



**PLANNING AND ZONING COMMISSION  
MEETING AGENDA  
May 8, 2019 at 7:00 p.m.**

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ROLL CALL

APPROVAL OF MINUTES

1. Review and approval of the April 10, 2019 Planning & Zoning Commission Meeting Minutes.

ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE

1. Review and acceptance of all staff reports and correspondence into the record.

PUBLIC HEARING

1. None

UNFINISHED BUSINESS

1. None

NEW BUSINESS

1. Notification of Approved Applications for April 2019.
2. New Commissioner Training

PETITIONS AND COMMUNICATIONS

1. City Council Action Report

ADJOURNMENT

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**PLANNING AND ZONING  
COMMISSION MINUTES**  
April 10, 2019  
Wednesday, 7:00 p.m.  
City Hall, Rock Springs, Wyoming

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Commissioners Present:	Chairperson Tim Sheehan Vice-Chairperson Matt Jackman Gary Collins Dan Kennedy	Sue Lozier Ken Fortuna Kevin Hardesty Emily Lopez
Commissioners Absent:	Lauren Schoenfeld	
Staff Present:	Cindy Sheehan, Planning Technician Cathy Greene, Senior Administrative Assistant Paul Kauchich, Director of Engineering/Operations & Public Services	

**CALL TO ORDER**

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

**ROLL CALL**

Ms. Greene welcomed Ken Fortuna as our new Commissioner. Roll call was taken and it was determined that a quorum was present to proceed.

**APPROVAL OF MINUTES**

Chairman Sheehan asked the Commission for any corrections or additions to the Minutes from the March 13, 2019 Planning and Zoning Commission Meeting.

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

Commissioner Jackman: Motion to approve the Minutes as presented.

Commissioner Lozier: Second.

Vote: All in favor. Motion carried unanimously.

**ACCEPTANCE OF STAFF REPORTS AND CORRESPONDENCE**

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

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

Commissioner Kennedy: Second.

Vote: All in favor. Motion carried unanimously.

## CHANGES TO THE AGENDA

There were none.

## PUBLIC HEARINGS

1. Petition for **Zoning Map Amendment** filed by 4D Construction requesting to amend from R-E (Rural Estates) to R-1 (Low Density Residential) for a 39.676 acre parcel located in the Northwest Quarter of the Northwest Quarter of Section 16, Township 19 North, Range 105 West at the Southeast corner of the intersection of Signal Drive and Summit Drive. (Project #: PZ-19-00071, Staff Representative, Cindy Sheehan, Planning Technician)

### Staff Report

Ms. Sheehan presented the Staff Report dated April 5, 2019, and additional data added to the Staff Report dated April 10, 2019, to the Commission.

### Commissioner Questions for Staff

Commissioner Jackman asked what the size of phase one was; Ms. Sheehan said the total area was 38.43 acres. Commissioner Jackman then confirmed the size of phase two was 36 acres; Ms. Sheehan said yes.

Commissioner Kennedy recused himself.

### Commissioner Questions for Applicant

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

Mr. John B. Eddins with JFC Surveyors representing 4D Construction stated his client thought it was in his best interest that he didn't get into the emotional portion of this request and asked him to represent him tonight.

The zone change is being requested to meet the needs of the community as there is a shortage of R-1 lots to build good quality homes on to fill the demand. This was always planned to be developed, our clients goal is to build an attractive set of homes, lots with similar covenants, except no horses and set-backs would be less than phase one has. He referred to a preliminary concept plan that was shown on the overhead that 4D Construction is proposing, understanding the size of the lots and what has taken place in phase one; they are proposing three quarter acre lots along the east boundary to sort of act as a buffer. The smallest lot shown is 13,000 square feet which will accommodate homes up to 3,900 square feet. The other thing that could take place with the smaller lots is the homeowners would be more likely to fully landscape their lots and help with the dust from unbuilt lots. His client is committed to the 13,000 square foot lot size. The R-1 Zoning does comply with the City's Master Plan, R-E has many similar allowable uses with the exception of the horses. Again, his client is willing to adopt the covenants that are in place with the exception of set-backs and horses.

Mr. Eddins addressed the ingress/egress and stated it will start the building of the Summit Drive extension that is in the City's Master Plan and there will be a connector from this subdivision to Mustang Drive and of course access to Signal Drive. The increased traffic is in accordance with the city's transportation plan.

