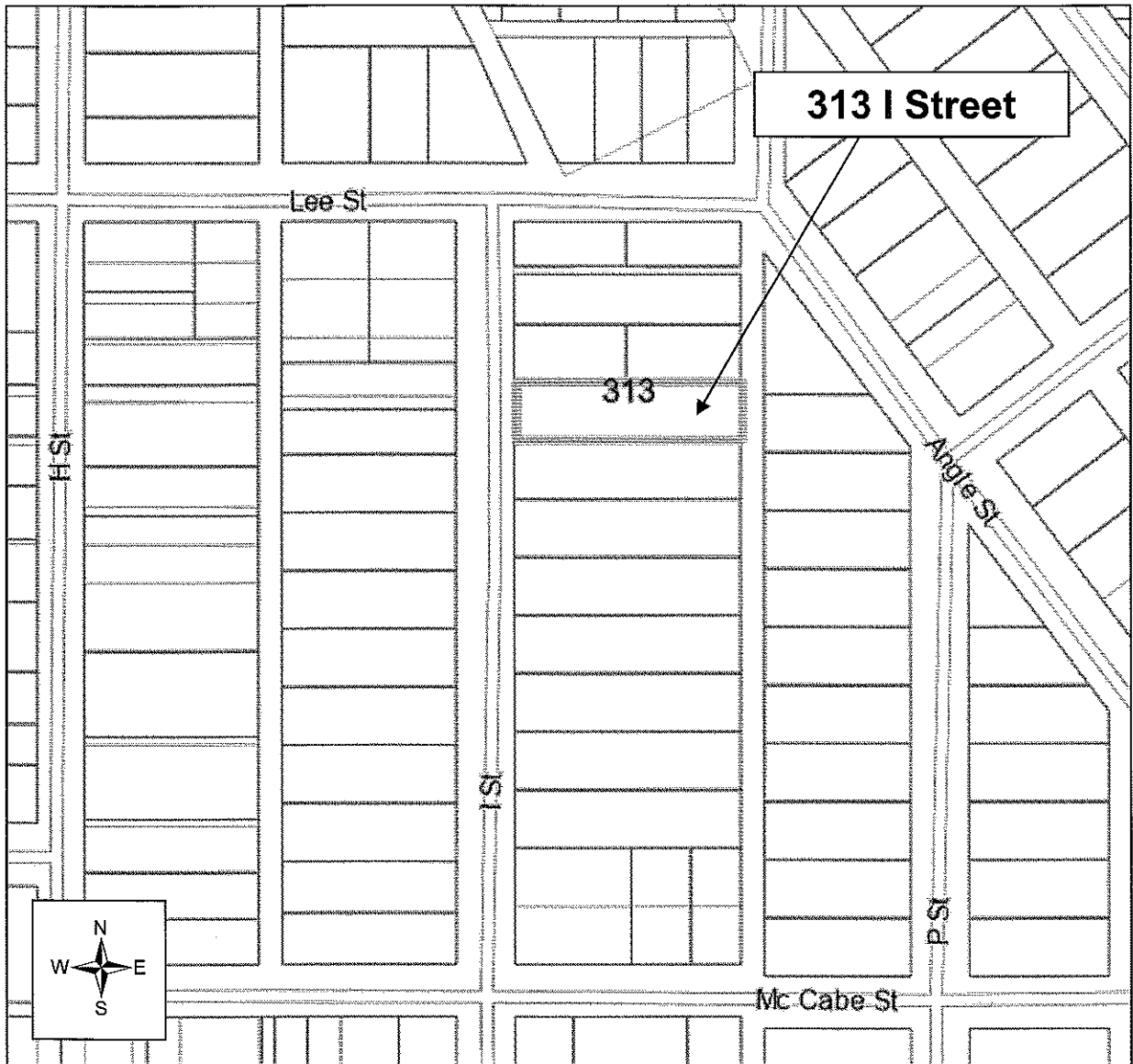
All written comments (mailed, delivered or emailed) must be received by 4:00 p.m. on Wednesday, June 10, 2020. All written comments that are received by this time will be made a part of the Planning and Zoning Commission meeting record.

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

Sincerely,

Laura Leigh, AICP
City Planner

Enc.



ARELLANO JESSICA & JORGE
732 PILOT BUTTE AVE
ROCK SPRINGS, WY 82901-5346

BAKER RENEE ROBERTS
1111 N 2000 W UNIT 415
FARR WEST, UT 84404-9466

BLAMIRE BEAU A
301 I ST
ROCK SPRINGS, WY 82901-6436

BLUE RIBBON FLEXIBLE LTD LIAB CO
1680 BLAIR AVE # D
ROCK SPRINGS, WY 82901-7655

BOTNAN INNOVATIVE MECHANICAL
INC
624 B ST
ROCK SPRINGS, WY 82901-6215

CHRISTENSEN LESLIE G & JOHNNE L
320 P ST
ROCK SPRINGS, WY 82901-6453

CORTEZ CHELSEA M
322 I ST
ROCK SPRINGS, WY 82901-6437

COX BILLY J & BEVERLY A
514 ASHLEY ST
ROCK SPRINGS, WY 82901-6608

FARLESS GALE S
1109 LEE ST
ROCK SPRINGS, WY 82901-6446

FLOR BOB JOE M & FLOR DANNY K
318 P ST
ROCK SPRINGS, WY 82901-6453

FROLIC STANLEY JR
1111 LEE ST
ROCK SPRINGS, WY 82901-6446

GALLAS ROBERT J
327 I ST
ROCK SPRINGS, WY 82901-6436

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

HRUSKA VENTURES LLC
PO BOX 1786
ROCK SPRINGS, WY 82902-1786

JACKSON STEVEN R
326 I ST
ROCK SPRINGS, WY 82901-6437

JOHNSON AMBER M
PO BOX 3131
ROCK SPRINGS, WY 82902-3131

JOYNER CRYSTAL A
310 I ST
ROCK SPRINGS, WY 82901-6437

KLEIN ARIEL
330 I ST
ROCK SPRINGS, WY 82901-6437

MARCY JASON S
215 ANGLE ST
ROCK SPRINGS, WY 82901-6401

NICHOLAS GARY
1016 LEE ST
ROCK SPRINGS, WY 82901-6213

PERNICH AMY
952 E NORTH FORK CIR
SANDY, UT 84094-5526

PETERNELL CARL W & JUDITH A
223 ANGLE ST
ROCK SPRINGS, WY 82901-6401

PETERS NORMA J
1104 LEE ST
ROCK SPRINGS, WY 82901-6447

PROPERTY PROS LLC
505 ASHLEY ST
ROCK SPRINGS, WY 82901-6607

ROICH NICK P & KARLA J
2100 PRAIRIE AVE
ROCK SPRINGS, WY 82901-6763

RONICK CATHY C & THOMAS
COLLEEN
314 I ST
ROCK SPRINGS, WY 82901-6437

SANDEL LARRY J
1107 LEE ST
ROCK SPRINGS, WY 82901-6446

STRUCK VIRGINIA
PO BOX 223
ROCK SPRINGS, WY 82902-0223

TATE DAVID M
1020 LEE ST
ROCK SPRINGS, WY 82901-6445

TAUCHER BEN T LIVING TRUST
660 SIX MILE RD
CASPER, WY 82604-1802

TRAUTMAN TODD C
211 ANGLE ST
ROCK SPRINGS, WY 82901-6401

VALDEZ JOSE
219 ANGLE ST
ROCK SPRINGS, WY 82901-6401

VALDEZ JUAN & LOUISE
845 RIDGE AVE
ROCK SPRINGS, WY 82901-5040

WIGGEN FAMILY LIV TRUST ETAL
WIGGEN JOHN & MARY TRUSTEES
511 BROADWAY ST
ROCK SPRINGS, WY 82901-6345

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



PLANNING & ZONING COMMISSION
STAFF REPORT
June 10, 2020
7:00 p.m., Rock Springs City Hall

REPORT SUMMARY			
Agenda Item:	New Business #2	Project Number:	PZ-20-00150 (FDP) PZ-20-00151 (FP)
Project Name:	Sweetwater Station Phase 2, PUD Final Development Plan/ Final Subdivision Plat		
Project Address:	N/A (To Be Assigned)		
Property Legal Description:	Federal Lot 4 (portion), Section 16, Township 19 North, Range 105 West		
Project Description:	Consideration of a Planned Unit Development Final Development Plan and Subdivision Final Plat for Phase 2 of the Sweetwater Station		
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	Surveyor:	Geno Ferrero JFC Engineers & Surveyors 1682 Sunset Drive Rock Springs WY 82901
Public Notification:	<ul style="list-style-type: none"> - Adjacent Property Letters Mailed 5/28/2020; - Notices were also emailed to those of record that commented at the Preliminary Development Plan - Public Hearing Notice – Not Required for Final Development Plan/Final Plat 		
Current Master Plan Land Use Designation:	LDR (Low Density Residential)	Proposed Master Plan Land Use Designation:	N/A
Current Zoning District	PUD/RE (Rural Estates with a <u>PUD Zoning Overlay</u>)	Proposed Zoning District	N/A
References:	<ul style="list-style-type: none"> • Rock Springs Zoning Ordinance §13-812 Planned Unit Development Overlay Zone • Rock Springs Zoning Ordinance §13-906 Procedure for Planned Unit Development (P.U.D.) Approval • Rock Springs Subdivision Ordinance §16-503 Final Plat 		
Exhibits:	<ul style="list-style-type: none"> A. Sweetwater Station Phase 2 Final Plat B. Sweetwater Station Phase 2 PUD Final Development Plan C. Resolution 19-163 (Approving Amended Preliminary Development Plan) D. Utility Review Comment Forms E. Interested Party Notices 		

REQUEST:

The petitioner, Rob DeBernardi of 4D Development, has submitted a request for Final Plat and PUD Final Development Plan review of the Sweetwater Station, Phase 2 Planned Unit Development Subdivision. The subdivision Final Plat can be found in **Exhibit A** and the PUD Final Development Plan can be found in **Exhibit B**. The proposed subdivision includes a total of 55 single family residential lots and contains an area of 36.725 acres.

ANALYSIS OF PETITION:

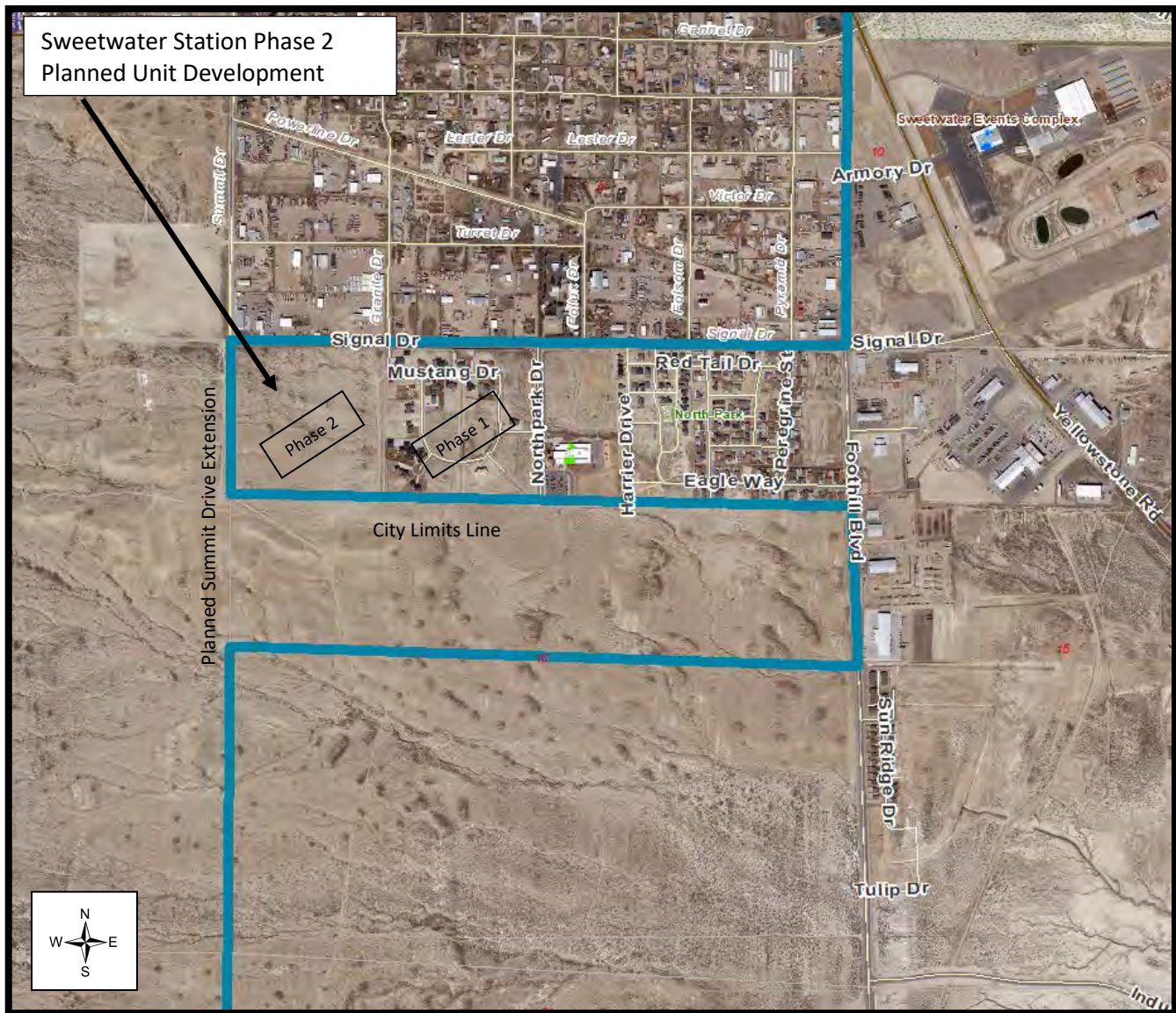


Figure 1: Location Map

The property is located west of the Sweetwater Station, Phase 1 Planned Unit Development and borders the Rock Springs City Limits on three sides (north, west, and south). Please refer to the Figure 1: Location Map.

The property is zoned PUD/RE in which the underlying zoning district is the RE (Rural Estates) Zoning District. However, with a Planned Unit Development (PUD) Overlay Zoning District, the zoning criteria that is approved as part of the PUD takes precedence over the underlying zoning district. The zoning regulations approved as part of the PUD therefore become the zoning criteria for the property.

As discussed during the Preliminary Development Plan Amendment review for the Phase 2 area, when considering a PUD Overlay Zoning District, by ordinance, 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;
- 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.

A PUD Overlay Zoning District is used as an alternative to conventional zoning where lot sizes, density 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 2012 Master Plan designates this property as LDR – Low Density Residential. 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 lot density will not exceed that which is permitted by the 2012 Master Plan and therefore meets this requirement of PUD review.