Commissioner Jackman asked how long JFC has been involved with this subdivision, were they involved since phase one; Mr. Eddins said yes.

Commissioner Jackman asked if, by chance, they didn't change the zoning, is it economically feasible for them to do any development on this property; Mr. Eddins would have to defer on that question as it would be a decision making point for his client.

Chairman Sheehan asked about the covenants Mr. Eddins referred to; they would adopt the covenants excepting the set-backs and horses. Chairman Sheehan also asked how many lots; Mr. Eddins said there are 79 lots.

Commissioner Jackman asked when Mr. Spicer decided to move forward with phase two; Mr. Eddins said within the last year.

Commissioner Jackman asked about the lot sizes, if they approve the zone change can they mandate the minimum lot size be 13,000 square feet; Ms. Sheehan said she is not sure that they could restrict their zoning change, the minimum lot size is 7,000 square feet, and she would have to look into it. A restrictive zoning is basically saying the zoning requested is not appropriate.

Commissioner Lopez said it is her understanding that they are voting yes or no, these lots may be shown as 13,000 square feet but technically they could be 7,000 square feet.

### **Public Hearing**

**Chairman Sheehan opened the Public Hearing and asked for any in favor of the proposal to come forward.**

There were none.

**Chairman Sheehan asked for any opposed to the proposal to come forward.**

Mr. Jay Schneiders, lives at lot 19 in phase one, brought additional documents to distribute that weren't included in the packet. Mr. Schneiders wanted to start by addressing Commissioner Jackman's questions about the economics of the development by reading a text message from the developer; "we could of course just build it as phase two, zoned R-E, rather than R-1 and we will possibly do that if the community and City Council does not approve the zone change. We actually felt the residents of your subdivision and the community at large would actually prefer not such a sporadic looking area that contains a lot of un-landscaped and unused ground....." But he does say he is open to building it as R-E if he can't get R-1.

Mr. Schneiders stated one of the letters he handed out was about Tom Spicer's letter withdrawing the preliminary plan that is supposed to lessen the confusion and he is not sure what he is even withdrawing.

Mr. Schneiders also referred to the 1987 Federal Register that has supplemental information that says the lots that are suitable for residential use and any development will require approval of both the City of Rock Springs and Sweetwater County for this sale. In the absence of any objections this realty action will become the final determination of the Department of the Interior. One of his requests, before we start looking at rezoning, is the current subdivision as platted with the PUD in compliance with the Department of Interior?

He stated there is a myth about the lack of R-1 Zoning and asked everyone to look at the map that was distributed and said changing this is pretty poor planning and zoning if it does go through. The color zoning map contemplates removing the 40 acres to the west of the current subdivision violating the ordinance. So

what we are suggesting is that there isn't enough yellow (R-1) on the map to develop, but if you look at the master plan only 52% of the available space is developed of the available acreage in Rock Springs. However the notion that we don't have enough R-1 is completely false and then he was confused with the zoning acreage including County / BLM land. Chairman Sheehan explained his understanding is that they can turn the zoning 90 degrees and incorporate the BLM land and still complete the 80 acres required; Mr. Schneiders asked who approves the zoning; Chairman Sheehan referred to Ms. Sheehan. Ms. Sheehan said it stays county zoning and it stays BLM ownership, the regulation in the zoning ordinance is that you can consider land outside of your borders to be of the same zoning characteristics for similar uses and incorporate it into the City zoning. It doesn't have to have the same designation, it doesn't have to be privately owned, it doesn't have to be within the borders, and the ordinance just says it has to be of similar use.

Mr. Schneiders then asked how long it would take before the lots were able to be developed, as they are currently out of R-E lots, they are all sold; Chairman Sheehan said in his opinion the market would drive that if there was a market for the lots right now, phase two would be built out. So trying to come up with another option for lots available in the City is what the zoning request is for, from what he understands.

There were comments from the audience that did not come forward to the podium.