At a public hearing held on December 17, 2019, the Rock Springs City Council found that the criteria for approving the Amended Sweetwater Station, Phase 2 PUD were satisfied, as recommended by the Planning and Zoning Commission. The approved Resolution 19-163 is attached in Exhibit C.

UTILITY REVIEW:

A Utility Review Meeting was held on May 26, 2020 to discuss the proposed Final Plat and Final Development Plan. The submitted Utility Review Comments can be found in Exhibit D. All items noted by the Utility Review Committee shall be addressed on the Final Development Plan/Final Plat Submittal.

PUBLIC NOTIFICATION:

Adjacent Property Owner Notice letters were mailed to property owners located within 200 feet of the property. Additionally, meeting notification was sent to everyone (for or against) that submitted comment during the Preliminary Development Plan review. Refer to Exhibit E. Interested parties were advised if they had comments regarding this request, that written comments may be submitted up to 4:00 p.m. on Wednesday, June 10, 2020 and all comments that are received prior to the scheduled meeting will be presented to the Planning and Zoning Commission. Staff will advise the Commission of any comments received after the date of this report.

PROCEDURE:

In accordance with §13-906.E.(1), a Planned Unit Development Permit approval may be issued by the City Council when:

- 1) The location and amount of public open space and/or a fee-in-lieu-of has been agreed upon. In this case, there will be a fee-in-lieu of land dedication.
- 2) The design and construction specifications outlined in the Subdivision Ordinance, including addressing transportation plan streets, have been approved by the Director of Engineering and Operations.
- 3) The Final Development Plan is certified by the Zoning Administrator to be conformance with the approved Preliminary Development Plan.
- 4) A financial guarantee has been deposited to guarantee construction of improvements.
- 5) For PUD's that include subdivision, all requirements of the Subdivision Ordinance have been satisfied and the Subdivision Plat shall contain language on the face of the plat that cross references the Final Development Plan.

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. 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.

EXHIBIT A

FINAL PLAT

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, Seno G. Ferrero do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plot is a true, correct, and complete plot of the Sweetwater Station Addition, Phase 2 as laid out, plotted, dedicated, and shown hereon, that each plot was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Rock Springs regulations governing the subdivision of land to an accuracy of one (1) part in ten thousand (10,000).



STATE OF WYOMING
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by:

Seno G. Ferrero
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: _____

Notary Public

REVIEW - CITY ENGINEER

Data on this plot reviewed this ____ day of _____ A.D., 2020 by a licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

RYAN SCHMIDT - CITY ENGINEER
Licensed Professional Engineer

APPROVAL - PLANNING & ZONING COMMISSION

This plot approved by the City of Rock Springs Planning and Zoning Commission this day of _____ A.D., 2020.

MATT JACKMAN, Chairman

Attest:
CATHY GREENE, ADMINISTRATIVE ASSISTANT

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this ____ day of _____ A.D., 2020.

TIMOTHY A. KAUMO, Mayor

Attest: MATT McBURNETT
City Clerk

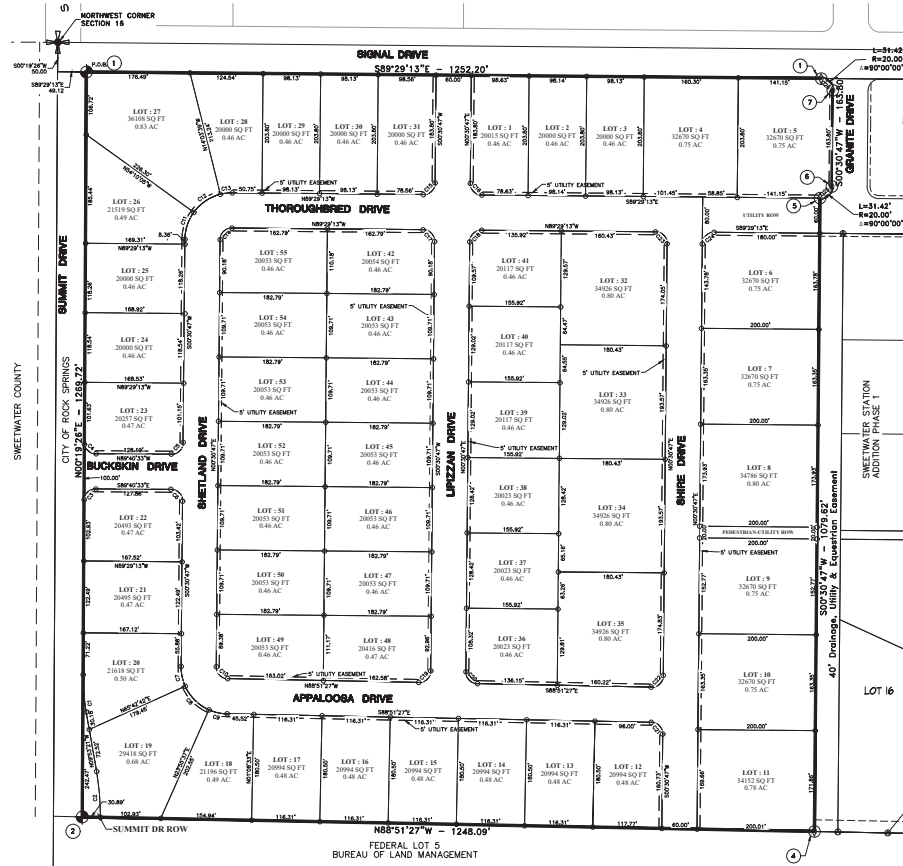
RECORDING - PLANNED UNIT DEVELOPMENT CONFORMANCE

This plot conforms with Sweetwater Station Addition, Phase 2, a Planned Unit Development, as approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this ____ day of _____, 2020, and may be used as the necessary recording instrument for said Planned Unit Development.

TIMOTHY A. KAUMO, Mayor

Attest: MATT McBURNETT
City Clerk

FINAL PLAT SWEETWATER STATION ADDITION, PHASE 2 SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



LEGEND

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

SCALE: 1"=100'

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

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

_____, 2020, and is duly recorded in Book _____, Page No. _____

CINDY LANE
County Clerk

Deputy



CERTIFICATE OF DEDICATION

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

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

Commencing at the Northwest corner of said Section 16;

Thence South 00°14'28" West along the west line of said Section 16 for a distance of 30.00 feet;

Thence South 84°24'13" East along the southerly right-of-way line of Signal Drive for a distance of 44.12 feet to the TRUE POINT OF BEGINNING.

Thence continuing South 84°24'13" 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 County, Wyoming, and is more particularly described as follows:

Thence South 00°13'04" West for a distance of 169.80 feet to a point which is the beginning of a tangent curve to the right having a radius of 20.00 feet;

Thence South 00°13'04" West for a distance of 1,074.62 feet;

Thence North 88°51'21" West for a distance of 1,248.04 feet;

Thence North 00°14'26" East for a distance of 1,264.12 feet to the TRUE POINT OF BEGINNING.

and contains an area of 36.725 acres, more or less, and that this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the area as it is divided into lots, blocks, streets, and easements, and that the undersigned owners of the land shown and described on this plat do hereby dedicate to the City of Rock Springs and its licensees for perpetual public use all streets, alleys, easements for the purposes designated, and other lands within the boundary lines of the plot as indicated and not otherwise dedicated for public use. All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this ____ day of _____, 2020, by:

4D DEVELOPMENT, LLC

Manager

STATE OF WYOMING
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by:

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: _____

Notary Public

DEVELOPER

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

Curve Table

Curve #	Length (ft)	Radius (ft)	Delta (°)	Chord Direction	Chord Length (ft)
C1	84.17	360.00	010.3731	S04°46'38"E	84.09
C2	78.43	440.00	010.2135	S04°46'37"E	78.33
C3	39.42	20.00	090.0000	S44°10'17"E	38.38
C4	31.42	25.00	090.0000	S44°10'17"E	30.38
C5	31.38	25.00	088.8110	S44°10'17"E	28.24
C6	31.48	25.00	091.1890	S44°10'17"E	28.33
C7	34.63	80.00	024.8014	S11°53'10"E	34.38
C8	58.24	80.00	041.7638	S40°10'47"E	57.08
C9	31.48	80.00	022.7662	S11°53'10"E	31.40
C10	31.20	25.00	090.3708	S44°10'17"E	28.13
C11	49.31	80.00	035.3868	S11°53'10"E	48.54
C12	58.00	80.00	045.0170	S50°10'47"E	54.86
C13	28.20	80.00	014.5740	S50°10'47"E	28.20
C14	31.42	25.00	089.9999	S44°10'17"E	28.28
C15	31.42	25.00	089.9999	S44°10'17"E	28.28
C16	31.42	25.00	090.0001	S44°10'17"E	28.28
C17	31.42	25.00	090.0001	S44°10'17"E	28.28
C18	31.42	25.00	089.9999	S44°10'17"E	28.28
C19	31.44	25.00	090.0004	S44°10'17"E	28.44
C20	31.20	25.00	090.3708	S44°10'17"E	28.13
C21	31.20	25.00	090.3708	S44°10'17"E	28.13
C22	31.44	25.00	090.0004	S44°10'17"E	28.44
C23	31.42	25.00	090.0001	S44°10'17"E	28.28
C24	31.42	25.00	089.9999	S44°10'17"E	28.28
C25	31.42	25.00	090.0000	S44°10'17"E	28.28
C26	31.42	25.00	089.9997	S44°10'17"E	28.28

BASIS OF BEARING

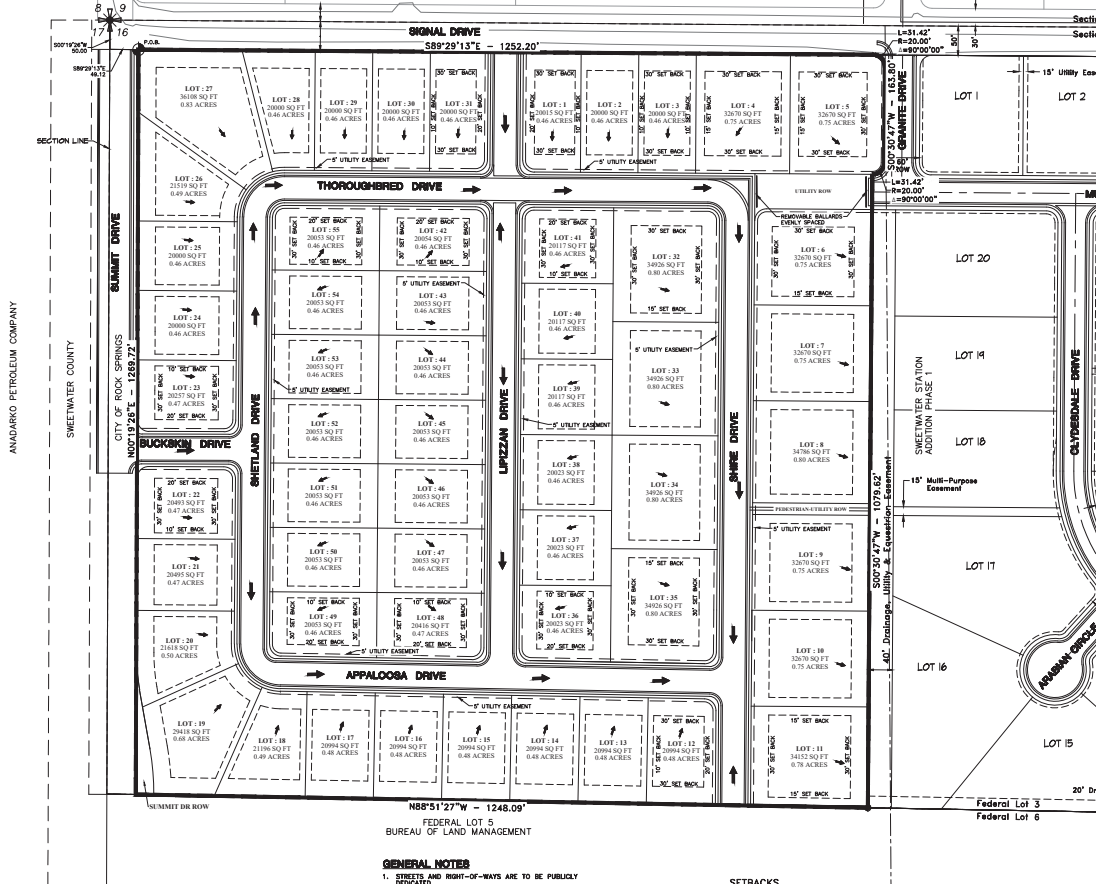
THE BASIS OF BEARING FOR THIS SUBDIVISION IS SOUTH 00°19'12" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 105 WEST.

DATE:
MAY, 2020
PROJECT NO.:
10122-19E
SHEET NO.:
1 OF 2

EXHIBIT B

FINAL DEVELOPMENT PLAN

PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN SWEETWATER STATION ADDITION, PHASE 2 SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



TABULATION

PHASE 2
TOTAL AREA OF PHASE 2.....36.728AC
NUMBER OF LOTS.....35
LOT AREA.....1.0880AC/LOT (AVERAGE OF TOTAL AREA OF PHASE 2)
LOT AREA.....1.0880AC/LOT
OPEN SPACE.....0.008AC(0.008 FEET-IN-LEIGH-OF 10% WILL BE PAID)
CITY OF ROCK SPRINGS
TOTAL STREET RIGHT-OF-WAY.....6.436AC(17.58% OF TOTAL AREA OF PHASE 2)
CORRIDOR/PEDESTRIAN RIGHT-OF-WAY.....0.092AC(0.25% OF TOTAL AREA OF PHASE 2)
UTILITY RIGHT-OF-WAY.....0.277AC(0.76% OF TOTAL AREA OF PHASE 2)

MAXIMUM ALLOWABLE LOT
COVERAGE BY STRUCTURES

LOTS	MAX COVERAGE
1-3	40%
4-11	30%
12-31	20%
32-35	20%

GENERAL NOTES

- STREETS AND RIGHT-OF-WAYS ARE TO BE PUBLICLY DEDICATED.
- LOT 1-11 SHALL HAVE ACCESS FROM THOROUGHBREDED DRIVE. LOT 1-11 SHALL ACCESS FROM GRANITE DRIVE. LOTS 2-12 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 FROM THE PROPERTY LINE.
- WATER AND SEWER SHALL BE PUBLIC.
- PEDESTRIAN-UTILITY RIGHT-OF-WAYS WILL HAVE A 5' WIDE CORONA. CORONA, THE REMAINDER OF THE LANDSCAPED WITH 4" BARK WITH WEED CHECK (SEE FACING SHEETS) SHALL BE USED TO BLOCK VEHICLES FROM ENTERING THESE AREAS.
- UTILITY RIGHT-OF-WAYS WILL BE LANDSCAPED WITH 4" BARK WITH WEED CHECK (SEE FACING SHEETS) SHALL BE USED TO BLOCK VEHICLES FROM ENTERING THESE AREAS.
- HORSES ARE NOT PERMITTED

SETBACKS

LOTS	TYPE	FRONT	BACK	SIDE	CORNER SIDE
1-3	SPD	30'	30'	10'	20'
4-11	SPD	30'	30'	10'	20'
12-31	SPD	30'	30'	10'	20'
32-35	SPD	30'	30'	10'	20'

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'X30' IN LENGTH.