Mr. Schneiders had a few more things:

- There is a water issue in their subdivision, he doesn't know what is happening, there were conversations about six months ago and he doesn't know what the status is. His thought before it is rezoned the water issue should be figured out, he knows he had to add a pump at his house, as the water pressure is bad.
- They don't have a firm legal opinion on CCR's, but Tom Spicer did file a CCR on the entire eighty acres, they are also listed on the final PUD. Commissioner Jackman asked for clarification on what a CCR was; Mr. Schneiders said Covenants, Conditions, and Restrictions. It's a legal document that is filed on the entire eighty acres, which he doesn't think is as simple as writing a letter to withdraw the preliminary plans to remove the blanket covenants on the eighty acres.
- Two years ago at Tom Spicer's request they formed an HOA, which was supposed to be formed after the second lot was sold. The HOA follows the same legal description as the CCR, the property is governed by the HOA and bound by the CCRs.
- We request this group get plans to comply with the final determination of the US Department of Interior.
- They are circulating a petition in the neighborhood, they will probably have all but two homeowners, just due to the time constraints of the meeting they haven't gotten them all.
- They'd like to increase the threshold from a simple majority vote to the 75%, how many of the homeowners do they need; Chairman Sheehan stated that staff has the number of people that are opposed at this point. Then if the commission voted in favor, at that point it would go to City Council. Mr. Schneiders said, yes so when it goes to City Council, there is a threshold in the ordinance and he doesn't know how many homeowners will be counted. Commissioner Jackman stated he was a little confused as to how it was related to their specific Zoning request and a lot

seemed like legal questions that should go through the City attorney. Mr. Schneiders thinks it's critical because if they can't get out from under the HOA, do they prorate the number of lots without phase two? Ms. Sheehan said an HOA is a civil contract between homeowners and the organization they have formed, it is not anything the City regulates. The City regulates the ordinance and that is it, if the zoning matches the ordinance that is what we regulate, there was further discussion about legal opinions.

- Another questions was if the City was really allowed to run the notice of time for the Planning & Zoning meeting concurrently with the notice of time for the City Council process; Chairman Sheehan asked staff if there was any allowance for that. Ms. Sheehan said the ordinances are that you have to advertise 15 days before each meeting. Mr. Schneiders asked if the P&Z one had to expire; Ms. Sheehan said it didn't state that in the ordinances.

Mr. Fred Von Ahrens, who lives at lot 15 Sweetwater, stated that there are plenty of R-1 lots, let's build what's out there. He gave his story/history about why he built there. He pointed out there were a lot of contradictions and described it as bait and switch, it was approved and recorded and used for marketing and now they want to say it was only preliminary. Sweetwater Station PUD was the first and only R-E Zone in the City, it required eighty acres designed with 26 lots in Phase One and 28 lots in Phase Two. He thinks they need those lots and they will sell and he looks forward to them being developed. He thanked the Commission.

Mr. John Hay, 3601 Clydesdale Drive in Sweetwater Station, stated that in the original rural estate guideline it was desirable to maintain rural lots within the city boundary. It's at the edge of the City boundary, that's why he liked it, it has the natural desert feel, they like to be able to keep some of their lots naturally landscaped. Per the ordinance, in order to change it to R-1 it would have to benefit a significant portion of the population and he doesn't feel like it does. Commissioner Hardesty asked if Mr. Hay was the only one with horses; Mr. Hay said yes.

Mr. Daniel John Pedri, 3001 Mustang, said he is the one that is circulating the petition that was talked about tonight, it is still a working document, but he gave a copy of what he had. He said the common comment that was shared by a lot of the folks that weren't there tonight, was this is not what they signed legal documentation on, they feel like they've been betrayed and sold out. They'd like to see the 28 lots built out, but not the Zone changed.

Commissioner Jackman asked the Chairman if they should make a motion to accept the documentation that they have been given tonight, Chairman Sheehan said yes. Commissioner Jackman made a motion to accept the documents submitted by Jay Schneiders and Dan Pedri; Commissioner Collins seconded the motion. All were in favor.

Mr. Ryan Greene, 4000 Clydesdale Drive, said he and his dad were the first two lots purchased out there, about thirteen years ago and this is not what they signed up for. They looked at other lots but wanted to be in the City. They don't mind development on that forty acre phase two, they just want what was in place in the original contract.

Mr. Dan Pedri, Lot 1 on the corner, said that he was the 3<sup>rd</sup> purchaser in phase one and his concern is traffic congestion piling up at the intersection especially seeing only three ways of ingress / egress. With 70 something lots in phase two, he sees traffic piling up going to the school through phase one. No idea as to why phase two plans changed there is a demand for larger lots. He also doesn't understand why they didn't

show up and they only sent one person to represent them tonight. He feels there are plenty of R-1 residential lots available throughout the City.