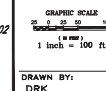
NO STRUCTURE OR FENCING IN EXCESS OF 30" TALL SHALL BE PERMITTED TO BE LOCATED WITHIN OF THE 40' CORNER VISION TRIANGLE AREA.

ACCESSORY STRUCTURE SETBACKS

LOTS	FRONT	BACK	SIDE	CORNER SIDE
1-3	30'	10'	10'	20'
4-11	30'	10'	10'	20'
12-31	30'	10'	10'	20'
32-35	30'	10'	10'	20'

LEGEND

- SET BACK
- STREET DRAINAGE
- LOT DRAINAGE



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 00°19'28" West along the west line of said Section 16 for a distance of 30.00 feet;

Thence South 89°29'13" East along the southerly right-of-way line of Signal Drive for a distance of 45.12 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 Southwest 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 1,079.82 feet;

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

Thence North 00°19'28" East for a distance of 1,259.72 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 assessments and/or rights-of-way which have been legally acquired.

STATEMENT OF SURVEYOR

I, Geno G. Ferraro 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. Ferraro
Professional Land Surveyor
Wyoming Registration No. 12787

ZONING ADMINISTRATOR CERTIFICATION

Certified this _____ day of _____, 20____.

Lauro Leigh, Zoning Administrator

JFC ENGINEERS SURVEYORS
PO BOX 2026
ROCK SPRINGS, WY 82602
PHONE (307) 362-7519
FAX (307) 362-7569
http://www.jfc-wyo.com

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

DATE:
MAY 2020
PROJECT NO:
10122-19E
SHEET NO:
2 OF 2

EXHIBIT C

APPROVED

RESOLUTION 19-163

12/16/19

Laura

RESOLUTION 2019- 143

A RESOLUTION APPROVING AND ACCEPTING MAJOR AMENDMENTS TO THE PHASE 2 PORTION OF THE PRELIMINARY DEVELOPMENT PLAN/PRELIMINARY PLAT OF THE SWEETWATER STATION ADDITION, A PLANNED UNIT DEVELOPMENT WITHIN THE CORPORATE LIMITS OF THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, SUBMITTED BY 4D DEVELOPMENT AND LOCATED IN FEDERAL LOT 4, SECTION 16, TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING.

WHEREAS, on March 2, 2004, the Rock Springs City Council approved the Preliminary Development Plan/Preliminary Plat of the Sweetwater Station Addition, a Planned Unit Development within the City of Rock Springs, Wyoming, via Resolution 2004-042; and,

WHEREAS, the approved Preliminary Development Plan/Preliminary Plat of the Sweetwater Station Addition Planned Unit Development included two planned phases consisting of 26 planned lots in Phase 1 and 28 planned lots in Phase 2; and,

WHEREAS, on May 4, 2004, the Rock Springs City Council approved the Sweetwater Station Addition, Phase 1 Final Plat and the Sweetwater Station Addition PUD Final Development Plan (including both Phase 1 and Phase 2), via Resolution 2004-092; and,

WHEREAS, on October 21, 2019, Rob DeBernardi, 4D Development, submitted a Planned Unit Development Major Amendment Application to amend the Preliminary Development Plan/Preliminary Plat of the Sweetwater Station Addition Planned Unit Development; and,

WHEREAS, the proposed amendment will increase the number of planned lots within the undeveloped Sweetwater Station, Phase 2 area from 28 lots to 55 lots; and,

WHEREAS, in accordance with §13-906.G. of the Rock Springs Zoning Ordinance, if there is a major change to the PUD Development Plan, including density increases, the change shall be referred to the Planning and Zoning Commission for report and recommendation to the Council, and that the requirements of §13-906.D., Preliminary Development Plan, shall apply to requests for major changes; and,

WHEREAS, on November 13, 2019, the Rock Springs Planning and Zoning Commission held a public hearing to consider the amendments to the Phase 2 portion Preliminary Development Plan/Preliminary Plat of the Sweetwater Station Addition, a Planned Unit Development within the City of Rock Springs, Wyoming; and,

WHEREAS, §13-906.D.(2).b. of the Rock Springs Zoning Ordinance states that in considering an application for PUD approval, the Commission shall consider the following: interrelationship with the plan elements to conditions both on and off the property; conformance to the City's Comprehensive Plan; the impact of the plan on the existing and anticipated traffic and parking conditions; the adequacy of the plan with respect to land use; pedestrian and vehicular ingress and egress; building location and height; landscaping; provisions for utilities; site drainage; open space; grading; setbacks; and other related matters; and,

WHEREAS, after proper review and consideration, and upon finding that the proposed PUD amendment satisfies the review criteria outlined in §13-906.D.(2).b. of the Rock Springs Zoning Ordinance, it was resolved that said Commission recommend approval to the Governing Body of the City of Rock Springs that the Amended Phase 2 portion of the Preliminary Development Plan/Preliminary Plat of the



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:	May 19, 2020
Project #:	PZ-20-00150 / PZ-20-00151
Project Name:	Sweetwater Station, Phase 2, PUD Final Development Plan and Subdivision Final Plat
Address/Location:	Signal/Summit Drive Intersection, west of Sweetwater Station, Phase 1
Description:	Planned Unit Development Final Development Plan and Subdivision Final Plat for Sweetwater Station, Phase 2



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):

- Clearly label that this is an amendment to the Phase 2 portion of the previously recorded Final Development Plan (i.e. add the word Amended to the title)

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

- Fees-in-lieu of parkland dedication will be required in the amount of \$20,201 (see attached)
- Signatory of the plat must match the property owner of record before the plat is recorded.
- Impact fees will be assessed on these lots per City Engineer

☒ 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: 2020.05.19 10:19:31 -08'00'

6/1/2020

Date

Market Value Calculator

Agricultural, Commercial & Residential Properties

Assessment Rate	9.5
Assessed Value	\$ 19,191.00
Market/Appraised Value	\$ 202,010.53
Fee in Lieu of Parkland	\$20,201

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	\$ -



Laura Leigh <laura_leigh@rswy.net>

Impact fees for Sweetwater Station Phase II lots

Meghan Jackson <meghan_jackson@rswy.net>

Wed, May 27, 2020 at 11:47 AM

To: Laura Leigh <laura_leigh@rswy.net>

Cc: Ryan Schmidt <ryan_schmidt@rswy.net>

Good afternoon Laura,

As we discussed, the impact fee per square foot, per lot will be 8.5 cents, for the Sweetwater Station Phase II Subdivision. Please let me know if you have any questions.

Thanks,

--

Meghan Jackson, E.I.T

Civil Engineer I

Dept. Engineering & Operations

City of Rock Springs

307-352-1540

www.rswy.net



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Department of Public Services/Planning

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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:	May 19, 2020
Project #:	PZ-20-00150 / PZ-20-00151
Project Name:	Sweetwater Station, Phase 2, PUD Final Development Plan and Subdivision Final Plat
Address/Location:	Signal/Summit Drive Intersection, west of Sweetwater Station, Phase 1
Description:	Planned Unit Development Final Development Plan and Subdivision Final Plat for Sweetwater Station, Phase 2

MEETING
2:00 p.m.
Tuesday, May 26, 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 Jeff Tuttle (name) have reviewed the plans on behalf of Building Inspections (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 (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]
Signature of Reviewer

5/26/20
Date



Department of Engineering and Operations

Proposed Development: **Revised - Sweetwater Stations Phase II Final Plat**

Date: 5/26/2020

The submitted plans are approved subject to the following conditions:

1. Drainage and soils report, and construction drawings are still being under review.
2. Obtain NPDES permit.
3. Design and construction in accordance with City of Rock Springs Ordinances.

Additional Comments:

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

Meghan Jackson

A handwritten signature in black ink, appearing to read "MJ", followed by a long horizontal stroke.

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:	May 19, 2020
Project #:	PZ-20-00150 / PZ-20-00151



Project Name:	Sweetwater Station, Phase 2, PUD Final Development Plan and Subdivision Final Plat
Address/Location:	Signal/Summit Drive Intersection, west of Sweetwater Station, Phase 1
Description:	Planned Unit Development Final Development Plan and Subdivision Final Plat for Sweetwater Station, Phase 2

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: clint_zambai@rswy.net 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):

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

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

Signature of Reviewer

5/26/2020

Date

Sweetwater Station Phase 2 Water Dept. plan comments

Intersection of Thoroughbred Drive and Shire Drive - Three way valve set

Intersection of Appaloosa Drive and Shire Drive – add valves North on Shire and West on Appaloosa

- Move valve on shire further south.

- Move hydrant to west side of Shire

- Move service for lot 12 to Shire

- Run service for lot 11 perpendicular to main, and protect service line from storm sewer freezing

Approximately 1+65 on the Shire profile straighten the depth of the pipe

Hydrant Detail – 10 gauge tracer wire, Kennedy K-81 Hydrant

All valves need to be Kennedy

All vault details are dependent on the water purchase agreement between WMWS and CORS

Valves will need to be added before the meters

A bypass around the meter may need to be installed to provide service to WMWS district in an emergency

Frost plates will need to be installed on all vault manholes

PRV details

- Valves need to be installed on the check valve bypass

- The gate valve (10) needs to be a check valve

- The flange adapters (6&11) need to be dismantling joint

- An air vac will need to be installed on the down stream side of the PRV

- The check valve bypass needs to be upsized

- A water quality bypass will need to be installed around the PRV

- PRV needs to be Claval

Point of connection with WMWS needs to be shown on plans

These are not complete construction plan comments as many variables will need to be worked out with WMWS.



Department of Public Services/Planning

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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:	May 19, 2020
Project #:	PZ-20-00150 / PZ-20-00151
Project Name:	Sweetwater Station, Phase 2, PUD Final Development Plan and Subdivision Final Plat
Address/Location:	Signal/Summit Drive Intersection, west of Sweetwater Station, Phase 1
Description:	Planned Unit Development Final Development Plan and Subdivision Final Plat for Sweetwater Station, Phase 2

MEETING
2:00 p.m.
Tuesday, May 26, 2020

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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):

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

Justin B Stewart
Signature of Reviewer

5/25/20
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

To:	Utility Review Committee
From:	Laura Leigh, City Planner
Date:	May 19, 2020
Project #:	PZ-20-00150 / PZ-20-00151
Project Name:	Sweetwater Station, Phase 2, PUD Final Development Plan and Subdivision Final Plat
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2:00 p.m.
Tuesday, May 26, 2020

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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):

Required fire flows for hydrants referenced in IFC table B105.1(1) and table B105.1(2) if homes are 3601sqft and greater.

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



Signature of Reviewer

5-26-2020

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

To:	Utility Review Committee
From:	Laura Leigh, City Planner
Date:	May 19, 2020
Project #:	PZ-20-00150 / PZ-20-00151
Project Name:	Sweetwater Station, Phase 2, PUD Final Development Plan and Subdivision Final Plat
Address/Location:	Signal/Summit Drive Intersection, west of Sweetwater Station, Phase 1
Description:	Planned Unit Development Final Development Plan and Subdivision Final Plat for Sweetwater Station, Phase 2

MEETING
2:00 p.m.
Tuesday, May 26, 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 Michael Tardoni (name) have reviewed the plans on behalf of JPWB (Dept./Organization) for the above-referenced project.

Email: Mtardoni@Jpwb.org Phone #: _____

Please check as applicable:

☐ No issues - plans approved as submitted.

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

-Meter and back flow vault details will need to be coordinated with the requirements of the water purchase agreement.

-A prv vault will be needed at the connection(?where designated) to the existing RS distribution system.

-All work and Materials must be in accordance with JPWB Rules and Regulations

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

The water purchase agreement between the City of RS & White Mtn Water and Sewer must be completed.

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

Michael Edward Tardoni

Digitally signed by Michael Edward Tardoni
Date: 2020.05.26 12:30:25 -0600

Signature of Reviewer

Date



Department of Public Services/Planning

212 'D' Street, Rock Springs, WY 82901

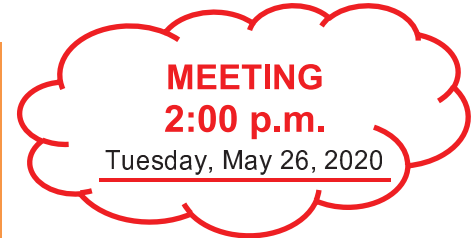
Tel: 307-352-1540 Fax: 307-352-1545

Laura Leigh, City Planner

Email: laura_leigh@rswy.net

UTILITY REVIEW - COMMENT SHEET

To:	Utility Review Committee
From:	Laura Leigh, City Planner
Date:	May 19, 2020
Project #:	PZ-20-00150 / PZ-20-00151
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Address/Location:	Signal/Summit Drive Intersection, west of Sweetwater Station, Phase 1
Description:	Planned Unit Development Final Development Plan and Subdivision Final Plat for Sweetwater Station, Phase 2



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

Email: christy.austin@rockymountainpower.net Phone #: 307-352-5214

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):
call in request when ready to discuss power 888-221-7070

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

Christy Austin
Signature of Reviewer

Digitally signed by Christy Austin
Date: 2020.05.26 13:38:50 -06'00'

5/26/2020
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

To:	Utility Review Committee
From:	Laura Leigh, City Planner
Date:	May 19, 2020
Project #:	PZ-20-00150 / PZ-20-00151
Project Name:	Sweetwater Station, Phase 2, PUD Final Development Plan and Subdivision Final Plat
Address/Location:	Signal/Summit Drive Intersection, west of Sweetwater Station, Phase 1
Description:	Planned Unit Development Final Development Plan and Subdivision Final Plat for Sweetwater Station, Phase 2

MEETING
2:00 p.m.
Tuesday, May 26, 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 Public Works (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: All previous comments still apply.
- 2: How are you going to protect the "BLM Drainage Channel" from becoming damaged or destroyed from all of the motorcycle/atv activity? This channel will need to be hard armored or it will not be effective in channeling the storm drainage away from Sweetwater Station Phase 1 or 2.
- 3: On sheet 11 you show the Summit Drive widening area on the west side having an 8.0' flat bottom ditch with 3:1 side slopes. How does this work with the existing Summit Channel berm? Is there enough room on the west side of the road to accomplish this design?