Mr. Kreston Cross, 2831 Morgan Circle, stated that he just recently moved into the neighborhood from the Nascar street neighbor, almost identical to what is being shown for a preliminary design for phase two. The driving force behind moving was the density, it was a semi-rural environment up north. He feels this zone change and proposed plan would increase the traffic in phase one and could be a raceway over to Northpark.

Chairman Sheehan asked Mr. Eddins if he'd like to address any of the comments, he declined

Chairman Sheehan asked Mr. Eddins about the water and sewer issues; Mr. Eddins said they have met with the City, they have had a meeting with the White Mountain Water and Sewer District and they have a partial solution to the water problem but it's a work in progress.

Chairman Sheehan then closed the Public Hearing and asked for a staff recommendation.

Staff Recommendation:

Ms. Sheehan stated it does meet all the requirements of the zoning ordinances and it is in compliance with that; Chairman Sheehan asked for a final recommendation; Ms. Sheehan said it does meet all of the ordinances and would recommend it be approved.

Commissioner Jackman asked Ms. Sheehan about the supplemental information, he remembered something from a previous meeting about adjacent land in the county had to also be approved by the county and he doesn't remember which way it went; Ms. Sheehan said it's not changing anything, it's a similar use, it helps people create a district if there is not enough land in the City. This is a unique property, as a finger that is surrounded by county, it was a way to help meet that requirement.

Commissioner Jackman asked about the Federal Register 1987; Ms. Sheehan said it requires the County and City give their approvals, the state statutes don't require that one or the other give their approval. Especially now at this time if you have a comprehensive plan you do not have to have approvals from either one for subdivision or development. She didn't see in the files that the County approved Sweetwater Station, Phase One, she said the requirements changed this past January.

Commissioner Jackman asked Mr. Paul Kauchich about the water issues; Mr. Kauchich said they are working on it and it is an issue that will need to be resolved regardless of the zoning change or the development.

Commissioner Jackman also asked about the traffic; Mr. Kauchich said they haven't looked at that, they would when a subdivision is proposed.

Commissioner Hardesty asked if there was a timeframe for Summit being completed all the way through, Mr. Kauchich didn't have any plan.

Commissioner Jackman asked staff if there were any comments from City Attorney Beckwith; Ms. Sheehan said he did confirm it does meet all the ordinance requirements.

Commission Vote

Commissioner Jackman: motion to approve as presented.  
 There was no Second; motion died for lack of a second.

**UNFINISHED BUSINESS**

There was none.

**NEW BUSINESS**

Ms. Sheehan read a report into the record of zoning permit approvals for the month of March.

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

- 1) Included in new report read by Ms. Sheehan and included in the packet.

**PETITIONS AND COMMUNICATIONS**

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

Date of Council Meeting	P&Z Item	Council Action
<i>March 19, 2019</i>	1) An Ordinance Amending Article 7-1, entitled “Building Code” to update Fire Codes to the 2018 Edition of International Code 2) An Ordinance Amending Article 7-4, entitled “Plumbing and Sewer Code” to remove mobile food vendors from Section 3, entitled “Connection Prohibited”	1) <i>3<sup>rd</sup> Reading 2019-05</i> 2) <i>3<sup>rd</sup> Reading 2019-06</i>
<i>April 2, 2019</i>	1) Appointment - Board of Adjustment Mike Shaw, Alternate, 1 <sup>st</sup> Term 2) Appointment – Planning & Zoning Commission Ken Fortuna, 1 <sup>st</sup> Term	1) <i>Appointed</i> 2) <i>Appointed</i>

- 2) Petitions and communications from the floor.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 8:16 p.m.

These minutes approved by the Rock Springs Planning and Zoning Commission by vote this  
 \_\_\_\_\_ day of May 2019.

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Paul Kauchich, Secretary, Planning & Zoning Commission



# PLANNING AND ZONING

DUTIES AND OBLIGATIONS OF THE PLANNING AND ZONING  
COMMISSION AND ITS MEMBERS



## DUTIES OF THE PLANNING AND ZONING COMMISSION

- CITY ORDINANCES
- PROCEDURAL RULES
- STATE STATUTES



# ARTICLE 13-2: DUTIES OF THE PLANNING AND ZONING COMMISSION

It shall be the duty of the Planning and Zoning Commission (to):

(i) Submit and recommend to the City Council of Rock Springs a zoning map dividing the City into districts of such number, shape and area as may be determined best suited to carry out the purposes of this Ordinance and with the provisions of Section 15-1-601 through 15-1-611, Wyoming Statutes, 1977; and within such districts, it shall recommend such regulations and restrictions concerning the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land as it shall deem to be in the best interests of the City of Rock Springs and its inhabitants.