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

- 4: How does the storm drainage get from the Summit ROW (County Portion) into the Summit Ditch? The Summit Ditch at the intersection of Signal and Summit will need to be protected/armored.
- 5: According to the drainage report the velocities in both the Trapezoidal-South ditch and the Trapezoidal-North following road grad ditch exceed what is recommended for the soil types. Please show how the velocities will be controlled or the ditch cross section will be protected from the velocities.

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

Gene Legerski, P.E.

Digitally signed by Gene Legerski, P.E.
Date: 2020.05.26 12:04:33 -0600

Signature of Reviewer

05-26-2020

Date

Sweetwater Station Addition Planned Unit Development, submitted by Rob DeBernardi, 4D Development, and including 55 lots within the planned Phase 2 area, with the following conditions:

- 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 the accessory structure setbacks as recommended by staff; and,
- 3) Provide lot coverage requirements for Phase 2 as recommended by staff.

WHEREAS, on December 9, 2019, the City of Rock Springs received a revised version of the Amended Phase 2 portion of the Preliminary Development Plan/Preliminary Plat of the Sweetwater Station Addition Planned Unit Development, addressing the following:

- 1) Relocation of the Pedestrian Right-of-Way between Lots 8 and 9 to line up with the existing right-of-way in Phase 1 (addressing a Utility Review Committee comment);
- 2) Update to the setback table for principal structures to correct the inconsistency between the setback table and the setbacks shown on the individual lots. Lots 4-11 and Lots 32-35 will have all of the required setbacks of the RE Zoning District, the remaining smaller lots will have an allowable reduced side setback of ten (10) feet and a reduced corner side setback of twenty (20) feet.
- 3) Update to the setbacks for accessory structures. Lots 4-11 and Lots 32-35 will have all of the required accessory structure setbacks of the RE Zoning District, the remaining smaller lots will have an allowable reduced side and rear setback of ten (10) feet and a reduced corner side setback of twenty (20) feet.
- 4) Update to maximum allowable lot coverage by structures. Lots 4-11 and Lots 32-35 will have 30% maximum allowable lot coverage requirement (as required in Phase 1), the remaining smaller lots will have a 40% maximum allowable lot coverage requirement.

WHEREAS, after notice given as provided by law, a hearing on the application for approval of said Amended Phase 2 portion of the Preliminary Development Plan/Preliminary Plat of the Sweetwater Station Addition Planned Unit Development was held before the Governing Body of the City of Rock Springs on December 17, 2019; and,

WHEREAS, the Governing Body of the City of Rock Springs has approved said resolution of the Planning and Zoning Commission and has elected to conditionally approve the Amended Phase 2 portion of the Preliminary Plat/Preliminary Development Plan of the Sweetwater Station Addition Planned Unit Development, as submitted on December 9, 2019, and included herein as Exhibit A, with the following condition:

- 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.

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

Section 1. That the Amended Phase 2 portion of the Preliminary Plat/Preliminary Development Plan of the Sweetwater Station Addition Planned Unit Development, is hereby granted approval with the following condition:

- 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.

Section 2. That the following described tract comprising said Amended Phase 2 portion of the Preliminary Plat/Preliminary Development Plan of the Sweetwater Station Addition Planned Unit Development, be, and the same is hereby granted Preliminary Plat / Preliminary Development Plan approval:

A piece, parcel or tract of land located in Federal Lot 4 of 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 00°19'26" West along the west line of said Section 16 for a distance of 50.00 feet;

Thence South 89°29'13" East for a distance of 49.12 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 89°29'13" East for a distance of 1,252.20 feet to a point 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 tract contains an area of 36.725 acres, more or less and is subject to any rights-of-way and/or easements which have been legally acquired. The basis of bearing for said parcel is North 00°19'26" East along the west line of the northwest quarter of said Section 16.

PASSED AND APPROVED this 17th day of December, 2019.



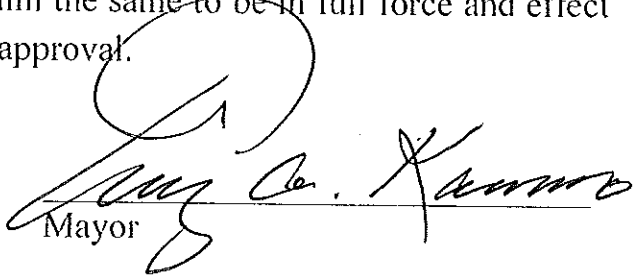
Attest:

Matthew L. McBurnett
City Clerk

Tenah Savoy
President of the Council
Ray H. Krumm
Mayor

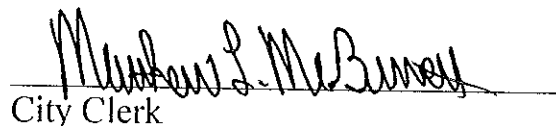
THE STATE OF WYOMING)
COUNTY OF SWEETWATER) ss.
CITY OF ROCK SPRINGS)

I, Timothy A. Kaumo, Mayor of the City of Rock Springs, Wyoming, do hereby proclaim that the foregoing Resolution of the said City of Rock Springs was, on the date thereof, duly and regularly passed and approved by the City Council of the said City of Rock Springs and by the Mayor of said City and attested by the City 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.