(ii) Determine and recommend to the City Council, decisions regarding the classification of parcels of land from one zoning district to another.

(iii) Recommend to the City Council changes in any of the regulations of this Ordinance as to the use or plotting of land in any district, or as to the restrictions upon buildings or structures therein, by amendment to this Ordinance.



# DUTIES OF THE PLANNING AND ZONING COMMISSION

It shall be the duty of the Planning and Zoning Commission (to):

(iv) Review or delegate review of site plans for multiple-dwelling structures and development, commercial development and industrial development and to determine the appropriate action and requirements for each site plan of the development as called for in this Ordinance.

(v) Determine and make decisions regarding conditional uses as provided for under this Ordinance.

(vi) Make, and recommend to the City Council for adoption, a Comprehensive Plan for the physical development of the City of Rock Springs and its environs.

(vii) Make recommendations to the City Council on matters regarding the interpretation, enforcement, and administration of the Rock Springs' Subdivision Ordinance, Chapter XVI of the Rock Springs' City Code.



# RULES AND PROCEDURES GOVERNING OPERATION OF THE PLANNING AND ZONING COMMISSION

- Article 13-9 of the Rock Springs City Ordinances: Administrative Procedures
- The Procedural Rules for the Rock Springs Planning and Zoning Commission

# ARTICLE 13-9: ADMINISTRATIVE PROCEDURES

- 13-901 Procedure for Amendments to this Ordinance.**
- 13-902 Procedure for Rezonings.**
- 13-903 Procedure for Variances to the Ordinance.**
- 13-904 Procedure for Site Plan Approval.**
- 13-905 Procedure for Conditional Use Permit Approval.**
- 13-906 Procedure for Planned Unit Development (P.U.D.) Approval.**
- 13-907 Procedure for Appeals to Board of Adjustment.**
- 13-908 Zoning Permits**
- 13-909 Parallel Conditional Use Districts**
- 13-910 Limitation for Petitions**
- 13-911 Housing Projects Sponsored by the City**
- 13-912 Procedure for Exemptions**



# PROCEDURAL RULES FOR THE ROCK SPRINGS PLANNING AND ZONING COMMISSION



- Procedural Rules for the Rock Springs Planning and Zoning Commission were adopted by the Rock Springs City Council in Resolution 2009-213 in September of 2009
- The Procedural Rules operate as the Commission's bylaws governing members of the commission and their duties, the election of officers, the conduct of meetings, public hearings, non-public hearing items, meeting attendance, committees, and the adoption of policies and amendment of the Procedural Rules.

# PROCEDURAL RULES FOR THE ROCK SPRINGS PLANNING AND ZONING COMMISSION



- **VOTING**

- Voting may be by voice vote provided the vote is unanimous. If the vote is not unanimous, a roll call vote shall be taken. If any dissenting votes are cast, the yeas and nays shall be entered into the minutes. Otherwise, the votes may be shown as unanimous. The Chairman may vote on an item in the case of a tie, but is not required to vote. Once an item has been decided by the Commission, it may not be discussed further or reopened by the Commission, the applicant or staff. If, however, additional or changed information is available, the Commission may reconsider the item at a subsequent meeting.

- **ABSTENTIONS**

- A member may abstain if the member believes there is a conflict of interest, particularly if the conflict is of a financial nature. A member who elects to abstain from voting shall not participate in the discussion of said item and shall announce his abstention at the time of the voting. The Chairman shall announce his abstention prior to consideration of an item and the Vice-Chairman shall conduct the meeting for that item. Abstentions shall be recorded in the Minutes of the Meeting by the Secretary.

# ETHICS

EX-PARTE CONTACTS

CONFLICTS OF INTEREST



# EX PARTE CONTACTS



...[A]ny contact that you have with the party involved, or potentially involved, in a matter before the planning commission outside of the public hearing process.

If you are going to engage in ex parte contacts, you make yourself available to all sides and disclose any information that you learn as part of the public record.

# CONFLICTS OF INTEREST



§ 9-13-106. Official decisions and votes

(a) A public official, public member or public employee shall not make an official decision or vote on an official decision if the public official, public member or public employee has a personal or private interest in the matter. In determining whether he has a personal or private interest in a matter the public official shall recognize the importance of his right to represent his constituency and shall abstain from voting only in clear cases of a personal or private interest as defined in this subsection. A public official or public member shall not vote to give money or any direct financial benefit to himself except for tax reductions affecting the general public. For the purposes of this section, a personal or private interest:

(i) Is, with respect to the public official, public employee or public member, an interest which is direct and immediate as opposed to speculative and remote; and

(ii) Is an interest that provides the public official, public employee or public member, a greater benefit or a lesser detriment than it does for a large or substantial group or class of persons who are similarly situated.

# CONFLICTS OF INTEREST

§ 9-13-106. Official decisions and votes

(b) A public official, public member or public employee described by subsection (a) of this section shall abstain from voting on the decision and from making any official decision in the matter. The public official's, public member's or public employee's abstention from voting must be recorded in the governmental entity's official records.

(c) This section shall not be construed to supersede W.S. 15-9-220, 16-6-118 or 16-9-203(f). Those provisions shall control to the extent inconsistent with this section.



**Department of Public Services**

212 D Street, Rock Springs, WY 82901

Tel: [307] 352-1540 • FAX [307] 352-1545

www.rswy.net

**Planning Activity – Completed/Approved April 2019**

<b>Type of Activity</b>	<b>Description</b>	<b>Address</b>
<b>Occupation Tax</b>	<i>Grand Nails</i>	<i>2400 Foothill Blvd.</i>
	<i>Silcox Orthodontics</i>	<i>1151 Gateway Blvd.</i>
	<i>Redi Pumping, LLC</i>	<i>1965 Blairtown Road</i>
	<i>Loren's Upholstery</i>	<i>1112 Wyoming Street</i>
<b>Home Occupation</b>	<i>Loren's Upholstery</i>	<i>1112 Wyoming Street</i>
<b>Residential Site Plans</b>	<i>Leibnitz Detached Garage</i>	<i>1016 Palomino Street</i>
	<i>Desert Village – Deck Addition to MH</i>	<i>1804 Elk Street</i>
	<i>Haden Construction</i>	<i>3250 Temple Peak Drive</i>
	<i>ASB Construction</i>	<i>1617 Condor Drive</i>
	<i>Gil New Shed</i>	<i>2713 Smarty Jones Lane</i>
	<i>Amundsen Construction</i>	<i>2248 Browning Avenue</i>
	<i>Smart Dwellings</i>	<i>3723 Goshawk Drive</i>
	<i>Amundsen Construction</i>	<i>1220 Winchester Blvd.</i>
	<i>Amundsen Construction</i>	<i>2214 Weatherby Avenue</i>
	<i>Amundsen Construction</i>	<i>220 Browning Avenue</i>
<i>Wilder New Modular &amp; Attached Garage</i>	<i>737 McCurtain Drive</i>	
<b>Sign Permits</b>	<i>State Farm – Amber Kramer Agency, LLC</i>	<i>906 Dewar Drive</i>
	<i>Ramsey Eye Care</i>	<i>1151 Gateway Blvd.</i>
<b>Zoning Certification</b>	<i>Wilmington Savings</i>	<i>326 Liberty Street</i>
	<i>Deer Trail Assisted Living</i>	<i>2360 Reagan Avenue</i>
<b>Minor/CUP (Staff)</b>	<i>Roadhouse 307, LLC (Temp Construction Area)</i>	<i>1030 Dewar Drive</i>
	<i>Buckin' Coffee (withdrawn after review)</i>	<i>1535 Elk Street</i>
<b>Lot Line Adjustment</b>	<i>Macy Trucking / Stagecoach LLC</i>	<i>925 Stagecoach Blvd.</i>



**Department of Public Services**

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

May 2, 2019

Planning & Zoning Commission  
City of Rock Springs  
212 D Street  
Rock Springs, WY 82901

**Re: City Council Action Report**

Dear Honorable Commissioners:

Please find a City Council Action Report for the following City Council meetings:

<b>Date of Council Meeting</b>	<b>P&amp;Z Item</b>	<b>Council Action</b>
<i>April 16, 2019</i>	1) No Action Items Concerning Planning & Zoning	
<i>May 7, 2019</i>	1) No Action Items Concerning Planning & Zoning	

Sincerely,  
Cindy Sheehan  
Planning Technician