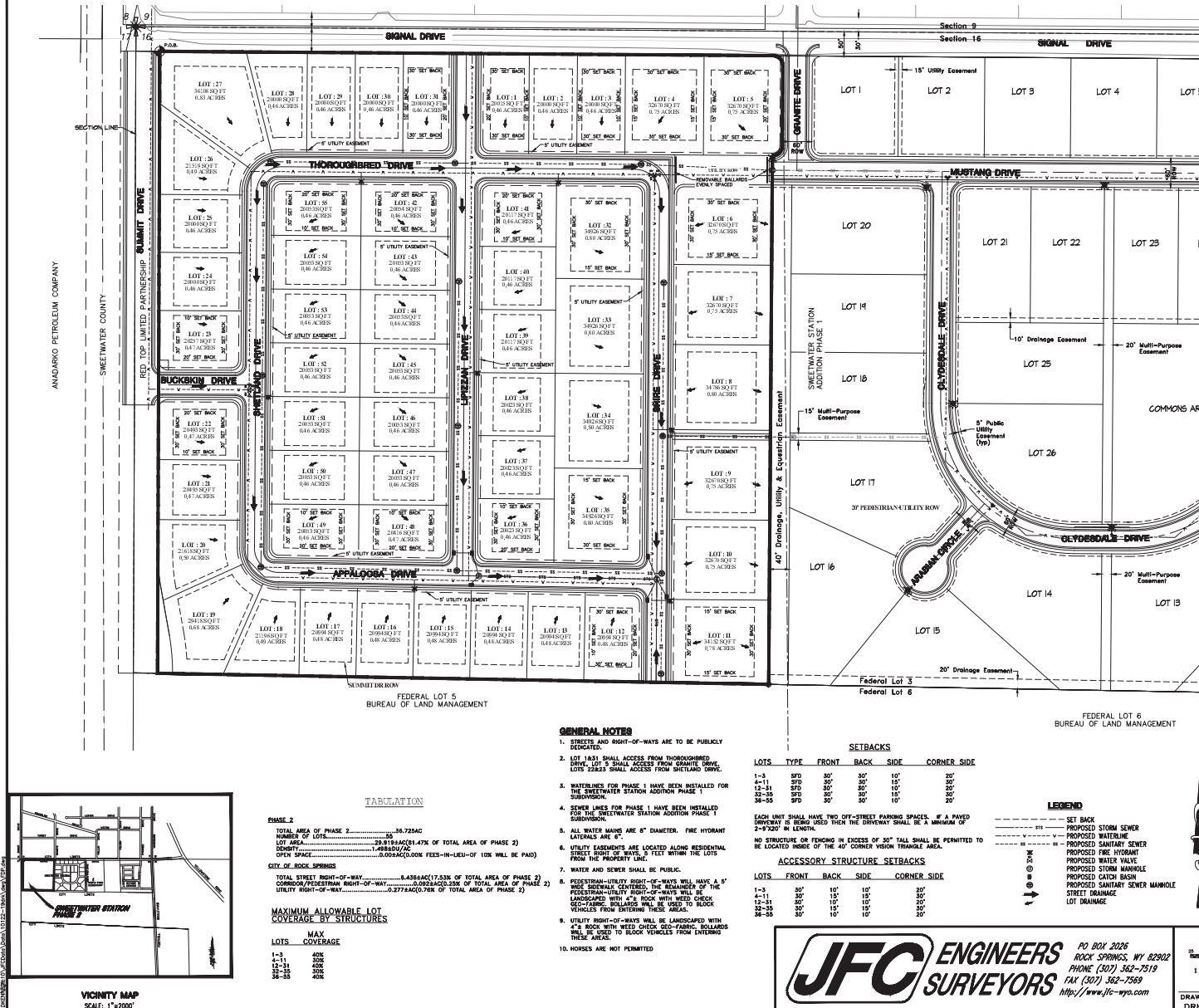

Mayor

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

I, Matthew L. McBurnett, City Clerk of the City of Rock Springs, Wyoming, do hereby certify that on this 17th day of December, 2019, the foregoing Resolution of the City of Rock Springs was proclaimed by the Mayor of said City to be in full force and effect from and after the passage thereof as set forth in said Resolution, and that the same was posted by me in the office of the City Clerk as directed by the City Council on the 17th day of December, 2019, at 8:30 p.m. of said day.


City Clerk

AMENDED P.U.D. DEVELOPMENT PLAN
SWEETWATER STATION ADDITION, PHASE 2
SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 106 WEST
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



LEGAL DESCRIPTION

A tract of land located in Federal Lot 4, Section 16, Resurvey Township 19 North, Range 106 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 48.12 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 Southeast 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, Gino 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



Gino 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".

Received 12/9/19

JFC ENGINEERS SURVEYORS
PO BOX 2026
ROCK SPRINGS, WY 82802
PHONE: (307) 362-7519
FAX: (307) 362-7569
http://www.jfc-wyo.com

GRAPHIC SCALE
1 inch = 100 ft.
DRAWN BY: DRK

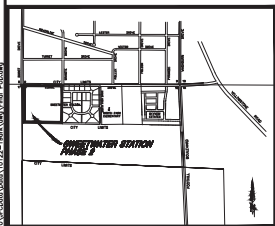
SWEETWATER STATION ADDITION, PHASE 2
AMENDED PUD DEVELOPMENT PLAN
4D DEVELOPMENT, LLC
514 G STREET
ROCK SPRINGS, WYOMING 82901
PHONE: 307-382-8043

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

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	300.00	95.213°	S 47° 48' 58" E	64.09
C2	78.43	440.00	91.213°	N 47° 51' 57" E	78.33
C3	31.42	25.00	90.00000°	S 47° 19' 27" W	28.38
C4	31.42	25.00	90.00000°	S 47° 45' 57" E	28.38
C5	31.35	25.00	89.8115°	N 47° 23' 07" E	28.34
C6	31.48	25.00	90.1885°	N 47° 34' 53" W	28.33
C7	24.43	60.00	93.6164°	S 17° 57' 15" E	24.36
C8	68.34	60.00	94.17638°	S 47° 10' 49" E	67.96
C9	31.41	65.00	92.7862°	S 17° 37' 53" E	31.40
C10	31.20	25.00	90.2736°	S 47° 10' 20" W	28.13
C11	48.31	60.00	93.3368°	N 47° 10' 27" E	48.14
C12	56.00	60.00	94.1075°	S 53° 08' 0" W	54.86
C13	20.35	60.00	91.43740°	S 57° 13' 24" W	20.39
C14	31.42	25.00	90.99999°	N 47° 30' 47" E	28.38
C15	31.42	25.00	90.99999°	N 47° 30' 47" E	28.38
C16	31.42	25.00	90.00000°	S 47° 30' 13" E	28.38
C17	31.42	25.00	90.00000°	S 47° 30' 13" E	28.38
C18	31.42	25.00	90.99999°	S 47° 30' 47" W	28.38
C19	31.44	25.00	90.62824°	S 47° 40' 40" W	28.44
C20	31.20	25.00	90.2736°	S 47° 10' 20" E	28.13
C21	31.20	25.00	90.2736°	S 47° 10' 20" E	28.13
C22	31.44	25.00	90.62824°	N 47° 40' 40" E	28.44
C23	31.42	25.00	90.00000°	N 47° 28' 13" W	28.38
C24	31.42	25.00	90.99999°	N 47° 30' 47" E	28.38
C25	31.42	25.00	90.00000°	N 47° 30' 47" E	28.38
C26	31.42	25.00	90.99999°	N 47° 28' 13" W	28.38



VICINITY MAP
SCALE: 1"=2000'

SCALE: 1"=100'

**JFC ENGINEERS
SURVEYORS**

PO BOX 2026
ROCK SPRINGS, WY 82902
PHONE (307) 382-7519
FAX (307) 382-7569
<http://www.jfc-wyo.com>

GRAPHIC SCALE
0 25 50
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 2019
PROJECT NO:
10122-19E
SHEET NO:
2 OF 2

EXHIBIT D

UTILITY REVIEW COMMENT FORMS

EXHIBIT E

INTERESTED PARTY NOTIFICATION



Department of Public Services

212 D Street, Rock Springs, WY 82901

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

www.rswy.net

May 28, 2020

Dear Property Owner / Interested Party:

A request has been filed by Rob DeBernardi of 4D Development, for consideration of the Final Plat and Final PUD Development Plan for Sweetwater Station, Phase 2, a Planned Unit Development/Subdivision within the City of Rock Springs. Please refer to the attached Final Plat and Final Development Plan.

The Rock Springs Planning and Zoning Commission will be considering this request at a public meeting on Wednesday, June 10, 2020 at 7:00 p.m. in the Rock Springs City Hall Council Chambers, 212 'D' Street, Rock Springs, Wyoming. The public is invited to attend the meeting.

If you have comments regarding this request, written comments may be submitted up to 4:00 p.m. on Wednesday, June 10, 2020. Please address all written comments to the Rock Springs Planning and Zoning Commission. Comments may be mailed or delivered to: City of Rock Springs, Attn: Planning & Zoning, 212 D Street, Rock Springs, WY 82901. Comments may also be emailed to the Rock Springs City Planner at laura_leigh@rswy.net.

All written comments (mailed, delivered or emailed) must be received by 4:00 p.m. on Wednesday, June 10, 2020. All written comments that are received by this time will be made a part of the Planning and Zoning Commission meeting record.

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

Sincerely,

Laura Leigh, AICP
City Planner

Enc.

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 190516
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

MIKE HADEN
HADEN CONSTRUCTION, INC.
2706 AFFIRMED DRIVE
ROCK SPRINGS, WY 82901

DON HARMON
LONGHORN CONSTRUCTION
P.O. BOX 1420
GREEN RIVER, WY 82935

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